

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

CASE NUMBER RZC2011-00010
GCID 2011-0720

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 R-140 to O-1 by ALEXANDER AND JUDY OSOWA for the proposed use of a MEDICAL OFFICE (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 SEPTEMBER 27, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER 2011, that the aforesaid application to amend the Official Zoning Map from R-140 to O-1 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Aubrey
County Clerk/Deputy County Clerk



FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2010 NOV 19 PM 2:00

TOM LAWLER, CLERK

Return to:
Morris|Hardwick|Schneider, LLC
3237 Satellite Blvd., Bldg 300, Suite 120
Duluth, GA 30096
File #: DUL-101000890S

WARRANTY DEED

State of Georgia
County of Gwinnett

PT-61# 67-2010-032831
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 189.50
TOM LAWLER CLERK OF
SUPERIOR COURT

THIS INDENTURE made this 22nd day of October, 2010, between

Glenn T. Hampton, Sr.

as party or parties of the first part, hereinafter called Grantor, and

Alexander Osowa and Judy Osowa

as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property:

All that tract or parcel of land lying and being in Puckett's General Militia District, G.M.D. 1397 (and being located in tax land lot 1 and taxing district 1) of Gwinnett County Georgia, and being more particularly described on a plat of survey prepared for Glenn T. Hampton, Jr. by Gresham Planning and Development dated July 6, 1999, filed for record at Plat Book 81, Page 221, Gwinnett County, Georgia plat records, said tract containing 0.916 acres, more or less.

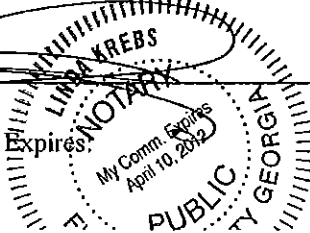
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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]
Witness
[Signature]
Notary Public
My Commission Expires


[Signature]
by *[Signature]* (Seal)
Glenn T. Hampton, Sr.
[Signature] (Seal)


RECEIVED 1-21-11
RZC2011-00010

CASE NUMBER RZC2011-00018
GCID 2011-0721

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by ACE BEVERAGE REFURB & SALES, LLC for the proposed use of TRUCK 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER 2011, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include truck sales as a special use.
2. All conditions of RZ-99-129 and SUP-99-097 shall apply to the subject property.
3. Maintain the 50-foot wide planted buffer outside the dedicated right-of-way of Pittman Circle. The existing evergreens shall be maintained in good condition, and any dead trees shall be removed and replaced with like vegetation.
4. The truck sales lot(s) shall be paved to Gwinnett County development standards, and shall include a minimum 15-foot wide landscape strip, with decorative wrought-iron style fencing with brick or stone columns, along the Buford Highway frontage; and 6-8 foot high vinyl-coated chain link fencing on the non-road side frontage. Landscape plans and fencing design shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie DeKey
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION
REZONE AREA 1**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 257, 6th DISTRICT, PARCEL 14, WITHIN THE SITE ADDRESS OF 4930 BUFORD HIGHWAY, NORCROSS, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY AND THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, SAID INTERSECTION IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, PROCEED ALONG THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, IN THE DIRECTION S23°42'31"E A DISTANCE OF 166.59' TO A POINT, THEN CONTINUE ALONG THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 33.15' TO A POINT, SAID ARC HAS A 183.37' RADIUS SUBTENDED BY A 33.10' CHORD HAVING A BEARING OF S28°53'14"E; THEN LEAVING THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, PROCEED IN THE DIRECTION S49°23'40"W A DISTANCE OF 214.55' TO A POINT; THEN PROCEED IN THE DIRECTION N40°36'20"W A DISTANCE OF 191.80' TO A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY; THEN PROCEED ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N49°23'32"E A DISTANCE OF 269.69' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.060 ACRES AS SHOWN ON THIS DRAWING FOR THE REQUEST OF REZONING FROM C-1 TO C-2.

**LEGAL DESCRIPTION
REZONE AREA 2**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 257, 6th DISTRICT, PARCEL 14, WITHIN THE SITE ADDRESS OF 4930 BUFORD HIGHWAY, NORCROSS, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY AND THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, THEN PROCEED ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION S49°23'32"W A DISTANCE OF 269.69' TO A POINT; THEN CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION S34°28'13"W A DISTANCE OF 41.39' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING LEAVING THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY, PROCEED IN THE DIRECTION S40°36'20"E A DISTANCE OF 181.14' TO A POINT; THEN PROCEED IN THE DIRECTION S49°23'40"W A DISTANCE OF 140.03' TO A POINT; THEN PROCEED IN THE DIRECTION N40°36'20"W A DISTANCE OF 156.86' TO A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY; THEN PROCEED ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N49°23'32"E A DISTANCE OF 48.95' TO A POINT; THEN CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N34°28'13"E A DISTANCE OF 94.26' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.529 ACRES AS SHOWN ON THIS DRAWING FOR THE REQUEST OF REZONING FROM C-1 TO C-2.

OR FORMERLY
PROPERTY OF
H.A. HOLBROOK
ZONED C-1

RZC '11 018



CASE NUMBER RZC2011-00019
GCID 2011-0727

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 O-1 to C-2 by DAVID E. HUNT for the proposed use of COMMERCIAL/RETAIL AND AUTOMOBILE SERVICE (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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER 2011, that the aforesaid application to amend the Official Zoning Map from O-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

I. To restrict the use of the property as follows:

- A. Retail, service commercial and accessory uses, which may include automotive repair as a special use. The following uses shall be prohibited:
 - o adult bookstores or entertainment
 - o equipment rental
 - o extended stay hotels or motels
 - o recovered materials processing facilities
 - o smoke shops/novelty stores
 - o taxidermists
 - o yard trimmings composting facilities
- B. New buildings or building additions shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco or architectural metal may only be used as an accent material). Alternate exterior treatments and final building elevations shall be submitted for review and approval by the Director of Planning and Development.
- C. 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.

2. To satisfy the following site development considerations:
- A. Billboards or oversized signs shall be prohibited.
 - B. 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.
 - C. No outdoor sales, storage or display of tires, parts, equipment or junk/debris shall be allowed. Vehicles waiting for repair shall be stored so that they are not visible from Stone Mountain Highway.
 - D. Peddlers and/or parking lot sales shall be prohibited.
 - E. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

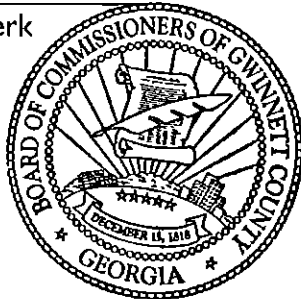
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Dickey
County Clerk/Deputy County Clerk



Legal Description

All that tract and parcel of land lying and being in Land Lot 63 of the 6th District of Gwinnett County, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, on the right-of- way line of Highway 78 and Gresham Circle 165.6' Eastern to the True Point of Beginning; thence 52° 38' 48" E 151.60 feet to a point; thence W. 35° 53' 07" W. 185.63' to a point; thence S. 60° 30' 39" W. 150.37 feet to a point; then N. 36° 24' 44" W. 165.02 feet to the True Point of Beginning.



RECEIVED 6-30-11
RZC2011-00019

CASE NUMBER CIC2011-00016
GCID 2011-0736

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by RICHARD & MYRNA BLANTON for a CHANGE IN CONDITIONS OF ZONING TO REMOVE LANDSCAPE STRIP REQUIREMENT 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27TH day of SEPTEMBER 2011, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include an automotive sales lot. No auto repair, service, salvage, storage of inoperable vehicles or outdoor storage of automobile parts and tires shall be permitted on the property.
 - B. Any future buildings or renovation of the existing building shall contain front facades finished with architectural treatments of glass and/or brick, stone, or stucco. Metal, portable buildings or mobile homes are not permitted.
2. To satisfy the following site development considerations:
 - A. There shall be no landscape strip required along Singleton Road.
 - B. Provide a five-foot landscape strip along the rear property line, which shall be stabilized and planted with hardwoods, shrubs, and other appropriate ground cover or mulch in accordance with the Buffer, Landscape, and Tree Ordinance.
 - C. Obtain all necessary site development and building permits from the Development Division prior to issuance of a Certificate of Occupancy.
 - D. No 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.
 - E. Billboards shall be prohibited.

- F. Existing non-conforming ground sign shall be removed, and signage shall be limited to a single monument sign no higher than 10 feet.
- G. Fencing shall be limited to bollards no more than 2 and a half feet high with interconnecting wire. Chain-link fencing shall be prohibited.
- H. Buildings and overall site design shall be constructed so as to discourage graffiti tagging, gathering, loitering or illegal activity. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- I. Peddlers or parking lot sales (other than automobiles) shall be prohibited.
- J. Dumpsters shall be screened.

GWINNETT COUNTY BOARD OF COMMISSIONERS

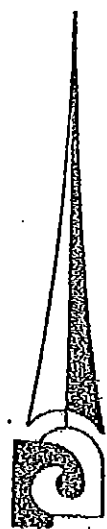
By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 10.4.11

ATTEST:

Marie DeKey
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION

All of that tract of land lying and being in land lot 190 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at the centerline intersections of Jimmy Carter Boulevard and Singleton Road thence proceed in a northeasterly direction along the centerline of Singleton Road to a point where the most westerly boundary line extended intersects with the centerline of road, thence North 34 degrees 00 minutes 00 seconds West to an iron pin set, said point representing the true point of beginning.

THENCE North 34 degrees 0 minutes 0 seconds West for a distance of 108.45 feet to an iron pin found.

THENCE North 59 degrees 0 minutes 0 seconds East for a distance of 426.38 feet to an iron pin set.

THENCE South 46 degrees 46 minutes 40 seconds West for a distance of 141.25 feet to an iron pin set.

THENCE along a curve to the left having a radius of 1472.47 feet and an arc length of 99.99 feet, being subtended by a chord of South 44 degrees 16 minutes 03 seconds West for a distance of 99.99 feet to an iron pin set.

THENCE along a curve to the left having a radius of 1472.47 feet and an arc length of 46.08 feet, being subtended by a chord of South 41 degrees 56 minutes 22 seconds West for a distance of 46.08 feet to an iron pin set.

THENCE South 43 degrees 6 minutes 54 seconds West for a distance of 147.33 feet.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4984 square meters of land.

GENERAL NOTES

The reference to the Georgia Surveyor's Manual dated 11/21/06 and revised 8/18/08 and performed by Georgia registered surveyor # 739.

RECEIVED stamp with handwritten text 'S.P. 04-06' and 'CIC 2014-00018'.

CASE NUMBER MUO2011-00001
GCID 2011-0735

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to MUO (MIXED USE OVERLAY) by THE WORTHING COMPANIES for the proposed use of a MIXED-USE DEVELOPMENT 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 SEPTEMBER 27, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER 2011, that the aforesaid application to amend the Official Zoning Map from C-2 to MUO is hereby **APPROVED** with the following enumerated conditions:

1. Abide by the requirements of Section 1317 (Mixed-Use Overlay District) and Section 1315 (Activity Center Corridor District). This shall not preclude a variance application.
2. The following uses shall be prohibited for the commercial component of the development:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractor's offices
 - drive-thru fast-food restaurants
 - emission inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - taxidermists
 - yard trimmings composting facilities
 - convenience stores with or without gas pumps
3. Commercial/office building heights shall be limited to 2 stories for commercial, and 3 stories for office buildings, and shall include pitched roofs. Apartment building heights shall be limited to a maximum of a 3/4-story split.

4. The proposed development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, with changes necessary to meet zoning and development regulations. Any changes must be reviewed and approved by the Director of Planning and Development or his/her designee.
5. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development or his/her designee prior to the issuance of development or building permits.
6. 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. Billboards or oversized signs shall be prohibited.
10. Submit a signal warrant analysis for the entrance on Satellite Boulevard. If warranted, the signal shall be installed at the expense of the developer, and aligned with the property driveway across Satellite Boulevard.
11. No more than 10% of the dwellings may be three bedroom units.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Maria Dickey
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 124 of the 7th District, of Gwinnett County, Georgia and being more particularly described as follows: To reach the True Point of Beginning, commence at a ½" rebar found at the intersection of the northwesterly Right of Way of Interstate #85 (Variable R/W) and the northerly Right of Way of Old Peachtree Road (Variable R/W), said point having state plane coordinates on the North American Datum of 1983 of Northing: 1455767.82 and Easting: 2324308.92, thence running along said Right of Way of Interstate #85 North 32° 45' 43" West a distance of 262.91 feet to a ½" rebar found and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way and running North 80° 08' 49" West a distance of 232.74 feet to a point; thence North 80° 08' 49" West a distance of 154.00 feet to a point; thence North 80° 09' 08" West a distance of 206.11 feet to a ½" rebar found; thence North 27° 38' 17" West a distance of 103.91 feet to a point on the southeasterly Right of Way of Distribution Drive (70' R/W); thence along said Right of Way along a curve to the left having a radius of 60.00 feet and an arc length of 245.31 feet, being subtended by a chord of North 25° 20' 44" East for a distance of 106.80 feet to a point; thence continuing along said Right of Way North 27° 53' 30" West a distance of 6.02 feet to a point; thence leaving said Right of Way and running North 52° 16' 37" West a distance of 453.19 feet to a point; thence North 37° 43' 23" East a distance of 57.57 feet to a point; thence North 29° 46' 14" West a distance of 100.79 feet to a point; thence North 60° 13' 47" East a distance of 187.00 feet to a point; thence North 29° 46' 14" West a distance of 264.00 feet to a point on the southeasterly Right of Way of Satellite Boulevard (Variable R/W - said point being 60' from the centerline); thence running along said Right of Way North 60° 13' 52" East a distance of 182.54 feet to a point; thence leaving said Right of Way and running South 38° 33' 08" East a distance of 1194.75 feet to a point on the aforementioned northwesterly Right of Way of Interstate #85; thence running along said Right of Way the following courses: South 31° 16' 07" West a distance of 36.96 feet to a ½" rebar found; thence South 62° 32' 39" East a distance of 19.91 feet to a Right of Way Monument found; thence South 32° 45' 39" West a distance of 301.62 feet to the TRUE POINT OF BEGINNING. Said property contains 15.676 acres.

TOGETHER WITH:

Tract E

All that tract or parcel of land lying and being in Land Lot 124 of the 7th District, of Gwinnett County, Georgia and being more particularly described as follows: To reach the True Point of Beginning, commence at a ½" rebar found at the intersection of the northwesterly Right of Way of Interstate #85 (Variable R/W) and the northerly Right of Way of Old Peachtree Road (Variable R/W), said point having state plane coordinates on the North American Datum of 1983 of Northing: 1455767.82 and Easting: 2324308.92, thence running along said Right of Way of Old Peachtree Road the following courses: North 81° 20' 29" West a distance of 130.43 feet to a point; thence North 81° 20' 29" West a distance of 154.03 feet to a point; thence leaving said Right of Way and running North 09° 51' 13" East a distance of 248.10 feet to a point; thence North 80° 09' 08" West a distance of 206.11 feet to a ½" rebar found; thence North 27° 38' 17" West a distance of 103.91 feet to a point on the southeasterly Right of Way of Distribution Drive (70' R/W); thence along said Right of Way along a curve to the left having a radius of 60.00 feet and an arc length of 245.31 feet, being subtended by a chord of North 25° 20' 44" East for a distance of 106.80 feet to a point; thence continuing along said Right of Way North 27° 53' 30" West a distance of 6.02 feet to a point; thence leaving said Right of Way and running North 52° 16' 37" West a distance of 453.19 feet to a point; thence North 37° 43' 23" East a distance of 57.57 feet to a point; thence North 29° 46' 14" West a distance of 100.79 feet to a point and the TRUE POINT OF BEGINNING, from point thus established and running thence North 29° 46' 14" West a distance of 264.00 feet to a point on the southeasterly Right of Way of Satellite Boulevard (Variable R/W - said point being 60' from the centerline); thence running along said Right of Way North 60° 13' 47" East a distance of 187.00 feet to a point; thence leaving said Right of Way and running South 29° 46' 14" East a distance of 264.00 feet to a point; thence South 60° 13' 47" West a distance of 187.00 feet to the TRUE POINT OF BEGINNING. Said property contains 1.133 acres.

TOGETHER WITH:

Tract F

All that tract or parcel of land lying and being in Land Lot 124 of the 7th District, of Gwinnett County, Georgia and being more particularly described as follows: To reach the True Point of Beginning, commence at a ½" rebar found at the intersection of the northwesterly Right of Way of Interstate #85 (Variable R/W) and the northerly Right of Way of Old Peachtree Road (Variable R/W), said point having state plane coordinates on the North American Datum of 1983 of Northing: 1455767.82 and Easting: 2324308.92, thence running along said Right of Way of Old Peachtree Road the following courses: North 81° 20' 29" West a distance of 130.43 feet to a point; thence North 81° 20' 29" West a distance of 154.03 feet to a point; thence leaving said Right of Way and running North 09° 51' 13" East a distance of 248.10 feet to a point; thence North 80° 09' 08" West a distance of 206.11 feet to a ½" rebar found; thence North 27° 38' 17" West a distance of 103.91 feet to a point on the southeasterly Right of Way of Distribution Drive (70' R/W); thence along said Right of Way along a curve to the left having a radius of 60.00 feet and an arc length of 245.31 feet, being subtended by a chord of North 25° 20' 44" East for a distance of 106.80 feet to a point; thence continuing along said Right of Way North 27° 53' 30" West a distance of 6.02 feet to a point; thence leaving said Right of Way and running North 52° 16' 37" West a distance of 453.19 feet to a point; thence North 37° 43' 23" East a distance of 57.57 feet to a point; thence North 29° 46' 14" West a distance of 100.79 feet to a point; thence North 60° 13' 47" East a distance of 187.00 feet to a point and the TRUE POINT OF BEGINNING, from point thus established and running thence North 29° 46' 14" West a distance of 264.00 feet to a point on the southeasterly Right of Way of Satellite Boulevard (Variable R/W - said point being 60' from the centerline); thence running along said Right of Way North 60° 13' 47" East a distance of 222.50 feet to a point; thence leaving said Right of Way and running South 29° 46' 14" East a distance of 264.00 feet to a point; thence South 60° 13' 47" West a distance of 222.50 feet to the TRUE POINT OF BEGINNING. Said property contains 1.349 acres.



RECEIVED 7-01-11
MUO2011-00001

CASE NUMBER BRD2011-00001
GCID 2011-0737

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 REDUCE THE BUFFER ON PROPERTY

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 Reduce The Buffers on property from 75 FEET to 0-10 FEET 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 SEPTEMBER 27, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 2011 that the aforesaid application for a Buffer Reduction is hereby **APPROVED** with the following enumerated conditions:

1. There shall be no buffer required along the east (rear) property line. Except for minor improvements as may be necessary to enhance water quality and detention capacity, the developer shall minimize disturbance and grading in the drainage easement along the eastern property line north of the detention pond.
2. Provide a 10-foot undisturbed buffer along the south property line. The undisturbed buffer shall be enhanced with additional plantings as needed and supplemented to the extent possible with a planted buffer of approximately 15 feet in width between the undisturbed buffer and the proposed parking lot and service drive. Plantings to enhance screening in both the undisturbed buffer and supplemental planted buffer shall consist of Yaupon Holly, Thuja Green Giant Arborvitae, Pine and Red Cedar or similar species with two staggered rows of evergreens, a minimum of six feet in height at the time of planting and spaced on 10-foot centers. The buffer plantings and fencing shall be installed within 90 days of the initial demolition of the building on the site. Landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. Provide a 6-foot high opaque fence either along the south property line or near the property line in a location determined by the developer in consultation with County staff to maximize the effective screening of said fence. Portions of the fence may be located within the undisturbed or planted buffer to the extent such location maximizes the screening effect of said fence.
4. Truck deliveries shall be prohibited between midnight and 6:00 am.
5. Peddlers and/or parking lot sales shall be prohibited.

6. No 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.
7. Metal sided or portable buildings shall be prohibited.
8. The parking lot shall be designed in a pedestrian friendly manner, incorporating at least one pedestrian walkway, a minimum of 4-feet wide, extending from the western parking spaces to the entrance(s) of the building. It is encouraged that the pedestrian walkway(s) be constructed of raised sidewalks or brick, although paint striping may be used. The design of the walkway shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Maria Ailey
County Clerk/Deputy County Clerk



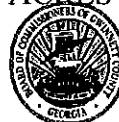
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 169 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY VARIABLE RIGHT OF WAY OF ROCKBRIDGE ROAD AND THE EASTERLY VARIABLE RIGHT OF WAY OF JIMMY CARTER BOULEVARD (IF THE RIGHT OF WAY IS EXTENDED TO AN INTERSECTION) THENCE ALONG THE EASTERLY RIGHT OF WAY OF JIMMY CARTER BOULEVARD SOUTH 10 DEGREES 34 MINUTES 34 SECONDS A DISTANCE OF 219.23 FEET TO A 1/2 INCH REBAR FOUND. THENCE NORTH 84 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 10.05 FEET TO A 1/2 INCH REBAR FOUND, THENCE LEAVING THE RIGHT OF WAY OF JIMMY CARTER BOULEVARD NORTH 85 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 216.13 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 176.09 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 16 MINUTES 02 SECONDS EAST A DISTANCE OF 62.48 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF BFS RETAIL & COMM OPER LLC SOUTH 10 DEGREES 34 MINUTES 58 SECONDS EAST A DISTANCE OF 180.16 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 84 DEGREES 46 MINUTES 34 SECONDS EAST A DISTANCE OF 144.63 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 10 DEGREES 35 MINUTES 52 SECONDS WEST A DISTANCE OF 137.02 FEET 5/8 INCH REBAR SET WITH CAP ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 42 MINUTES 11 SECONDS EAST A DISTANCE OF 554.21 FEET 5/8 INCH REBAR SET WITH CAP; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF JACQUELINE GAIL G. GRANBERRY SOUTH 05 DEGREES 12 MINUTES 26 SECONDS EAST A DISTANCE OF 720.70 FEET TO A 1/2" REBAR FOUND; THENCE ALONG THE PROPERTIES OF LAKE FOREST SUBDIVISION AND TRANS MASTERS INC. SOUTH 70 DEGREES 37 MINUTES 02 SECONDS WEST A DISTANCE OF 634.32 FEET TO A POINT; THENCE NORTH 09 DEGREES 42 MINUTES 07 SECONDS WEST A DISTANCE OF 246.10 FEET TO A POINT; THENCE NORTH 25 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 28.62 FEET TO A POINT; THENCE NORTH 10 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 392.22 FEET TO A POINT; THENCE NORTH 89 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 190.49 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY BEING 567,795 SQUARE FEET OR 13.055 ACRES



CASE NUMBER SUP2011-00039
GCID 2011-0621

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 CHIN WOO LEE for the proposed use of a POOL / BILLIARDS HALL 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include one pool hall in the shopping center as a special use. The pool hall shall not exceed 3,800 square feet of space.
2. The hours of operation for the pool hall shall be between 11:00 a.m. and 12:00 midnight. The Director of Planning and Development may extend the hours of operation to 1:00 a.m. after a two-year period if there are no violations reported to the Police Department.
3. Peddlers and/or parking lot sales shall be prohibited.
4. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
5. 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.
6. Sales and use of tobacco products and alcoholic beverages shall be prohibited on the pool hall premises.
7. To ensure compliance with conditions of the Special Use Permit the pool hall owner/operator shall make the premises open to inspection by the Police Department and Code Enforcement Unit anytime the business is operating.

8. The Director of the Department of Planning and Development shall examine the property, which is the subject of this Special Use Permit, on the first and second anniversaries of the issuance of the permit. If the Director determines that any requirement or condition of the Special Use Permit is being violated, the Director shall follow the procedures set forth in Section 1705(7) of the Zoning Resolution, which may result in the removal of the Special Use Permit from the property.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Maria Duke
County Clerk/Deputy County Clerk



TRACT 2 LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 152, of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows: Beginning at a point formed by the intersection of the Land Lot line common to Land Lots 127 & 152 with the Westerly right-of-way of Lawrenceville-Suwanee Road (r/w varies); thence along said right-of-way in a northwesterly direction a distance of 522.23' to an iron pin set, said point being the POINT OF BEGINNING; thence leaving said right-of-way S58°23'29"W, a distance of 417.88' to a iron pin set; thence N30°39'21"W, a distance of 545.33' to a 1/2" rebar found; thence N74°37'59"E, a distance of 219.01' to a iron pin set; thence S63°55'55"E, a distance of 79.09' to a 1/4" rebar found; thence S25°52'47"E, a distance of 233.06' to a 1/2" rebar found; thence N66°21'23"E, a distance of 199.83' to a r/w monument found on the right-of-way of Lawrenceville-Suwanee Road; thence along said right-of-way along a curve to the left, a distance of 158.68', said curve having a radius of 2,924.79' and being subtended by a chord bearing of S24°57'14"E a distance of 158.66' to the POINT OF BEGINNING. Said tract or parcel of land contains 3.56 acres.



RECEIVED 6-1-11
SUP2011-00039

CASE NUMBER SUP2011-00045
GCID 2011-0722

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 ACE BEVERAGE REFURB & SALES, LLC for the proposed use of TRUCK SALES AND 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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 sales as a special use.
2. All conditions of RZ-99-129 and SUP-99-097 shall apply to the subject property.
3. Maintain the 50-foot wide planted buffer outside the dedicated right-of-way of Pittman Circle. The existing evergreens shall be maintained in good condition, and any dead trees shall be removed and replaced with like vegetation.
4. The truck sales lot(s) shall be paved to Gwinnett County development standards, and shall include a minimum 15-foot wide landscape strip, with decorative wrought-iron style fencing with brick or stone columns, along the Buford Highway frontage; and 6-8 foot high vinyl-coated chain link fencing on the non-road side frontage. Landscape plans and fencing design shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Duley
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION
ACREAGE FOR SUP**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 257, 6th DISTRICT, PARCEL 14, WITHIN THE SITE ADDRESS OF 4930 BUFORD HIGHWAY, NORCROSS, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY AND THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, SAID INTERSECTION IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, PROCEED ALONG THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE IN THE DIRECTION S23°42'31"E A DISTANCE OF 166.59' TO A POINT, THEN CONTINUE ALONG THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 33.15' TO A POINT, SAID ARC HAS A 183.37' RADIUS SUBTENDED BY A 33.10' CHORD HAVING A BEARING OF S28°53'14"E; THEN LEAVING THE WESTERN RIGHT-OF-WAY OF PITTMAN CIRCLE, PROCEED IN THE DIRECTION S49°23'40"W A DISTANCE OF 81.58' TO A POINT; THEN PROCEED IN THE DIRECTION S40°36'20"E A DISTANCE OF 34.78' TO A POINT; THEN PROCEED ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 46.92' TO A POINT, SAID CURVE HAS A 129.00' RADIUS SUBTENDED BY A 46.66' CHORD HAVING A BEARING OF S51°01'32"E; THEN PROCEED IN THE DIRECTION S61°26'43"E A DISTANCE OF 175.41' TO A POINT; THEN PROCEED ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 72.74' TO A POINT, SAID CURVE HAS A 200.00' RADIUS SUBTENDED BY A 72.34' CHORD HAVING A BEARING OF S51°01'32"E; THEN PROCEED IN THE DIRECTION S40°36'20"E A DISTANCE OF 45.71' TO A POINT; THEN PROCEED IN THE DIRECTION S49°23'32"W A DISTANCE OF 126.12' TO A POINT; THEN PROCEED ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 78.54' TO A POINT, SAID CURVE HAS A 50.00' RADIUS SUBTENDED BY A 70.71' CHORD HAVING A BEARING OF S04°23'36"W; THEN PROCEED IN THE DIRECTION S40°36'20"E A DISTANCE OF 38.94' TO A POINT; THEN PROCEED IN THE DIRECTION S49°23'40"W A DISTANCE OF 192.00' TO A POINT; THEN PROCEED IN THE DIRECTION N40°36'20"W A DISTANCE OF 322.14' TO A POINT; THEN PROCEED ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 89.25' TO A POINT, SAID CURVE HAS A 202.00' RADIUS SUBTENDED BY A 88.53' CHORD HAVING A BEARING OF N53°15'48"W; THEN PROCEED ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 43.30' TO A POINT, SAID CURVE HAS A 98.00' RADIUS SUBTENDED BY A 42.95' CHORD HAVING A BEARING OF N53°15'48"W; THEN PROCEED IN THE DIRECTION N40°36'20"W A DISTANCE OF 156.86' TO A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY; THEN PROCEED ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N49°23'32"E A DISTANCE OF 48.95' TO A POINT; THEN CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N34°28'13"E A DISTANCE OF 135.65' TO A POINT; THEN CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF BUFORD HIGHWAY IN THE DIRECTION N49°23'32"E A DISTANCE OF 269.69' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.931 ACRES AS SHOWN ON THIS DRAWING FOR A SPECIAL LAND USE PERMIT.

SUP '11 0 4 5

CASE NUMBER SUP2011-00046
GCID 2011-0723

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 MARTHA ADAMS for the proposed use of HOME OCCUPATION - HAIR SALON (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of a hair salon as a home occupation, operating within the existing single-family dwelling.
2. Limit the hours of operation from 10:00 a.m. to 6:00 p.m. Tuesday through Saturday.
3. No outside employees, other than the applicant, shall be permitted.
4. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
5. No more than one customer shall be permitted at a time.
6. Client parking shall be limited to the existing driveway. A parking lot, striped parking spaces or on-street parking related to the hair salon shall be prohibited.
7. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.

8. The Director of the Department of Planning and Development shall examine the property, which is the subject of this Special Use Permit, on the first anniversary of the issuance of this permit. If the Director determines that any requirement or condition of the Special Use Permit is being violated, the Director shall follow the procedures set forth in Section 1705(7) of the Zoning Resolution, which may result in the removal of the Special Use Permit from the property.

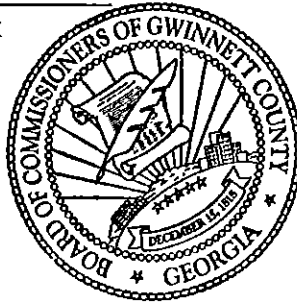
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Dickey
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being Land Lot 127, of the 7th District, Gwinnett County, State of Georgia, being Lot 1, Block "A", Arbour Trace Subdivision, Unit 3, and being more particularly described as follows:

To arrive at the **True Point of Beginning**, begin at a point located at the right-of-way intersection of Lawrenceville-Suwanee Road (R/W varies) and Arbour Run (R/W varies), said point being the **True Point of Beginning** thence proceed in a northeasterly direction along the eastern right-of-way of Lawrenceville-Suwanee Road North 19 degrees 39 minutes 31 seconds East a distance of 120.00 feet to an iron pin found; thence leaving said right-of-way South 70 degrees 20 minutes 29 seconds East a distance of 180.00 feet to an iron pin found; thence South 18 degrees 41 minutes 04 seconds West a distance of 65.33 feet to an iron pin found at the northern right-of-way of Arbour Run; thence proceed along said right-of-way in a southwesterly direction South 55 degrees 09 minutes 31 seconds West a distance of 31.24 feet to a point; thence continuing along said right-of-way an arc distance of 120.00 feet, having a radius of 126.21 feet and being subtended by chord bearing and distance of South 89 degrees 52 minutes 03 seconds West and a chord distance of 115.72 feet; thence continuing along said right-of-way North 60 degrees 24 minutes 54 seconds West a distance of 54.72 feet to point, said point being the **True Point of Beginning**.



RECEIVED 6-28-11
SUP2011-00046

CASE NUMBER SUP2011-00047
GCID 2011-0724

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 ABBAS ARMAN 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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 precious metals dealer as a special use.
2. Wall signage for the precious metals dealer shall not exceed the requirements of the Gwinnett County Sign Ordinance.
3. Window signage (signs displayed on the interior or exterior of the precious metals dealer's 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.
4. Neon, LED or blinking window signs or wall signs shall be prohibited.
5. 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.
6. Peddlers and/or parking lot sales are prohibited.

7. 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: 10.4.11

ATTEST:

Marie DeKey
County Clerk/Deputy County Clerk



EXHIBIT "A"LEGAL DESCRIPTIONTRACT I

All that tract of land in Lot 244 of the 6th District of Gwinnett County, Georgia being Parcels 3C, 3D, 3E, and 3F (containing 5.565 acres); according to the survey by Ross/Lee Consulting Engineers, Incorporated dated May 31, 1978 and more particularly as follows:

Beginning at a point on the south side of Buford Highway (100 foot right-of-way) 465.24 feet southwesterly of the intersection of said south side of Buford Highway with the west side of Jimmy Carter Boulevard (100 foot right-of-way) if the lines were extended to form an angle, Point of Beginning also being the intersection of said south side of Buford Highway with the west side of the Mission Ridge Apartments entrance drive (30 feet); thence along the west side of said entrance drive South 07 degrees 39 minutes 19 seconds East 360.12 feet to the centerline of a Georgia Power Company Easement (275 feet); thence along said centerline South 79 degrees 59 minutes 46 seconds West 156.02 feet; thence South 10 degrees 00 minutes 14 seconds East 137.50 feet to the south side of said Georgia Power Company Easement; thence along said Easement South 79 degrees 59 minutes 46 seconds West 201.31 feet; thence along said Easement North 62 degrees 46 minutes 23 seconds West 325.61 feet; thence North 33 degrees 32 minutes 57 seconds West 68.38 feet; thence North 17 degrees 32 minutes 53 seconds West 149.21 feet to the intersection of the south side of Buford Highway and the centerline of a Georgia Power Company Easement (275 feet); thence North 72 degrees 27 minutes 44 seconds East 673.85 feet to the Point of Beginning.



RECEIVED 6-28-11
SUP2011-00047

CASE NUMBER SUP2011-00048
GCID 2011-0725

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 MARYAM SAGHAEI, EMPYREAN JEWELERS DESIGN CORP. 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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 precious metals dealer within the interior of the mall as a special use.
2. Signage for the precious metals dealer on the exterior of the Mall building shall be prohibited.

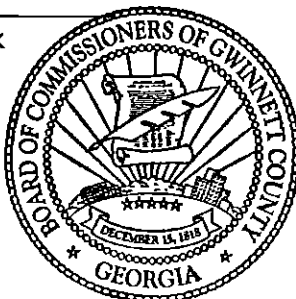
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Dickey
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land being shown as Block A, Lot 1, Unit 1, Final Plat for Mall of Georgia; also being known as tax parcel r7176 004.



RECEIVED 6-29-11
SUP2011-00048

CASE NUMBER SUP2011-00049
GCID 2011-0726

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO 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 USA MONEY SERVICES 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 SEPTEMBER 27, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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. Abide by all applicable conditions of RZC-03-040.
2. The pawn shop shall not be a full service pawn operation, but shall be limited to electronics and jewelry only.
3. Hours of operation for the pawn shop shall be limited to between 8:00 a.m. and 8:00 p.m.
4. The pawn shop shall be restricted to Suite L, and limited to 1,658 square feet of space.
5. Outdoor sales, storage or display of merchandise (including vehicles) shall be prohibited.
6. Wall signage for the pawn shop shall not exceed the requirements of the Gwinnett County Sign Ordinance.
7. Window signage (signs displayed on the interior or exterior of the pawn shop 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.
8. Neon, LED or blinking window signs or wall signs shall be prohibited.
9. 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.

10. Peddlers and/or parking lot sales shall be prohibited.
11. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
12. The Special Use Permit shall be valid for 24 months. The Director of Planning and Development shall examine the property, which is the subject of this Special Use Permit, on the first and second anniversaries of the issuance of this Special Use Permit. If the Director determines that any requirement or condition of the Special Use Permit has been violated, the Director shall follow the procedures set forth in Section 1705(7) of the Zoning Resolution, which may result in the removal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie Dickey
County Clerk/Deputy County Clerk



Legal Description
2590 Hamilton Mill Road
(121,782 Sq. Ft. or 2.796 Acres)

All and singular that certain tract of land lying and being in GMD 1397, Gwinnett County, Georgia, being more particularly described as follows:

COMMENCING at a disturbed right-of-way monument found at the northwest intersection of Interstate 85 (Variable width R/W) and the westerly right-of-way line of Hamilton Mill Road (Variable width R/W), and run thence along said westerly right-of-way line of Hamilton Mill Road North $02^{\circ}19'10''$ West, a distance of 115.69 feet to a point; THENCE North $87^{\circ}45'16''$ East, a distance of 79.57 feet to a point; THENCE North $02^{\circ}24'37''$ West, a distance of 174.88 feet to a point; THENCE North $47^{\circ}10'54''$ West, a distance of 35.62 feet to a point; THENCE South $87^{\circ}31'41''$ West, a distance of 20.88 feet to a point; THENCE North $02^{\circ}31'45''$ West, a distance of 80.19 feet to a point, said point being the POINT OF BEGINNING.

From the point of beginning as thus established, run thence South $87^{\circ}24'49''$ West, a distance of 146.68 feet to a $\frac{1}{2}$ " rebar; THENCE South $74^{\circ}25'44''$ West, a distance of 224.13 feet to a $\frac{1}{2}$ " rebar with cap found; THENCE North $57^{\circ}31'00''$ West, a distance of 41.54 feet to a $\frac{1}{2}$ " rebar with cap found; THENCE North $31^{\circ}11'56''$ East, a distance of 405.76 feet to a $\frac{1}{2}$ " rebar with cap found; THENCE North $31^{\circ}11'57''$ East, a distance of 211.48 feet to a point on the aforementioned westerly right-of-way line of Hamilton Mill Road; THENCE along the said westerly right-of-way line of Hamilton Mill Road, run South $26^{\circ}29'16''$ East, a distance of 262.85 feet to a point; THENCE South $04^{\circ}20'37''$ West, a distance of 24.83 feet to a point; THENCE South $04^{\circ}20'33''$ West, a distance of 28.91 feet to a point; THENCE South $02^{\circ}23'17''$ East, a distance of 16.65 feet to a point; THENCE South $11^{\circ}27'18''$ West, a distance of 28.65 feet to a point; THENCE South $02^{\circ}31'28''$ East, a distance of 126.00 feet to a point; THENCE South $56^{\circ}13'28''$ West, a distance of 43.28 feet to a point; said point being the POINT OF BEGINNING.



CASE NUMBER SUP2011-00050
GCID 2011-0728

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 DAVID E. HUNT 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 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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. Retail, service commercial and accessory uses, which may include automotive repair as a special use. The following uses shall be prohibited:
 - o adult bookstores or entertainment
 - o equipment rental
 - o extended stay hotels or motels
 - o recovered materials processing facilities
 - o smoke shops/novelty stores
 - o taxidermists
 - o yard trimmings composting facilities
 - B. New buildings or building additions shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco or architectural metal may only be used as an accent material). Alternate exterior treatments and final building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - C. 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.

2. To satisfy the following site development considerations:
- A. Billboards or oversized signs shall be prohibited.
 - B. 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.
 - C. No outdoor sales, storage or display of tires, parts, equipment or junk/debris shall be allowed. Vehicles waiting for repair shall be stored so that they are not visible from Stone Mountain Highway.
 - D. Peddlers and/or parking lot sales shall be prohibited.
 - E. 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: 10.4.11

ATTEST:

Marie Duckey
County Clerk/Deputy County Clerk



Legal Description

All that tract and parcel of land lying and being in Land Lot 63 of the 6th District of Gwinnett County, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, on the right-of- way line of Highway 78 and Gresham Circle 165.6' Eastern to the True Point of Beginning; thence 52° 38' 48" E 151.60 feet to a point; thence W. 35° 53' 07" W. 185.63' to a point; thence S. 60° 30' 39" W. 150.37 feet to a point; then N. 36° 24' 44" W. 165.02 feet to the True Point of Beginning.



RECEIVED 6-30-11
SUP2011-00050

CASE NUMBER SUP2011-00053
GCID 2011-0730

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 XTREME AIR, LLC D/B/A SKY ZONE SPORTS for the proposed use of a RECREATION FACILITY - 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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 recreation training facility as a special use.
2. All activities shall be conducted indoors, and all parking for the trampoline park shall be contained on-site.
3. 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.
4. Peddlers and/or parking lot sales are prohibited.
5. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

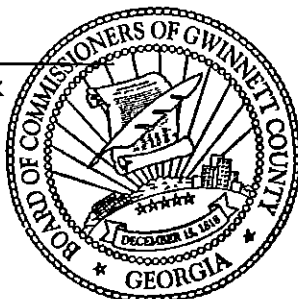
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.4.11

ATTEST:

Marie DeKey
County Clerk/Deputy County Clerk



LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 6.105 ACRES LYING AND BEING IN LAND LOTS 125 AND 126 OF THE 7th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF AN EXTENSION OF THE SOUTHWESTERLY RIGHT OF WAY OF WHITEHEAD ROAD, A 60 FOOT RIGHT OF WAY, WITH AN EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY OF OLD PEACHTREE ROAD, AN 80 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY EXTENSION AND 80 FOOT RIGHT OF WAY OF OLD PEACHTREE ROAD A DISTANCE OF 1944.98 FEET THE FOLLOWING 5 COURSES: (1) ALONG SAID RIGHT OF WAY EXTENSION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 590.85 FEET AN ARC DISTANCE OF 11.18 FEET (SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 36 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 11.18 FEET) TO A POINT ON SAID RIGHT OF WAY; (2) ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 590.85 FEET AN ARC DISTANCE OF 200.68 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 199.71 FEET) TO A POINT; (3) CONTINUING ALONG SAID RIGHT OF WAY SOUTH 56 DEGREES 59 MINUTES 02 SECONDS WEST A DISTANCE OF 729.15 FEET TO A POINT; (4) CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 855.72 FEET AN ARC DISTANCE OF 465.82 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 23 MINUTES 22 SECONDS WEST A DISTANCE OF 460.09 FEET) TO A POINT; AND (5) CONTINUING ALONG SAID RIGHT OF WAY SOUTH 25 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 538.15 FEET TO A 1/2-INCH REBAR PIN FOUND AND THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED THENCE LEAVING SAID RIGHT OF WAY SOUTH 64 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 566.38 FEET TO A 1/2-INCH REBAR PIN FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF PEACHTREE RIDGE DRIVE, A 70 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 20 DEGREES 54 MINUTES 05 SECONDS WEST A DISTANCE OF 340.30 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2070.00 FEET AN ARC DISTANCE OF 121.58 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 22 DEGREES 35 MINUTES 02 SECONDS WEST A DISTANCE OF 121.56 FEET) TO A 1/2-INCH REBAR PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 63 DEGREES 00 MINUTES 42 SECONDS WEST A DISTANCE OF 602.44 FEET TO A 1/2-INCH REBAR PIN FOUND ON AFORESAID SOUTHEASTERLY RIGHT OF WAY OF OLD PEACHTREE ROAD; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7065.28 FEET AN ARC DISTANCE OF 35.19 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 25 DEGREES 56 MINUTES 13 SECONDS EAST A DISTANCE OF 35.19 FEET) TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 25 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 412.68 FEET TO A 1/2-INCH REBAR PIN FOUND AND THE TRUE POINT OF BEGINNING.

CASE NUMBER SUP2011-00054
GCID 2011-0734

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 Lasseeter, 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 ABBAS ARMAN 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 SEPTEMBER 27, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of SEPTEMBER, 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 precious metals dealer as a special use.
2. Wall signage for the precious metals dealer shall not exceed the requirements of the Gwinnett County Sign Ordinance.
3. Window signage (signs displayed on the interior or exterior of the precious metal dealer's 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.
4. Neon, LED or blinking window signs or wall signs shall be prohibited.
5. 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.
6. Peddlers and/or parking lot sales are prohibited.
7. 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 10.4.11

ATTEST:

Marie Duley
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF JIMMY CARTER BLVD AND THE LINE DIVIDING LAND LOTS 190 AND 195: THENCE S 61°34'57" W, A DISTANCE OF 418.53' TO A POINT; THENCE S 60°44'10" W, A DISTANCE OF 6.24' TO A REBAR AND THE **POINT OF BEGINNING**; THENCE S 62°00'22" E, A DISTANCE OF 158.47' TO A REBAR; THENCE S 27°57'36" W, A DISTANCE OF 45.22' TO A REBAR; THENCE S 61°59'01" E, A DISTANCE OF 186.50' TO A PK NAIL FOUND ON THE WESTERLY RIGHT OF WAY OF SOUTH NORCROSS TUCKER ROAD (VARIABLE R/W); THENCE ALONG SAID RIGHT OF WAY S 28°04'05" W, A DISTANCE OF 216.02' TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 28.04', SAID CURVE HAVING A RADIUS OF 5799.58' AND A CHORD BEARING OF S 27°55'46" W, A CHORD DISTANCE OF 28.04' TO A REBAR; THENCE DEPARTING SAID RIGHT OF WAY N 31°13'17" W, A DISTANCE OF 446.36' TO A 24" PINE TREE; THENCE N 60°26'42" E, A DISTANCE OF 72.17' TO THE **POINT OF BEGINNING**; SAID DESCRIBED TRACT CONTAINING 1.322 ACRES MORE OR LESS.



RECEIVED 7-01-11
SUP2011-00054