

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

CASE NUMBER RZC2011-00023  
GCID 2011-0911

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to M-2 by VIVIAN D. SINGLETON for the proposed use of SALVAGE OPERATION & RECOVERED MATERIALS PROCESSING 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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER 2011, that the aforesaid application to amend the Official Zoning Map from M-1 to M-2 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

BK 48435 PG 0559

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

07 NOV 19 PH 2:00

TOM LAWLER, CLERK

Garner & Kilgore  
PO Box 602  
Duford, GA 30515

GARNER & KILGORE Mail To: Vivian Singleton  
P.O. BOX 602 7334 Williams Road  
DUFORD GA 30515 Flowery Branch, GA 30542  
DEED PREPARATION ONLY - NO TITLE EXAMINATION

PT-61 #107-2007-035956  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 150.00  
TOM LAWLER CLERK OF  
SUPERIOR COURT

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

THIS INDENTURE, Made the 15<sup>th</sup> day of August, 2007, between CALVIN ALLEN  
A/K/A CALVIN LEE ALLEN, of the County of Gwinnett, and the State of Georgia, as party or parties of the first  
part, hereinafter called Grantor, and VIVIAN DENISE SINGLETON of the County of Gwinnett, and the State of  
Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to  
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER  
VALUABLE CONSIDERATIONS and other valuable considerations in hand paid at and before the sealing and  
delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise,  
convey and forever QUITCLAIM unto the said Grantee, the following described property, to-wit

Tract I:

All that tract or parcel of land lying and being in Land Lot 259 of the 6<sup>th</sup> Land District, Gwinnett County,  
Georgia, as shown and delineated as Lots 7, 8, 9 and 10 of the Subdivision of the Lands of Lee Payne, as  
shown on plat of said subdivision by H.L. Dunahoo, dated January, 1946, which plat is recorded in Gwinnett  
County Plat Records at Plat Book D, Page 148, and is incorporated herein by reference for a more complete  
description.

This is a portion of the property conveyed to Bennie Frank Allen by QuitClaim Deed recorded in Deed Book  
2090, Page 27, Gwinnett County Deed Records.

Tract II:

All that tract or parcel of land lying and being in Land Lot 259 of the 6<sup>th</sup> Land District, Gwinnett County,  
Georgia, as shown and delineated as Lots 11 and 12 of the Subdivision of the Lands of Lee Payne, as shown  
on plat of said subdivision by H.L. Dunahoo, dated January, 1946, which plat is recorded in Gwinnett County  
Plat Records at Plat Book D, Page 148, and is incorporated herein by reference for a more complete  
description.

This is a portion of the property conveyed to Bennie F. Allen by Executors Deed recorded in Deed Book 2807,  
Page 485, Gwinnett County Deed Records.

Less and Except:

Any portion of the above-described Lots 10 and 11 described in that certain Warranty Deed to Mary H.  
Timms and R. T. Timms recorded in Deed Book 2689, Page 365, Gwinnett County Deed Records.

THIS PROPERTY WAS DEVEISED TO THE GRANTOR AND GRANTEE HEREIN, EQUALLY, UNDER  
THE LAST WILL AND TESTAMENT OF BENNIE FRANK ALLEN, WHICH WAS PROBATED IN  
GWINNETT PROBATE COURT.

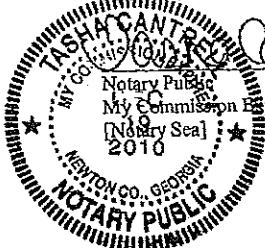
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or  
persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to  
said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the  
Presence of:

[Signature]  
Official Witness

[Signature] (Seal)  
CALVIN ALLEN a/k/a CALVIN LEE ALLEN



CD REDEEMED	
DATE	2/19/2010
PRICE	
INITIALS	
PENALTY	
TOTAL	
DISPOSITION	
INITIALS	

A/K/A CALVIN LEE ALLEN

0157407

RECEIVED 9-1-11  
RZC2011-00023

CASE NUMBER SUP2011-00064  
GCID 2011-0912

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO 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 VIVIAN D. SINGLETON for the proposed use of SALVAGE OPERATION & RECOVERED MATERIALS PROCESSING 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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

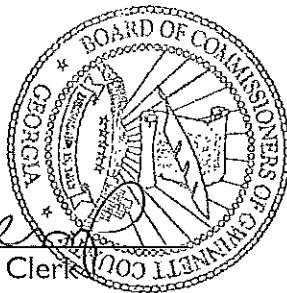
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Diane Keenan  
County Clerk/Deputy County Clerk



8K48435PG0559

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

07 NOV 19 PM 2:00

TOM LAWLER, CLERK

Garner & Kilgore  
PO Box 602  
Duforo, GA 30515

GARNER & KILGORE Mail To: Vivian Singleton  
P.O. BOX 602 7334 Williams Road  
DUFORO GA 30515 Flowerly Branch, GA 30542  
DEED PREPARATION ONLY - NO TITLE EXAMINATION

PT-61 #107-2007-035956  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 150.00  
TOM LAWLER CLERK OF  
SUPERIOR COURT

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

THIS INDENTURE, Made the 15<sup>th</sup> day of August, 2007, between CALVIN ALLEN  
A/K/A CALVIN LEE ALLEN, of the County of Gwinnett, and the State of Georgia, as party or parties of the first  
part, hereinafter called Grantor, and VIVIAN DENISE SINGLETON of the County of Gwinnett, and the State of  
Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to  
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER  
VALUABLE CONSIDERATIONS and other valuable considerations in hand paid at and before the sealing and  
delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise,  
convey and forever QUITCLAIM unto the said Grantee, the following described property, to-wit

Tract I:

All that tract or parcel of land lying and being in Land Lot 259 of the 6<sup>th</sup> Land District, Gwinnett County,  
Georgia, as shown and delineated as Lots 7, 8, 9 and 10 of the Subdivision of the Lands of Lee Payne, as  
shown on plat of said subdivision by H.L. Dunahoo, dated January, 1946, which plat is recorded in Gwinnett  
County Plat Records at Plat Book D, Page 148, and is incorporated herein by reference for a more complete  
description.

This is a portion of the property conveyed to Bennie Frank Allen by QuitClaim Deed recorded in Deed Book  
2090, Page 27, Gwinnett County Deed Records.

Tract II:

All that tract or parcel of land lying and being in Land Lot 259 of the 6<sup>th</sup> Land District, Gwinnett County,  
Georgia, as shown and delineated as Lots 11 and 12 of the Subdivision of the Lands of Lee Payne, as shown  
on plat of said subdivision by H.L. Dunahoo, dated January, 1946, which plat is recorded in Gwinnett County  
Plat Records at Plat Book D, Page 148, and is incorporated herein by reference for a more complete  
description.

This is a portion of the property conveyed to Bennie F. Allen by Executors Deed recorded in Deed Book 2807,  
Page 485, Gwinnett County Deed Records.

Less and Except:

Any portion of the above-described Lots 10 and 11 described in that certain Warranty Deed to Mary H.  
Timms and R. T. Timms recorded in Deed Book 2689, Page 365, Gwinnett County Deed Records.

THIS PROPERTY WAS DEVISED TO THE GRANTOR AND GRANTEE HEREIN, EQUALLY, UNDER  
THE LAST WILL AND TESTAMENT OF BENNIE FRANK ALLEN, WHICH WAS PROBATED IN  
GWINNETT PROBATE COURT.

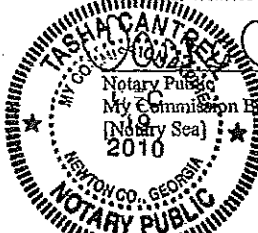
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or  
persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to  
said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the  
Presence of:

*[Signature]*  
Notary Public

*[Signature]* (Seal)  
CALVIN ALLEN a/k/a CALVIN LEE ALLEN



CD REDEEMED  
DATE: 12/19/2010  
PENALTY  
TOTAL  
DISPOSITION  
INITIALS

RECEIVED 9-1-11  
SUP2011-00064

0157407

CASE NUMBER SUP2011-00065  
GCID 2011-0913

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 CHRISTOPHER M. QUIGLEY for the proposed use of a TITLE LOAN FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 15, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 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 title loan business as a special use.
2. Storage, sale or display of repossessed vehicles shall be prohibited on the property.
3. Wall signage for the 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), 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.

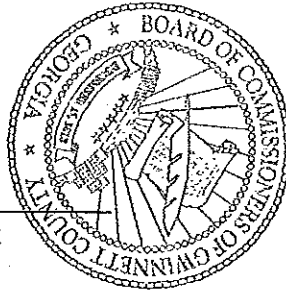
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 61 of the 6th District, Gwinnett County, Georgia and more particularly described as follows;

Beginning at a point on the southerly right of way of U.S. Highway No. 78 North 78 degrees 55 minutes 34 seconds East a distance of 312.94' feet of the easterly right of way of Park Place;

THENCE North 76 degrees 36 minutes 47 seconds East for a distance of 36.63' feet along the southerly right of way of U.S. Highway 78 (A.K.A. Stone Mountain Highway) to a point;

THENCE North 77 degrees 38 minutes 53 seconds East for a distance of 116.16' feet along said right of way to a point;

THENCE South 10 degrees 16 minutes 53 seconds East for a distance of 201.95' feet leaving said right of way to a point;

THENCE South 78 degrees 33 minutes 53 seconds West for a distance of 151.28' feet to a point;

THENCE North 10 degrees 41 minutes 20 seconds West for a distance of 198.82' feet to a point on the southerly right of way of U.S. Highway 78 and the POINT OF BEGINNING.

Said property contains 0.700 acres more or less.



RECEIVED 9-1-11  
SUP2011-00065

CASE NUMBER SUP2011-00066  
GCID 2011-1031

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 GMH AND COMPANY, LLC for the proposed use of a PAWN SHOP AND TITLE LOAN FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial, office and accessory uses which may include a pawn shop and title loan facility as a special use.
2. The pawn shop and title loan business shall be restricted to Suites 101 and 102 (2,400 +/- square feet of space).
3. Outdoor sales or display of pawned merchandise shall be prohibited.
4. On-site sales, storage or display of repossessed vehicles shall be prohibited.
5. Wall signage for the pawn shop and title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
6. Window signage (signs displayed on the interior or exterior of the pawn shop and title loan business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
7. Neon, LED or blinking window signs or wall signs shall be prohibited.
8. No banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
9. Peddlers and/or parking lot sales shall be prohibited.

10. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



EXHIBIT "A"  
(Legal Description)

Parcel A

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

BEGINNING at an iron pin on the westerly side of the right of way of Jimmy Carter Boulevard 577.97 feet southerly as measured along the westerly side of the right of way of Jimmy Carter Boulevard from an iron pin at the corner formed by the intersection of the westerly side of the right of way of Jimmy Carter Boulevard with the southwesterly side of the right of way of McDonough Drive, said point of beginning having a chord measurement of South 15 degrees 35 minutes 14 seconds East 576.95 feet, and running thence in a southerly direction along the westerly side of the right of way of Jimmy Carter Boulevard and following the slight curvature thereof 107.77 feet to an iron pin, the chord measurement of said course being South 08 degrees 31 minutes 37 seconds East 107.76 feet and having a radius of 2283.68 feet; thence North 82 degrees 32 minutes 45 seconds East along an offset in the right of way of Jimmy Carter Boulevard 13 feet to an iron pin on the westerly side of the right of way of Jimmy Carter Boulevard; thence South 07 degrees 27 minutes 15 seconds East along the westerly side of the right of way of Jimmy Carter Boulevard 52.04 feet to an iron pin; thence South 83 degrees 37 minutes 40 seconds West 286.07 feet to an iron pin; thence North 08 degrees 29 minutes 26 seconds West 150 feet to an iron pin; thence North 81 degrees 37 minutes 23 seconds East 273.75 feet to the iron pin on the westerly side of the right of way of Jimmy Carter Boulevard at the point of beginning.

Parcel A-1

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

BEGINNING at the northwesterly corner of Parcel A hereinabove described and running thence South 08 degrees 29 minutes 26 seconds East along the westerly line of Parcel A 150 feet to an iron pin at the southwesterly corner of said Parcel A; thence South 83 degrees 37 minutes 40 seconds West 25 feet to an iron pin; thence North 08 degrees 29 minutes 50 seconds West 149.13 feet to an iron pin; thence North 81 degrees 37 minutes 23 seconds East 25 feet to an iron pin at the point of beginning.

Parcel A and Parcel A-1 hereinabove described are more particularly shown on a plat of survey prepared by H. E. Harper, Land Surveyor, dated January 4, 1980, last revised June 24, 1980, a copy of which is recorded in Plat Book 13, Page 60, in the office of the Clerk of the Superior Court of Gwinnett County, Georgia.

As shown on that certain survey entitled "ALTA/ACSM Land Title Survey", coordinated by International Land Services, Inc., Job No. 05-12-008:101, dated March 14, 2006, last revised September 18, 2006, and finally revised on November 26, 2006.



RECEIVED 9-30-11  
SUP2011-00066

CASE NUMBER SUP2011-00068  
GCID 2011-1033

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO 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 BAHRAM KARIMI for the proposed use of a OUTDOOR SALES / STORAGE (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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 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. Gas pumps and convenience stores shall be prohibited.
  - B. Outdoor sales and/or storage of stone products and landscape materials may be permitted as a special use, provided the applicant obtains the necessary development permit and completes the site development requirements contained herein (including fencing and landscaping).
  - C. Buildings shall be finished with architectural treatments of glass and/or brick or stone. Submit architectural and site plans for approval by the Director of Planning and Development prior to issuance of a building permit.
2. To satisfy the following site development considerations:
  - A. Due to issues with newly installed landscaping surviving on the subject property, the required plant materials for the 10-foot landscape strip shall be provided in equal amounts, or greater, to those required by the current Buffer, Landscape and Tree Ordinance in an off-site location in Commission District 2. The location for the off-site plant materials, planting plans, and specifications must be approved by the Director of Planning and Development prior to any installations.
  - B. Install a decorative metal fence with masonry columns. The masonry columns shall be spaced at a maximum distance of every 50 feet on center and treated with either brick or stone that is within an earth tone color scheme. The decorative metal fence shall not exceed 5-feet in height. The decorative fence shall be similar in nature to the rendering placed in the record at the June 16, 2009, Board of Commissioners meeting.

The materials, design and layout of the fence shall be subject to review and approval by the Director of Planning and Development.

- C. Oversized signs shall be prohibited.
- D. 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 or bandit signs shall be prohibited.
- E. 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 property.
- F. Dumpsters shall be screened by a brick wall at least 6-feet in height. Hours of pickup shall be limited to 7:00 a.m. to 7:00 p.m.
- G. Peddlers or parking lot sales shall be prohibited.
- H. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- I. Ground signs shall be limited to monument-type with a brick base of at least 2 feet in height and shall match the masonry construction of the building.
- J. Provide a 5-foot wide sidewalk across the Buford Highway frontage.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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



12/20/11

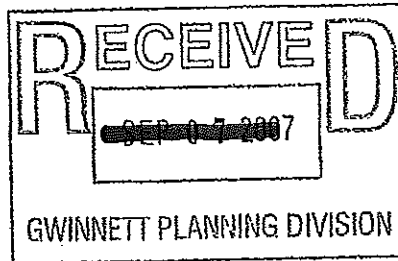
ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

**LEGAL DESCRIPTION**

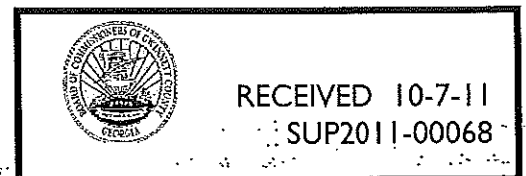
**ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 257 of the 6<sup>th</sup> District of Gwinnett County, Georgia by Thomas Wood, dated April 22, 1996, and being more particularly described as follows:**

**BEGINNING at the iron pin set on the northwest right-of-way of Buford Highway (U.S. No. 23) (100 foot right-of-way), located 275.19 feet northeast, as measured along said right-of-way, from land lot line common to Lots 256 and 257; run thence North 27 degrees 26 minutes 10 seconds West a distance of 201.17 feet to an iron pin; run thence North 60 degrees 54 minutes 15 seconds East a distance of 203.75 feet to an iron pin; continue thence North 60 degrees 54 minutes 15 seconds East a distance of 92.71 feet to an iron pin; run thence in a southeasterly direction 108.41 feet to an iron pin located on the northwest right-of-way of Buford Highway; run thence along said right-of-way South 44 degrees 30 minutes 11 seconds West a distance of 333.24 feet to an iron pin, which is the place of the beginning.**



~~010 070 32~~

~~SEP 07 2007~~



CASE NUMBER SUP2011-00069  
GCID 2011-1034

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 ANNETTE COFFEE for the proposed use of a CHURCH PRESCHOOL 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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a church and accessory uses which may include a preschool as a special use.
2. Preschool enrollment shall be limited to no more than 30 children.
3. The hours of operation for the preschool shall be limited to between 8:00 a.m. and 3:00 p.m., Monday through Friday.
4. Outdoor activity/play ground areas shall be limited to the rear of building.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT ONE**  
**SPECIAL USE PERMIT**  
**APPLICANT: FOUR SEASONS MONTESSORI**

**LEGAL DESCRIPTION**

All that certain real property, situated in portion of District 3, Land Lot 007, Parcel 034, the County of Gwinnett, State of Georgia, described as follows:

**Beginning** at 1/2" rebar found 628.33' from the intersection of Spout Springs Road and Duncans Shore Drive;

Thence, (1) South 64°17'04" West 409.16 feet along the existing boundary;

Thence, (2) North 09°30'14" West 186.80 feet;

Thence, (3) North 17°19'00" West 152.11 feet;

Thence, (4) North 09°08'06" West 51.98 feet;

Thence, (5) North 09°09'13" West 88.00 feet;

Thence, (6) North 01°03'57" West 119.95 feet;

Thence, (7) North 08°20'37" West 98.40 feet;

Thence, (8) North 08°19'48" West 84.56 feet;

Thence, (9) North 12°15'45" East 135.00 feet;

Thence, (10) North 34°51'10" East 132.91 feet;

Thence, (11) North 34°50'20" East 36.07 feet;

Thence, (12) North 17°45'20" East 64.94 feet;

Thence, (13) North 23°05'10" East 16.41 feet;

Thence, (14) South 19°59'46" East 1050.88 feet to the **Point of beginning** and containing **7.035** acres of land more or less.

*For assessment purposes only. This description of land is not a legal property description and may not be used as the basis for an offer for sale of the land described.*



RECEIVED 10-7-11  
SUP2011-00069

CASE NUMBER SUP2011-00070  
GCID 2011-1035

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SU FACILITY #10, LLC for the proposed use of a PRIVATE UNIVERSITY 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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 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 private university as a special use.
2. The private university shall be as described in their letter of intent and application package, submitted October 7, 2011.
3. Classes and scheduled activities shall be limited to between the hours of 6:00 a.m. and 10:00 p.m.
4. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Modification of the streetscape requirements along Peachtree Parkway shall be subject to review and approval by the Director of Planning and Development and the Georgia D.O.T.
5. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
6. Provide 10-foot wide natural and/or replanted landscaped buffer strip along side and rear property lines.
7. All school functions and activities shall be conducted indoors, except as authorized by the Director of Planning and Development.
8. Outdoor loud speakers shall be prohibited.

9. 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.
10. Peddlers or parking lot sales shall be prohibited.
11. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE PARKWAY (HAVING A 250 FOOT WIDE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SPALDING DRIVE (HAVING AN 80 FOOT WIDE RIGHT-OF-WAY) IF THE RIGHT-OF-WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION RATHER THAN A MITER AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SPALDING DRIVE NORTH 82 DEGREES 11 MINUTES 36 SECONDS WEST A DISTANCE OF 129.85 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE TRUE POINT OF BEGINNING. THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SPALDING DRIVE NORTH 82 DEGREES 11 MINUTES 36 SECONDS WEST A DISTANCE OF 270.00 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SPALDING DRIVE NORTH 07 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 435.04 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SOUTHEAST RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A 60-FOOT RIGHT-OF-WAY); THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, AN ARC LENGTH OF 183.64 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREES 06 MINUTES 31 SECONDS EAST AND A CHORD DISTANCE OF 181.99 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY SOUTH 71 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 384.98 FEET TO AN IRON PIN (ONE HALF INCH REBAR) ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE PARKWAY; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE PARKWAY SOUTH 18 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 377.00 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE MITER LINE CONNECTING THE WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE PARKWAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SPALDING DRIVE SOUTH 58 DEGREES 22 MINUTES 13 SECONDS WEST A DISTANCE OF 200.64 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 5.244 ACRES (BEING 221,445 SQUARE FEET) INCLUDING ALL EASEMENTS AND SHOWN ON THE FINAL PLAT OF UNIT ONE, SPALDING TRIANGLE, LOT 2, BLOCK B, DATED JANUARY 24, 1984, LAST REVISED APRIL 28, 2005, RERECORDED IN PLAT BOOK 109, PAGE 72 AND BEING ON FILE WITH THE CLERK OF SUPERIOR COURT, GWINNETT COUNTY GEORGIA.



RECEIVED 10-7-11  
SUP2011-00070

CASE NUMBER SUP2011-00071  
GCID 2011-1037

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. 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 NISHI SHARMA for the proposed use of a RESTAURANT (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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Restrict the use of the property to as follows:
  - A. Retail, service-commercial, office and accessory uses, with a Special Use Permit for a restaurant (with no drive-thru) within the existing building. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - automotive parts stores
    - contractors offices
    - emission inspection stations
    - equipment rental
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - taxidermists
    - yard trimmings composting facilities
  - B. 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.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip adjacent to all adjoining rights-of-way.
  - B. Provide a five-foot wide landscaped strip adjacent to all internal property lines.

- C. Any new ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base. New ground sign(s) shall not exceed six feet in height.
- D. Any new 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 property.
- E. Billboards or oversized signs shall be prohibited.
- F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- 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. Blinking, neon, portable and temporary signage shall be prohibited. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales are prohibited.
- I. 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: 12/20/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 5TH DISTRICT AND LAND LOT 16 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

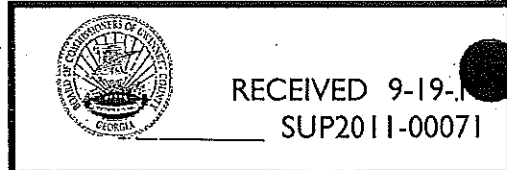
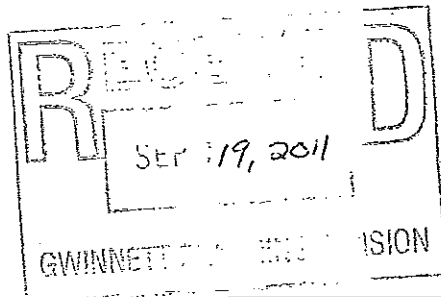
BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LENORA CHURCH ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) WITH THE SOUTHERLY RIGHT OF WAY LINE OF TEMPLE JOHNSON ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH); THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TEMPLE JOHNSON ROAD, SOUTH 88 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 397.64 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, FOLLOWING A COUNTERCLOCKWISE CURVE WITH AN ARC DISTANCE OF 490.20 FEET, HAVING A RADIUS OF 1185.92 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 41 MINUTES 30 SECONDS EAST, 486.72 FEET TO A POINT; THENCE NORTH 67 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CARSON ROAD (HAVING A 60 FOOT RIGHT OF WAY WIDTH); THENCE ALONG SAID RIGHT OF WAY, SOUTH 05 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 92.74 FEET TO A POINT; THENCE FOLLOWING A CLOCKWISE CURVE WITH AN ARC DISTANCE OF 118.01 FEET, HAVING A RADIUS OF 190.37 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 34 MINUTES 30 SECONDS WEST, 116.13 FEET TO A POINT; THENCE SOUTH 41 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 160.80 FEET TO A 1/2 INCH RE-BAR FOUND ON THE WESTERLY RIGHT OF WAY LINE OF CARSON ROAD; THENCE LEAVING SAID RIGHT OF WAY, NORTH 48 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 98.50 FEET TO A 1/2 INCH RE-BAR FOUND; THENCE SOUTH 60 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 493.96 FEET TO A 1/2 INCH RE-BAR FOUND ON THE EASTERLY RIGHT OF WAY LINE OF LENORA CHURCH ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 29 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 469.46 FEET TO A POINT AT THE INTERSECTION OF LENORA CHURCH ROAD AND TEMPLE JOHNSON ROAD AND THE PLACE OR POINT OF BEGINNING.

SAID TRACT IS SHOWN ON A PLAT ENTITLED SURVEY FOR: GLENWOOD HOLDINGS, INC. CONTAINING 4.9528 ACRES PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED FEBRUARY 06, 1998, LAST REVISED FEBRUARY 20, 1998.

TOGETHER WITH A CERTAIN SEWER EASEMENT AND CONSTRUCTION SEWER EASEMENT PURSUANT TO EASEMENT RECORDED AT DEED BOOK 18072, PAGE 50, SAID COUNTY RECORDS, A COPY OF SAID EASEMENT DESCRIPTIONS ATTACHED HERETO AND MADE A PART HEREOF.

CCM  
initials

            
initials



CASE NUMBER SUP2011-00072  
GCID 2011-1038

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by WORLD CHANGERS CHURCH INTERNATIONAL for the proposed use of a RESIDENTIAL SHELTER 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 DECEMBER 13, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 13<sup>TH</sup> day of DECEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A residential shelter (for a maximum of 16 beds) as an accessory use to the church.
2. All residential shelter related activities shall be conducted indoors.
3. 24-hour security shall be provided for the shelter and church grounds.
4. There shall be no exterior evidence of the residential shelter on the property.
5. Abide by all applicable conditions for CIC-04-011 and CIC-04-014.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/20/11

ATTEST:

Diane Kenney  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 275 of the 6<sup>th</sup> District of Gwinnett County, Georgia known as 6920 Jimmy Carter Boulevard and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the southwestern right-of-way line of Jimmy Carter Boulevard (100-foot right-of-way) with the southeastern right-of-way line of Peachtree Industrial Boulevard (having a right-of-way of varying widths); and running thence in a southeasterly direction, along the arc of a curve to the left (having a chord bearing South 42 degrees 54 minutes 36 seconds East, a chord distance of 259.90 feet and an arc radius of 1049.59 feet) an arc length of 260.57 feet to an iron pin marking the intersection of said southwestern right-of-way line of Jimmy Carter Boulevard with the northwestern right-of-way line of Cash Court (80 foot right-of-way); thence in a southeasterly direction, along the northwestern right-of-way line of Cash Court, along the arc of a curve to the right (having a chord bearing South 03 degrees 56 minutes 13 seconds East, a chord distance of 36.01 feet and an arc radius of 25.00 feet) an arc length of 40.20 feet to a point on said right-of-way line of Cash Court; thence in a southwesterly direction, continuing along the northwestern right-of-way line of Cash Court, along the arc of a curve to the right (having a chord bearing of the South 51 degrees 12 minutes 49 seconds West, a chord distance of 145.85 feet and an arc radius of 459.16 feet) an arc length of 146.47 feet to a point on said right-of-way line; thence South 60 degrees 20 minutes 00 seconds West, along said northwestern right-of-way line of Cash Court, a distance of 296.65 feet to a point; thence in a southwesterly direction, continuing along the northwestern right-of-way line of Cash Court, along the arc of a curve to the right (having a chord bearing South 77 degrees 06 minutes 43 seconds West, a chord distance of 34.64 feet an a arc radius of 25.00 feet) an arc length of 38.27 feet to a point on said right-of-way line; thence along the curve of the cul-de-sac of Cash Court along the arc of a curve to the left (having a chord bearing South 11 degrees 12 minutes 14 seconds West, a chord distance of 119.02 feet and an arc radius of 60.00 feet) an arc length of 173.13 feet to an iron pin; thence South 60 degrees 20 minutes 00 seconds West a distance of 353.23 feet ("Point A"); thence South 60 degrees 20 minutes 00 seconds West a distance of 28.70 feet to a point on the centerline of Crooked Creek; running thence in a northwesterly and northerly direction and following meanderings of Crooked Creek a distance of 410 feet more or less to a point on the southeasterly right-of-way line of Peachtree Industrial Boulevard ("Point B") (the traverse from Point A to Point B being described by beginning at Point A and traveling North 63 degrees 07 minutes 00 seconds West a distance of 23.03 feet ; thence North 56 degrees 47 minutes 00 seconds West a distance of 126.80 feet; thence North 09 degrees 31 minutes 00 seconds West a distance of 71.00



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SUP2011-00072

feet; thence North 80 degrees 41 minutes 00 seconds West a distance of 186.84 feet to Point B); thence North 55 degrees 19 minutes 00 seconds East, along said right-of-way line of Peachtree Industrial Boulevard, a distance of 754.89 feet to a point on said right-of-way line; thence North 66 degrees 43 minutes 00 seconds East, along said right-of-way line of Peachtree Industrial Boulevard, a distance of 101.90 feet to an iron pin on said right-of-way line; thence North 55 degrees 17 minutes 00 seconds East, along said right of Way line of Peachtree Industrial Boulevard, a distance of 199.80 feet to an iron pin marking the POINT OF BEGINNING. Said property being more particularly shown and delineated as 7.065 acres.



RECEIVED 10-7-11  
SUP2011-00072