

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

CASE NUMBER RZC2011-00022  
GCID 2011-0820

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 O-1 to M-1 by INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. for the proposed use of an OFFICE/WAREHOUSE 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER 2011, that the aforesaid application to amend the Official Zoning Map from O-1 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Office, office/warehouse/distribution, light manufacturing and accessory uses.
  - B. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
  - C. Buildings shall be finished with architectural treatments of glass and/or brick, stacked stone, or textured architectural precast concrete or tilt-wall panels.
  - D. Architectural renderings, screening, signage and landscape plans shall be submitted for review and approval of the Director of Planning and Development prior to issuance of development and building permits.
  - E. Any outdoor storage of equipment or materials shall be screened and located to the rear of the building.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot wide planted buffer adjacent to the north and south property lines.
  - B. Provide a 10-foot wide landscaped strip adjacent to Satellite Boulevard.
  - C. Provide a 25-foot landscaped strip adjacent to Interstate 85.

- D. Inter-parcel access shall not be required to adjacent properties.
- E. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
- F. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
- G. Outdoor loudspeakers shall be prohibited.
- H. Ground signs shall be limited to monument type signs with a minimum two-foot high brick or stacked stone base matching the building(s), not to exceed 10 feet in height. Ground signs shall be prohibited along the Interstate 85 frontage.
- I. Billboards or oversized signs shall be prohibited.
- J. Site layout and renderings shall be in substantial compliance with those submitted at the October 4, 2011 Planning Commission meeting.
- K. A guard house shall not be allowed on the northernmost driveway.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION  
1340 SATELLITE BLVD.

All that tract or parcel of land, together with and including all improvements thereon, lying and being in the 124th and 155th Land Lots of the 7th Land District, Gwinnett County, Georgia, containing 32.62 acres more or less, and being more particularly described as follows:

Commencing at the northeast right-of-way intersection of Old Peachtree Road and Interstate 85, that point being the POINT OF BEGINNING (POB), thence North 32 degrees 50 minutes 20 seconds East a distance of 564.39 feet to a concrete monument found, thence North 62 degrees 35 minutes 21 seconds West a distance of 19.91 feet to an iron pin found, thence North 31 degrees 20 minutes 46 seconds East a distance of 38.76 feet to an iron pin set, that point being the TRUE POINT OF BEGINNING (TPOB), thence North 38 degrees 37 minutes 18 seconds West a distance of 1194.58 feet to an iron pin found, thence along the right-of-way of Satellite Boulevard proceeding North 60 degrees 14 minutes 29 seconds East a distance of 773.04 feet to a calculated point, thence along a curve to the left having an arc length of 410.22 feet and a radius of 940.89 feet and being subtended by a chord bearing North 47 degrees 45 minutes 04 seconds East a distance of 406.98 feet to a calculated point, thence North 54 degrees 43 minutes 53 seconds West a distance of 10.00 feet to a calculated point, thence along a curve to the left having an arc length of 18.27 feet and a radius of 931.47 feet and being subtended by a chord bearing North 34 degrees 42 minutes 25 seconds East a distance of 18.26 feet to a calculated point, thence subtended by a chord bearing North 26 degrees 08 minutes 34 seconds East a distance of 259.35 feet to an X on a power box, thence leaving the right-of-way of Satellite Boulevard proceeding South 71 degrees 50 minutes 47 seconds East a distance of 167.25 feet to an iron pin found, thence North 18 degrees 18 minutes 30 seconds East a distance of 157.73 feet to a PK nail found, thence along a curve to the left having an arc length of 53.86 feet and a radius of 88.00 feet and being subtended by a chord bearing North 00 degrees 43 minutes 35 seconds East a distance of 53.02 feet to a PK nail found, thence South 77 degrees 26 minutes 48 seconds East a distance of 431.90 feet to an iron pin found, thence along the right-of-way of Interstate 85 proceeding South 19 degrees 37 minutes 42 seconds West a distance of 230.42 feet to a concrete monument found, thence South 25 degrees 13 minutes 06 seconds West a distance of 900.15 feet to an iron pin found, thence South 25 degrees 10 minutes 10 seconds West a distance of 409.61 feet to an iron pin found, thence South 25 degrees 15 minutes 16 seconds West a distance of 290.68 feet to a concrete monument found, thence South 49 degrees 28 minutes 53 seconds West a distance of 135.57 feet to a concrete monument found, thence South 38 degrees 27 minutes 09 seconds West a distance of 149.35 feet to a concrete monument found, thence South 31 degrees 20 minutes 46 seconds West a distance of 36.27 feet to the TRUE POINT OF BEGINNING.

Subject to the covenants, easements, and restrictions of record.



RECEIVED 8-4-11  
RZC2011-00022

CASE NUMBER CIC2011-00003  
GCID 2011-0039

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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On motion of COMM. 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 R-TH to R-TH by KRR PARTNERS, LLC for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE, REVISE REQUIRED BUILDING MATERIALS, AND REDUCE GARAGE REQUIREMENTS 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25<sup>TH</sup> day of OCTOBER 2011, that the aforesaid application to amend the Official Zoning Map from R-TH to R-TH (Change In Conditions) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Attached townhouse dwellings and accessory uses.
  - B. Building fronts shall be constructed primarily of brick, with minor treatments (i.e. gables, bay windows, and chimneys) of wood or fiber-cement type siding; the rear of buildings may be the same, or wood, or fiber-cement-type siding; the end unit sides shall be either brick, or wood or fiber-cement type siding per the plans presented and submitted October 25, 2011. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.
  - C. Minimum heated floor area for each dwelling shall be 1,500 square feet.
  - D. Units shall have a combination of single and double car garages, per the site plan presented and submitted October 25, 2011.
  - E. A mandatory homeowners association shall be incorporated which provides for building and grounds maintenance and repair, insurance and working capital. Said association must also include declarations and bylaws including rules and regulations which shall at minimum regulate and control the following:
    1. Exterior home maintenance to include roofing and painting.
    2. All grounds maintenance (including the space between the units (buildings), which will be treated and maintained as open space).
    3. Exterior fence maintenance to include the requirement that any graffiti shall be repaired or repainted within 72 hours.

4. Restrictions on single-family residential use only in leasing of units. No more than 10% of the total units may be leased by individual owners at any time.
2. To satisfy the following site development considerations:
    - A. Provide a 30-foot re-graded and replanted buffer adjacent to the residentially zoned properties. The 30-foot re-graded and replanted buffer shall be re-graded in a manner acceptable to Gwinnett County Development Regulations and is subject to review and approval of Gwinnett County Stormwater Management. The buffer shall be replanted with an equal distribution of evergreen trees in three staggered rows, 8 to 10-feet tall at the time of planting and spaced every 12-feet on center in horizontal rows. The evergreen plant materials shall consist of Cryptomeria, Southern Magnolia, Tree Form Hollies and Cherry Laurels. All planting designs are subject to the review and approval of the Director of Planning and Development.
    - B. All grassed areas shall be sodded.
    - C. All utilities shall be placed underground.
    - D. Provide a 50-foot wide landscaped setback along Parkside Walk Lane. The landscaped setback shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone columns (Maximum 30-feet-on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development.
    - E. A 4-foot high meandering landscape berm with a wrought iron style fence on top of the berm shall be constructed adjacent to all commercially zoned property.
    - F. Entrance shall include a brick monument which shall (at minimum) be 6-feet high adjacent to the entire Parkside Walk Lane frontage.
    - G. Street trees (maximum of 30-foot spacing) shall be incorporated into the landscape plan.
    - H. Within all re-graded and replanted buffers the developer shall incorporate deciduous trees that are acceptable per the Buffer, Landscape and Tree Ordinance of Gwinnett County. The deciduous trees shall be planted in groupings of three within the buffer and shall count as acceptable buffer trees for the purpose of this project. The deciduous trees shall be minimum three-inch caliper at the time of planting and spaced at least 20-feet apart. Along the Chandler Park on the River property line there shall be at least six groupings of the three tree masses and along the Anaberry Forest property line there shall be at least two groupings of the deciduous trees. All planting designs are subject to the review and approval of the Director of Planning and Development.

- I. All areas within the re-graded and replanted buffers shall be properly mulched and maintained at the time of planting. All other areas within the buffer that do not have trees shall be treated with a seasonal hydro seed mixture of grasses or wildflowers.
  
- J. All on-site detention facilities shall be designed such that they are not located within any required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## EXHIBIT "A"

### Legal Description of the Property

Vineyards at Parkside Subdivision:

All that tract or parcel of land, lying, situate and being in Land Lot 32 of the 7<sup>th</sup> District, Gwinnett County, Georgia, and being Designated as Lots:

Block A

Lots 1 thru 16 & 25 thru 68

On that certain Final Plat for Vineyards at Parkside dated September 9, 2006, prepared by Land Development Surveyors, Inc., recorded in the Clerk of Superior Court for Gwinnett County, Georgia Records, on November 6, 2006, in Plat Book 117, Page 178-179.



RECEIVED 11-04-10  
CIC2011-00003

CASE NUMBER CIC2011-00019  
GCID 2011-0823

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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On motion of COMM. 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 JONATHAN P. DUGAN for a CHANGE IN CONDITIONS OF ZONING TO AMEND USE RESTRICTIONS, BUILDING ARCHITECTURAL TREATMENTS, SIGN HEIGHT, AND FENCING 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25<sup>TH</sup> day of OCTOBER 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, service commercial and accessory uses; which may include an automobile repair shop; automobile sales; title loan and check cashing facility; and outdoor sales and storage as special uses. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - alcohol sales
    - extended stay hotels or motels
    - pawn shops
    - recovered materials processing facilities
    - smoke shops/novelty stores
  - B. Any new buildings shall be finished with architectural treatments of glass, stacked stone, or brick. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
  - C. Outdoor sales of merchandise shall be restricted to an area ten (10) feet wide adjacent to the entire frontage of the existing building. The items shall not be left outdoors outside of business hours.
  - D. The Special Use Permit for outdoor sales and display shall terminate if the property or business is sold, transferred, or otherwise conveyed to another party.
2. To abide by the following site development considerations:

- A. Provide opaque fencing along Georgia Highway 316 to provide an effective screen of the outdoor storage area. The fence shall be maintained in a structurally sound condition and in good repair. The fence shall not contain any signage.
- B. Billboards shall be prohibited.
- C. Outdoor storage of junk vehicles, auto parts, tires and shipping and/or storage containers shall be limited to the outdoor storage area in the rear of the existing building.
- D. Vehicles awaiting repair shall be stored indoors or within the screened outdoor storage area. The outdoor storage area shall be within the opaque fencing and screening along Georgia Highway 316.
- E. Dumpsters shall be maintained behind the existing building and within the outdoor storage area.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site.
- 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: 11/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## *LEGAL DESCRIPTION*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY OF HI HOPE ROAD AND THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316, RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 288.36 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 76 DEGREES 45' 18" EAST ALONG THE RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 163.91 FEET TO AN IRON PIN, RUN THENCE SOUTH 28 DEGREES 24' 48" EAST A DISTANCE OF 290.75 FEET TO AN IRON PIN ON THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD, RUN THENCE SOUTH 61 DEGREES 35' 12" WEST ALONG THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD A DISTANCE OF 149.56 FEET TO AN IRON PIN, RUN THENCE NORTH 29 DEGREES 53' 45" WEST A DISTANCE OF 933.75 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN G. CRIBB, R.L.S. NO. 1548, LAST REVISED APRIL 28, 1984.  
SAID TRACT CONTAINING 1.10 ACRES



RECEIVED 8-5-11  
CIC2011-00019

CASE NUMBER CIC2011-00020  
GCID 2011-0825

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 C-2 to C-2 by CHRIS MOON for a CHANGE IN CONDITIONS OF ZONING TO REMOVE USE RESTRICTIONS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25<sup>TH</sup> day of OCTOBER 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. A lawn and garden equipment sales and service business, with outdoor sales and storage, may be allowed as a special use.
  - B. Any physical improvements (buildings) shall continue the existing architectural treatments of the Creek Stone Sports Complex, to include full masonry front elevations and masonry water tables on the side elevations, with the balance being stucco (EIFS) or colored split-face block complete with glass, metal or other architectural treatments; and the rear elevations (loading dock side) being stucco (EIFS) or colored split-face block complete with glass, metal or other architectural treatments. The overall color scheme of any building improvement shall be of earth tone color palette.
  - C. Outdoor display of lawn and garden merchandise or equipment shall be restricted to paved areas immediately adjoining the proposed building. No display of merchandise or equipment shall be permitted within the required 10-foot or 5-foot landscape strips.
  - D. Outdoor sales, storage and display shall be limited to during the businesses normal hours of operation, and shall be prohibited overnight.
2. To satisfy the following site development considerations:
  - A. Provide a 10-foot wide landscaped strip outside of all rights-of-way.
  - B. Provide 5-foot wide landscaped strips adjacent to all internal property lines.
  - C. Provide a 37.5-foot wide natural buffer, undisturbed except for approved access and utility crossings and re-plantings, where sparsely vegetated, adjacent to residential property along the east property line.
  - D. Provide a minimum 100-foot wide natural, undisturbed buffer and 150-foot impervious surface setback adjacent to the banks of all perennial streams within or adjacent to the property (as shown on the most recent USGS 7.5 minute quadrangle map). Restore the natural buffer in any area previously disturbed.

- E. Dumpsters shall be screened by an 8-foot high brick wall.
- F. No billboards shall be permitted.
- G. Ground signage shall be limited to a single monument-type sign with masonry base, not to exceed 10-feet in height.
- H. The number, location, and design of driveways onto Athens Highway shall be subject to review and approval of the Georgia Department of Transportation.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- J. Provide wet detention facilities, or approved alternatives, meeting design standards for such facilities within the Big Haynes Creek Watershed. Design and maintenance plans for the wet detention facilities shall be subject to review and approval of the Planning and Development Department and the Gwinnett Department of Transportation Stormwater Management Unit.
- K. 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 residential properties.
- L. Provide inter-parcel access to adjacent outparcels to the north and east.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diane Y. Green  
County Clerk/Deputy County Clerk



### Legal Description

All that tract or parcel of land lying and being in Land Lot 131, of the 5<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows;

Commencing at the intersection of the westerly right of way of Krisam Creek Drive, a 60 foot right of way and the northerly right of way of Athens Highway, a.k.a. U.S. Hwy No. 78, a 180 foot right of way and running thence along said right of way of Athens Highway North 71 degrees 04 minutes 00 seconds West a distance of 232.69 feet to a ½ inch rebar, said ½ inch rebar being the **Point of Beginning**, thence continuing along said right of way of Athens Highway, North 71 degrees 04 minutes 00 seconds West a distance of 368.19 feet to a ½ inch rebar, thence leaving said right of way North 35 degrees 38 minutes 21 seconds East a distance of 211.81 feet to a ½ inch rebar, thence North 19 degrees 06 minutes 55 seconds East a distance of 55.01 feet to a ½ inch rebar, thence South 71 degrees 04 minutes 00 seconds East a distance of 307.13 feet to a ½ inch rebar, thence South 18 degrees 56 minutes 00 seconds West a distance of 257.89 feet to a ½ inch rebar on the northerly right of way of the aforesaid Athens Highway, said ½ inch rebar being the **Point of Beginning**.

Said tract contains 1.961 acres and is more particularly shown on a Final Plat of Creekside Sports Center, prepared by Von Itter & McGee, Inc., dated 3/9/04, last revised 10/17/06, recorded in plat book 117, page 101, Gwinnett County Records.



RECEIVED 8-5-11  
CIC2011-00020

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHARLES M. GRENNOR for the proposed use of 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 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 elderly 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. Maintain a 20-foot buffer along exterior property lines. The buffer shall remain undisturbed except for existing improvements/structures and the addition of supplemental plantings where sparsely vegetated.
4. Exterior signage, other than one permitted ground sign, shall be prohibited.
5. 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.
6. The existing accessory buildings may be utilized for activities, but may not be used or converted for residential/sleeping quarters.

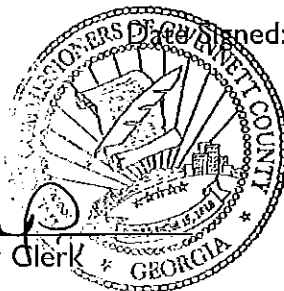
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

dated: 11/2/11

ATTEST:

Diane Hensley  
County Clerk/Deputy County Clerk



State of Georgia, Gwinnett County

THIS INDENTURE, Made this 30th day of June in the year of our Lord One Thousand Nine Hundred and Ninety Three between

THOMAS EDMOND ROBINSON, JR., as Trustee for THOMAS EDMOND ROBINSON, III

of the County of Gwinnett and State of Georgia of the first part, and

CHARLES M. GRENNOR and CHRISTINA L. GRENNOR

of the County of Gwinnett and State of Georgia of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part ies of the second part their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 288 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as 3.30 acres, more or less, on plat of survey for Charles M. Grennor & Christina L. Grennor by W. T. Dunahoo and Associates, Inc. dated June 22, 1993. This is the same property shown as 3.30 acres on plat recorded in Gwinnett County Plat Records at Plat Book 58, Page 106-B, which plat is incorporated herein by reference for a more complete description.

GWINNETT CO, GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 246.00  
GARY R. YATES CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
1993 JUN -2 AM 10:02  
GARY R. YATES, CLERK

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Charles M. Grennor & Christina L. Grennor the said parties of the second part,

their heirs and assigns forever in Fee Simple. And the said part Y of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part ies of the second part their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, Sealed and delivered in presence of:

Notary Public Seal: JERRY N. KILGORE, GEORGIA, My Commission Expires January 16, 1995

THOMAS EDMOND ROBINSON, JR. (Seal)  
TRUSTEE FOR THOMAS EDMOND ROBINSON, III (Seal)

Notary Public, Gwinnett County, Georgia  
My Commission Expires January 16, 1995

RECEIVED 7-13-11  
SUP2011-00055  
GARY R. YATES, CLERK

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ARIRANG TAXI & LIMO, LLC for the proposed use of TAXI 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 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 taxi dispatch office as a special use.
2. Tires and other auto parts shall not be stored on site. Taxi repair and maintenance shall not be conducted on-site.
3. No more than one taxi may be parked on-site.
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. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
6. Peddlers and parking lot sales shall be prohibited.

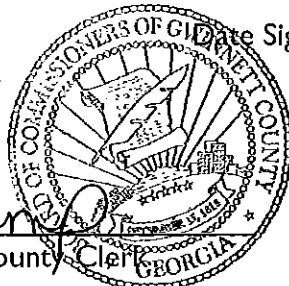
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**

**Legal Description  
(Gwinnett Place Office Park)**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 208, 6<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the land lot line common to Land Lots 208 and 231 with the southwesterly right of way line of Pleasant Hill Road (a 120-foot right of way); run thence along said land lot line South 60 degrees 17 minutes 09 seconds West a distance of 944.43 feet to an iron pin found; leaving said land lot line, run thence South 29 degrees 48 minutes 13 seconds East a distance of 258.12 feet to a point and THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence South 29 degrees 48 minutes 13 seconds East a distance of 581.71 feet to a point; run thence South 63 degrees 29 minutes 37 seconds East a distance of 144.22 feet to an iron pin found; run thence South 29 degrees 48 minutes 13 seconds East a distance of 331.81 feet to a point located on the northerly right of way line of Venture Drive (right of way varies); run thence along said northerly right of way line of Venture Drive the following 3 courses and distances: (1) South 60 degrees 31 minutes 21 seconds West a distance of 10.99 feet to a point; (2) run thence South 53 degrees 38 minutes 55 seconds West a distance of 58.49 feet to a point; and (3) run thence along a curve to the right an arc distance of 237.94 feet (said arc being subtended by a chord bearing South 56 degrees 37 minutes 03 seconds West a chord distance of 237.76 feet and having a radius of 1745.59 feet) to a point; leaving said northerly right of way line of Venture Drive, run thence North 29 degrees 48 minutes 13 West a distance of 364.88 feet to an iron pin set; run thence South 60 degrees 11 minutes 47 seconds West a distance of 28.00 feet to an iron pin set; run thence North 70 degrees 47 minutes 24 seconds West 83.85 feet to an iron pin set; run thence North 29 degrees 47 minutes 33 seconds West a distance of 100.00 feet to an iron pin set; run thence South 60 degrees 11 minutes 47 seconds West a distance of 20.00 feet to an iron pin set; run thence North 29 degrees 47 minutes 33 seconds West a distance of 275.76 feet to an iron pin set; run thence North 51 degrees 15 minutes 03 seconds West a distance of 142.71 feet to an iron pin set; run thence North 29 degrees 45 minutes 59 seconds West a distance of 132.20 to an iron pin set; run thence North 60 degrees 11 minutes 47 seconds East a distance of 147.90 feet to a point; run thence South 29 degrees 48 minutes 13 seconds East a distance of 14.00 feet to a point; run thence North 60 degrees 11 minutes 47 seconds East a distance of 233.52 feet to the TRUE POINT OF BEGINNING; as shown on that certain survey entitled "ALTA/ACSM Survey of Gwinnett Place Business Center for Gwinnett Place Office, LLC, Grimes Square - Gwinnett, Inc. GMAC Commercial Mortgage Corp., Old Republic National Title Insurance Company and Kutak Rock LLP", prepared by Grant Shepherd & Associates, bearing the seal and certification of Seaton G. Shepherd, Jr., Georgia Registered Land Surveyor No. 2136, dated March 7, 2000, and revised March 31, 2000, measuring 7.97 acres, more or less.

BEING THE SAME PROPERTY conveyed to Grantor herein by that certain Limited Warranty Deed from Grimes Square-Gwinnett, Inc., a Georgia corporation, dated March 30, 2000, recorded in Deed Book 20283, Page 147, Gwinnett County, Georgia Records.



TOGETHER WITH the easement created by that certain Easement Agreement between Crown Ventures, a Georgia general partnership composed of Stanley E. Thomas, Thomas L. Abernathy, Juste, Inc., a Georgia corporation and Premier Ventures, Inc., a Georgia corporation, and South East Land Partners, L.P. [a/k/a South East Land Partners, Ltd. (L.P.)], a Georgia limited partnership having as its general partner Metro Land Management, Inc., (as to a 46.25% interest), Southern Equity Limited Partners, L.P. (a/k/a Southern Equity, L.P.), a Georgia limited partnership having as its general partner Metro Land Management, Inc. (as to a 46.25% interest); and Metro Land Management, Inc., (as to a 7.5% interest), filed for record December 15, 1992 at 1:17 p.m., recorded in Deed Book 8199, Page 79, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH the non-exclusive easement created by that certain Agreement with Reciprocal Easements between Ackerman & Co., a Georgia general partnership having Charles S. Ackerman and Blauwhod Atlanta Inc. as its sole general partners, Company Stores Capital Corp., a Tennessee corporation and Metroplex-I Limited Partnership, a Georgia limited partnership, dated May 25, 1984, filed for record June 4, 1984 at 3:00 p.m., recorded in Deed Book 2797, Page 573, aforesaid Records; and Agreement with Reciprocal Easements between Ackerman & Co., a Georgia General Partnership having Charles S. Ackerman and Blauwhod Atlanta Inc. as its sole general partners, Company Stores Capital Corp., a Tennessee corporation and Metroplex-I Limited Partnership, a Georgia limited partnership, dated May 25, 1984, filed for record June 4, 1984 at 3:00 p.m., recorded in Deed Book 2797, Page 588, aforesaid Records.

ALSO TOGETHER WITH the easements created in that certain Limited Warranty Deed with Grant of Easement and Reservation of Easement from South East Land Partners, L.P., a Georgia limited partnership a/k/a South East Land Partners, Ltd. (L.P.), a Georgia limited partnership, Southern Equity Limited Partners, L.P., a Georgia limited partnership a/k/a Southern Equity, L.P., a Georgia limited partnership, and Gwen Hughes Harris, to Grimes Square - Gwinnett, Inc., a Georgia corporation, dated October 20, 1998, filed for record October 21, 1998 at 1:09 p.m., recorded in Deed Book 16992, Page 60, aforesaid Records.

ALSO TOGETHER WITH the easement created in favor of the subject property by that certain Reciprocal Easement and Joint Use Agreement by and between Venture Industrial Corporation, a Georgia corporation, and Grimes Square - Gwinnett, Inc., a Georgia corporation, dated October 20, 1998, filed for record October 21, 1998 at 1:09 p.m., recorded in Deed Book 16992, Page 81, aforesaid Records.



CASE NUMBER SUP2011-00057  
GCID 2011-0824

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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On motion of COMM. 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 JONATHAN P. DUGAN for the proposed use of OUTDOOR SALES AND STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 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 and accessory uses; which may include an automobile repair shop; automobile sales; title loan and check cashing facility; and outdoor sales and storage as special uses. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - alcohol sales
    - extended stay hotels or motels
    - pawn shops
    - recovered materials processing facilities
    - smoke shops/novelty stores
  - B. Any new buildings shall be finished with architectural treatments of glass, stacked stone, or brick. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
  - C. Outdoor sales of merchandise shall be restricted to an area ten (10) feet wide adjacent to the entire frontage of the existing building. The items shall not be left outdoors outside of business hours.
  - D. The Special Use Permit for outdoor sales and display shall terminate if the property or business is sold, transferred, or otherwise conveyed to another party.
2. To abide by the following site development considerations:
  - A. Provide opaque fencing along Georgia Highway 316 to provide an effective screen of the outdoor storage area. The fence shall be maintained in a structurally sound condition and in good repair. The fence shall not contain any signage.

- B. Billboards shall be prohibited.
- C. Outdoor storage of junk vehicles, auto parts, tires and shipping and/or storage containers shall be limited to the outdoor storage area in the rear of the existing building.
- D. Vehicles awaiting repair shall be stored indoors or within the screened outdoor storage area. The outdoor storage area shall be within the opaque fencing and screening along Georgia Highway 316.
- E. Dumpsters shall be maintained behind the existing building and within the outdoor storage area.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site.
- 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: 11/2/11

ATTEST:

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



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY OF HI HOPE ROAD AND THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316, RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 289.58 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 76 DEGREES 45' 18" EAST ALONG THE RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 183.91 FEET TO AN IRON PIN, RUN THENCE SOUTH 28 DEGREES 24' 48" EAST A DISTANCE OF 290.75 FEET TO AN IRON PIN ON THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD, RUN THENCE SOUTH 81 DEGREES 35' 12" WEST ALONG THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD A DISTANCE OF 149.58 FEET TO AN IRON PIN, RUN THENCE NORTH 29 DEGREES 53' 45" WEST A DISTANCE OF 333.75 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN G. CRIBB, R.L.S. NO. 1546, LAST REVISED APRIL 28, 1984. SAID TRACT CONTAINING 1.10 ACRES



RECEIVED 8-5-11  
SUP2011-00057

CASE NUMBER SUP2011-00058  
GCID 2011-0819

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 ANTHONY KIPPES for the proposed use of TRUCK RENTAL (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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses, which may include a four-story mini-warehouse storage facility and accessory truck rental as a special use.
  - B. Outdoor storage shall be prohibited.
  - C. Truck rental shall be limited to no more than three trucks. Rental trucks shall be no larger than 17-foot box trucks and must be parked at the western end of the parking lot.
  - D. Tow-behind rental trailers shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Provide a 40-foot wide natural buffer adjacent to RM-13 and RM-8 zoning.
  - B. Roll-up doors shall not face residentially zoned properties. Roll up doors shall be completely internal and shall not face Buford Dr./Hwy 20.
  - C. Property security enclosures visible from Laurel Drive and Preston Hills entrance drive shall be a decorative masonry and/or wrought iron style fencing. All additional security fencing shall be black, vinyl-coated, chain link.
  - D. Building shall be constructed of four sides' mix of real masonry laid brick (no EFIS) and stucco, with same brick water table as shown on renderings.
  - E. 50-foot front yard setback shall be provided from Preston Hills Drive.

- F. Add (12-15) 3" caliper canopy trees on eastern side of building. List of canopy trees:
- i. Red Maples
  - ii. Zelkovas
  - iii. Nuttal Oaks
  - iv. River Birch
- G. Provide 20' landscape strip off Preston Hill Drive with two rows of street trees spaced 20' center and 3" caliper.
- H. Detention pond shall be screened with a double row of 6'-8' tall trees (same mix as buffer tree list on site plan submitted).
- I. Provide a buffer along Western side of building that shall consist of 2 rows, 8'-10' centers and mix proposed should only have Cryptomeria and Red Cedar mix – Equal mix.
- J. All signage must conform to Mall of Georgia (MOG) Overlay and Gwinnett County ordinance. (If lighted, lettering shall be individually formed and lighted).

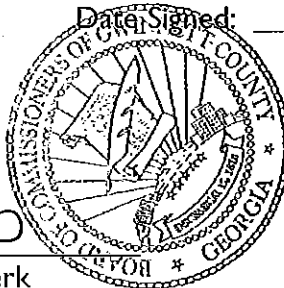
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



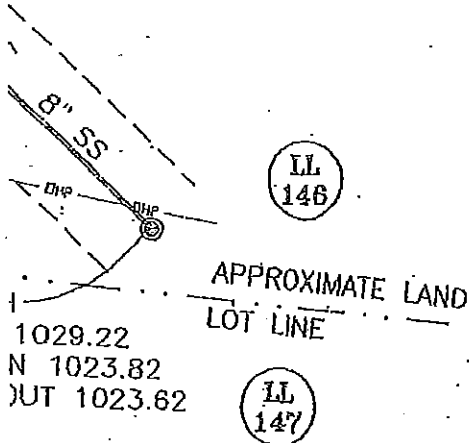
N/F  
 J & ASSPCATES, INC.  
 36219 ~ PG 232

Legal Description

All that tract or parcel of land lying and being in Land Lot 146, 7th District, Gwinnett County, Georgia, being more particularly described as follows:

Beginning at the intersection of the westerly right of way of Georgia Route 20 (right of way varies) and the southerly right of way of ingress-egress Easement if extended; thence 293.67 feet along said extension and said ingress-egress Easement to a point, that is the POINT OF BEGINNING; thence leaving said ingress-egress Easement South 12°17'22" East, a distance of 186.66 feet to a point; thence South 39°07'17" East, a distance of 147.06 feet to a point located on the centerline of Laurel Drive; thence along said centerline of Laurel Drive South 50°01'47" West, a distance of 63.30 feet to a point; thence South 51°03'23" West, a distance of 51.92 feet to a point; thence South 49°12'49" West, a distance of 43.56 feet to a point; thence South 43°33'17" West, a distance of 11.21 feet to a point; thence South 42°39'09" West, a distance of 24.05 feet to a point; thence South 36°22'26" West, a distance of 14.71 feet to a point; thence South 30°25'06" West, a distance of 29.33 feet to a point; thence South 24°26'51" West, a distance of 23.24 feet to a point; thence South 15°45'43" West, a distance of 16.67 feet to a point; thence leaving said centerline of Laurel Drive North 50°41'41" West, a distance of 82.75 feet to a point located on land lot line that divides land lots 146 and 147; thence along said land lot line North 31°09'25" West, a distance of 292.28 feet to a point located on the southerly ingress-egress Easement; thence leaving said land lot line and along said ingress-egress Easement North 52°21'58" East, a distance of 89.84 feet to a point; thence North 47°23'37" East, a distance of 156.47 feet to a point; thence running 87.56 feet along a curve to the right, said curve having a chord of North 66°20'27" East 87.38 feet and a radius of 395.00 feet to a point, being the POINT OF BEGINNING. Said tract contains 2.270 Acres.

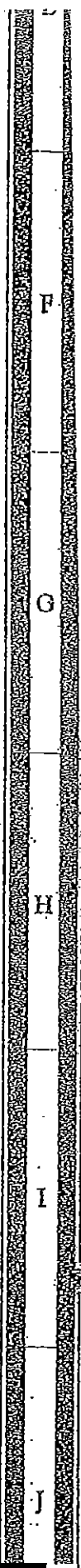
MH  
 P 1027.50  
 / IN 1023.00  
 / OUT 1022.00



McFarland-Dyer & Associates, Inc.  
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This plat and permitted reproductions in whole or in part are prohibited.

RECEIVED 8-4-11  
 PLP2011-00058



BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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On motion of COMM. 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 CHRIS MOON for the proposed use of LAWN/GARDEN EQUIPMENT 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 OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses. A lawn and garden equipment sales and service business, with outdoor sales and storage, may be allowed as a special use.
  - B. Any physical improvements (buildings) shall continue the existing architectural treatments of the Creek Stone Sports Complex, to include full masonry front elevations and masonry water tables on the side elevations, with the balance being stucco (EIFS) or colored split-face block complete with glass, metal or other architectural treatments; and the rear elevations (loading dock side) being stucco (EIFS) or colored split-face block complete with glass, metal or other architectural treatments. The overall color scheme of any building improvement shall be of earth tone color palette.
  - C. Outdoor display of lawn and garden merchandise or equipment shall be restricted to paved areas immediately adjoining the proposed building. No display of merchandise or equipment shall be permitted within the required 10-foot or 5-foot landscape strips.
  - D. Outdoor sales, storage and display shall be limited to during the businesses normal hours of operation, and shall be prohibited overnight.
2. To satisfy the following site development considerations:
  - A. Provide a 10-foot wide landscaped strip outside of all rights-of-way.
  - B. Provide 5-foot wide landscaped strips adjacent to all internal property lines.
  - C. Provide a 37.5-foot wide natural buffer, undisturbed except for approved access and utility crossings and re-plantings, where sparsely vegetated, adjacent to residential property along the east property line.
  - D. Provide a minimum 100-foot wide natural, undisturbed buffer and 150-foot impervious surface setback adjacent to the banks of all perennial streams within or adjacent to the property (as shown on the most recent USGS 7.5 minute quadrangle map). Restore the natural buffer in any area previously disturbed.
  - E. Dumpsters shall be screened by an 8-foot high brick wall.

- F. No billboards shall be permitted.
- G. Ground signage shall be limited to a single monument-type sign with masonry base, not to exceed 10-feet in height.
- H. The number, location, and design of driveways onto Athens Highway shall be subject to review and approval of the Georgia Department of Transportation.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- J. Provide wet detention facilities, or approved alternatives, meeting design standards for such facilities within the Big Haynes Creek Watershed. Design and maintenance plans for the wet detention facilities shall be subject to review and approval of the Planning and Development Department and the Gwinnett Department of Transportation Stormwater Management Unit.
- K. 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 residential properties.
- L. Provide inter-parcel access to adjacent outparcels to the north and east.

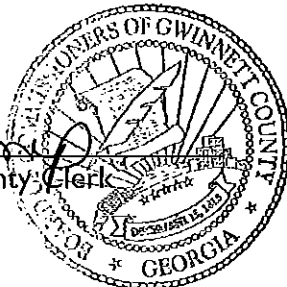
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



### Legal Description

All that tract or parcel of land lying and being in Land Lot 131, of the 5<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows;

Commencing at the intersection of the westerly right of way of Krisam Creek Drive, a 60 foot right of way and the northerly right of way of Athens Highway, a.k.a. U.S. Hwy No. 78, a 180 foot right of way and running thence along said right of way of Athens Highway North 71 degrees 04 minutes 00 seconds West a distance of 232.69 feet to a ½ inch rebar, said ½ inch rebar being the **Point of Beginning**, thence continuing along said right of way of Athens Highway, North 71 degrees 04 minutes 00 seconds West a distance of 368.19 feet to a ½ inch rebar, thence leaving said right of way North 35 degrees 38 minutes 21 seconds East a distance of 211.81 feet to a ½ inch rebar, thence North 19 degrees 06 minutes 55 seconds East a distance of 55.01 feet to a ½ inch rebar, thence South 71 degrees 04 minutes 00 seconds East a distance of 307.13 feet to a ½ inch rebar, thence South 18 degrees 56 minutes 00 seconds West a distance of 257.89 feet to a ½ inch rebar on the northerly right of way of the aforesaid Athens Highway, said ½ inch rebar being the **Point of Beginning**.

Said tract contains 1.961 acres and is more particularly shown on a Final Plat of Creekside Sports Center, prepared by Von Itter & McGee, Inc., dated 3/9/04, last revised 10/17/06, recorded in plat book 117, page 101, Gwinnett County Records.



RECEIVED 8-5-11  
SUP2011-00059

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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On motion of COMM. 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 THE REDEEMED CHRISTIAN CHURCH OF GOD CHRIST CENTERED INTERNATIONAL CHAPEL, INC. for the proposed use of CHURCH on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Office and accessory uses, which may include a church, but not including a commercial church daycare or private school unless approved by an additional Special Use Permit(s).
2. Any exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church and community outreach activities shall be conducted indoors.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.
5. Peddlers or parking lot sales shall be prohibited.
6. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
7. 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.

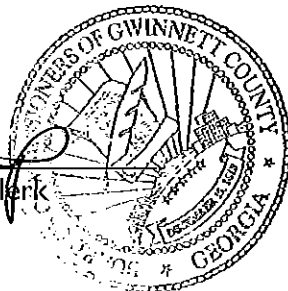
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/2/11

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT A**

ALL THAT TRACT or parcel of land lying and being in Land Lot 209 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point marked by Gwinnett County Monument No. 900; proceed thence North 46 degrees 29 minutes 46 seconds West a distance of 289.99 feet to a point on the northerly margin of the right-of-way of Georgia Highway No. 316 (variable width right-of-way) marked by a 1/2 inch rebar found, said point being the TRUE POINT OF BEGINNING; proceed thence along said right-of-way margin South 71 degrees 40 minutes 15 seconds West a distance of 126.87 feet to a point; leaving said right-of-way margin, proceed thence North 00 degrees 48 minutes 21 seconds East a distance of 709.10 feet to a point located on the southerly margin of the right-of-way of Hurricane Shoals Road (125 foot right-of-way); proceed thence along said right-of-way margin the following courses and distances: (i) North 64 degrees 37 minutes 21 seconds East a distance of 218.64 feet to a point marked by an iron pin found; and (ii) South 57 degrees 17 minutes 09 seconds East a distance of 35.10 feet to a point on the westerly margin of the right-of-way of Cedars Road (100 foot right-of-way) marked by a 1/2 inch rebar found; leaving the southerly margin of the right-of-way of Hurricane Shoals Road, proceed thence along the westerly margin of the right-of-way of Cedars Road the following courses and distances: (i) South 00 degrees 48 minutes 21 seconds West a distance of 239.17 feet to a point marked by a 1/2 inch rebar found; and (ii) along the arc of a curve to the left (said arc having a radius of 1709.02 feet and being subtended by a chord having a bearing of South 03 degrees 08 minutes 00 seconds East and a length of 234.49 feet) an arc distance of 234.67 feet to a point; leaving the right-of-way margin of Cedars Road, proceed thence South 82 degrees 48 minutes 06 seconds West a distance of 33.03 feet to a point marked by a 1/2 inch rebar found; proceed thence South 07 degrees 30 minutes 33 seconds East a distance of 86.70 feet to a point marked by a 1/2 inch rebar found; proceed thence South 78 degrees 22 minutes 14 seconds West a distance of 29.39 feet to a point marked by a 1/2 inch rebar found; proceed thence South 34 degrees 32 minutes 12 seconds West a distance of 125.03 feet to a point marked by a 1/2 inch rebar found; proceed thence South 03 degrees 56 minutes 37 seconds West a distance of 71.72 feet to a point on the northerly margin of the right-of-way of Georgia Highway No. 316, said point being the TRUE POINT OF BEGINNING; containing 3.47 acres, more or less, and being described as Tract A according to a certain Survey for CCOP, LLC, Regions Bank and Fidelity National Title Insurance Company of New York, dated February 22, 2001, prepared by Brock Design Group, Inc., and bearing the seal of Charles H. Jackson, Georgia Registered Land Surveyor No. 2351, which survey is incorporated herein by this reference and made a part hereof.

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RECEIVED 8-5-11  
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