

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

CASE NUMBER SUP2011-00026  
GCID 2011-0409

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 FIVE FORKS PRECIOUS METALS, LLC for the proposed use of a PRECIOUS METALS DEALER 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 19<sup>th</sup> day of JULY, 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: 8/2/11

ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk





CASE NUMBER RZC2011-00013  
GCID 2011-0502

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>

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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 R-75 to C-2 by ZULFIQAR AHMED for the proposed use of AUTOMOBILE 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY 2011, that the aforesaid application to amend the Official Zoning Map from R-75 to C-2 is hereby **APPROVED AS O-I** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Office, office-institutional and accessory uses and structures.
  - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco or fiber-cement siding may be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To abide by the following site development considerations:
  - A. Provide a 10-foot wide landscaped strip adjacent to the right-of-way.
  - B. Provide a 40-foot wide natural undisturbed buffer adjacent to the rear property line. The buffer shall be enhanced where sparsely vegetated with a variety of evergreens and hardwoods.
  - C. Provide a 10-foot wide landscaped buffer adjacent to the side property lines.
  - D. Final landscape and buffer plans shall be subject to review and approval by the Director of Planning and Development.

- E. Provide a screening fence and entrance gate along Old Rockbridge Road, to include a planted island interior to the gate which serves to screen the view of the site from Old Rockbridge Road when the gate is open. Design of these improvements shall be subject to review and approval by the Director of Planning and Development.
- F. Ground signage shall be limited to a monument type sign with a minimum 2-foot high brick or stacked stone base. The ground sign shall not exceed 6 feet in height.
- G. Billboards or oversized signs 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. Peddlers and/or parking lot sales are prohibited.
- J. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- K. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 p.m.
- L. 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, sign-walkers, or sign-twirlers shall be prohibited.


GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/2/11

ATTEST:

Debra L. Smith  
County Clerk/Deputy County Clerk



BK46828PG0182

After Recording Return To:  
THE PATTERSON LAW FIRM  
1483 SATELLITE BLVD., SUITE 310  
DULUTH, GA 30096  
File No. 6D-381P

PT-61 # 007-2006-022159  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 67.50  
TOM LAWLER CLERK OF  
SUPERIOR COURT  
WARRANTY DEED

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
2006 AUG -2 PM 2:00  
TOM LAWLER, CLERK

STATE OF GEORGIA  
COUNTY OF GWINNETT

This Indenture made this 5th day of June, in the year Two Thousand Six, between LAURA M. AIKEN, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and NOOR CAR SALES, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

617.3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25 AND PART OF LOT 26, BLOCK C, AS SHOWN ON PLAT ENTITLED "MAP SHOWING PROPERTY OF F.W. BORING, DATED November, 1945, RECORDED AT PLAT BOOK D, PAGE 119, GWINNETT COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD (A 40-FT. RIGHT OF WAY) WHICH IRON PIN IS 620.0 FEET SOUTHEASTERLY, AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD, FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD WITH THE SOUTHERLY SIDE OF BUFORD HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 23); THENCE RUN SOUTH 71 DEGREES 36 MINUTES WEST A DISTANCE OF 257.5 FEET TO AN IRON PIN; THENCE RUN SOUTH 18 DEGREES 50 MINUTES 39 SECONDS EAST ALONG PART OF THE NORTHEASTERLY LINE OF LOT 4 AND THE NORTHEASTERLY LINE OF LOT 5, AFORESAID PROPERTY, A DISTANCE OF 120.0 FEET TO AN IRON PIN; THENCE RUN NORTH 72 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 24, AFORESAID PROPERTY, A DISTANCE OF 174.1 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD; THENCE RUN NORTH 26 DEGREES 27 MINUTES WEST ALONG THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD, A DISTANCE OF 125.0 FEET TO THE IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS IMPROVED KNOWN AS 2537 OLD ROCKBRIDGE ROAD, NORCROSS, GEORGIA 30071, AND IS MORE PARTICULARLY SHOWN ON PLAT ENTITLED "SURVEY FOR LAURA AIKEN AND FIRST FEDERAL SAVINGS & LOAN ASSOCIATION", DATED AUGUST 29, 1985, PREPARED BY ESTON PENDLEY & ASSOC., INC. AND MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

E.W. BORING CONVEYED LOTS 25 AND 26, PLAT BOOK D, PAGE 119, BY WARRANTY DEEDS MARCH 20, 1946, RECORDED AT DEED BOOK 77, PAGE 343, GWINNETT COUNTY RECORDS; J.D. SMITH AND ROSENA G. SMITH CONVEYED THE PROPERTY HEREIN DESCRIBED TO DONALD H. ERISLER BY WARRANTY DEED DATED AUGUST 30, 1967, RECORDED AT DEED BOOK 79, PAGE 599, GWINNETT COUNTY RECORDS.

THIS CONVEYANCE is subject to all restrictions and easements of record.

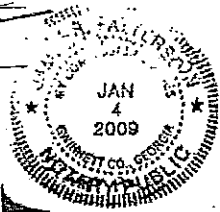
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

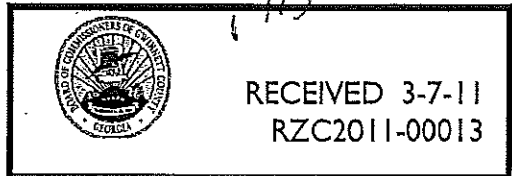
Signed, sealed and delivered in the presence of:

*J. Spivey*  
Witness  
*J. Spivey*  
Notary Public



*Laura M. Aiken* (Seal)  
LAURA M. AIKEN  
\_\_\_\_\_  
(Seal)

0124840



CASE NUMBER SUP2011-00028  
GCID 2011-0503

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.

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<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>

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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 ZULFIQAR AHMED for the proposed use of an AUTOMOBILE 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 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 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: 8/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



BK46828PG0182

After Recording Return To:  
THE PATTERSON LAW FIRM  
1483 SATELLITE BLVD., SUITE 310  
DULUTH, GA 30096  
File No. 6D-381P

PT-61 # 067-2006-022157  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 67.50  
TOM LAWLER CLERK OF  
SUPERIOR COURT  
WARRANTY DEED

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
2006 AUG -2 PM 2:00  
TOM LAWLER, CLERK

STATE OF GEORGIA  
COUNTY OF GWINNETT

This Indenture made this 5th day of June, in the year Two Thousand Six, between LAURA M. AIKEN, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and NOOR CAR SALES, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

017.3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25 AND PART OF LOT 26, BLOCK C, AS SHOWN ON PLAT ENTITLED "MAP SHOWING PROPERTY OF F.W. BORING, DATED November, 1945, RECORDED AT PLAT BOOK D, PAGE 119, GWINNETT COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD ( A 40-FT. RIGHT OF WAY) WHICH IRON PIN IS 620.0 FEET SOUTHEASTERLY, AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD, FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD WITH THE SOUTHERLY SIDE OF BUFORD HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 23); THENCE RUN SOUTH 71 DEGREES 36 MINUTES WEST A DISTANCE OF 257.5 FEET TO AN IRON PIN; THENCE RUN SOUTH 18 DEGREES 50 MINUTES 39 SECONDS EAST ALONG PART OF THE NORTHEASTERLY LINE OF LOT 4 AND THE NORTHEASTERLY LINE OF LOT 5, AFORESAID PROPERTY, A DISTANCE OF 120.0 FEET TO AN IRON PIN; THENCE RUN NORTH 72 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 24, AFORESAID PROPERTY, A DISTANCE OF 274.1 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD; THENCE RUN NORTH 26 DEGREES 27 MINUTES WEST ALONG THE SOUTHWESTERLY SIDE OF OLD ROCKBRIDGE ROAD, A DISTANCE OF 125.0 FEET TO THE IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS IMPROVED KNOWN AS 2537 OLD ROCKBRIDGE ROAD, NORCROSS, GEORGIA 30071, AND IS MORE PARTICULARLY SHOWN ON PLAT ENTITLED "SURVEY FOR LAURA AIKEN AND FIRST FEDERAL SAVINGS & LOAN ASSOCIATION", DATED AUGUST 29, 1985, PREPARED BY ESTON PENDLEY & ASSOC., INC. AND MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

E.W. BORING CONVEYED LOTS 25 AND 26, PLAT BOOK D, PAGE 119, BY WARRANTY DEEDS MARCH 20, 1946, RECORDED AT DEED BOOK 77, PAGE 343, GWINNETT COUNTY RECORDS; J.D. SMITH AND ROSENA C. SMITH CONVEYED THE PROPERTY HEREIN DESCRIBED TO DONALD H. ERISLER BY WARRANTY DEED DATED AUGUST 30, 1967, RECORDED AT DEED BOOK 79, PAGE 599, GWINNETT COUNTY RECORDS.

THIS CONVEYANCE is subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

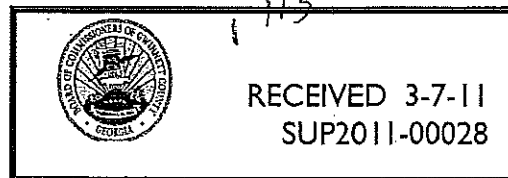
Signed, sealed and delivered in the presence of:

*J. Jones*  
Witness  
*[Signature]*  
Notary Public



*[Signature]* (Seal)  
LAURA M. AIKEN  
\_\_\_\_\_  
(Seal)

0124840



CASE NUMBER RZC2011-00015  
GCID 2011-0504

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 M-1 & C-2 to C-2 by XIAO OU SHAN 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY 2011, that the aforesaid application to amend the Official Zoning Map from M-1 & C-2 to C-2 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 0/2/11

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



Exhibit A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175 OF THE 6<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD, A DISTANCE OF 265.74 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY FROM THE LAND LOT LINE DIVIDING LAND LOTS 175 AND 184; RUN THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD (A 130' R/W) A TOTAL DISTANCE OF 473.09 FEET, WHICH SAID DISTANCE INITIALLY RUNS 373.05 FEET ON A COURSE SOUTH 13 DEGREES 00 MINUTES 35 SECONDS WEST TO A POINT AND CONTINUES FOR A DISTANCE OF 100.04 FEET ON THE ARC OF A CIRCLE WITH A RADIUS OF 1497.394 FEET TO A POINT IN THE CENTER LINE OF SOUTH RUN BEAVER RUIN CREEK; RUN THENCE WESTERLY ALONG THE SAID CENTER LINE OF SOUTH RUN BEAVER RUIN CREEK A TOTAL DISTANCE OF 362.0 FEET MORE OR LESS TO A POINT WHICH IS FOUND BY THE FOLLOWING TRANSVERSES, BEGINNING FROM THE SAID POINT ON THE WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD; NORTH 51 DEGREES 12 MINUTES 52 SECONDS WEST A DISTANCE OF 154.63 FEET TO A POINT (WHICH POINT IS 21 FEET NORTHERLY FROM THE CENTER LINE OF SAID CREEK); RUN THENCE NORTH 75 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 128.52 FEET TO A POINT (WHICH POINT IS 18 FEET NORTHERLY FROM THE CENTER LINE OF SAID CREEK); RUN THENCE SOUTH 77 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 93.03 FEET TO A POINT IN THE CENTER LINE OF SAID CREEK); RUN THENCE NORTH 22 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 180.50 FEET TO A POINT; RUN THENCE NORTH 6 DEGREES 11 MINUTES 48 SECONDS EAST A DISTANCE OF 127.40 FEET TO A POINT MARKED BY A HOLLOW TUBE FOUND AND THE LOT LINE COMMON TO LAND LOTS 184 AND 175; RUN THENCE NORTHEASTERLY ALONG SAID LAND LOT LINE NORTH 60 DEGREES 08 MINUTES 48 SECONDS EAST A DISTANCE OF 207.80 FEET TO A POINT MARKED BY A HOLLOW TUBE FOUND; RUN THENCE SOUTH 82 DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 318.50 FEET TO THE POINT OF BEGINNING HEREOF, ACCORDING TO A PLAT OF INDIVIDUAL SURVEY PREPARED BY HANNON, BEEK AND BAGWELL, REGISTERED LAND SURVEYORS, DATED JULY 13, 1981.



RECEIVED 3-29-11  
RZC2011-00015

CASE NUMBER SUP2011-00031  
GCID 2011-0505

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>

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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 XIAO OU SHAN for the proposed use of an 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 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: 8/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Exhibit A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175 OF THE 6<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD, A DISTANCE OF 265.74 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY FROM THE LAND LOT LINE DIVIDING LAND LOTS 175 AND 184; RUN THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD (A 130' R/W) A TOTAL DISTANCE OF 473.09 FEET, WHICH SAID DISTANCE INITIALLY RUNS 373.05 FEET ON A COURSE SOUTH 13 DEGREES 00 MINUTES 35 SECONDS WEST TO A POINT AND CONTINUES FOR A DISTANCE OF 100.04 FEET ON THE ARC OF A CIRCLE WITH A RADIUS OF 1497.394 FEET TO A POINT IN THE CENTER LINE OF SOUTH RUN BEAVER RUIN CREEK; RUN THENCE WESTERLY ALONG THE SAID CENTER LINE OF SOUTH RUN BEAVER RUIN CREEK A TOTAL DISTANCE OF 362.0 FEET MORE OR LESS TO A POINT WHICH IS FOUND BY THE FOLLOWING TRANSVERSES, BEGINNING FROM THE SAID POINT ON THE WESTERLY RIGHT-OF-WAY OF BEAVER RUIN ROAD; NORTH 51 DEGREES 12 MINUTES 52 SECONDS WEST A DISTANCE OF 154.63 FEET TO A POINT (WHICH POINT IS 21 FEET NORTHERLY FROM THE CENTER LINE OF SAID CREEK); RUN THENCE NORTH 75 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 128.52 FEET TO A POINT (WHICH POINT IS 18 FEET NORTHERLY FROM THE CENTER LINE OF SAID CREEK); RUN THENCE SOUTH 77 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 93.03 FEET TO A POINT IN THE CENTER LINE OF SAID CREEK); RUN THENCE NORTH 22 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 180.50 FEET TO A POINT; RUN THENCE NORTH 6 DEGREES 11 MINUTES 48 SECONDS EAST A DISTANCE OF 127.40 FEET TO A POINT MARKED BY A HOLLOW TUBE FOUND AND THE LOT LINE COMMON TO LAND LOTS 184 AND 175; RUN THENCE NORTHEASTERLY ALONG SAID LAND LOT LINE NORTH 60 DEGREES 08 MINUTES 48 SECONDS EAST A DISTANCE OF 207.80 FEET TO A POINT MARKED BY A HOLLOW TUBE FOUND; RUN THENCE SOUTH 82 DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 318.50 FEET TO THE POINT OF BEGINNING HEREOF, ACCORDING TO A PLAT OF INDIVIDUAL SURVEY PREPARED BY HANNON, BEEK AND BAGWELL, REGISTERED LAND SURVEYORS, DATED JULY 13, 1981.



RECEIVED 3-29-11  
SUP2011-00031

CASE NUMBER SUP2011-00032  
GCID 2011-0545

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 MATTRESSES AND MORE 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial and accessory uses which may include truck rental.
2. Truck rental shall be limited to no more than three trucks. Rental trucks shall be no larger than 16-foot box trucks, which must be parked to the side or rear of the building, outside of the 50-foot front yard setback. Any delivery truck associated with the mattress/ furniture store shall be parked to the rear of the property.
3. Tow-behind rental trailers shall be prohibited.
4. 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, sign-walkers and sign-twirlers shall be prohibited.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. The parking lot shall be resurfaced, repaired, and striped within 60 days of Special Use Permit approval. Parking lot improvements shall include wheel stops or curbing along the parking lot frontage to restrict vehicles from the landscape strip.

8. The Special Use Permit shall be valid for a two-year period, at which time the applicant shall cease the truck rental operation, or may apply for renewal of the Special Use Permit.

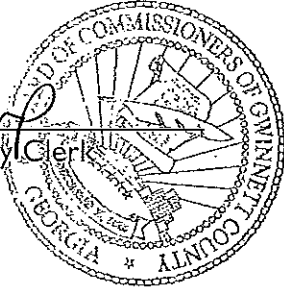
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## METES AND BOUNDS LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 158 of the 6<sup>th</sup> District of Gwinnett County, Georgia and being .97 acres, more or less, as per that survey for "Mattresses and More/Alan Lasky" dated March 22, 2011 by Georgia Registered Land Surveyor, Matthew Wellborn (GRLS No. 3095), and being more particularly described as follows:

Commence at a point located on the southeasterly right of way of Beaver Ruin Road (130' ROW) located south 53 degrees 05 minutes 00 seconds east 324.70 feet along the southeasterly side of said right of way from its intersection with Shady Drive; thence along said right of way south 53 degrees 05 minutes 33 seconds east 125.05 feet; thence leaving said right of way south 59 degrees 47 minutes 04 seconds west 416.22 feet; thence north 28 minutes 59 seconds 54 minutes west 100.00 feet; thence north 57 degrees 23 minutes 51 seconds east 365.80 feet to a point located on the southeasterly right of way of Beaver Ruin Road and the Point of Beginning.



RECEIVED 4-13-11  
SUP2011-00032

CASE NUMBER SUP2011-00033  
GCID 2011-0546

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 LIGHTHOUSE CHAPEL INTERNATIONAL for the proposed use of a CHURCH 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A church and accessory outreach ministry, not including a commercial daycare or private school unless approved by an additional Special Use Permit(s).
2. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church functions and community outreach activities shall be conducted indoors.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.
5. Peddlers or parking lot sales shall be prohibited.
6. 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: 8/2/11

ATTEST:

Diane Hem  
County Clerk/Deputy County Clerk



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 6-196-113  
Parcel 3  
#1600 Oakbrook Drive

All that tract or parcel of land lying and being in Land Lot 196, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin on the southwesterly right-of-way of Oakbrook Drive (80 foot right-of-way) said iron being 736.00 feet southeasterly from the intersection of the southwesterly right-of-way of Oakbrook Drive and the southerly right-of-way of Oakbrook Parkway if said rights-of-way were extended to intersect; thence along the southwesterly right-of-way of Oakbrook Drive, South 40°22'15" East a distance of 14.68 feet to a point; thence continuing along said right-of-way, along the arc of a curve to the left having a radius of 300.44 feet an arc distance of 45.49, and a chord bearing of South 44°42'12" East a distance of 45.45 feet to an iron pin found, thence continuing along the southwesterly right-of-way of Oakbrook Drive (80' right-of-way) along the arc of a curve to the left, an arc distance of 144.83 feet, said curve having a radius of 300.44 feet and a chord bearing of South 62°51'05" East, a distance of 143.43 feet to an iron pin found; thence along the arc of a curve to the left a distance of 136.42 feet, said curve having a radius of 300.44 feet and a chord bearing of South 89°40'10" East, a distance of 135.25 feet to point; thence continuing along said right-of-way along the arc of a curve to the left a distance of 193.53 feet, said curve having a radius of 300.44 feet, and a chord bearing of North 58°52'06" East a distance of 190.20 feet to a point, thence North 40°25'00" East a distance of 105.19 feet to a point, and the TRUE POINT OF BEGINNING;

thence North 40°25'00" East a distance of 329.89 feet to a point, thence leaving said right-of-way South 49°38'00" East a distance of 485.00 feet to a point, thence South 44°55'00" West a distance of 452.00 feet to a point, thence North 34°36'07" West a distance of 465.35 feet to a point, on the southerly right-of-way of Oakbrook Drive, and the TRUE POINT OF BEGINNING;

Said property contains 4.211 acres, more or less and more particularly shown on that drawing labeled Final Plat Five Oaks Business Park #1600, #1650 & #1670 Oakbrook Drive, prepared by ARCADIS, last revised February 09, 2007.

RECEIVED  
APR 19 2011

BY: \_\_\_\_\_

SUP '11 033

CASE NUMBER SUP2011-00034  
GCID 2011-0547

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>

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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 IGLESIA EVANGELICA PENIEL for the proposed use of a CHURCH 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A church and accessory uses, not including a commercial daycare or private school unless approved by an additional Special Use Permit(s).
2. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. New 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 8 feet in height.
4. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
5. Outdoor loudspeakers or lighted outdoor recreation areas shall be prohibited.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.

- 7. Peddlers or parking lot sales shall be prohibited.
- 8. 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: 8/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 184 AND 185 OF THE 6th LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE LAND LOT CORNER COMMON TO LAND LOTS 184, 185, 200 AND 201 AND ALONG THE LAND LOT LINE COMMON TO LAND LOTS 184 AND 185 THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 25 DEGREES 38 MINUTES 44 SECONDS EAST A DISTANCE OF 460.10 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 25 DEGREES 26 MINUTES 08 SECONDS EAST A DISTANCE OF 415.77 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 184 AND 185 SOUTH 78 DEGREES 35 MINUTES 41 SECONDS EAST A DISTANCE OF 459.83 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD (HAVING A 100 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1399.00 FEET, AN ARC LENGTH OF 156.99 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07 DEGREES 02 MINUTES 19 SECONDS EAST AND A CHORD DISTANCE OF 156.91 FEET TO A POINT; THENCE SOUTH 10 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 88.64 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVE REYNOLDS BOULEVARD SOUTH 76 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 267.30 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 76 DEGREES 35 MINUTES 43 SECONDS WEST A DISTANCE OF 149.82 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 10 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 440.26 FEET THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.320 ACRES (BEING 144,625 SQUARE FEET), INCLUDING ALL EASEMENTS.

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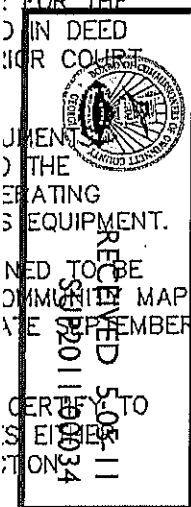
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NEED TO BE  
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CASE NUMBER SUP2011-00035  
GCID 2011-0548

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 SUGARLOAF UNITED METHODIST CHURCH for the proposed use of a DAYCARE CENTER 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a church and accessory uses which may include a church daycare as a special use.
2. Hours of operation for the daycare shall be limited to 9:00 a.m. to 2:00 p.m., Monday through Friday.

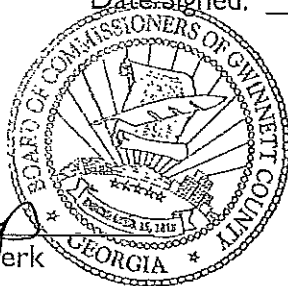
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 185 and 198 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way of Old Peachtree Road and the Land Lots common to Land Lots 185 and 198, sold point marked by a 1/2 inch rebar pin set; THENCE leaving said right-of-way and traveling on said Land Lot Line North 29 degrees 43 minutes 55 seconds West for a distance of 829.08 feet to a point, sold point marked by a 1/2 inch rebar pin found; THENCE leaving said Land Lot Line North 60 degrees 17 minutes 13 seconds East for a distance of 598.00 feet to a point, sold point marked by a 1/2 inch rebar pin found; THENCE South 29 degrees 40 minutes 38 seconds East for a distance of 489.70 feet to a point, sold point marked by a 1/2 inch rebar pin found; THENCE North 72 degrees 30 minutes 34 seconds East for a distance of 358.22 feet to a point; THENCE North 72 degrees 30 minutes 34 seconds East for a distance of 29.87 feet to a point on the easterly right-of-way of South Scales Road (right-of-way varies), sold point marked by a 1/2 inch rebar pin found; THENCE traveling on said right-of-way the following eight (8) courses and distances:

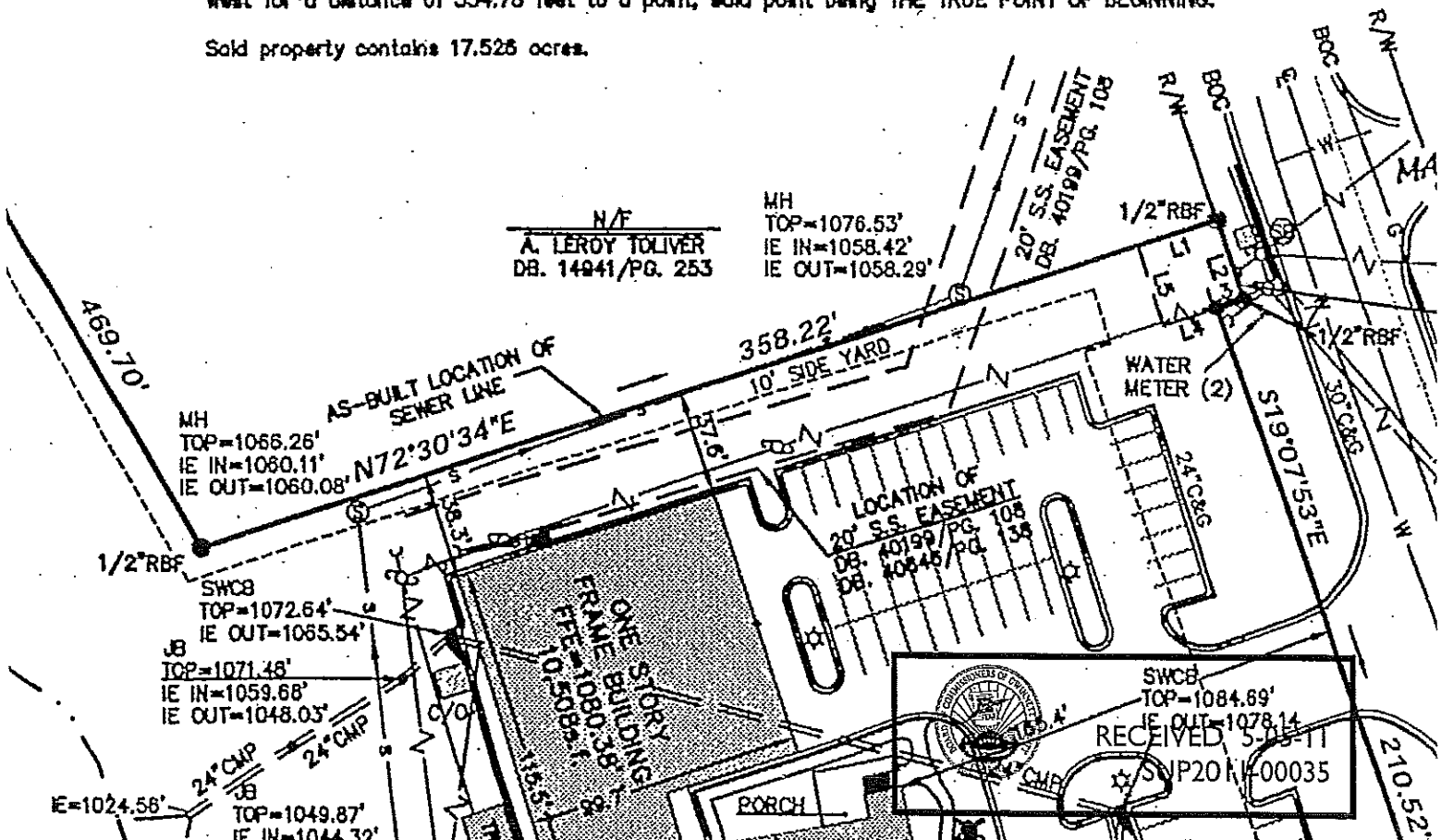
THENCE South 17 degrees 44 minutes 41 seconds East for a distance of 29.99 feet to a point; THENCE South 72 degrees 30 minutes 21 seconds West for a distance of 10.00 feet to a point; THENCE South 19 degrees 07 minutes 53 seconds East for a distance of 210.52 feet to a point; THENCE along a curve to the right having a radius of 1032.96 feet and an arc length of 145.54 feet, being subtended by a chord of South 14 degrees 27 minutes 28 seconds East for a distance of 145.52 feet to a point; THENCE along a curve to the right having a radius of 351.86 feet and an arc length of 245.89 feet, being subtended by a chord of South 07 degrees 47 minutes 47 seconds West for a distance of 240.73 feet to a point; THENCE South 30 degrees 19 minutes 42 seconds West for a distance of 19.22 feet to a point; THENCE South 30 degrees 19 minutes 42 seconds West for a distance of 40.00 feet to a point; THENCE South 30 degrees 19 minutes 42 seconds West for a distance of 48.99 feet to a point;

THENCE South 68 degrees 23 minutes 10 seconds West for a distance of 22.08 feet to a point on the northerly road of Old Peachtree Road; THENCE traveling on said northerly right-of-way the following two (2) courses and distances:

along a curve to the left having a radius of 1647.19 feet and an arc length of 357.10 feet, being subtended by a chord of North 85 degrees 32 minutes 51 seconds West for a distance of 356.40 feet to a point; THENCE along a curve to the left having a radius of 1588.12 feet and an arc length of 355.52 feet, being subtended by a chord of South 83 degrees 29 minutes 35 seconds West for a distance of 354.78 feet to a point, sold point being THE TRUE POINT OF BEGINNING.

Sold property contains 17.526 acres.

TOLIVER  
PG. 253



CASE NUMBER SUP2011-00036  
GCID 2011-0549

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 CHRISTOPHER M. QUIGLEY the proposed use of a TITLE LOAN FACILITY 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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY, 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 title loan facility as a special use.
  - B. On-site sales, storage or display of repossessed vehicles shall be prohibited.
  - C. The title loan business shall be restricted to suite D (1,525+/- square feet of space).
2. To satisfy the following site development considerations:
  - A. Wall signage for the title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
  - B. Window signage (signs displayed on the interior or exterior of the title loan 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. 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.

- E. Peddlers and/or parking lot sales shall be prohibited.
- F. 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: 8/2/11

ATTEST:

Diane Ken  
County Clerk/Deputy County Clerk



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 195 of the 6<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the northwesterly right-of-way line of Singleton Road, formerly known as Norcross-Singleton Road (80' right-of-way) and the line common to Land Lots 190 and 195 of said district; proceeding thence along said common land lot line, South 60° 28' 22" West a distance of 372.98 feet to a point; leaving said common land lot line and proceeding thence North 10° 10' 38" West a distance of 127.11 feet to a railroad spike; proceeding thence South 79° 49' 22" West a distance of 174.88 feet to a point on the easterly right-of-way line of Jimmy Carter Boulevard, Formerly known as Norcross-Tucker Road (100' right-of-way); proceeding thence along said easterly right-of-way line, North 06° 21' 06" West a distance of 371.14 feet to a point; leaving said easterly right-of-way line and proceeding thence North 79° 38' 54" East a distance of 839.45 feet to an iron pin; proceeding thence South 32° 29' 06" East a distance of 193.37 feet to a point on said northwesterly right-of-way line; proceeding thence along said northwesterly right-of-way line, the following courses: southwesterly a distance of 379.12 feet along the arc of a curve to the left, said curve having a radius of 1,501.63 feet and being subtended by a chord having a bearing and distance of South 55° 23' 05" West 378.11 feet to a point, and South 48° 09' 07" West a distance of 78.22 feet to the point of beginning.

Together with all of Borrower's right, title and interest under that certain Agreement as to installation of sewerage between Walsey and Company and Gwinnett County, Georgia recorded in Deed Book 981, page 274, Gwinnett County Records.

And together with all of Borrower's right, title and interest under that certain Agreement between Walsey and Company and Long John Silver's, Inc. dated August 28, 1975, recorded in Deed Book 1014, page 86, aforesaid records; re-recorded in Deed Book 1224, page 64, aforesaid records.

Said tract contains 7.2615 acres as shown on that certain ALTA-ACSM Land Title Survey for Gwinnett Horizons, L.L.C., Sun Life Assurance Company of Canada and Chicago Title Insurance Company dated October 29, 1993, last revised September 25, 2001, prepared by Travis Pruitt & Associates, Inc. and bearing the seal and certification of Travis N. Pruitt, Sr., GRLS No. 1729.



RECEIVED 5-06-11  
SUP2011-00036

CASE NUMBER RZC2011-00016  
GCID 2011-0543

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>

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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 RMD to C-1 by LILLIAN PICHARDO for the proposed use of a HAIR SALON (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 JULY 26, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26<sup>TH</sup> day of JULY 2011, that the aforesaid application to amend the Official Zoning Map from RMD 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 office use or a hair salon.
  - B. New buildings or renovations to the existing building 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 rights-of-way of Singleton Road and Pirkle Road.
  - B. Provide a 25-foot wide enhanced buffer adjacent to residentially-zoned properties on the eastern (side) property line, and a 50-foot wide buffer along the north (rear) property line.
  - C. Ground signs shall be limited to a single monument type sign with a minimum 2-foot high brick or stacked stone base. Ground sign(s) shall not exceed 6 feet in height.
  - D. Internally-illuminated wall or ground signs shall be prohibited.

- E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- 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, sign-walkers and sign-twirlers 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: 8/2/11

ATTEST:

Deborah Kemp  
County Clerk/Deputy County Clerk



BK39303PG0028

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

04 AUG -3 AM 8:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 138.00  
TOM LAWLER CLERK OF  
SUPERIOR COURT

Return Recorded Document to:  
The Shirazi Law Group  
2900 Chamblee Tucker Road Building 6  
Atlanta, Georgia 30341

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF DEKALB

File #: 04-0192S

This Indenture made this 23rd day of July, 2004 between MARIE HALEY, of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LILLIAN PICHARDO, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 189, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 1, BLOCK D, CHESTERFIELD MANOR, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 59, GWINNETT COUNTY, GA, RECORDS, SAID PLAT BEING MADE PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

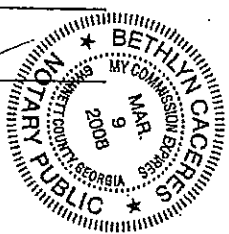
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*

*[Signature]*  
MARIE HALEY (Seal)

Witness  
*[Signature]*  
Notary Public



\_\_\_\_\_  
(Seal)

138139

