

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

CASE NUMBER CIC2011-00014  
GCID 2011-0544

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 GRANITE HAMILTON MILL, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE OR REVISE ZONING CONDITIONS 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23<sup>rd</sup> day of AUGUST 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 and satisfy the following site development considerations:
  - A. Retail, service commercial and accessory uses.
  - B. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.
  - C. Ground signs shall be limited to monument-type signs with masonry bases matching the materials of the buildings.
  - D. The number, design and location of exits/entrances shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.
  - 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. Provision of inter-parcel access with the adjacent commercial properties shall be required as determined by the Director of Planning and Development.
  - 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.

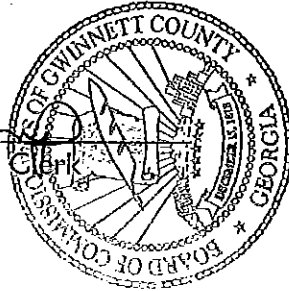
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/30/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## TRACT 1

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in GMD 1397, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCE** at the 3/4 inch rebar with cap found at the southernmost point of the mitered intersection of the southwesterly right of way of Hamilton Mill Road (variable width right of way) with the northwesterly right of way of Sardis Church Road (variable width right of way); thence along mitered intersection North 15 degrees 42 minutes 58 seconds West for a distance of 94.07 feet to a 3/4 inch rebar with cap found on the southwesterly right of way of Hamilton Mill Road; thence along the right of way of said Hamilton Mill Road the following courses and distances; North 62 degrees 00 minutes 29 seconds West for a distance of 119.46 feet to a 3/4 inch rebar with cap found; North 62 degrees 00 minutes 29 seconds West for a distance of 28.57 feet to a 3/4 inch rebar with cap set; North 62 degrees 00 minutes 29 seconds West for a distance of 124.59 feet to a 3/4 inch rebar with cap set; North 62 degrees 00 minutes 29 seconds West for a distance of 46.55 feet to 3/4 inch rebar with cap found; North 62 degrees 00 minutes 29 seconds West for a distance of 80.72 feet to a 3/4 inch rebar with cap set; North 62 degrees 00 minutes 29 seconds West for a distance of 113.11 feet to a 3/4 inch rebar with cap found; South 77 degrees 35 minutes 31 seconds West for a distance of 9.26 feet to a 3/4 inch rebar with cap found; North 59 degrees 14 minutes 51 seconds West for a distance of 11.41 feet to a PK Nail found; North 59 degrees 14 minutes 51 seconds West for a distance of 71.64 feet to a PK Nail found; North 42 degrees 52 minutes 43 seconds West for a distance of 24.41 feet to a 3/4 inch rebar with cap set; North 62 degrees 00 minutes 29 seconds West for a distance of 74.16 feet to 3/4 inch rebar with cap set, said rebar being the **TRUE POINT OF BEGINNING**.

**THENCE** leaving said right of way and along the northwesterly property line of Wal-Mart Real Estate Business Trust property South 36 degrees 25 minutes 43 seconds West for a distance of 279.23 feet to a 2 inch pipe found at northeasterly property corner of Holladay D. Janene property; thence leaving said northwesterly property line of Wal-Mart Real Estate Business Trust and continue along northeasterly property line of Holladay D. Janene North 61 degrees 18 minutes 35 seconds West for a distance of 149.68 feet to a 1 inch open top pipe found; thence along easterly property line of Holladay D. Janene North 36 degrees 25 minutes 43 seconds East for a distance of 290.40 feet to a 3/4 inch rebar with cap set on southwesterly right of way of Hamilton Mill Road; thence along said southwesterly right of way of Hamilton Mill Road the following courses and distances: South 61 degrees 58 minutes 09 seconds East for a distance of 33.51 feet to a 3/4 inch rebar with cap set; South 43 degrees 30 minutes 26 seconds East for a distance of 39.94 feet to a 3/4 inch rebar with cap set; South 61 degrees 52 minutes 33 seconds East for a distance of 76.64 feet to a 3/4 inch rebar with cap set, said rebar being the **TRUE POINT OF BEGINNING**.

Said property contains 0.964 acres or 41,974 square feet.



RECEIVED 5-06-11  
CIC2011-00014

CASE NUMBER RZC2011-00017  
GCID 2011-0626

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 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-100 to O-1 by AMRUT INVESTMENT, LLC for the proposed use of ADULT 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 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST 2011, that the aforesaid application to amend the Official Zoning Map from R-100 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Professional office and accessory uses and structures, which may include a daycare center as a special use. The daycare shall be limited to no more than 18 persons.
  - B. Prior to business occupancy, the site and building shall be brought up to all applicable codes through the issuance of a development permit and a building permit.
  - C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
  - D. Hours of operation will be between 8:00 a.m. to 5:00 p.m.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot undisturbed buffer adjacent to the north (side) property line and a 10-foot landscaped strip adjacent to the south and east property lines adjoining church property. Where sparsely vegetated, the buffer along the north property line shall be planted with evergreens to provide an effective visual screen.
  - B. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - C. Ground signs shall be externally illuminated and overall sign height shall not exceed 6 feet in height.

- D. Billboards or oversized signs shall be prohibited.
- E. Exterior lighting shall be contained in cut-off type luminaries, and directed so as not to shine directly into adjacent or nearby properties.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

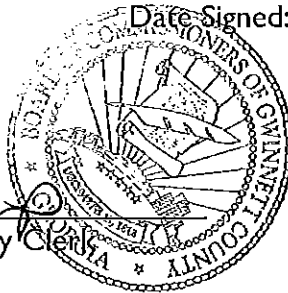
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/30/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## EXHIBIT "A"

All that tract or parcel of land lying and being is Land Lot 33, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly side of Georgia Highway 124 at its intersection with the northwesterly line of Land Lot 33; run thence south 26 degrees 00 minutes east along the northeasterly side of Georgia Highway 124 one hundred fifty-seven (157) feet to an iron pin and property now or formerly owned by W. R. Hewatt; run thence north 61 degrees 03 minutes east along the northwesterly line of said Hewatt property two hundred seventy-seven and eight tenths (277.8) feet to an iron pin and property now or formerly owned by Mason Bros Coast Co.; run thence north 26 degrees 00 minutes west along the southwesterly line of said Mason Bros. Cont. Co. property one hundred fifty-seven (157) feet to an iron pin and the northwesterly line of said Land Lot 33; run thence south 61 degrees 03 minutes west along the northwesterly line of said Land Lot 33 two hundred seventy-seven and eight tenths (277.8) feet to the northeasterly side of Georgia Highway 124 and the point of beginning, being improved property having a one-story brick house thereon and being more particularly shown on survey prepared by A. S. Giometti & Amoc., Inc., dated January 3, 1973.



RECEIVED 6-3-11  
RZG201100017

CASE NUMBER SUP2011-00020  
GCID 2011-0399

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 AMRUT INVESTMENT LLC for the proposed use of an ADULT 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of AUGUST, 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. Professional office and accessory uses and structures, which may include a daycare center as a special use. The daycare shall be limited to no more than 18 persons.
  - B. Prior to business occupancy, the site and building shall be brought up to all applicable codes through the issuance of a development permit and a building permit.
  - C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
  - D. Hours of operation will be between 8:00 a.m. to 5:00 p.m.
  - E. The Special Use Permit shall be valid for a two-year period, at which time the applicant shall cease operation, or may apply for renewal of the Special Use Permit.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot undisturbed buffer adjacent to the north (side) property line and a 10-foot landscaped strip adjacent to the south and east property lines adjoining church property. Where sparsely vegetated, the buffer along the north property line shall be planted with evergreens to provide an effective visual screen.
  - B. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - C. Ground signs shall be externally illuminated and overall sign height shall not exceed 6 feet in height.

- D. Billboards or oversized signs shall be prohibited.
- E. Exterior lighting shall be contained in cut-off type luminaries, and directed so as not to shine directly into adjacent or nearby properties.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

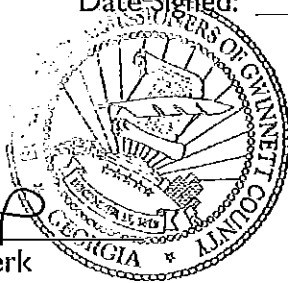
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/30/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## EXHIBIT "A"

All that tract or parcel of land lying and being is Land Lot 33, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly side of Georgia Highway. 124 at its intersection with the northwesterly line of Land Lot 33; run thence south 26 degrees 00 minutes east along the northeasterly side of Georgia Highway 124 one hundred fifty-seven (157) feet to an iron pin and property now or formerly owned by W. R. Hewatt; run thence north 51 degrees 03 minutes east along the northwesterly line of said Hewatt property two hundred seventy-seven and eight tenths (277.8) feet to an iron pin and property now or formerly owned by Mason Bros Coast Co.; run thence north 26 degrees 00 minutes west along the southwesterly line of said Mason Bros. Cont. Co. property one hundred fifty-seven (157) feet to an iron pin and the northwesterly line of said Land Lot 33; run thence south 61 degrees 03 minutes west along the northwesterly line of said Land Lot 33 two hundred seventy-seven and eight tenths (277.8) feet to the northeasterly side of Georgia Highway 124 and the point of beginning, being improved property having a one-story brick house thereon and being more particularly shown on survey prepared by A. S. Giometti & Amoc., Inc., dated January 3, 1973.



RECEIVED 3-2-11  
SUP2011-00020

CASE NUMBER SUP2011-00037  
GCID 2011-0619

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 ANGELA ALEXA AND ALEXANDRU BANCIU 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

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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a Family Personal Care Home providing residence and care for up to a maximum of four 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 Family Personal Care Home shall be prohibited.
4. 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. Any future renovations or additions shall be subject to review and approval of the Director of Planning and Development.
5. The existing accessory buildings may be utilized for activities, but may not be used or converted for residential/sleeping quarters.
6. Parking shall be provided as shown on the submitted site plan.
7. No more than three staff members, including the owners, shall be present at any time.
8. Visitation hours shall be between 7:00 a.m. and 9:00 p.m.
9. The Special Use Permit shall be valid for a two-year period, at which time the applicant shall cease operation, or may apply for renewal of the Special Use Permit.

10. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.


GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 08/30/11

ATTEST:

DeAnne Keenan  
County Clerk/Deputy County Clerk

The seal of the Board of Commissioners of Gwinnett County, Georgia, is circular. It features a central emblem with a plow and a sheaf of wheat, surrounded by the text "GWINNETT COUNTY GEORGIA" at the top and "BOARD OF COMMISSIONERS OF GWINNETT COUNTY" at the bottom. The seal is partially overlaid by the signature and title of the County Clerk/Deputy County Clerk.

LEGAL DESCRIPTION  
2940 Hosch Valley Road

All that tract or parcel of land lying and being in land lot 2, district 1 Gwinnett County Georgia and being more particularly described as follows:

Beginning at a point 801.3 feet from the 80' right of way of Thompson Mill Road on the westerly right of way of Hosch Valley Road (80' R/W) said point being the TRUE POINT OF BEGINNING

Thence leaving the right of way of Hosch Valley Road N76°41'45"W a distance of 440.98 feet to a point;

Thence N55°48'33"W a distance of 188.88 feet to a point;

Thence N43°59'07"E a distance 275.87 feet to a point;

Thence S05°20'09"W a distance of 97.01 feet to a point;

Thence N76°21'59"E a distance of 176.50 feet to a point;

Thence S13°16'48"E a distance of 115.00 feet to a point;

Thence N76°21'59"E a distance of 154.67 feet to a point on the westerly right of way of Hosch Valley Road;

Thence along said right of way S13°16'48"E a distance of 65.69 feet to a point;

Thence S10°33'39"E a distance of 215.38 feet to a point and the true point of beginning.

Said tract containing 2.77 acres as shown on a site plan prepared by Diversified Technical Group, LLC dated 5/5/11 (project no. 11124).



RECEIVED 5-11-11  
SUP2011-00037

CASE NUMBER SUP2011-00038  
GCID 2011-0620

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 DARRON UNDERWOOD for the proposed use of OUTDOOR SALES (PINESTRAW) 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 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 outdoor sales of pine straw.
2. Pine straw sales shall be restricted to the rear of the subject property.
3. 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.
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. No more than four trailers shall be allowed on the subject property at any time.
8. Trailers shall be parked in the back right corner of the property, as viewed from Lawrenceville Highway, with doors facing away from view.

9. The Special Use Permit shall be valid for a two-year period, at which time the applicant shall cease 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: 08/30/11

ATTEST:

Diane K...  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that parcel or tract of land in Land Lot 50, 5th District Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northwest side of U.S. Highway 29; thence north 220 feet; thence south 10 degrees 52 minutes east a distance of 198.38 feet; thence south 55 degrees 45 minutes 9 seconds west a distance of 220.43 feet; thence north 10 degrees 52 minutes west a distance of 200.0 feet to the point of beginning said tract of land containing 0.92 acres.

APPROVED BY COMMISSIONER  
COUNTY CLERK  
BY AMM  
DATE 12-1-94



CASE NUMBER SUP2011-00041  
GCID 2011-0622

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 SAT SERVICES, INC. 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial, office and accessory uses which may include a pawn shop as a special use.
2. The pawn shop shall be restricted to Suite L (1,600 +/- square feet of space).
3. Hours of operation for the pawn shop shall be limited to between 8:00 a.m. and 7:00 p.m.
4. Outdoor sales, storage or display of merchandise (including vehicles) shall be prohibited.
5. Wall signage for the pawn shop shall not exceed the requirements of the Gwinnett County Sign Ordinance.
6. Window signage (signs displayed on the interior or exterior of the pawn shop storefront windows), other than "open/closed" signs, hours of operation, stenciling within the top 14 inches of the window(s), or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
7. Neon, LED or blinking window signs or wall signs shall be prohibited.
8. 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.

- 9. Peddlers and/or parking lot sales shall be prohibited.
- 10. 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: 8/30/11

ATTEST:

Diane H. ...  
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 276, 6TH District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING from a point on the northwesterly right-of-way line of Peachtree Industrial Boulevard (variable right-of-way), also known as State Route 141, and the centerline of Green Pointe Parkway a distance of 674.03 feet southwesterly to a PK nail found in concrete, said nail being POINT OF REFERENCE; thence South 55 degrees 30 minutes 12 seconds West a distance of 30.15 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING; thence from the TRUE POINT OF BEGINNING, as thus established, continue along said right-of-way line of Peachtree Industrial Boulevard 381.66 feet along an arc of a curve to the right, said curve having a radius of 11,329.16 feet and a chord bearing and distance of South 56 degrees 50 minutes 11 seconds West 381.64 feet to a point; thence South 78 degrees 53 minutes 47 seconds West a distance of 84.18 feet to an iron pin found (disturbed); thence South 58 degrees 29 minutes 05 seconds West a distance of 9.31 feet to an iron pin found; thence North 30 degrees 22 minutes 28 seconds West a distance of 76.20 feet to an iron pin found; thence North 30 degrees 50 minutes 22 seconds West a distance of 100.07 feet to an iron pin found; thence North 56 degrees 50 minutes 25 seconds East a distance of 467.07 feet to an iron pin found; thence South 31 degrees 32 minutes 42 seconds East a distance of 208.03 feet to an iron pin found and the TRUE POINT OF BEGINNING.

Said tract containing 2.211 acres.

TOGETHER WITH those easement rights arising under that certain Easement from Norcross Holdings, Inc., a Georgia corporation to N. Campbell Napier, dated June 14, 1978, filed for record July 5, 1978 at 3:38 p.m., recorded in Deed Book 1502, Page 184, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between Norcross Holdings, Inc., a Georgia corporation and Norcross Holdings, Inc., a Georgia corporation, dated July 16, 1984, filed for record August 31, 1984 at 4:49 p.m., recorded in Deed Book 2865, Page 453, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Sewer and Drainage Easement by and between Norcross Holdings, Inc., a Georgia corporation and Mome, Inc., a Georgia corporation, dated October 17, 1988, filed for record October 25, 1988 at 12:37 p.m., recorded in Deed Book 5170, Page 249, aforesaid Records.



RECEIVED 6-3-11  
SUP2011-00041

CASE NUMBER SUP2011-00042  
GCID 2011-0623

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 CHARLES SMITH for the proposed use of a RECREATION FACILITY/TRAINING CENTER (INDOOR) 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Light industrial uses, which may include an indoor sports training facility as a special use.
2. Outdoor activities, competitions, or special events shall be prohibited.
3. Parking shall be provided on-site, and shall not include any on-street parking along Peachtree Crest Drive.
4. Any 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.
5. 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.
6. No tents, canopies, 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.
7. Peddlers and/or parking lot sales are prohibited.

8. 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: 08/30/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

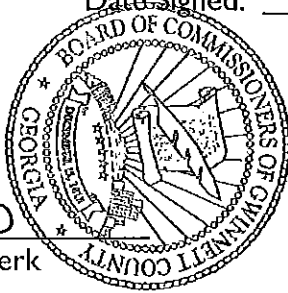


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

That certain tract or parcel of land containing approximately 5.6236 acres located in Land Lots 206 and 207 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, and being Lot 8 of the Peachtree Crest Business Center, Unit-1, as the same was prepared by Travis Pruitt & Associates, P.C., Consultants, Engineers and Surveyors, Travis N. Pruitt, Georgia Registered Land Surveyor, dated October 19, 1998, last revised January 25, 1999, said plat being recorded at Plat Book 80, Pages 11 and 12, Gwinnett County Plat Records, said plat and the recording thereof being incorporated herein by reference thereto for a more particular and complete description of said lot.



RECEIVED 6-3-11  
SUP2011-00042

CASE NUMBER SUP2011-00043  
GCID 2011-0624

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 THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA for the proposed use of ACCESSORY CHURCH USES 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Use of the building shall be limited to small ministry meetings and shall not be used for church services, daycare or private school activities, except as specifically reviewed and approved by the Director of Planning and Development.
  - B. Redevelopment of the site (other than walking trails), including any new building(s) or changes to the site and grounds shall be subject to the review and approval of the Director of Planning and Development.
  - C. Abide by all applicable conditions of CIC-09-004 governing the St. John Neumann Church and School.
  - D. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes prior to church occupancy.

2. To satisfy the following site development considerations:
- A. Provide a 20-foot wide buffer and an 8-foot high, 100% opaque wood fence along the north property line adjacent to residential properties. The buffer may contain existing residential encroachments. Buffer and fencing plans shall be subject to review and approval of the Director of Planning and Development. If the site is redeveloped in the future, a full 50-foot buffer shall be maintained adjacent to neighboring non-church properties.

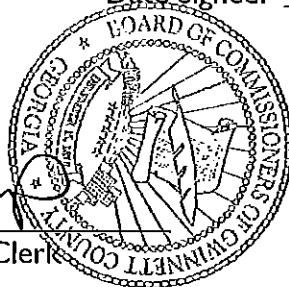
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/30/11

ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 103 & 104, 6TH LAND DISTRICT, COUNTY OF GWINNETT, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE COMMON LAND LOT CORNER OF LAND LOTS 103, 104, 109 & 110 OF SAID DISTRICT AND COUNTY, AND RUN THENCE; SOUTH 30°13'25" EAST, 1416.84 FEET TO A 1¼" OPEN TOP PIPE ON THE WESTERN RIGHT-OF-WAY LINE OF TOM SMITH ROAD (HAVING A 70 RIGHT-OF-WAY) AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING AND RUNNING SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY LINE OF TOM SMITH ROAD, SOUTH 05°05'29" EAST, 107.28 FEET TO AN IRON PIN SET; THENCE, SOUTH 73°26'53" WEST, 468.00 FEET TO A ½" REBAR FOUND; THENCE, NORTH 28°25'42" WEST, 136.71 FEET TO AN IRON PIN SET; THENCE, NORTH 61°33'49" EAST, 218.94 FEET TO A ½" REBAR FOUND; THENCE, NORTH 87°06'54" EAST, 312.04 FEET TO A 1¼" OPEN TOP PIPE ON THE WESTERN RIGHT-OF-WAY LINE OF TOM SMITH ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.69 ACRES (73,547 SQUARE FEET) MORE OR LESS.



RECEIVED 6-3-11  
SUP2011-00043

CASE NUMBER SUP2011-00044  
GCID 2011-0625

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 MEMBERS AUTO CHOICE, LLC for the proposed use of AUTOMOBILE SALES (USED) 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 AUGUST 23, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>RD</sup> day of AUGUST, 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 automobile sales as a special use.
  - B. Any additions or modifications 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.
  - D. Repair or servicing of vehicles shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Any new ground sign 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.
  - B. 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.
  - C. Billboards or oversized signs shall be prohibited.
  - D. Outdoor loudspeakers shall be prohibited.

- E. Dumpsters shall be screened by a 100% opaque fence with an opaque metal gate enclosure.
- F. 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.
- G. Peddlers shall be prohibited.
- H. 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: 08/30/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



BK48856PG0024

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 256 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a nail placed at the intersection of the centerline of Woodward Mill Road (formerly Martins Bottom Road) with the southeasterly right of way of U.S. Highway 23 (also known as Buford Highway) (200 foot right of way); thence northeasterly along the southeasterly right of way of Buford Highway a distance of 447.73 feet to an iron pin; thence leaving said right of way, and forming an interior angle of 94 degrees 39 minutes 44 seconds with the preceding line, and running southeasterly 223.98 feet to an iron pin; thence south 59 degrees 00 minutes west a distance of 325.47 feet to a nail placed in the center of Woodward Mill Road; thence northwesterly, and forming an interior angle of 125 degrees 36 minutes 16 seconds with the preceding line, a distance of 254.23 feet to a point on the southeasterly right of way of Buford Highway and the point of beginning, said property being shown on a plat of survey for T. T. Howington by Eston Pendley, Georgia Registered Land Surveyor No. 945, dated January 6, 1994, and shown as 1.919 acres.

LESS AND EXCEPT the portion of the above-described property conveyed to Gwinnett County, Georgia by Right of Way Deed recorded at Deed Book 48077 Page 462, Gwinnett County, Georgia records.



RECEIVED 6-3-11  
SUP2011-00044