

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in May 2011

CASE NUMBER CIC2010-00015
GCID 2010-0923

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>NAY</u>
Michael Beaudreau, District 3	<u>NAY</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 3-2, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-60 to R-60 by PEOPLES BANK & TRUST for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE AND REVISE REQUIRED BUILDING MATERIALS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 26, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 17th day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from R-60 to R-60 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures not to exceed 73 units.
 - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for all units.
2. To satisfy the following site development considerations:
 - A. No direct lot access to Thompson Mill Road.
 - B. All dwellings shall have double-car garages.
 - C. All grassed areas shall be sodded.
 - D. All utilities shall be placed underground.
 - E. Homes shall be constructed as craftsman-style homes with fiber-cement siding and brick, stone, stucco or shake accents. House elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of individual building permits.
 - F. Provide a minimum of twelve Leyland Cypress along the Satterfield property line.
 - G. Provide a 6-foot high chain link fence with a top rail on the east side of Ivy Creek along the Hughes property.

- H. Provide privacy landscaping along the rear of lots 1, 2 and 3 where adjoining the Smith property.
- I. No improvements shall occur east of Ivy Creek where adjoining Hamilton Fields subdivision.
- J. Covenants shall be established limiting outdoor play equipment, basketball goals, trampolines, etc.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

ALL that tract or parcel of land, lying and being in Land Lot 223 and 224 of the 7th Land District, Gwinnett County, Georgia, containing 22.82 acres of land, more or less, and being more particularly described as follows:

BEGINNING at a point at the intersection of the centerlines of the 60-foot right-of-way of Sandy Hill Road and the 80-foot right-of-way of Thompson Mill Road; thence along the centerline of the right-of-way of Thompson Mill Road 201.0 feet, more or less in a northwesterly direction to a point; thence 40.0 feet in a southwesterly direction along a line perpendicular to the centerline of Thompson Mill Road to an iron pin found on the southerly margin of the 80-foot right-of-way of Thompson Mill Road, being the TRUE POINT OF BEGINNING; thence departing said right-of-way South 52 degrees 09 minutes 00 seconds West, 28.44 feet to an iron pin found; thence South 07 degrees 28 minutes 10 seconds West, 3.57 feet to an iron pin found; thence 27.41 feet along the arc of a curve to the right having a radius of 95.00 feet, a chord bearing of South 00 degrees 47 minutes 45 seconds East and a chord distance of 27.31 feet; thence South 09 degrees 03 minutes 41 seconds East, 105.30 feet to an iron pin found; thence 38.26 feet along the arc of a curve to the right having a radius of 125.00 feet, a chord bearing of South 17 degrees 49 minutes 51 seconds East and a chord distance of 38.11 feet to an iron pin found; thence South 26 degrees 36 minutes 01 seconds East, 308.29 feet to an iron pin found; thence North 63 degrees 23 minutes 59 seconds East, 90.00 feet; thence North 47 degrees 25 minutes 09 seconds East, 31.21 feet; thence North 54 degrees 27 minutes 11 seconds East, 259.95 feet to a fence corner; thence South 53 degrees 57 minutes 11 seconds East, 156.0 feet, more or less, to a point the centerline of Ivy Creek; thence along the centerline of Ivy Creek and following the meandering thereof, 339.0, more or less, in a southerly direction to a point, the centerline of the creek being approximated by the following computed calls: South 00 degrees 06 minutes 52 seconds West, 170.79 feet; South 41 degrees 55 minutes 31 seconds East, 180.79 feet; thence departing the centerline of the creek, South 30 degrees 20 minutes 33 seconds East, 237.0 feet, more or less, to an iron pin found; thence South 52 degrees 07 minutes 17 seconds West, 689.24 feet to an axle found; thence North 44 degrees 28 minutes 14 seconds West, 119.66 feet to an iron pin found; thence North 69 degrees 02 minutes 21 seconds West, 576.20 feet to an iron pin found; thence North 41 degrees 48 minutes 13 seconds West, 685.92 feet to an iron pin found; thence North 48 degrees 11 minutes 26 seconds East, 335.66 feet to a point; thence South 44 degrees 40 minutes 58 seconds East, 217.62 feet to an iron pin found; thence North 76 degrees 35 minutes 09 seconds East, 95.15 feet to an iron pin found; thence North 39 degrees 18 minutes 03 seconds East, 233.76 feet to an iron pin found; thence North 00 degrees 49 minutes 55 seconds West, 32.26 feet to an iron pin found; thence North 08 degrees 14 minutes 28 seconds West, 81.58 feet to an iron pin found; thence North 06 degrees 52 minutes 19 seconds West, 91.99 feet to an iron pin found on the southerly margin of the 80-foot right-of-way of Thompson Mill Road; thence along the southerly margin of the 80-foot right-of-way of Thompson Mill Road 199.20 feet along the arc of a curve to the left having a radius of 3128.37 feet , a



RECEIVED 9-03-10
CIC2010-00015

chord bearing of South 81 degrees 31 minutes 50 seconds East and a chord distance of 199.16 feet to the TRUE POINT OF BEGINNING.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 224 of the 7th Land District, Gwinnett County, Georgia, containing 0.42 acres of land, more or less, as shown and delineated as Lots 3 and 4, Block B, Phase One, Providence Walk on Ivy Creek on Plat for said Subdivision, which Plat is recorded in Plat Book 124, Pages 79-80, Gwinnett County Plat Records.



RECEIVED 9-03-10
CIC2010-00015

CASE NUMBER CIC2011-00007
GCID 2011-0310

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by BUFORD DRIVE SELF-STORAGE, LLC for a CHANGE IN CONDITIONS OF ZONING TO ALLOW OUTDOOR STORAGE AND TRUCK RENTAL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include a mini-warehouse storage facility. The following uses shall be prohibited: adult entertainment establishments, adult bookstores, automotive parts stores, convenience food stores with or without gas pumps, gas stations, emissions inspections stations, equipment rental, liquor stores, mobile buildings, recreation facilities, recovered materials processing facilities, pawn shops and quick check cashing businesses.
 - B. Outdoor storage and truck rental (except as outlined in condition I.C.) shall be prohibited. All vehicles or materials currently being stored outdoors shall be removed within 30 days of the Board's May 24, 2011 public hearing.
 - C. One truck shall be allowed for customer use. The truck must be parked near the retaining wall in a designated space not visible from Buford Drive.
 - D. Abide by all requirements of the Activity Center/Corridor Overlay (Mall of Georgia Overlay). This shall not preclude application for variance.
2. To satisfy the following site development considerations:
 - A. Provide buffers adjacent to residentially-zoned property as shown on the site plan submitted to the Department of Planning and Development on February 5, 2007.
 - B. All utilities shall be placed underground.

- C. Ground signs shall be limited to monument-type signs with brick or stone (and accents of stucco) base matching the style of the buildings. Oversized signs or billboards shall be prohibited.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed inward so as not to shine directly into adjacent and nearby residential properties.
- F. Dumpsters shall be screened by an opaque brick wall with gate enclosure. Dumpster enclosure gate shall be 100% opaque, with solid metal or wooden gates. A chain link gate shall be prohibited. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. Developer shall commission, at Developer's sole expense, a Signal Warrant Study for the intersection of Azalea Drive and Georgia Highway 20 within 120 days following written notification of zoning approval. If a traffic signal is approved, Developer will design and install said traffic signal at no cost to Gwinnett County, said traffic signal shall be installed prior to the issuance of a certificate of occupancy for any buildings located on the outparcels fronting Azalea Drive. If the traffic signal request is denied by Georgia D.O.T., this condition shall be of no continuing force or effect subsequent to that denial.
- I. Blinking neon or portable signs shall be prohibited. Inflatable and temporary outdoor signage shall be prohibited. Neon lights shall also be prohibited with the exception of an open/closed sign not to exceed 4 square feet.
- J. In the event that the mini-warehouse storage facility portion of the property is developed prior to development of the outparcels, mass grading of the outparcel portion of the property shall be restricted to those activities related to the installation of the stormwater management system for the entire property and such grading as is required to achieve the required site elevations for construction of the mini-warehouse facility. Developer shall make all reasonable efforts to retain vegetation on the outparcel portion of the property until such time as that portion of the property is to be developed. If grading of outparcels is required to achieve the required site elevations for construction of the mini-warehouse facility, Developer shall seed, fertilize, and irrigate all graded portions of the outparcels to insure complete vegetative cover when grading is complete. This condition shall not apply in the event that the entire property is to be developed and constructed at the same time.

- K. Developer shall install a decorative fence along the Buford Drive frontage. Fence shall be wrought iron type or wood, with brick or stone columns matching the building architecture. Chain link fence is prohibited only along the Buford Drive frontage.
- L. Surveillance cameras must be installed within the mini-warehouse storage facility.
- M. No future access to Buford Drive from the mini-warehouse storage facility.
- N. Peddlers and/or parking lot sales shall be prohibited, except where in conflict with Official Code of Georgia Annotated 10-4-210.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Georgia Self-Storage
1855 Azalea Drive
Land Lot 91, 7th District
Gwinnett County, Ga.

Tie Point being a pin found at the mitered intersection of southeastern intersection of Azalea Drive and Buford Drive/Ga. Hwy. 20 (TRUE POINT OF BEGINNING); thence running along the Buford Drive right-of-way North 03 Degrees, 48 Minutes, 39 Seconds West for a distance of 422.25 feet to a point; thence leaving said right-of-way and running North 60 Degrees, 30 Minutes, 33 Seconds East for a distance of 218.27 feet to a point; thence running North 60 Degrees, 19 Minutes, 30 Seconds East for a distance of 365.86 feet to a point; thence running South 27 Degrees, 35 Minutes, 22 Seconds East for a distance of 618.08 feet to a point found on the right-of-way of Azalea Drive; thence running along Azalea Drive South 72 Degrees, 55 Minutes, 08 Seconds for a distance of 76.63 feet to a point; thence running South 84 Degrees, 03 Minutes, 56 Seconds West for a distance of 111.13 feet to a point; thence running South 89 Degrees, 17 Minutes, 02 Seconds West for a distance of 212.96 feet to a point; thence running South 17 Degrees, 03 Minutes, 52 Seconds East for a distance of 8.49 feet to a point; thence running a curve having a radius of 846.66 feet and an arc length of 145.34 feet to a point; thence running South 73 Degrees, 34 minutes, 19 Seconds West for a distance of 102.15 feet to a point; thence running North 76 Degrees, 33 Minutes, 33 Seconds to a point being the TRUE POINT OF BEGINNING and terminus of this description.



RECEIVED 2-2-11
CIC2111-00007

CASE NUMBER SUP2011-00017
GCID 2011-0311

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BUFORD DRIVE SELF-STORAGE, LLC for the proposed use of OUTDOOR STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

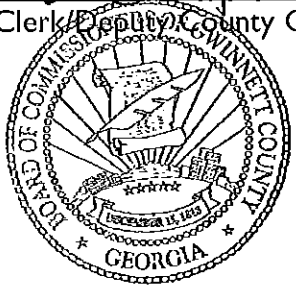
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Georgia Self-Storage
1855 Azalea Drive
Land Lot 91, 7th District
Gwinnett County, Ga.

Tie Point being a pin found at the mitered intersection of southeastern intersection of Azalea Drive and Buford Drive/Ga. Hwy. 20 (TRUE POINT OF BEGINNING); thence running along the Buford Drive right-of-way North 03 Degrees, 48 Minutes, 39 Seconds West for a distance of 422.25 feet to a point; thence leaving said right-of-way and running North 60 Degrees, 30 Minutes, 33 Seconds East for a distance of 218.27 feet to a point; thence running North 60 Degrees, 19 Minutes, 30 Seconds East for a distance of 365.86 feet to a point; thence running South 27 Degrees, 35 Minutes, 22 Seconds East for a distance of 618.08 feet to a point found on the right-of-way of Azalea Drive; thence running along Azalea Drive South 72 Degrees, 55 Minutes, 08 Seconds for a distance of 76.63 feet to a point; thence running South 84 Degrees, 03 Minutes, 56 Seconds West for a distance of 111.13 feet to a point; thence running South 89 Degrees, 17 Minutes, 02 Seconds West for a distance of 212.96 feet to a point; thence running South 17 Degrees, 03 Minutes, 52 Seconds East for a distance of 8.49 feet to a point; thence running a curve having a radius of 846.66 feet and an arc length of 145.34 feet to a point; thence running South 73 Degrees, 34 minutes, 19 Seconds West for a distance of 102.15 feet to a point; thence running North 76 Degrees, 33 Minutes, 33 Seconds to a point being the TRUE POINT OF BEGINNING and terminus of this description.



RECEIVED 2-2-11
SUP2011-00017

CASE NUMBER CIC2011-00008
GCID 2011-0401

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by GOLDEN SANDS GENERAL CONTRACTOR for a CHANGE IN CONDITIONS OF ZONING TO REMOVE USE RESTRICTIONS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to a general contractor's office with outdoor storage, and landscape supply business/plant nursery.
 - B. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
 - C. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable building codes within 180 days of zoning approval. The exterior of the existing structure shall be grandfathered from Overlay District standards, provided that it is painted and maintained. If the existing structure is enlarged, the entire building shall be brought up to applicable zoning, development and building codes within 180 days.
2. To satisfy the following site development considerations:
 - A. In lieu of a buffer, no storage of vehicles or equipment shall be permitted within 30 feet of the western and southern property lines. Only plants, plant materials, mulch, (earthen) land bins to contain mulch, and other natural landscaping materials may be stored in that area. Along the eastern property line there shall be no buffer required.
 - B. Provide a 20-foot wide planted buffer strip adjacent to Braselton Highway to screen the business from view. The landscape plan shall be subject to review and approval by the Director of Planning and Development.

- C. Ground signage shall be limited to a single, non-illuminated monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 5 feet in height.
- D. Billboards or oversized signs shall be prohibited.
- E. Outdoor storage of equipment or materials shall be prohibited in the front of the building, and shall be limited to the rear of the site.
- F. Dumpsters shall be screened from view of Braselton Highway. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Outdoor loudspeakers shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Dione H. [Signature]
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 004 of the 3rd district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the southeastern intersection of the right-of-way of Mount Moriah Road and the right-of-way of Braselton Hwy (Hwy124); THENCE following along said right-of-way of Braselton Hwy(Hwy124) in a easterly direction for 1443.28' to a point; said point being THE TRUE POINT OF BEGINNING; THENCE along the right-of-way of Braselton Hwy(Hwy 124) in a direction South 89 degrees 44 minutes 35 seconds East for a distance of 300.00' to a point; THENCE leaving said right-of-way in the direction South 02 degrees 43 minutes 23 seconds East for a distance of 784.86' to a point; THENCE North 75 degrees 23 minutes 22 seconds West for a distance of 513.13' to a point; THENCE North 12 degrees 00 minutes 12 seconds East for a distance of 480.80' to a point; THENCE North 17 degrees 42 minutes 34 seconds East for a distance of 194.83' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.7808 +/- acres.



RECEIVED 3-2-11
CIC2011-00008

CASE NUMBER SUP2011-00025
GCID 2011-0402

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by GOLDEN SANDS GENERAL CONTRACTOR for the proposed use of a CONTRACTORS OFFICE WITH OUTDOOR STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a general contractor's office with outdoor storage, and landscape supply business/plant nursery.
 - B. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
 - C. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable building codes within 180 days of zoning approval. The exterior of the existing structure shall be grandfathered from Overlay District standards, provided that it is painted and maintained. If the existing structure is enlarged, the entire building shall be brought up to applicable zoning, development and building codes within 180 days.
2. To satisfy the following site development considerations:
 - A. In lieu of a buffer, no storage of vehicles or equipment shall be permitted within 30 feet of the western and southern property lines. Only plants, plant materials, mulch, (earthen) land bins to contain mulch, and other natural landscaping materials may be stored in that area. Along the eastern property line there shall be no buffer required.
 - B. Provide a 20-foot wide planted buffer strip adjacent to Braselton Highway to screen the business from view. The landscape plan shall be subject to review and approval by the Director of Planning and Development.

- C. Ground signage shall be limited to a single, non-illuminated monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 5 feet in height.
- D. Billboards or oversized signs shall be prohibited.
- E. Outdoor storage of equipment or materials shall be prohibited in the front of the building, and shall be limited to the rear of the site.
- F. Dumpsters shall be screened from view of Braselton Highway. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Outdoor loudspeakers shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane K
County Clerk/Deputy County Clerk




LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 004 of the 3rd district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the southeastern intersection of the right-of-way of Mount Moriah Road and the right-of-way of Braselton Hwy (Hwy124); THENCE following along said right-of-way of Braselton Hwy(Hwy124) in a easterly direction for 1443.28' to a point; said point being THE TRUE POINT OF BEGINNING; THENCE along the right-of-way of Braselton Hwy(Hwy 124) in a direction South 89 degrees 44 minutes 35 seconds East for a distance of 300.00' to a point; THENCE leaving said right-of-way in the direction South 02 degrees 43 minutes 23 seconds East for a distance of 784.86' to a point; THENCE North 75 degrees 23 minutes 22 seconds West for a distance of 513.13' to a point; THENCE North 12 degrees 00 minutes 12 seconds East for a distance of 480.80' to a point; THENCE North 17 degrees 42 minutes 34 seconds East for a distance of 194.83' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.7808 +/- acres.

~~RZC 09 04 0~~

RECEIVED	
OCT 01 2009	
	PLANNING DIVISION
	RECEIVED 3-4-11 SUP2011-00025

CASE NUMBER CIC2011-00009
GCID 2011-0404

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. LASSETER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-3 to C-3 by ATLANTA LUXURY MOTORS for a CHANGE IN CONDITIONS OF ZONING TO ALLOW USED CAR SALES & SERVICE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;
and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from C-3 to C-3 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. An automobile sales and service dealership at a maximum density of 30,150 square feet of total floor area.
2. To satisfy the following site development considerations:
 - A. Provide an 85-foot natural buffer, undisturbed except for approved access and utility crossings and replanting where sparsely vegetated, adjacent to the east property line with an additional 15-foot enhanced landscape strip interior to the property to include a 6-foot high fence.
 - B. Provide a 35-foot natural buffer, undisturbed except for approved access and utility crossings and replanting where sparsely vegetated, adjacent to the north property line with an additional 15-foot enhanced landscape strip interior to the north property line to include a 6-foot high fence. Along the north property line adjacent to Pleasant Hill Road, as shown on the site plan updated August 25, 1992, provide a 50-foot wide enhanced landscape strip 200-feet deep.
 - C. The enhanced landscape strips will include a mix of the following plant materials or other comparable plant materials as approved by the Development Division:

Plants shall be planted in double-staggered rows, with spacings appropriate to the variety as submitted on a Landscape Plan prepared by registered Landscape Architect, subject to approval by the Development Division.

1. Evergreen trees: *Ilex opaca*/American Holly, *Pinus virginiana*/Virginia Pine, *Cupressocyparis leylandii*/Leyland Cypress
 2. Large canopy trees: *Acer rubrum*/Red Maple, *Gleditsia triacanthos*/Honey Locust, *Quercus falcata*/Southern Red Oak, *Zelkova serrata*/Japanese Zelkova
 3. Ornamental trees: *Acer palmatum*/Japanese Maple, *Betula nigra*/River Birch, *Cercis Canadensis*/Redbud, *Cornus florida*/Flowering Dogwood, *Lagerstroemia indica*/Crape Myrtle
 4. Shrubs: *Juniperus pfitzeriana*/Pfitzer Juniper, *Ilex compacta*/Compact Holly, *Ilex helleri*/Helleri Holly, *Cleyera japonica*/Cleyera.
 5. Groundcover: *Juniperus horizontalis*/Creeping Juniper, *Liriope muscari*/Big Blue Liriope, *Hedera helix*/English Ivy, *Vinca minor*/Periwinkle
- D. Provide a ten-foot wide landscaped strip outside the new dedicated right-of-way of Pleasant Hill Road. All landscape strips shall be re-vegetated where sparsely vegetated or where vegetation has been removed, with plantings subject to review and approval of the Director of Planning and Development.
- E. Provide a ten-foot wide landscaped strip adjacent to all non-residentially zoned property.
- F. No billboards are permitted.
- G. Dumpsters shall be screened by a fence or wall.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
- I. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco or other masonry finish; or submit alternate architectural plans for approval of the Planning Commission prior to issuance of a building permit.
- J. Provide landscape islands throughout the parking areas, including a minimum ten-foot wide landscape island at the end of each parking bay and a minimum six-foot wide landscape island for each 225 feet of continuous bay length, or alternate plan as may be approved by the Director of Planning and Development.
- K. No outdoor loudspeaker system is permitted.
- L. No employee or customer may test drive vehicles on residentially-zoned streets.

- M. No service bays or dumpsters shall be located closer than 100-feet to the north property line and 200-feet to the east property line.
- N. No search lights will be allowed on the property.
- O. No carnivals or other temporary uses permitted in the zoning district will be allowed.
- P. Limit the hours of operation from 7:30 am to 9:00 pm.
- Q. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- R. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 236 of the 6th Land District of Gwinnett County, Georgia, being more particularly described as follows: Beginning at a point formed by the intersection of the Land Lot Lines dividing Land Lots 231, 232, 235, and 236 of the 6th Land District of Gwinnett County, Georgia; THENCE along the Land Lot Line dividing Land Lots 235 and 236 North 31 degrees 22 minutes 00 seconds West for a distance of 612.32 feet to a point, said point marked by a 1/2 inch rebar pin found, said point being the TRUE POINT OF BEGINNING; THENCE leaving said Land Lot Line North 87 degrees 21 minutes 18 seconds West for a distance of 599.93 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE South 83 degrees 21 minutes 55 seconds West for a distance of 253.92 feet to a point on the easterly right-of-way of Pleasant Hill Road (120 foot right-of-way), said point marked by a 172 inch rebar pin set; THENCE continuing along said right-of-way North 42 degrees 26 minutes 19 seconds West for a distance of 277.90 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right-of-way North 52 degrees 54 minutes 16 seconds East for a distance of 785.22 feet to a point, said point marked by a 1 inch open top pipe found; THENCE South 31. degrees 22 minutes 00 seconds East for a distance of 792.92 feet to a point, said point marked by a 1/2 inch rebar pin found, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.837 acres more or less.



RECEIVED 3-4-11
CIC2011-00009

CASE NUMBER CIC2011-00010
GCID 2011-0405

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. LASSETER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & R-100 to RA-200 & R-100 by MAGNOLIA HALL ON SEVER, LLC for a CHANGE IN CONDITIONS OF ZONING TO ALLOW INCREASE IN BUILDING SQUARE FOOTAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-100 to RA-200 & R-100 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. A country club/private events facility including accessory recreational uses of tennis courts, swimming pool and horse stables. Use of facilities shall be limited to community or private parties or gatherings; weddings, graduations, showers, business functions, charity events and other functions of a similar nature.
 - B. Obtain all necessary development and building permits for any work done on the property and bring the site up to all applicable codes.
 - C. Any new construction shall be 4 sides brick, traditional appearance with a pitched roof. Building plans shall be subject to the review and approval of the Director of Planning and Development.
 - D. New building construction shall be limited to a ballroom not to exceed 10,100 square-feet. This construction shall not commence until the existing stable building is removed. No building on the site shall exceed two stories in height. Elevations for any new construction shall be subject to review and approval of the Planning Commission. This condition does not apply to general modification or renovation of the main house that is less than 1,000 square-feet.
 - E. Guests shall be limited to no more than 400 (subject to fire code limitations) at any one time.
 - F. Event hours of operation shall be limited to 9 am to 12 pm.

- G. Parking shall be restricted to designated parking areas only. No parking shall be allowed along Sever Road.
 - H. No events, event guests or activities shall be allowed on the property zoned R-100 to the north. Charitable or non-profit events shall be exempt from this condition.
2. To satisfy the following site development considerations:
- A. No temporary tents, canopies or portable buildings shall be allowed on the site except that a single tent or canopy may be erected in the side or rear yard of the existing house and within the proposed driveway on Friday, Saturday or Sunday for a duration not to exceed 48 hours. Charitable or non-profit events for which proceeds benefit charitable organizations are not regulated by this condition.
 - B. No portable buildings or portable toilets shall be allowed.
 - C. Peddlers shall be prohibited.
 - D. Dumpsters shall be screened by a 100% opaque fence or wall. Hours of pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - E. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site except that temporary holiday displays associated with federally recognized holidays and Halloween shall be allowed for no more than a duration of 30 days and except for those needed for the day of an event.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
 - G. No outdoor loudspeakers shall be allowed.
 - H. Ground signs shall be limited to a single monument sign with a brick base of at least two feet in height. Overall sign height shall not exceed 5-feet, and overall sign width shall not exceed 5-feet. Wall signs shall be limited to no more than one sign per entrance not to exceed three square-feet. Additionally one directional sign affixed to the decorative wall, and not to exceed two square-feet in overall size, shall be allowed at each entrance.
 - I. Owner shall repaint or repair any graffiti or vandalism that occurs that occurs on the property within 72 hours.

- J. Should the front or side wall along Sever Road be removed for any reason it shall be replaced in a timely manner with a brick wall of similar height and design or alternate plans shall be submitted for approval by the Planning Commission. Fencing along all adjacent property owned by the applicant shall be maintained in good order.
3. To abide by the following requirements, dedications and improvements:
- A. Dedicate at no cost to Gwinnett County the necessary rights-of-way and easements for the construction of the transportation improvement project for sidewalk construction at Sever Road (PN# 4408) based on plans on file with the Gwinnett County DOT.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 83 of the 7th District of Gwinnett County, Georgia, being an approximately 7.52 acre tract, more or less, and being more particularly described as follows:

Begin at a point on the southwesterly right of way of Sever Road (80' R/W) and its intersection with the land lot line dividing land lots 83 and 113; run thence along said right of way of Sever Road South 54 degrees 25 minutes 33 seconds East 190.16 feet to a point on said right of way and the True Point of Beginning. Thence from the True Point of Beginning run South 54 degrees 25 minutes 33 seconds East 661.59 feet along said right of way to a point; thence leaving said right of way running South 46 degrees 53 minutes 38 seconds West 308.68 to a point; run thence South 25 degrees 39 minutes 59 seconds West 173.31 feet to a point; run thence South 57 degrees 05 minutes 13 seconds West 361.56 feet to a point; said point being 50 feet parallel to and East of original most westerly property line; thence continue parallel to and East of said property line North 29 degrees 48 minutes 54 seconds West 239.35 feet to a point; run thence North 35 degrees 03 minutes 08 seconds East 120.73 feet to a point; run thence North 11 degrees 38 minutes 37 seconds East 272.47 feet to a point; run thence North 18 degrees 24 minutes 18 seconds East 50.49 feet to a point; run thence North 07 degrees 45 minutes 29 seconds East 330.24 feet to the True Point of Beginning.



RECEIVED 3-4-11
CIC2011-00010

CASE NUMBER SUP2011-00018
GCID 2011-0312

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HOWARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by PAWN MART for the proposed use of a PAWN SHOP on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial, office and accessory uses which may include a pawn shop as a special use. No firearms shall be sold from the store.
 - B. Outdoor storage or display of merchandise shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Wall signage for the pawnshop shall not exceed the requirements of the Gwinnett County Sign Ordinance.
 - B. Window signage (signs displayed on the interior or exterior of the pawn business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
 - C. Neon, LED or blinking window signs or wall signs shall be prohibited.
 - D. Billboards shall be prohibited.
 - E. No banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
 - F. Peddlers and/or parking lot sales are prohibited.

- G. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- H. Sidewalks and landscaping shall be provided along the frontage of Rockbridge Road.
- I. Any exterior modifications shall be subject to review and approval by the Director of Planning and Development.

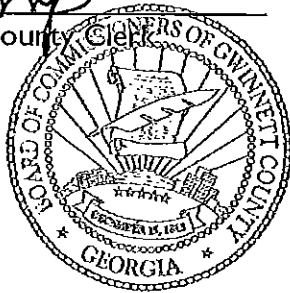
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

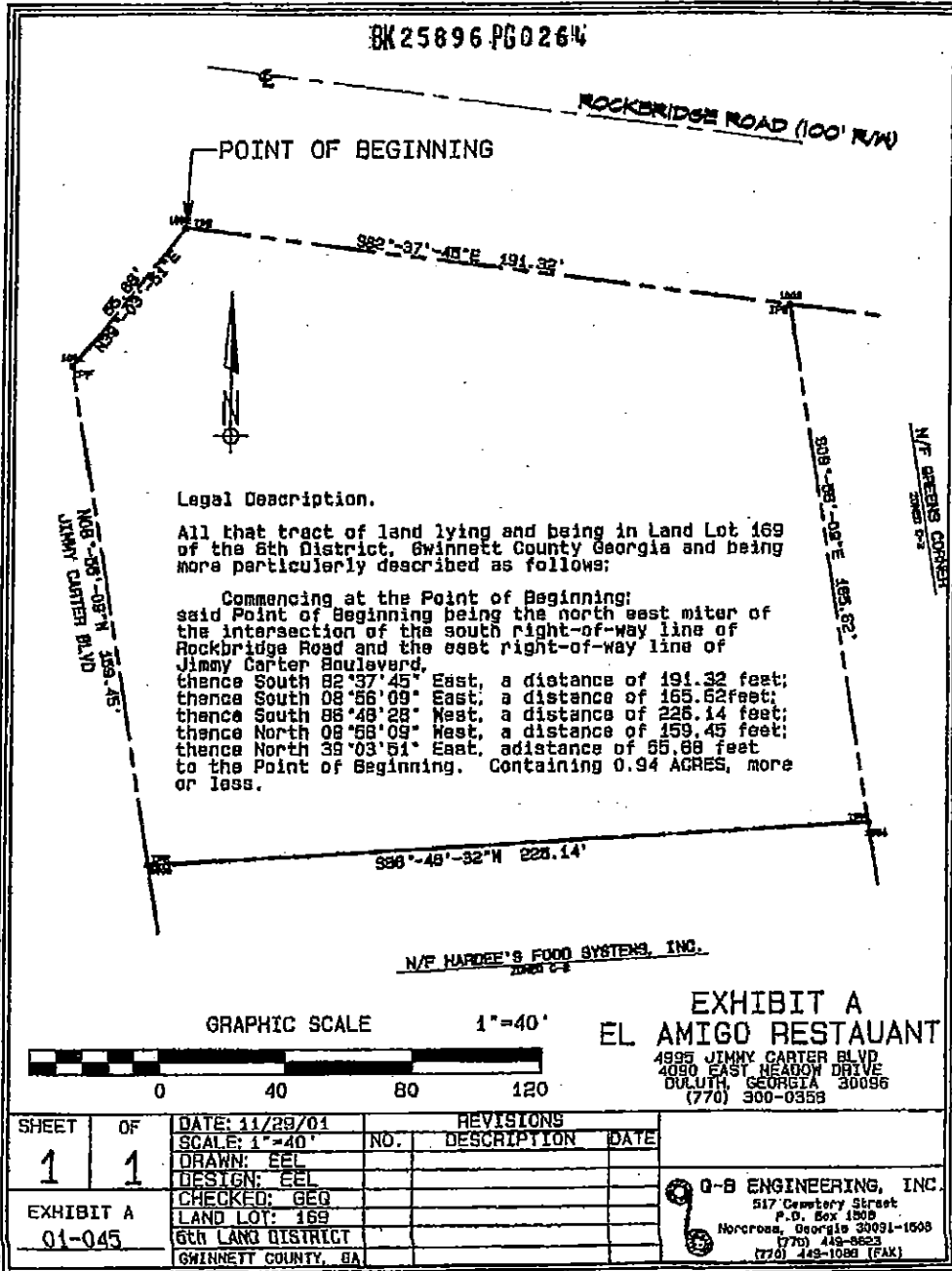
Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK 25896 PG 0264



GRAPHIC SCALE 1"=40'

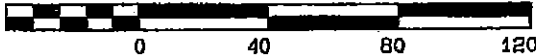
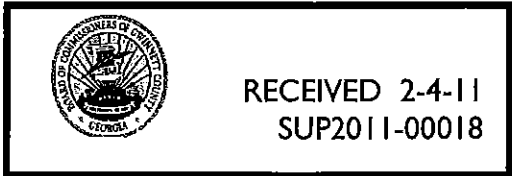


EXHIBIT A
EL AMIGO RESTAURANT
 4995 JIMMY CARTER BLVD
 4090 EAST MEADOW DRIVE
 DULUTH, GEORGIA 30096
 (770) 300-0358

SHEET	OF	DATE: 11/29/01	REVISIONS		
			NO.	DESCRIPTION	DATE
EXHIBIT A 01-045	1	SCALE: 1"=40'			
		DRAWN: EEL			
		DESIGN: EEL			
		CHECKED: GEO			
		LAND LOT: 169			
		6th LAND DISTRICT			
		GWINNETT COUNTY, GA			

Q-B ENGINEERING, INC.
 517 Cemetery Street
 P.O. Box 1808
 Norcross, Georgia 30091-1808
 (770) 449-8623
 (770) 449-1088 (FAX)



CASE NUMBER SUP2011-00019
GCID 2011-0398

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. BEAUDREAU, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by LANDWORKS ASSOCIATES, INC. for the proposed use of AUTOMOBILE SERVICE (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial uses, which may include an automotive service and repair center as a Special Use. Automobile sales, auto painting or auto-body repair shall be prohibited.
 - B. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
2. To satisfy the following site development considerations.
 - A. Provide a five-foot wide landscape strip adjacent to the side and rear property lines.
 - B. Maintain interparcel access with the property to the east. Truck traffic shall be prohibited from using the Parkwood Road entrance, and a sign stating "No trucks shall enter" shall be posted at the entrance.
 - C. Outdoor automotive repair, or outdoor storage of parts, tires, junked vehicles, or other materials is prohibited.
 - D. Automobiles awaiting repair (or parked) for more than five (5) business days, shall be enclosed in a holding area screened by an opaque fence.
 - E. No outdoor loudspeakers shall be permitted.
 - F. Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m.

- G. Ground signs shall be limited to monument-type signs, with a minimum two-foot high brick or stacked stone base.
- H. Neon, LED or blinking window signs or wall signs shall be prohibited.
- I. No banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract of land being in the Land Lot 52 of the 6th Land district of Gwinnett County, Georgia being more particularly described as:

To find the true Point of Beginning commence at the northeast Intersection of the right-of-way lines of Parkwood Road (having an 80-foot right-of-way) and Highway 78 (having a 100-foot right-of-way); thence along the easterly right-of-way line of Parkwood Road a distance of 306.16 feet to an iron pin found on the easterly right-of-way of Parkwood Road; this pin being the True Point of Beginning; thence run North 51 degrees 50 minutes 34 seconds West a distance of 179.50 feet to a point along the easterly right-of-way of Parkwood Road, thence run North 70 degrees 57 minutes 45 seconds East a distance of 143.04 feet to a point, thence run South 50 degrees 44 minutes 48 seconds East a distance of 154.60 feet, thence run South 60 degrees 52 minutes 23 seconds West a distance of 139.29 feet to an iron pin found along the easterly right-of-way of Parkwood Road; said pin being the True Point of Beginning.

Said Tract containing 0.539 acres.



RECEIVED 2-7-11
SUP2011-00019

CASE NUMBER SUP2011-00022
GCID 2011-0400

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. LASSETER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by TRAC LIMITED PARTNERSHIP for the proposed use of TRUCK RENTAL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;
and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
[LEGAL DESCRIPTION]

ALL THAT TRACT or parcel of land lying and being in Land Lot 199 of the 6th District, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point which forms the intersection of the northeastern right-of-way line of Lilburn-Indian Trail Road (having a variable right-of-way width) with the northwestern right-of-way line of Georgia Belle Court (having a 60 foot right-of-way width); run thence in a generally northwesterly direction, along said northeastern right-of-way line of Lilburn-Indian Trail Road 647.76 feet to a 1/2 inch rebar found, said 1/2 inch rebar being the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue along said northeastern right-of-way line of Lilburn-Indian Trail Road in a generally northwesterly direction, the following courses and distances: North 56 degrees 23 minutes 09 seconds West a distance of 16.47 feet to a point; along the arc of a 5669.58 foot radius curve an arc distance of 171.93 feet to a point (said arc being subtended by a chord bearing North 55 degrees 31 minutes 01 seconds West and having a length of 171.92 feet); North 54 degrees 38 minutes 54 seconds West a distance of 72.57 feet to a 1/2 inch rebar set; thence leaving said northeastern right-of-way line, run thence in a generally northeasterly direction, along the arc of a 28.00 foot radius curve an arc distance of 12.50 feet to a 1/2 inch rebar said (said arc being subtended by a chord bearing North 22 degrees 33 minutes 37 seconds East and having a length of 12.40 feet); run thence North 35 degrees 21 minutes 06 seconds East a distance of 245.46 feet to a 1/2 inch rebar set; run thence South 54 degrees 34 minutes 54 seconds East a distance of 255.11 feet to a 1/2 inch rebar set; run thence South 33 degrees 25 minutes 14 seconds West a distance of 254.29 feet to a 1/2 inch rebar found on the northeaster right-of-way line of Lilburn-Indian Trail Road, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

The above-described property contains 1.5283 acres and is shown as Tract 1 and described according to that certain ALTA/ACSM Land Title Survey for Ron Dobbs and Chicago Title Insurance Company, prepared by Hannon, Meeks & Bagwell, Miles H. Hannon, Georgia Registered Land Surveyor No. 1528, dated April 21, 1999, which certain Survey is incorporated herein by this reference.

TOGETHER WITH all right title and interest in real estate created by virtue of Amended and Restated Declaration of Easements, Restriction and Covenants for Indian Brook Park, dated October 26, 1992 and filed for record October 29, 1992 at Deed Book 8013, page 165, aforesaid records; as amended by First Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park, dated January 14, 1993 and filed for record January 19, 1993, at Deed Book 8315, page 74, aforesaid records; as further amended by Second Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park, dated January 30, 1993 and filed for record September 1, 1993 at Deed Book 9254, page 249, aforesaid records; as further amended by Third Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park, dated August 30, 1993 and filed for record September 1, 1993 at Deed book 9254, page 258, aforesaid records; as amended by that certain Fourth Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park dated July 25, 1995 and filed for record July 26, 1995 at Deed book 11520, page 103, aforesaid records; as amended by Fifth Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park, dated August 8, 1996 at Deed book 14543, page 239, aforesaid records.

CLTA1801 771338.1



RECEIVED 3-3-11
SUP2011-00022

EXHIBIT "B"
[PERMITTED TITLE EXCEPTIONS]

1. All taxes for the year 2005 and subsequent years.
2. Easement contained in Right of Way Deed from Jesse C. Long, et. Al. to Gwinnett County, undated, recorded in Deed Book 279, Page 565, Gwinnett County, Georgia records.
3. Easement contained in Right of Way Deed from Jesse C. Long, et. Al. to Gwinnett County dated February 10, 1969, recorded in Deed Book 315, Page 768, said records.
4. Easement contained in Right of Way Deed from Greater Atlanta Christian Schools, Inc. to Gwinnett County, dated January 23, 1974, recorded in Deed Book 779, Page 275, said records.
5. Easement contained in Right of Way Deed from Archie B. Crenshaw, et. al. to Gwinnett County dated January 23, 1974, recorded in Deed Book 779, Page 282, said records.
6. Easement from Greater Atlanta Christian School, Inc. to Gwinnett County dated December 19, 1979, recorded in Deed Book 1860, Page 67, said records.
7. Right of Way Easement from Indian Brook Park Associates, L.P. to Jackson Electric Membership Corporation dated September 13, 1991, recorded in Deed Book 6975, Page 5, said records.
8. Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Park Associates, L.P., a Georgia limited partnership, dated October 26, 1992, recorded in Deed Book 8013, Page 165, said records; as amended by First Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Associates, L.P., a Georgia limited partnership dated January 14, 1993, recorded in Deed Book 8315, Page 74, said records; as further amended by Second Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Associates, L.P., a Georgia limited partnership dated January 14, 1993, recorded in Deed Book 9254, Page 249, said records; as amended by Third Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Associates, L.P., a Georgia limited partnership dated August 30, 1993, recorded in Deed Book 9254, Page 258, said records; as further amended by Fourth Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Associates, L.P., a Georgia limited partnership dated July 25, 1995, recorded in Deed Book 11520, Page 103, said records; as further amended by Fifth Amendment to Amended and Restated Declaration of Easements, Restrictions and Covenants for Indian Brook Park by Indian Brook Associates, L.P., a Georgia limited partnership dated August 5, 1997, recorded in Deed Book 14543, Page 238, said records.
9. Declaration by and among Rob Dobbs, Niton, Inc., a Georgia corporation, and JKS Ventures LLC, a Georgia limited liability company dated July 22, 1999, recorded in Deed Book 18861, Page 232, said records.

CLT/LIB01 771338.3



RECEIVED 3-3-11
SUP2011-00022

CASE NUMBER SUP2011-00023
GCID 2011-0403

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by DANIELA LUCA for the proposed use of a FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;
and

WHEHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a personal care home providing residence and care for up to a maximum of eight individuals (clients) residing in the home.
2. Prior to commencing the business, obtain all necessary permits to bring the dwelling and property up to code for Family Personal Care Home occupancy.
3. Exterior signage advertising the personal care home shall be prohibited.
4. Additional evergreen plantings shall be installed along the east (side) property line starting at the parking area and continuing to the rear of the parking area. Planting materials shall be selected by the Director of Planning and Development.
5. No more than four staff members shall be on site at any one time, including the owners.
6. Provide a minimum of six parking spaces, exclusive of the garage. The parking arrangement shall not encroach upon the area forward of the front of the dwelling, and shall be subject to review and approval by the Director of Planning and Development.
7. No exterior changes shall be permitted which alter the residential character of the dwelling, except those required to bring the dwelling up to code for family personal care home occupancy.

- 8. Hours of visitation shall be between 7:00 a.m. and 9:00 p.m.
- 9. Any yard fencing shall be limited to the rear of the dwelling.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

225 RUSSELL ROAD, LAWRENCEVILLE, GA, 30043

All that tract or parcel of land lying and being in land lot 68 of the 7th land district, Gwinnett County, Georgia, and being shown as tract I consisting of 1.550 acres on a plat of survey for Don P. Graham, dated August 13, 1992, prepared by McNally and Patrick, registered Land Surveyors, Recorded in Plat book 56, page 253, Gwinnett County, Georgia records. Said plat is incorporated herein and made a part hereof by reference.



RECEIVED 3-3-11
SUP2011-00023

CASE NUMBER RZC2011-00011
GCID 2011-0406

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to C-1 by HUNG NGUYEN & HOA TRAN for the proposed use of an ART STUDIO AND ART GALLERY (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this, the 24th day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from O-1 to C-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to professional offices and accessory uses or an art studio/gallery.
 - B. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a 10-foot landscape strip outside the right-of-way of Cruse Road.
 - B. Provide a 5-foot wide landscape strip along the side and rear property line.
 - C. Provide a 30-foot wide natural undisturbed buffer adjacent to residentially-zoned property along the rear property line.
 - D. Ground signs shall be limited to a single monument type sign with a brick base of at least 2-feet in height. Maximum sign height shall be 6-feet.
 - E. Dumpsters shall be screened by a 100% opaque brick wall. Hours of pickup shall be limited to 7:00 a.m. to 7:00 p.m.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

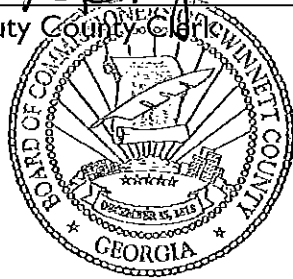
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**All that tract or parcel of Land Lying and being in Land Lot 1 of the 7th District ,
Gwinnett County, Georgia, Containing 0.465 acres as per survey by Hannon, Meeks and
Bagwell, dated March 30, 1977 and more particularly described as follows:**

**To find the place or point of Beginning, begin at the point of intersection of the center line
of Cruse Road and the center line of Shackelford Road a/k/a Club Drive, as extended and
run thence along the center line of Cruse Road in a Northeasterly direction, 2.7 Feet;
Thence South 35 Degrees 23 Minutes East 40.20 Feet to an iron pin on the Southeasterly
Right of Way line of Cruse Road, Being the place and point of Beginning; From said
Beginning point run thence along the Southeasterly Right of Way line of Cruse Road North
60 Degrees 49 Minutes East 105 Feet to an iron pin; run thence South 35 Degrees 23
Minutes East 194.10 Feet to an iron pin; Run Thence South 60 Degrees 49 Minutes West
105 feet to an iron pin; Run Thence North 35 Degrees 23 Minutes West 194.10 Feet to an
iron pin on the Southeasterly Right of Way of Cruse Road and the place or point of
Beginning. Being improved property known as 2768 Cruse Road, according to the present
system of numbering houses in Gwinnett County, Georgia.**



RECEIVED 3-4-11
RZC2011-00011

CASE NUMBER RZC2011-00012
GCID 2011-0407

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HOWARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 & C-2 to C-2 by 6956 BUFORD HIGHWAY, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this, the 24th day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from C-1 & C-2 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses, with a Special Use Permit for an automobile sales facility. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - yard trimmings composting facilities
 - B. New buildings or renovations to the existing building shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
 - C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip adjacent to Buford Highway. Vehicles shall not be parked within the landscape strip or right-of-way.
 - B. Provide a five-foot wide landscaped strip adjacent to all internal property lines, with the exception of the east (external) property line.
 - C. Natural vegetation shall remain on the rear of the property until the issuance of a development permit.
 - D. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 10 feet in height.

- E. Chain link fencing shall not be installed within the front yard. Any fencing within the required front yard setback shall be decorative, and shall be subject to review and approval by the Director of Planning and Development.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. Billboards or oversized signs shall be prohibited.
- H. Outdoor loudspeakers shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Blinking, neon, portable and temporary signage shall be prohibited. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- K. Peddlers shall be prohibited.
- L. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane K...
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 247 AND 250, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT A CONCRETE MONUMENT FOUND (4"x4") AT THE WESTERN END OF THE MITERED INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF BUFORD HIGHWAY (AKA U.S. 23; AKA S.R. 13; R/W VARIES) WITH THE SOUTHWESTERN RIGHT-OF-WAY OF LAKE DRIVE NO. 2 (50'R/W); THENCE NORTH 51°03'28" EAST, A DISTANCE OF 408.47 FEET TO A PK NAIL SET ON SAID SOUTHEASTERN RIGHT-OF-WAY OF BUFORD HIGHWAY, SAID PK NAIL BEING THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE RUNNING ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF BUFORD HIGHWAY ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH OF 39.70 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51°04'06" EAST, A CHORD DISTANCE OF 39.70 FEET AND A RADIUS OF 22872.60 TO A PK NAIL SET; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.76 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51°14'58" EAST AND A CHORD DISTANCE OF 104.76 FEET AND A RADIUS OF 22872.60 FEET TO A PK NAIL SET; THENCE LEAVING SAID BUFORD HIGHWAY AND RUNNING ALONG LAND NOW OR FORMERLY OF ARVIND M. & SHASHIKANT J. PATEL SOUTH 31°09'44" EAST, A DISTANCE OF 167.59 FEET TO AN IRON PIN SET (1/2"REBAR); THENCE NORTH 58°50'15" EAST, A DISTANCE OF 95.58 FEET TO AN IRON PIN SET (1/2"REBAR); THENCE RUNNING ALONG LAND NOW OR FORMERLY OF THE KOREAN ASSOCIATION OF THE GREATER ATLANTA AREA, INC. AND ALSO OF KOREAN-AMERICAN SCHOOL OF ATLANTA, INC. SOUTH 31°10'27" EAST, A DISTANCE OF 448.69 FEET TO A 1/2 INCH REBAR FOUND; THENCE RUNNING ALONG LAND NOW OR FORMERLY OF SIMRRI INVESTMENTS, LLC AND ALSO OF PROPERTY LEASING IV, INC. SOUTH 51°38'00" WEST, A DISTANCE OF 244.01 FEET TO A 1/2 INCH REBAR FOUND; THENCE RUNNING ALONG LAND NOW OR FORMERLY OF HEON SOON & JIN SOOK IM AND ALSO OF GREEN AUTO REPAIR SERVICE, INC. NORTH 30°52'04" WEST, A DISTANCE OF 627.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.085 ACRES MORE OR LESS.



RECEIVED 3-4-11
RZC2011-00012

CASE NUMBER SUP2011-00024
GCID 2011-0408

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

On motion of COMM. HOWARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by 6956 BUFORD HIGHWAY, LLC for the proposed use of a AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of MAY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses, with a Special Use Permit for an automobile sales facility. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - yard trimmings composting facilities
 - B. New buildings or renovations to the existing building shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
 - C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip adjacent to Buford Highway. Vehicles shall not be parked within the landscape strip or right-of-way.
 - B. Provide a five-foot wide landscaped strip adjacent to all internal property lines, with the exception of the east (external) property line.
 - C. Natural vegetation shall remain on the rear of the property until the issuance of a development permit.

- D. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 10 feet in height.
- E. Chain link fencing shall not be installed within the front yard. Any fencing within the required front yard setback shall be decorative, and shall be subject to review and approval by the Director of Planning and Development.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. Billboards or oversized signs shall be prohibited.
- H. Outdoor loudspeakers shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Blinking, neon, portable and temporary signage shall be prohibited. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- K. Peddlers shall be prohibited.
- L. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 247 AND 250, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT A CONCRETE MONUMENT FOUND (4"X4") AT THE WESTERN END OF THE MITERED INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF BUFORD HIGHWAY (AKA U.S. 23; AKA S.R. 13; R/W VARIES) WITH THE SOUTHWESTERN RIGHT-OF-WAY OF LAKE DRIVE NO. 2 (50'R/W); THENCE NORTH 51°03'28" EAST, A DISTANCE OF 408.47 FEET TO A PK NAIL SET ON SAID SOUTHEASTERN RIGHT-OF-WAY OF BUFORD HIGHWAY, SAID PK NAIL BEING THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE RUNNING ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF BUFORD HIGHWAY ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH OF 39.70 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51°04'06" EAST, A CHORD DISTANCE OF 39.70 FEET AND A RADIUS OF 22872.60 TO A PK NAIL SET; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.76 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51°14'58" EAST AND A CHORD DISTANCE OF 104.76 FEET AND A RADIUS OF 22872.60 FEET TO A PK NAIL SET; THENCE LEAVING SAID BUFORD HIGHWAY AND RUNNING ALONG LAND NOW OR FORMERLY OF ARVIND M. & SHASHIKANT J. PATEL SOUTH 31°09'44" EAST, A DISTANCE OF 167.59 FEET TO AN IRON PIN SET (1/2"REBAR); THENCE NORTH 58°50'15" EAST, A DISTANCE OF 95.58 FEET TO AN IRON PIN SET (1/2"REBAR); THENCE RUNNING ALONG LAND NOW OR FORMERLY OF THE KOREAN ASSOCIATION OF THE GREATER ATLANTA AREA, INC. AND ALSO OF KOREAN-AMERICAN SCHOOL OF ATLANTA, INC. SOUTH 31°10'27" EAST, A DISTANCE OF 448.69 FEET TO A 1/2 INCH REBAR FOUND; THENCE RUNNING ALONG LAND NOW OR FORMERLY OF SIMRRI INVESTMENTS, LLC AND ALSO OF PROPERTY LEASING IV, INC. SOUTH 51°38'00" WEST, A DISTANCE OF 244.01 FEET TO A 1/2 INCH REBAR FOUND; THENCE RUNNING ALONG LAND NOW OR FORMERLY OF HEON SOON & JIN SOOK IM AND ALSO OF GREEN AUTO REPAIR SERVICE, INC. NORTH 30°52'04" WEST, A DISTANCE OF 627.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.085 ACRES MORE OR LESS.



RECEIVED 3-4-11
SUP2011-00024