

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

CASE NUMBER CIC2011-00018
GCID 2011-0818

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>ABSENT</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 4-0, 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-60 to R-60 by BEAZER HOMES, CORP. for a CHANGE IN CONDITIONS OF ZONING TO REMOVE BUILDING MATERIALS REQUIREMENTS AND 30-FOOT CONSTRUCTION BUFFER 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 NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 15TH day of NOVEMBER 2011, that the aforesaid application to amend the Official Zoning Map from R-60 to R-60 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-Family detached dwellings and accessory uses.
 - B. Dwellings, with the exception of Lots 1 and 51, shall be constructed of brick, stacked stone and shake on the front elevation with the option of three sides of siding with a brick or stone water table, in general accordance with the elevations presented at the November 1, 2011 Planning Commission hearing. Lots 1 and 51 shall be three-sided brick homes. Accent siding materials shall be fiber-cement type siding (vinyl siding shall be prohibited). Additional/ supplemental elevations shall be of a similar standard, and shall be subject to review and approval by the Director of Planning and Development.
 - C. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
2. To satisfy the following site development considerations:
 - A. Provide a 15- foot wide landscaped buffer adjacent to residentially-zoned property. The buffer shall be planted with a double-staggered row of evergreen trees (8 to 10 feet tall at the time of planting, and spaced a maximum of 10 feet on center). The evergreen trees shall consist of a row of Leyland Cypress, and a mixed row of either Leyland Cypress, Cryptomeria, or tree-form hollies. The final buffer design shall be subject to review and approval by the Director of Planning and Development.
 - B. All utilities shall be placed underground.

- C. Provide a 30-foot landscaped setback and entrance feature to include a wrought-iron style fence with brick columns (10-feet on center). Landscape and fence plan shall be subject to review and approval of the Director of Planning and Development.
- D. Subdivision entrance shall be subject to review and approval of Gwinnett DOT.
- E. All yards shall be sodded.
- F. The Developer shall dedicate all right-of-way and provide \$10,000.00 for the construction of intersection improvements at Buford Highway and Suwanee Creek Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



**DESCRIPTION OF
Tract 1**

All that tract or parcel of land lying and being in Land Lot 197 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING COMMENCE at a 1/2" Rebar set at the intersection of the southern right of way of State Route 23 (100' right of way) and the southern right of way of Suwanee Creek Road (60' right of way); THENCE leaving said intersection following the southern right of way of Suwanee Creek Road (60' right of way) along a curve to the left with a radius of 1915.87 feet and an arc length of 127.82 feet, said curve having a chord bearing of South 47 degrees 25 minutes 46 seconds East and a chord distance of 127.80 feet to a nail set; THENCE along a curve to the left with a radius of 585.63 feet and an arc length of 102.96 feet, said curve having a chord bearing of South 52 degrees 32 minutes 58 seconds East and a chord distance of 102.83 feet to a nail set, said nail being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING along the southern right of way of Suwanee Creek Road a curve to the left with a radius of 915.42 feet and an arc length of 54.53 feet, said curve having a chord bearing of South 60 degrees 11 minutes 54 seconds East and a chord distance of 54.52 feet to a point; THENCE South 41 degrees 07 minutes 53 seconds East a distance of 18.95 feet to 1/2" Rebar set; THENCE along a curve to the left with a radius of 765.20 feet and an arc length of 76.76 feet, said curve having a chord bearing of South 66 degrees 20 minutes 56 seconds East and a chord distance of 76.73 feet to 1/2" Rebar set on the northwestern end of a mitered intersection of the southern right of way of Suwanee Creek Road (60' right of way) and the western right of way of Idlewild Place (right of way varies); THENCE following the western right of way of Idlewild Place (right of way varies) along a curve to the right with a radius of 40.00 feet and an arc length of 61.63 feet, said curve having a chord bearing of South 25 degrees 05 minutes 07 seconds East and a chord distance of 55.71 feet to 1/2" Rebar set; THENCE South 18 degrees 49 minutes 43 seconds West a distance of 163.94 feet to 1/2" Rebar set; THENCE along a curve to the right with a radius of 513.76 feet and an arc length of 95.09 feet, said curve having a chord bearing of South 24 degrees 13 minutes 30 seconds West and a chord distance of 94.95 feet to 1/2" Rebar set; THENCE South 29 degrees 31 minutes 38 seconds West a distance of 3.38 feet to 1/2" Rebar; THENCE leaving said right of way South 70 degrees 01 minutes 59 seconds West a distance of 232.46 feet to a point; THENCE North 05 degrees 57 minutes 14 seconds West a distance of 332.72 feet to a point; THENCE North 59 degrees 01 minutes 27 seconds East a distance of 224.93 feet to a nail set on the southern right of way of Suwanee Creek Road, said nail being the TRUE POINT OF BEGINNING.

Said tract contains 2.40 acres.



RECEIVED 8-2-11
CIC2011-00018

**DESCRIPTION OF
Tract 2**

All that tract or parcel of land lying and being in Land Lot 197 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar set at the intersection of the southern right of way of State Route 23 (100' right of way) and the southern right of way of Suwanee Creek Road (60' right of way), **THENCE** following said right of way of Suwanee Creek Road along a curve to the left with a radius of 1915.87 feet and an arc length of 127.82 feet, said curve having a chord bearing of South 47 degrees 25 minutes 46 seconds East and a chord distance of 127.80 feet to a nail set; **THENCE** continuing along said right of way along a curve to the left with a radius of 585.63 feet and an arc length of 102.96 feet, said curve having a chord bearing of South 52 degrees 32 minutes 58 seconds East and a chord distance of 102.83 feet to nail set; **THENCE** leaving said right of way South 59 degrees 01 minutes 27 seconds West a distance of 224.93 feet to a point; **THENCE** South 05 degrees 57 minutes 14 seconds East a distance of 332.72 feet to 1" open top pipe; **THENCE** South 05 degrees 52 minutes 40 seconds East a distance of 152.54 feet to 1/2" Rebar; **THENCE** South 42 degrees 25 minutes 37 seconds West a distance of 532.10 feet to 1/2" Rebar; **THENCE** North 29 degrees 02 minutes 39 seconds West a distance of 940.62 feet to 1/2" Rebar set on the southern right of way of State Route 23 (100' right of way); **THENCE** following said right of way North 71 degrees 35 minutes 21 seconds East a distance of 430.84 feet to 1/2" Rebar set; **THENCE** continuing along said right of way along a curve to the left with a radius of 1540.69 feet and an arc length of 416.94 feet, said curve having a chord bearing of North 64 degrees 04 minutes 06 seconds East and a chord distance of 415.67 feet to a 1/2" Rebar set at the intersection of the southern right of way of State Route 23 and the southern right of way of Suwanee Creek Road, said 1/2" Rebar being the **POINT OF BEGINNING**.

Said tract contains 12.22 acres.

The above described property is shown on a ALTA/ACSM Land Title Survey for Beazer Homes, Stearns Bank N.A. & First American Title Insurance Company dated February 1, 2011, last revised June 29, 2011 prepared by Travis Pruitt & Associates, Inc.



RECEIVED 8-2-11
CIC2011-00018

CASE NUMBER SUP2011-00051
GCID 2011-0733

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>ABSENT</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 4-0, 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 PROGRESSIVE RECYCLING, LLC for the proposed use of METAL SALVAGE AND RECYCLING FACILITY (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 NOVEMBER 15, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER, 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. Limited to the uses of the M-1 district. The sole M-2 use of a metal salvage operation as a Special Use Permit is permitted, with most activities conducted indoors. Outdoor activities shall be limited to the delivery, weighing, unloading, sorting and repackaging of metals for transportation. Metals or other recyclables shall not be stored on bare earth, but shall be stored on concrete pads or placed within containers. The property shall not be used for the dismantling, demolition or abandonment of automobiles or other vehicles. Metal automobile or other vehicle parts may be recycled.

B. The hours of operation shall be limited to:

- 8:00 a.m. to 5:00 p.m., Monday through Thursday for the delivery of scrap metal, and until 6:00 p.m. for rearranging and organizing the yard;
- 8:00 a.m. to 5:00 p.m. on Friday for the delivery of scrap metal, and until 7:00 p.m. for rearranging and organizing the yard;
- 8:00 a.m. to 4:00 p.m. on Saturday for the delivery of scrap metal, and until 5:00 p.m. for rearranging and organizing the yard;
- Closed on Sunday.

The operation of excavator machinery shall be limited to:

- Monday through Thursday from 8:00 a.m. to 6:00 p.m.
- Friday from 8:00 a.m. to 7:00 p.m.
- Saturday from 9:00 a.m. to 5:00 p.m.
- Closed on Sunday.

C. Any newly constructed building/structure shall have a brick facade.

- D. A concrete wall or fence shall be provided along the eastern and southern property boundaries to a height of twelve (12) feet.
 - E. A mixture of deciduous and non-deciduous trees shall be planted seven (7) to eight (8) feet apart, or as approved by the Director of Planning and Development, along the property's boundary along Keystone Court, to provide adequate screening of piles. The height of the trees at full maturity shall exceed twenty (20) feet. A Landscape Plan shall be presented to the Director of Planning and Development within thirty (30) days of the approval of the Special Use Permit.
 - F. A sound mitigating fence, such as an Acoustifence, shall be placed along the property's boundary adjacent to the Keystone Court right-of-way.
 - G. At no time shall the height of the materials stored outside on the property exceed seventeen (17) feet at night or twenty (20) feet during the day. The height of the materials stored outside on the property within a horizontal distance of ten (10) feet of the concrete wall shall not exceed the height of the concrete wall. Four (4) pole height markers shall be fixed to the inside of the wall or fence at regular intervals on the eastern and southern boundaries of the property, two (2) on each boundary, to mark the height limitation.
 - H. Metal shredders are prohibited.
 - I. No "Hazardous Substances" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 with current amendments, and associated regulations promulgated thereunder shall be stored or handled on the site.
 - J. All large truck traffic to and from the site shall access Simpson Circle from Buford Highway (and not Old Norcross Road). Progressive Recycling shall post a sign on the property stating that all large truck traffic to and from the site shall access Simpson Circle from Buford Highway (and not Old Norcross Road).
 - K. Cars and trucks waiting to enter or leaving the property shall park only on the south side of Keystone Court. No vehicles shall be allowed to park within the circular area at the base of the cul-de-sac.
 - L. Customers of Progressive Recycling shall not unload or dismantle materials in the public right-of-way.
2. To satisfy the following site development considerations:
- A. Any new ground signage shall be limited to a single monument-type ground sign with a minimum 2-foot high masonry base. Sign height shall not exceed 5 feet in height.

- 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 signs and bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - C. Oversized signs shall be prohibited.
 - D. Dumpster pickup shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday thru Friday.
 - E. Peddlers and/or parking lot sales shall be prohibited.
 - F. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - G. Keystone Court shall be swept once daily, a minimum of five (5) days per week, as long as the business is operating.
 - H. Debris around the perimeter of the property and surrounding area shall be removed once daily, a minimum of five (5) days per week, as long as the business is operating. This shall include the area between the concrete wall and the fence on the eastern boundary.
3. The Director 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 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 1985 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: 11/29/11

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk

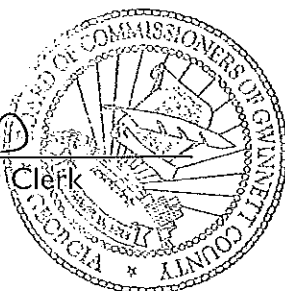


EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 258 of the 6th District, Gwinnett County, Georgia, being designated as Tract One, containing 1.01 acres, according to a Survey for Progressive Recycling, LLC, Quantum National Bank, U.S. Small Business Administration, Chicago Title Insurance Company, and Georgia Mountains Regional-Economic Development Corporation, dated September 25, 2007, prepared by Griffin Land Surveying, Inc., certified by Jeff H. Griffin, Georgia Registered Land Surveyor No. 2503, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point located at the Land Lot corner common to Land Lots 238, 239, 258, and 259; run thence along the Land Lot line common to Land Lots 258 and 239 South 58 degrees 40 minutes 27 seconds West a distance of 341.40 feet to an iron pin found; leaving the aforesaid Land Lot line, run thence North 31 degrees 09 minutes 33 seconds West a distance of 450.00 feet to an iron pin found; run thence South 58 degrees 40 minutes 27 seconds West a distance of 220.33 feet to a point marked by a ½ inch rebar found, and said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence South 13 degrees 56 minutes 08 seconds East a distance of 98.42 feet to a ½ inch rebar found on the northerly right of way line of Keystone Court (an apparent 60' right of way); run thence along the aforesaid right of way line and following the curvature of a cul-de-sac an arc distance of 12.98 feet to an iron pin set, said arc having a radius of 60.00 feet and being subtended by a chord line bearing and distance of South 69 degrees 52 minutes 00 seconds West 12.95 feet; continue thence along the aforesaid right of way line North 82 degrees 42 minutes 59 seconds West a distance of 349.76 feet to a point; continue thence along the aforesaid right of way line and following the curvature thereof an arc distance of 20.17 feet to a point located at the intersection of the aforesaid right of way line of Keystone Court and the southeasterly right of way line of Simpson Circle (an apparent variable right of way), said arc having a radius of 12.00 feet and being subtended by a chord line bearing and distance of North 34 degrees 33 minutes 25 seconds West 17.88 feet; leaving the aforesaid right of way line of Keystone Court, run thence along the aforesaid right of way line of Simpson Circle North 13 degrees 36 minutes 10 seconds East a distance of 116.34 feet to a ½ inch rebar found; leaving the aforesaid right of way line, run thence South 82 degrees 42 minutes 59 seconds East a distance of 299.93 feet to a ½ inch rebar found; run thence South 31 degrees 11 minutes 14 seconds East a distance of 39.91 feet to a point marked by a ½ inch rebar found, and said point being the TRUE POINT OF BEGINNING.

The aforescribed property being the same property shown as Lot 1 on that certain Plat recorded at Plat Book 45, Page 140, Gwinnett County, Georgia records, which plat is incorporated herein by this reference.



RECEIVED 6-30-11
SUP2011-00051

CASE NUMBER SUP2011-00061
GCID 2011-0822

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>ABSENT</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 4-0, 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 HONDUMEX FAST CASH TITLE LOANS, LLC for the proposed use of a TITLE LOAN FACILITY AND 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 NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER, 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 and title loan business as special uses.
2. Storage, sale or display of repossessed vehicles shall be prohibited.
3. Wall signage for the precious metals dealer and or title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
4. Window signage (signs displayed on the interior or exterior of the title loan business and 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.
5. Neon, LED or blinking window signs or wall signs shall be prohibited.
6. 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.
7. Peddlers and/or parking lot sales are prohibited.
8. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk


The seal of the Commissioners of Gwinnett County, Georgia, is circular. It features a central figure holding a scale and a sword, with a banner below that reads "1792". The outer ring of the seal contains the text "COMMISSIONERS OF GWINNETT COUNTY" at the top and "GEORGIA" at the bottom, separated by two stars.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 164 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the southwest corner of the intersection of the rights of way of Britt Road and Jimmy Carter Boulevard having dimensions of 80 feet and 100 feet, respectively; thence southeasterly along the right of way of Jimmy Carter Boulevard 150.00 feet to the True Point of Beginning; thence southeasterly along the arc of a curve to the right an arc distance of 213.21 feet along the right of way of the same road to an iron pin found (said arc being subtended by a chord of south 30 degrees 34 minutes 42 seconds east, 213.09 feet); thence south 62 degrees 21 minutes 58 seconds west, 202.71 feet to an iron pin; thence south 24 degrees 11 minutes 32 seconds east, 179.71 feet; thence south 62 degrees 20 minutes 24 seconds west, 750.0 feet; thence north 27 degrees 29 minutes 36 seconds west, 480.41 feet to an iron pin found on the southerly right of way of Britt Road; thence northeasterly along the southerly right of way of Britt Road 793.22 feet to a point (or, more specifically, north 52 degrees 43 minutes 51 seconds east, 1.08 feet); thence northeasterly along the arc of a curve to the right an arc distance of 225.50 feet (said arc being subtended by a chord of north 61 degrees 01 minutes 24 seconds east, 224.71 feet); thence north 69 degrees 18 minutes 57 seconds east, 203.31 feet; thence northeasterly along the arc of a curve to the right an arc distance of 363.33 feet (said arc being subtended by a chord of north 57 degrees 11 minutes 31 seconds east, 360.62 feet); thence leaving said right of way run south 36 degrees 10 minutes 31 seconds east, 150.00 feet; thence north 44 degrees 03 minutes 59 seconds east, 150.00 feet to the TRUE POINT OF BEGINNING.

Said tract containing 9.2048 acres and being shown on ALTA/ACSM Land Title Survey of Smoketree Town & Country Village prepared by W. L. Jordan & Co., Inc., dated June 16, 1994, revised June 21, 1994.

TOGETHER WITH all of Grantor's right, title and interest in and to the Easement from Royal Oaks Properties, Inc., a Georgia corporation, to Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms, as general partners, dated October 2, 1984, and recorded October 2, 1984, at Deed Book 2886, page 29, Records of Gwinnett County, Georgia, as amended by corrective easement recorded in Deed Book 2964, page 326, aforesaid records.

TOGETHER WITH all of Grantor's right, title and interest in and to the Easement entered into by Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms as general partners and Royal Oak Properties, Inc., a Georgia corporation, dated January 24, 1985, recorded January 28, 1985, in Deed Book 2964, page 343, Records of Gwinnett County, Georgia.

TOGETHER WITH all of Grantor's right, title and interest in and to the Land Use Agreement dated January 24, 1985, between Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms as general partners and National Convenience Stores, Inc., a Texas corporation, recorded in Deed Book 2964, page 355, Records of Gwinnett County, Georgia.

LESS AND EXCEPT that certain parcel of land referenced in that certain Permanent Easement from Smoketree, Inc. to Gwinnett County, dated October 23, 1995, recorded November 2, 1995, in Deed Book 11926, page 181, Records of Gwinnett County, Georgia.



RECEIVED 8-5-11
SUP2011-00061

CASE NUMBER RZC2011-00021
GCID 2011-0729

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to O-1 by JOHN MCGEE for the proposed use of a CHURCH (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 NOVEMBER 15, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER 2011, that the aforesaid application to amend the Official Zoning Map from R-75 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to worship services and church administrative offices only.
 - B. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
 - C. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes prior to church occupancy.
2. To satisfy the following site development considerations:
 - A. The undisturbed buffer on the northeast property line shall be 10 feet wide from the right-of-way of Lawrenceville Hwy. to the front corner of the church building, and 40 feet wide from the front corner of the church building to its rear corner. The remaining undisturbed buffers adjacent to residentially-zoned properties shall be 50 feet wide. All buffers in areas that are not fenced shall be enhanced where sparsely vegetated.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Provide a six-foot high wood privacy fence along the property line beside and in the rear of residence on parcel 5016 004 (Kenerly property), and along the property line of parcel 5016 043 (Bethesda Methodist Church parsonage). Provide a single row planting of six-foot high evergreens along the property line of parcel 6153 074 (daycare facility) where sparsely vegetated.
 - E. Ground signage shall be limited to a single monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign(s) shall not exceed 8 feet in height.

- F. Billboards or oversized signs shall be prohibited.
- G. Outdoor storage shall be prohibited.
- H. Dumpsters shall be screened by a 100% opaque fence or wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- I. Outdoor loudspeakers shall be prohibited.
- J. 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.
- K. Any outdoor activity or recreation facilities shall not be lighted, and all outdoor activities shall be prohibited after dusk.
- L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

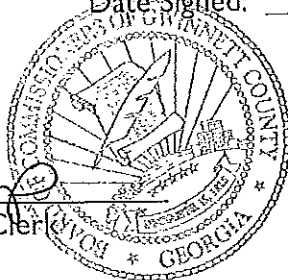
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



WINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

93 JAN 21 AM 8:00

GARY R. YATES, CLERK

BOOK 8323 PAGE 1

STATE OF GEORGIA \$ 109.60 GENERAL WARRANT DEED
COUNTY OF DEKALB GARY R. YATES CLERK OF SUPERIOR COURT

THIS INDENTURE, made the 4th day of January in the year one thousand nine hundred ninety-three, between AVA NELL GUTHRIE BRANAN, also known as Mrs. George Branan, also known as Ava Nell Guthrie Brannan, also known as Polly Branan, of the County of Gwinnett and State of Georgia, as party of the first part, hereinafter called GRANTOR, and JOHN K. MC GEE and CHRISTINE R. MC GEE as 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 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 16 of the 5th District of Gwinnett county, Georgia, and being more particularly described as follows:

BEGINNING at a one-half-inch rebar set on the southeastern right-of-way line of S. R. 8, also known as Lawrenceville Hwy., (having a ninety-foot right-of-way width) at the point of its intersection with the land lot and district line common to said Land Lot 16 of the 5th District and Land Lot 153 of the 6th District, (said rebar set being located 117.56 feet northeasterly of a concrete right-of-way monument found on the southeastern right-of-way line of said S. R. 8, a/k/a Lawrenceville Hwy.); run thence North 58 degrees 34 minutes 50 seconds East, along the southeastern right-of-way line of said S. R. 8, a/k/a Lawrenceville Hwy., a distance of 208.72 feet to a one-half-inch rebar set; thence, leaving the right-of-way line of said street, run south 17 degrees 33 minutes 13 seconds East, along property now or formerly owned by Exah Roseberry, a distance of 170.90 feet to a three-eighths-inch rebar found; thence south 63 degrees 33 minutes 02 seconds East, a distance of 78.77 feet to a three-eighths-inch rebar found; thence North 75 degrees 05 minutes 11 seconds East, a distance of 91.66 feet to a three-eighths-inch rebar found; thence south 34 degrees 19 minutes 42 seconds East, a distance of 252.57 feet to a one-half-inch rebar found; thence south 56 degrees 29 minutes 36 seconds West, along Glen Forest subdivision, Unit One, a distance of 91.32 feet to a three-eighths-inch rebar found; thence North 61 degrees 23 minutes 08 seconds West, a distance of 154.61 feet to a one-inch open top pipe found; thence south 42 degrees 49 minutes 06 seconds West, a distance of 139.08 feet to a one-half-inch rebar found on the land lot and district line common to said Land Lot 16 of the 5th District and Land Lot 153 of the 6th District; thence North 32 degrees 31 minutes 03 seconds West, along said land lot and district line and property now or formerly owned by Trustees of Bethesda Church and property now or formerly owned by Carroll E. Amass, Jr., a distance of 418.15 feet to a one-half-inch rebar set on the southeastern right-of-way line of S. R. 8, a/k/a Lawrenceville Hwy. and the POINT OF BEGINNING.

The above-described property, containing 2.409 acres, is more particularly shown on and described according to that certain survey for John Kenyan McGee and Christine Reilly McGee, prepared by Larry R. Bollinger, Georgia Registered Land Surveyor No. 2361, Cornerstone Planning Co., dated July 30, 1992, said survey being incorporated herein and by this reference, made a part of this description.

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

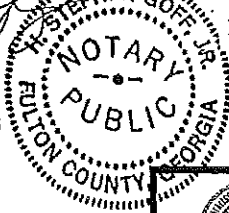
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered
this 4th day of January, 1993
in the presence of:

[Signature]
Unofficial Witness
[Signature]
Notary Public

[Signature] (Seal)
AVA NELL GUTHRIE BRANAN, also known as Mrs. George Branan, also known as Ava Nell Guthrie Brannan, also known as Polly Branan



McLARTY & VAN VOORHIES, P.C.
ATTORNEYS AT LAW
818 WEST PONCE DE LEON AVENUE
SUITE 1000
DECATUR, GEORGIA 30030

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 20, 1996



CASE NUMBER BRD2011-00003
GCID 2011-0915

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>ABSENT</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 4-0, 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 by WAL-MART STORES, INC. from 75 FEET to 0 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 NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER, 2011 that the aforesaid application for a Buffer Reduction is hereby **APPROVED** with the following enumerated conditions:

1. Provide a landscaped buffer along the south and east property lines per the landscape plan dated October 4, 2011, and presented at the November 1, 2011 Planning Commission public hearing. The landscaped portion of the buffer shall be enhanced with additional plantings and shall be at least 15 feet in width between the proposed service drive and the rear property line (except for the screened recycling area). The landscaped buffer shall consist of Japanese Cryptomeria, Savannah Holly, Eastern Red Cedar and Southern Magnolia trees planted in two staggered rows, a minimum of 8 feet in height at the time of planting and spaced 10-15 feet on-center. The buffer plantings shall be installed prior to the issuance of a Certificate of Occupancy.
2. Provide a 6-foot high opaque fence either along the south and east property lines or near the property lines in a location determined by the Director to maximize the effective screening of said fence. Portions of the fence may be located within the buffer to the extent such location maximizes the screening effect of said fence. The fencing shall be installed prior to the issuance of a Certificate of Occupancy.
3. Final landscape plans, opaque fencing and recycling area screening shall be subject to review and approval by the Director of Planning and Development.
4. Truck deliveries shall be prohibited between midnight and 6:00 am.
5. 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.

6. Metal sided or portable buildings shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 280 OF THE 6TH DISTRICT OF GWINNETT COUNTY AND DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LAKE VIEW LANE (60 FEET) AND THE EASTERLY RIGHT OF WAY OF WINTERS CHAPEL ROAD (100 FEET) THENCE SOUTH 17 DEGREES 54 MINUTES 41 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY OF WINTERS CHAPEL ROAD TO A POINT. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7565.97 FEET AND AN ARC LENGTH OF 124.63 FEET BEING SUBTENDED BY A CHORD OF SOUTH 17 DEGREES 52 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 124.63 FEET TO A POINT; THENCE SOUTH 71 DEGREES 43 MINUTES 08 SECONDS EAST A DISTANCE 19.30 FEET TO A 5/8 INCH REBAR SET WITH CAP. SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG A GEORGIA POWER EASEMENT SOUTH 71 DEGREES 43 MINUTES 08 SECONDS EAST A DISTANCE OF 556.18 FEET TO A 3/4 INCH REBAR SET WITH CAP; THENCE RUNNING ALONG THE PROPERTY OF WRH SPAULDING HILLS SOUTH 17 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 599.53 FEET TO A 1/2 INCH REBAR; THENCE RUNNING ALONG THE PROPERTY OF THOMAS F. FORKNER NORTH 72 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 422.46 FEET TO A NAIL SET AT THE BASE OF A DISTURBED 1/2 INCH CRIMP TOP PIPE; THENCE SOUTH 63 DEGREES 47 MINUTES 49 SECONDS WEST A DISTANCE OF 40.35 FEET TO 1/2 INCH REBAR FOUND AT THE EASTERLY RIGHT OF WAY OF WINTERS CHAPEL ROAD; THENCE FOLLOWING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 598.10 FEET AND AN ARC LENGTH OF 279.77 FEET BEING SUBTENDED BY A CHORD OF NORTH 02 DEGREES 50 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 277.23 FEET TO A NAIL SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1415.83 FEET AND AN ARC LENGTH OF 191.89 FEET BEING SUBTENDED BY A CHORD OF NORTH 14 DEGREES 26 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 191.74 FEET TO NAIL SET; THENCE NORTH 18 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 183.96 FEET TO A 3/4 INCH REBAR SET WITH CAP, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY BEING 327,493 SQUARE FEET OR 7.518 ACRES.



RECEIVED 9-2-11
BRD2011-00003

CASE NUMBER CIC2011-00021
GCID 2011-0914

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 CSO to R-75 CSO by O'DWYER HOMES for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE & REVISE BUILDING MATERIALS 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 NOVEMBER 15, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 15TH day of NOVEMBER 2011, that the aforesaid application to amend the Official Zoning Map from R-75 CSO to R-75 CSO (CHANGE IN CONDITIONS) is hereby **DENIED.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Diane Henry
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 003 of the 1st District of Gwinnett County, Georgia and more particularly described as follows:

Beginning at the intersection point of the Eastern right of way of Friendship Court, said right of way being 44 feet, and the Northern right of way of Fellowship Drive, said right of way being 46 feet, thence southeast along the Northern right of way a distance of 285.15 feet to a point, said point being **The True Point of Beginning**.

THENCE North 27 degrees 17 minutes 57 seconds East for a distance of 83.479 feet to a lot cor;
THENCE North 06 degrees 38 minutes 56 seconds West for a distance of 109.103 feet to a lot cor;
THENCE North 36 degrees 55 minutes 18 seconds East for a distance of 49.250 feet to a LOT COR;
THENCE North 69 degrees 10 minutes 33 seconds East for a distance of 33.642 feet to a LOT COR;
THENCE South 52 degrees 23 minutes 13 seconds East for a distance of 50.641 feet to a lot cor;
THENCE South 39 degrees 37 minutes 40 seconds East for a distance of 22.570 feet to a lot cor;
THENCE along a curve to the right having a radius of 50.000 feet and an arc length of 123.269 feet, being subtended by a chord of South 53 degrees 15 minutes 37 seconds East for a distance of 94.339 feet to a rw pt;
THENCE along a curve to the left having a radius of 15.000 feet and an arc length of 20.680 feet, being subtended by a chord of South 22 degrees 07 minutes 39 seconds East for a distance of 19.080 feet to a rw pt;
THENCE along a curve to the right having a radius of 183.000 feet and an arc length of 26.966 feet, being subtended by a chord of South 57 degrees 24 minutes 05 seconds East for a distance of 26.942 feet to a lot cor;
THENCE North 36 degrees 49 minutes 13 seconds East for a distance of 84.625 feet to a lot corner;
THENCE South 45 degrees 13 minutes 51 seconds East for a distance of 96.835 feet to a lot corner;
THENCE South 45 degrees 13 minutes 51 seconds East for a distance of 20.059 feet to a lot corner;
THENCE South 30 degrees 22 minutes 50 seconds East for a distance of 71.577 feet to a lot corner;
THENCE South 30 degrees 22 minutes 50 seconds East for a distance of 24.687 feet to a lot corner;
THENCE North 57 degrees 47 minutes 49 seconds East for a distance of 26.792 feet to a lot corner;
THENCE North 69 degrees 18 minutes 02 seconds East for a distance of 104.299 feet to a lot corner;
THENCE South 74 degrees 05 minutes 45 seconds East for a distance of 23.540 feet to a lot corner;
THENCE South 74 degrees 05 minutes 45 seconds East for a distance of 24.510 feet to a lot corner;
THENCE South 64 degrees 58 minutes 29 seconds East for a distance of 72.010 feet to a lot corner;



RECEIVED 9-1-11
CIC2011-00021

THENCE South 39 degrees 35 minutes 36 seconds East for a distance of 24.984 feet to a lot corner;
THENCE South 39 degrees 35 minutes 36 seconds East for a distance of 39.849 feet to a lot corner;
THENCE South 20 degrees 18 minutes 23 seconds East for a distance of 47.648 feet to a lot corner;
THENCE South 01 degrees 07 minutes 27 seconds West for a distance of 40.106 feet to a lot corner;
THENCE South 20 degrees 59 minutes 38 seconds West for a distance of 39.884 feet to a lot corner;
THENCE South 34 degrees 37 minutes 47 seconds West for a distance of 53.648 feet to a lot corner;
THENCE North 59 degrees 24 minutes 43 seconds West for a distance of 24.693 feet to a lot corner;
THENCE South 32 degrees 52 minutes 34 seconds West for a distance of 72.998 feet to a lot corner;
THENCE South 14 degrees 19 minutes 13 seconds West for a distance of 52.132 feet to a lot corner;
THENCE South 11 degrees 29 minutes 29 seconds West for a distance of 75.310 feet to a lot corner;
THENCE South 52 degrees 43 minutes 00 seconds West for a distance of 37.082 feet to a lot corner;
THENCE South 52 degrees 43 minutes 00 seconds West for a distance of 42.990 feet to a lot corner;
THENCE South 87 degrees 51 minutes 54 seconds West for a distance of 60.082 feet to a lot corner;
THENCE North 77 degrees 37 minutes 06 seconds West for a distance of 25.134 feet to a lot corner;
THENCE North 77 degrees 37 minutes 06 seconds West for a distance of 43.138 feet to a lot corner;
THENCE North 52 degrees 46 minutes 25 seconds West for a distance of 44.841 feet to a lot corner;
THENCE North 25 degrees 04 minutes 39 seconds East for a distance of 29.039 feet to a lot corner;
THENCE North 68 degrees 04 minutes 44 seconds West for a distance of 60.475 feet to a lot corner;
THENCE North 74 degrees 35 minutes 09 seconds West for a distance of 69.098 feet to a lot corner;
THENCE North 68 degrees 26 minutes 32 seconds West for a distance of 74.689 feet to a lot corner;
THENCE North 60 degrees 04 minutes 15 seconds West for a distance of 74.495 feet to a lot corner;
THENCE North 50 degrees 33 minutes 40 seconds West for a distance of 73.428 feet to a lot corner;
THENCE North 49 degrees 21 minutes 09 seconds West for a distance of 65.510 feet to a lot corner;
THENCE North 49 degrees 35 minutes 55 seconds West for a distance of 61.764 feet to a lot corner;
THENCE North 34 degrees 14 minutes 48 seconds East for a distance of 85.482 feet to a lot corner;
THENCE North 08 degrees 00 minutes 45 seconds West for a distance of 60.011 feet to a lot corner;

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

Said property contains 6.726 acres more or less



RECEIVED 9-1-11
CIC2011-00021

CASE NUMBER SUP2011-00062
GCID 2011-0909

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>ABSENT</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 4-0, 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 ANA MORARIU for the proposed use of IN-HOME 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 NOVEMBER 15, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER, 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 9:00 a.m. to 6:00 p.m. Monday 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk




EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT AN IRON PIN FOUND (REBAR) ON THE NORTHEASTERLY RIGHT OF WAY OF HIRAM DAVIS ROAD (80 FOOT RIGHT OF WAY) A DISTANCE OF 199.55 FEET IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF HIRAM DAVIS ROAD AND THE SOUTHERLY RIGHT OF WAY OF SADDLEBACK ROAD (60 FOOT RIGHT OF WAY); THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING NORTH 65 DEGREES 31 MINUTES 20 SECONDS EAST A DISTANCE OF 304.05 FEET TO AN IRON PIN FOUND (REBAR); RUNNING THENCE NORTH 65 DEGREES 52 MINUTES 14 SECONDS EAST A DISTANCE OF 326.97 FEET TO AN IRON PIN FOUND (REBAR); RUNNING THENCE SOUTH 31 DEGREES 43 MINUTES 30 SECONDS EAST A DISTANCE OF 139.46 FEET TO AN IRON PIN FOUND (REBAR); RUNNING THENCE SOUTH 65 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 643.88 FEET TO AN IRON PIN PLACED (REBAR) ON THE NORTHEASTERLY RIGHT OF WAY OF HIRAM DAVIS ROAD; RUNNING THENCE ALONG SAID RIGHT OF WAY AND FOLLOWING THE CURVATURE THEREOF (SAID CURVE HAVING A CHORD DISTANCE OF 159.86 FEET ON A BEARING OF NORTH 26 DEGREES 50 MINUTES 22 SECONDS WEST AND A RADIUS OF 1,105.92 FEET) A DISTANCE OF 160.0 FEET TO AN IRON PIN FOUND (REBAR) WHICH IS THE POINT OF BEGINNING, AS SHOWN ON A SURVEY FOR STEPHEN G.W. MUNRO, PREPARED BY J.A. EVANS SURVEYING CO., INC., DATED FEBRUARY 6, 1997.

SUP 09 057

RECEIVED

AUG 28 2009

GWINNETT PLANNING DIVISION



RECEIVED 8-15-11
SUP2011-00062

CASE NUMBER SUP2011-00063
GCID 2011-0910

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>ABSENT</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 4-0, 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 GLORIOUS GLOBAL APOSTOLIC CHURCH for the proposed use of a CHURCH on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A church and accessory uses, not including a commercial daycare or private school unless approved by an additional Special Use Permit(s).
2. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church functions and activities shall be conducted indoors.
4. Outdoor/exterior loud speakers shall be prohibited.
5. 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 and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
6. Peddlers or parking lot sales shall be 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: 11/29/11

ATTEST:

Diana J. ...
County Clerk/Deputy County Clerk

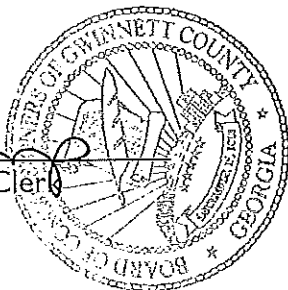


EXHIBIT "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 196 of the 6th District, Gwinnett County, Georgia and being Block "B", Lot 6 of Oakbrook Center Phase II Part I and being more particularly described as follows:

BEGINNING at an iron pin found on the southeasterly right-of-way line of Oakbrook Drive (having a 60 foot right-of-way at this point) said iron pin being located 1,728.64 feet as measured southwesterly along the southeasterly right-of-way line of Oakbrook Drive from the point of intersection of the south right-of-way line of Pirkle Road and the southeasterly right-of-way line of Oakbrook Drive; thence leaving said southeasterly right-of-way line of Oakbrook Drive and running thence south 41 degrees 48 minutes 39 seconds East a distance of 541.60 feet to an iron pin set; running thence South 50 degrees 08 minutes 53 seconds West a distance of 164.00 feet to an iron pin found; running thence North 49 degrees 37 minutes 59 seconds West a distance of 485.00 feet to an iron pin set located on the southeasterly right-of-way line of Oakbrook Drive (having an 80 foot right-of-way at this point); running thence along the southeasterly right-of-way line of Oakbrook Drive North 40 degrees 24 minutes 18 seconds East a distance of 46.37 feet to a point; running thence along the southeasterly right-of-way line of Oakbrook Drive North 40 degrees 21 minutes 45 seconds East a distance of 126.93 feet to a point; running thence along an offset of the southeasterly right-of-way line of Oakbrook Drive North 49 degrees 35 minutes 43 seconds West a distance of 10.00 feet to a point (Oakbrook Drive becoming a 60 foot right-of-way at this point); running thence along the southeasterly right-of-way line of Oakbrook Drive North 40 degrees 24 minutes 15 seconds East a distance of 67.44 feet to a point; running thence along the arc of a curve to the right in said right-of-way line said arc being subtended by a chord line having a magnetic bearing of North 46 degrees 23 minutes 13 seconds East and a length of 192.74 feet and a radius of 924.93 feet and an arc distance of 193.09 feet to the iron pin found at the POINT OF BEGINNING; said tract being shown on that certain Survey of Property for Morprop Incorporated, Oakbrook Center Phase II, prepared by Urban Engineers, Inc., dated August 22, 1980, revised January 29, 1981, which survey is recorded in the plat records of Gwinnett County, Georgia and on that certain Final Subdivision Map for Morprop Incorporated, dated October 29, 1980, last revised on June 21, 1982, recorded in Plat Book 14, Page 147, Gwinnett County, Georgia Records which survey and Final Subdivision Map are incorporated herein by this reference and made a part of this description; said tract of land also being shown on that Plat of Survey prepared for "East Oak Business Center" by B. Keith Rochester & Assoc., Inc. dated August 26, 1983 containing 4.749 acres according to said survey.

SUP 2011-00063

CASE NUMBER RZC2011-00024
GCID 2011-0917

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to C-2 by TRI-MARK PROPERTIES, LLC for the proposed use of COMMERCIAL/RETAIL USES (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 NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15TH day of NOVEMBER 2011, that the aforesaid application to amend the Official Zoning Map from M-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, and office uses. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - emission inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - taxidermists
 - yard trimmings composting facilities
 - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. Provide a 10-foot wide landscaped buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced with evergreens where sparsely vegetated.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.

- C. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall, at least six feet in height, with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- D. Ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base. Ground sign(s) shall not exceed 10 feet in height.
- E. Outdoor 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.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. 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: 11/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Tri-Mark Properties, LLC Rezoning Application

LAND DESCRIPTION

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

Beginning at the intersection of the northerly margin of the right-of-way of Buford Highway with the easterly margin of the right-of-way of Woodward Mill Road; thence North 57 degrees 02 minutes 32 seconds East, a distance of 110.83 feet to a 1/2" pin; thence North 30 degrees 06 minutes 30 seconds West, a distance of 250.0 feet to a 3/4" pipe thus being the TRUE POINT OF BEGINNING; thence North 30 degrees 06 minutes 30 seconds West, a distance of 603.0 feet to a pin; thence North 59 degrees 51 minutes 10 seconds East, a distance of 713.0 feet to a 1" pin; thence South 32 degrees 41 minutes 18 seconds East, a distance of 605.0 feet to a 1" pin; thence South 59 degrees 51 minutes 10 seconds West, a distance of 740.0 to the TRUE POINT OF BEGINNING. Containing 10.1 acres, more or less.



RECEIVED 9-2-11
RZC2011-00024