

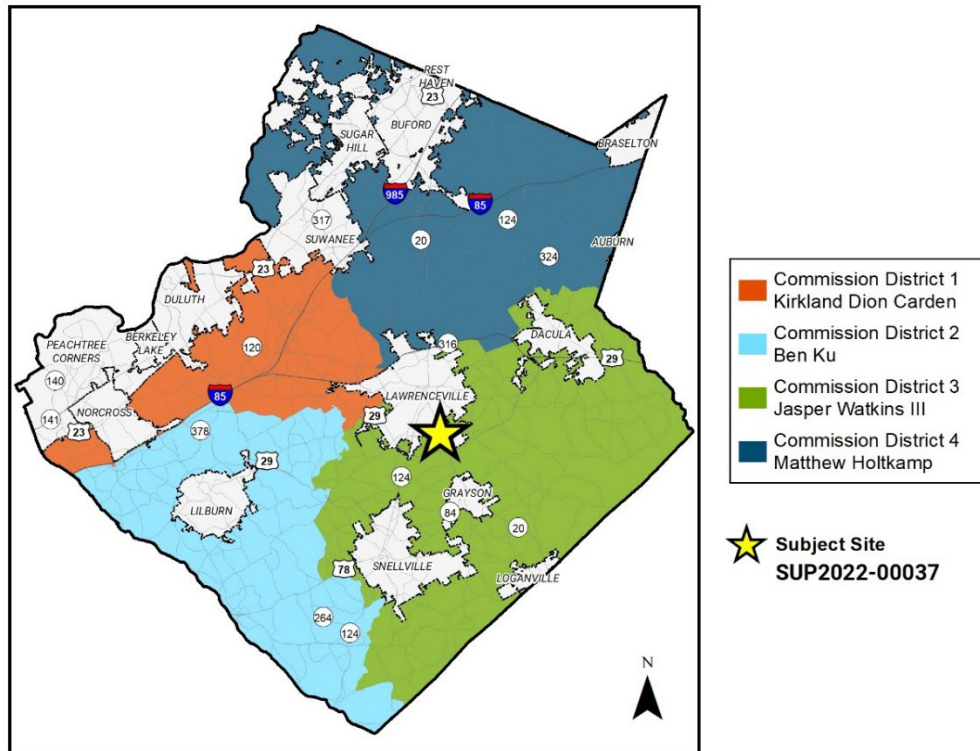


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00037
Current Zoning: R-75 (Single-Family Residence District)
Request: Special Use Permit
Address: 376 Black Oak Court
Map Number: R5140 191
Site Area: 0.40 acres
Square Feet: 1,300
Proposed Development: Home Occupation: Hair Salon (Renewal)
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 2/7/2023
Board of Commissioners Advertised Public Hearing Date: 2/28/2023

Applicant: Bettina Bland
376 Black Oak Court
Lawrenceville, GA 30046

Owner: Bettina Bland
376 Black Oak Court
Lawrenceville, GA 30046

Contact: Bettina Bland

Contact Phone: 678.887.2005

Zoning History

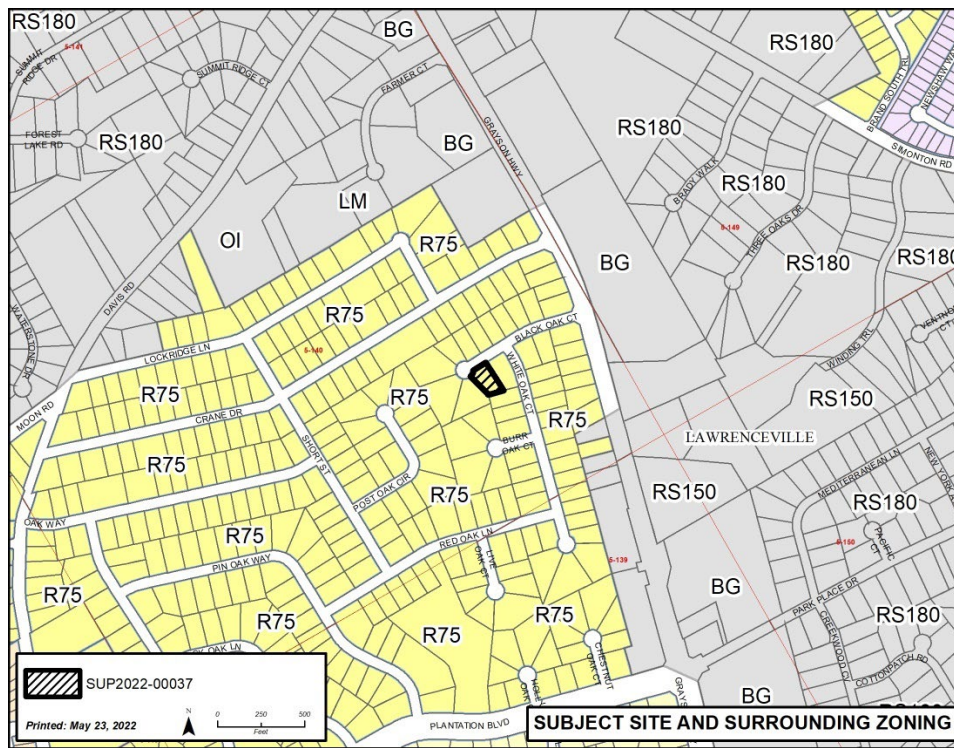
The subject property is zoned R-75 (Single-Family Residence District). A special use permit approval in 2020, SUP2020-00011, allowed for a home occupation (hair salon). This application is a renewal of this approval.

Existing Site Condition

The subject site is a 0.40-acre property located along the south side of Black Oak Court, west of its intersection with Grayson Highway. The property is within the Oakdale Woods subdivision and is developed with a single-family home. The topography is relatively flat. No sidewalks exist in the area. The nearest Gwinnett County Transit stop is 1.1 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded entirely by single-family residences. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Single-family residential with home hair salon	R-75	1.72 units per acre
North	Single-family residential	R-75	1.72 units per acre
East	Single-family residential	R-75	1.72 units per acre
South	Single-family residential	R-75	1.72 units per acre
West	Single-family residential	R-75	1.72 units per acre

Project Summary

The applicant requests renewal of a special use permit on a 0.40-acre property zoned R-75 to continue the operation of a home occupation (hair salon), including:

- A one-story, 1,300-square-foot single-family residence, in which the applicant provides hair braiding services for customers.
- Hours of operation from Monday through Friday, 9:00am to 5:00pm and Saturday, 8:00am to 4:00pm.
- Services are scheduled by appointment only and limited to four clients per day, with two-hours between clients.

Zoning and Development Standards

The applicant is requesting the renewal of a special use permit for a home occupation (hair salon) in the R-75, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Off-Street Parking	Minimum: 2 per dwelling (2 spaces) Maximum: 6 per dwelling (6 spaces)	4 spaces	YES
Front Yard Setback	Minimum: 30'	>30'	YES
Side Yard Setback	Minimum: 10'	>10'	YES
Rear Yard Setback	Minimum: 30'	>30'	YES

Customary home occupations are permitted in the R-ZT zoning district. However, any sales or service on premises requires a special use permit.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit F). Standard site and infrastructure improvements may also be required related to transportation, stormwater, water, and sewer utilities.

Staff Analysis

Special Use Permit Request Analysis: According to the UDO, the staff analysis and recommendation on each application for a special use permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For special use permits, the Department of Planning and Development shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding area is characterized by single-family residential uses. The renewal of this special use permit is suitable, as the applicant conducts the home occupation entirely within the home without affecting the residential character of this or adjacent and nearby property.

B. Whether the special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The special use permit renewal will not adversely affect the existing use or usability of the adjacent or nearby properties with regard to lighting, noise, or traffic impacts. The home hair salon has operated with no code enforcement violations.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

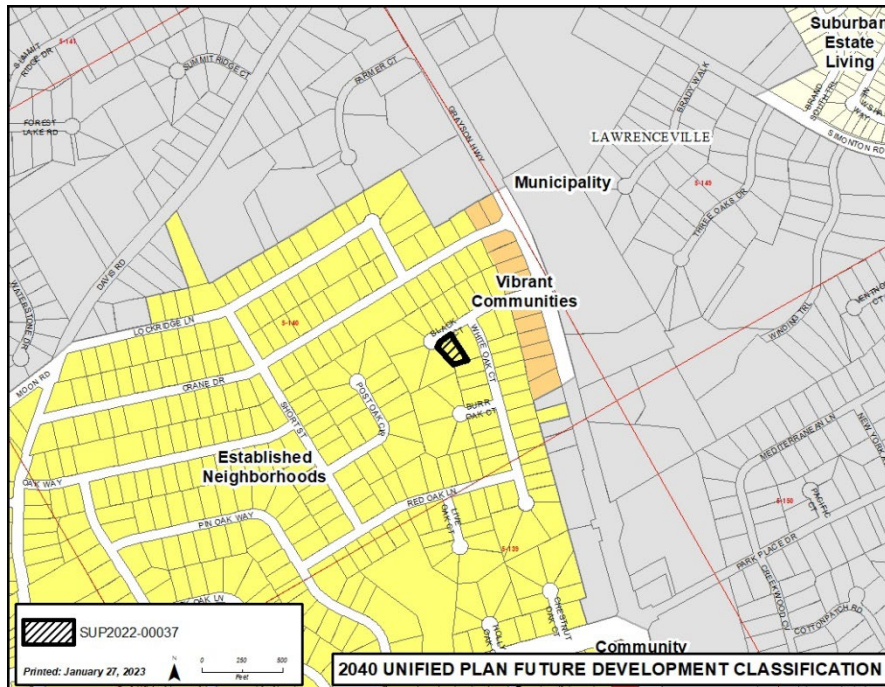
The property has reasonable economic use as currently zoned.

D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The requested special use permit renewal will not impact public facilities in the form of traffic, utility demand, or stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit renewal request are attached (Exhibit F).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Established Neighborhoods Character Area. This designation is for well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. With recommended conditions to protect the surrounding residential subdivision, the requested special use permit renewal would be consistent with the intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

Home occupations, including hair salons, are appropriate within single-family residential subdivisions. Furthermore, no code enforcement violations have been issued to the subject property with respect to the home occupation operation. These circumstances provide supporting grounds for renewal of the special use permit and elimination of the condition for future renewal.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit renewal request.

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a home occupation (hair salon), subject to the following conditions:

1. Hours of operation shall be limited to 9:00am to 9:00pm, Monday through Saturday.
2. No outside employees, other than the applicant, shall be permitted.

3. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
4. No more than one customer shall be permitted at a time.
5. 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.

Exhibits:

- A. Site Visit Photos
- B. Previously Approved Resolution (SUP2020-00011)
- C. Site Plan
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photo



Front of residence

Exhibit B: Previously Approved Resolution (SUP2020-00011)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 2020

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

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, 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 BETTINA S. BLAND for the proposed use of a HOME OCCUPATION (HAIR SALON) 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, 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 9:00 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.
8. The Special Use Permit shall be valid for no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

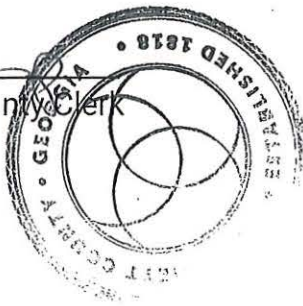
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Deanne K...
County Clerk/Deputy County Clerk



FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
00 OCT 12 AM 8:00
TOM LAWLER, CLERK

AFTER HOURS
CALLA RAYMER, PADRICK
238 NICHOLS & CLARK
PARKLAK DRIVE, N.E
SUITE 100

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 90.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Return to:
McCalla, Raymer, Padrick, Cobb, Nichols & Clark,
Clark, LLC
2301 Parklake Drive, Suite 100
Atlanta, GA 30345

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
DeKalb COUNTY

THIS INDENTURE, made the 5th day of October, in the year two thousand and , between Kolleen Thyer n/k/a Kolleen Wilson

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Juanita S. Holloway and Bettina S. Starks

as joint tenants with survivorship and not as tenants in common 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 AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 140 of the 5th District of Gwinnett County, Georgia, being Lot 46, Block B, Unit Six of Oakdale Woods, as per plat recorded in Plat Book X, page 158-A, Gwinnett County records, which plat is hereby referred to and made a part of this description, being improved property known as No. 376 Black Oak Court, according to the present system of numbering houses in Gwinnett County, Georgia.

fw

125376

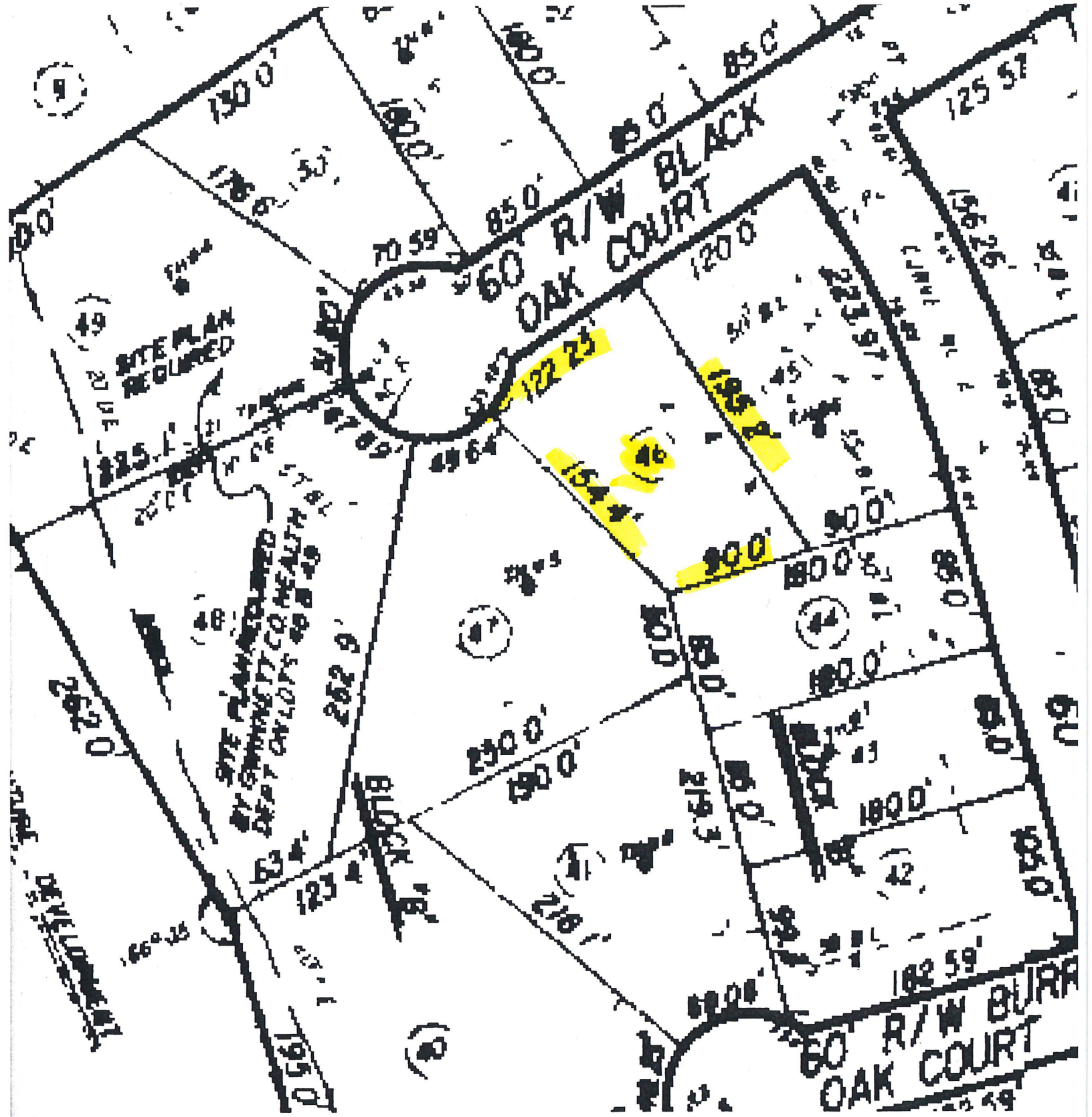
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6 2019

SUP '20 0 1 1

Planned Development

12



RECEIVED BY

SEP 3 2019

Planning & Development

SUP '20011

Exhibit C: Site Plan

[attached]

Google Maps 376 Black Oak Ct



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 100 ft

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

May 12, 2022

Bettina Bland
376 Black Oak Court
Lawrenceville, GA 30046

RE: Special Use Permit-One Chair Braid Salon

Dear Approval Department,

My name is Bettina S. Bland and I am a 43 year old mother of 5 whose roots are in Gwinnett. I have been a home owner for 20 years.

And would like to legally work from home so that I can remain present for my husband and children but also be allowed to be productive for my family and community.

I have been gifted by God to braid hair and do sew in's (a braid technique) and would like to be permitted to operate from home Monday – Saturday 9-5 and Saturday 8-4.

Business will be handled by appointment ONLY and no more than 4 clients per day with a 2 hour space in between clients. In which right now I can only for see around 5 per week.

My drive way has sufficient parking so that my neighbors comfort will not be disturbed.

I am a very proud homeowner that respects my neighbors and our county and community and will operate within a high level of respect that I would want to be given to me and my family. With the exception of notifying them of this request, my neighbors will not be affected by this business.

It is my sincere hope that our County will grant my request, understanding my desire to be a mother and wife first; but also allow me to assist my husband in the financial obligations of our family, as I have always done my best to be and raise children that are respectful and productive asset to our community. Which is what this permit will allow me to continue be being and become better daily!

I truly appreciate your consideration.

Sincerely, Bettina S. Bland

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

This permit will and has been respectable, and discreet. In respect of neighbors + all visitors of the neighborhood.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

This permit will not affect any nearby homes. All business conducted fully inside home and with its boundaries.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The use will and has been reasonable as it helps provide income to care for + maintain the property and its inhabitants.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Use of property has not and will not affect any street, transportation, facility, utilities or schools. Business will be solely inside home + perimeter.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

I believe it to be non-disturbing of the intent of the land use.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

There are none at this time.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

4/06/2022 1:25PM

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Bethina Bland</u>	NAME: <u>Bethina Bland</u>
ADDRESS: <u>376 Black Oak Ct</u>	ADDRESS: <u>376 Black Oak Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-887-2005</u>	PHONE: <u>678-887-2005</u>

CONTACT PERSON: Bethina Bland PHONE: 678-887-2005

CONTACT'S E-MAIL: goodsgothis07@gmail.com

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: 1,300

PARCEL NUMBER(S): R 51-40-191 ACREAGE: .40

ADDRESS OF PROPERTY: 376 Black Oak Ct

SPECIAL USE REQUESTED: Home 1 chaire hair Salon

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

TIFFANY
PARCEL
R5140 1
COU

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/06/2022 1:25PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

B. Bland

Signature of Applicant

4/5/22

Date

Bettina S. Bland

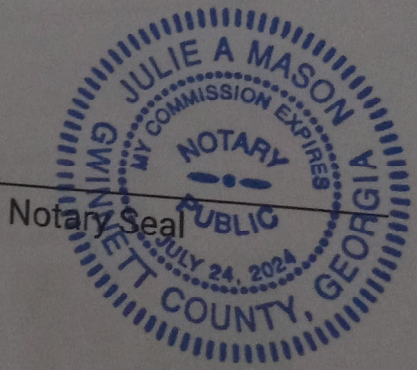
Type or Print Name and Title

Julie A Mason

Signature of Notary Public

4-5-2022

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/05/2022 1:29PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

B.B. [Signature]
Signature of Property Owner

4/5/22
Date

Bethira S. Bland
Type or Print Name and Title

Julie Amasa
Signature of Notary Public

4-5-2022
Date





**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

B. B. [Signature]

Signature of Applicant

Bethina S. Bland

Type or Print Name

4/5/22

Date

Julie A. Mason

Signature of Notary Public

4-5-2022

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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4/05/2022 1:29PM

CASE NUMBER SUP2020-00011
GCID 2020-0175

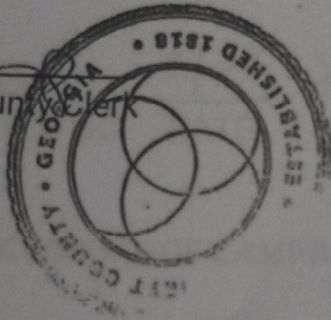
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Deane K...
County Clerk/Deputy County Clerk





VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 251 - 40 - 191
(Map Reference Number) District Land Lot Parcel

B. B. [Signature] Date 4/5/22
Signature of Applicant

Bettina Bland
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Tomia Harmon TSA
NAME TITLE

4.5.2022
DATE



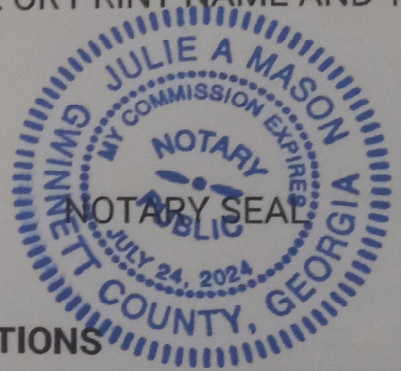
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

B. Bland 4/15/22 Bettina Bland - Home
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Julie Amason 4-5-2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Bettina Bland
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Exhibit F: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00037	
Case Address:		376 Black Oak Court	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Black Oak Court is a local street. No ADT on file.		
2	1.1 miles to nearest transit facility (#2334884) Grayson Highway and Veterans Organization.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

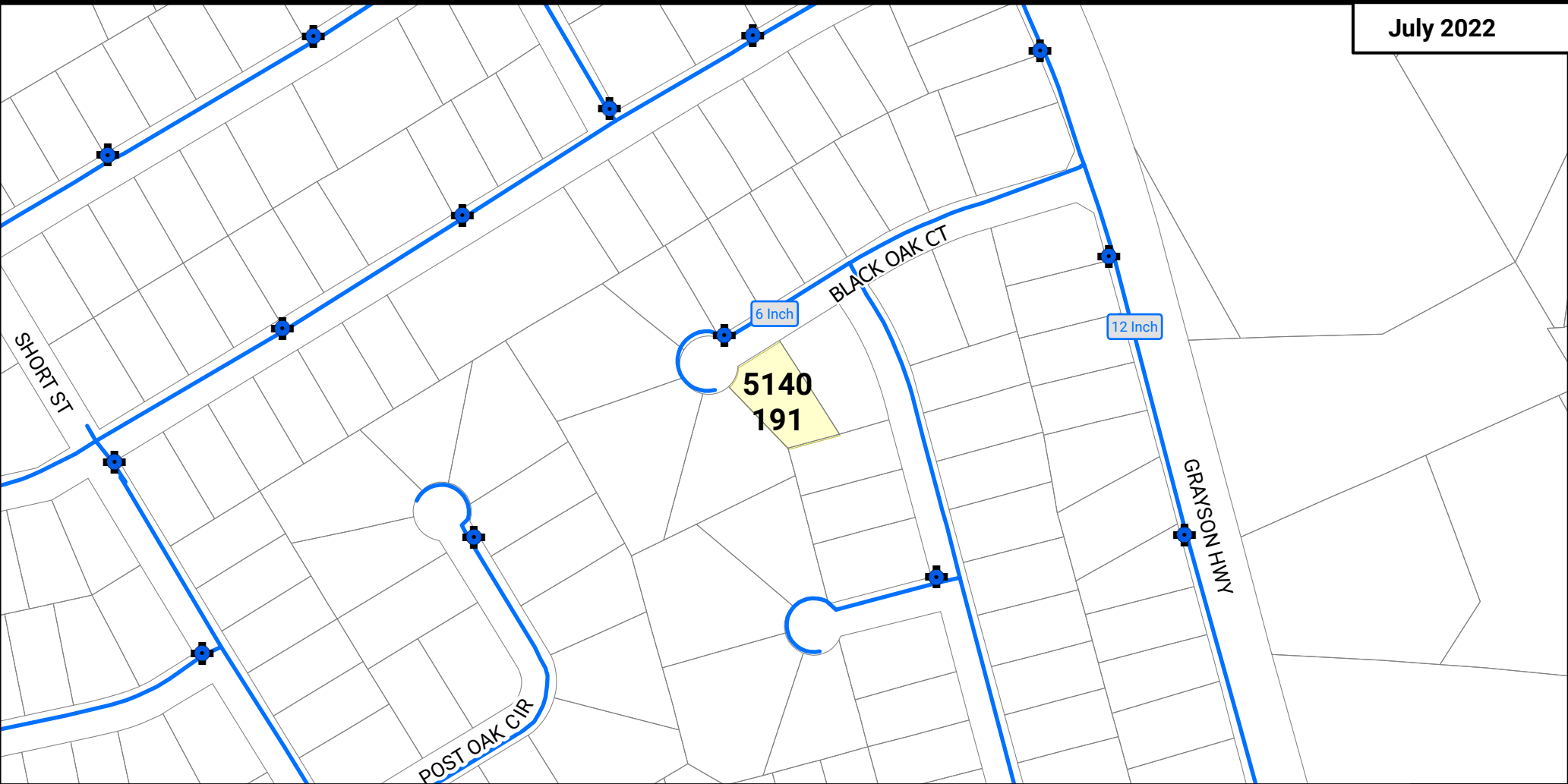
Note: Attach additional pages, if needed

Revised 7/26/2021



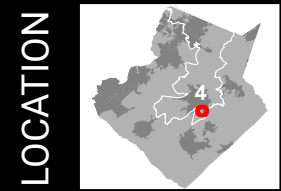
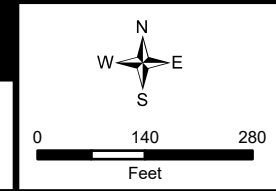
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022			
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2022-00037			
Case Address:		376 Black Oak Court			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



LEGEND					
	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2022-00037
R-75
Water & Sewer
Utility Map



Water Comments: There are no DWR Water Comments for this case.

Sewer Comments: There are no DWR Sewer comments for this case.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit G: Maps

[attached]

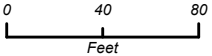
BLACK OAK CT

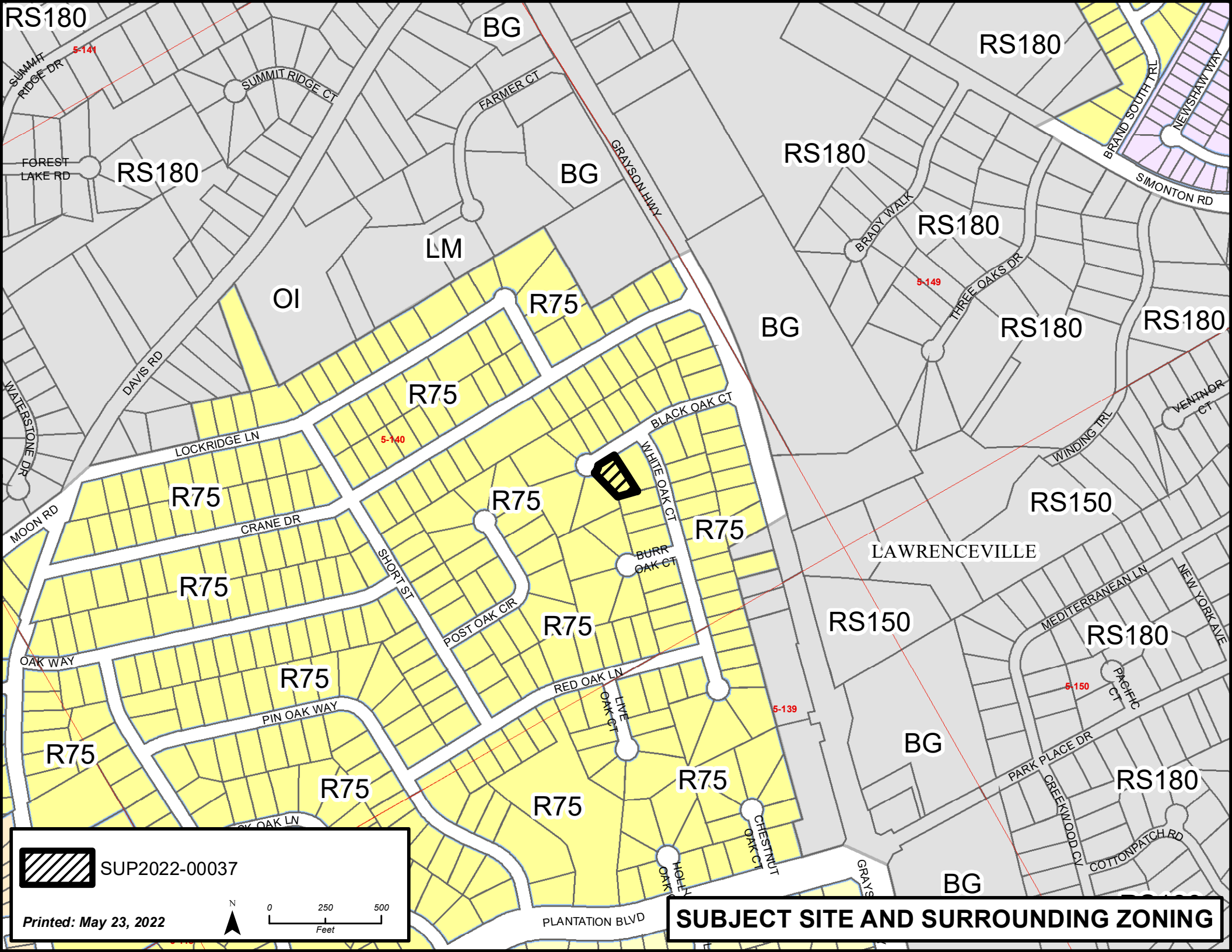
WHITE OAK CT



SUP2022-00037

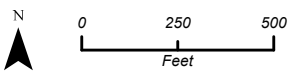
Printed: May 23, 2022



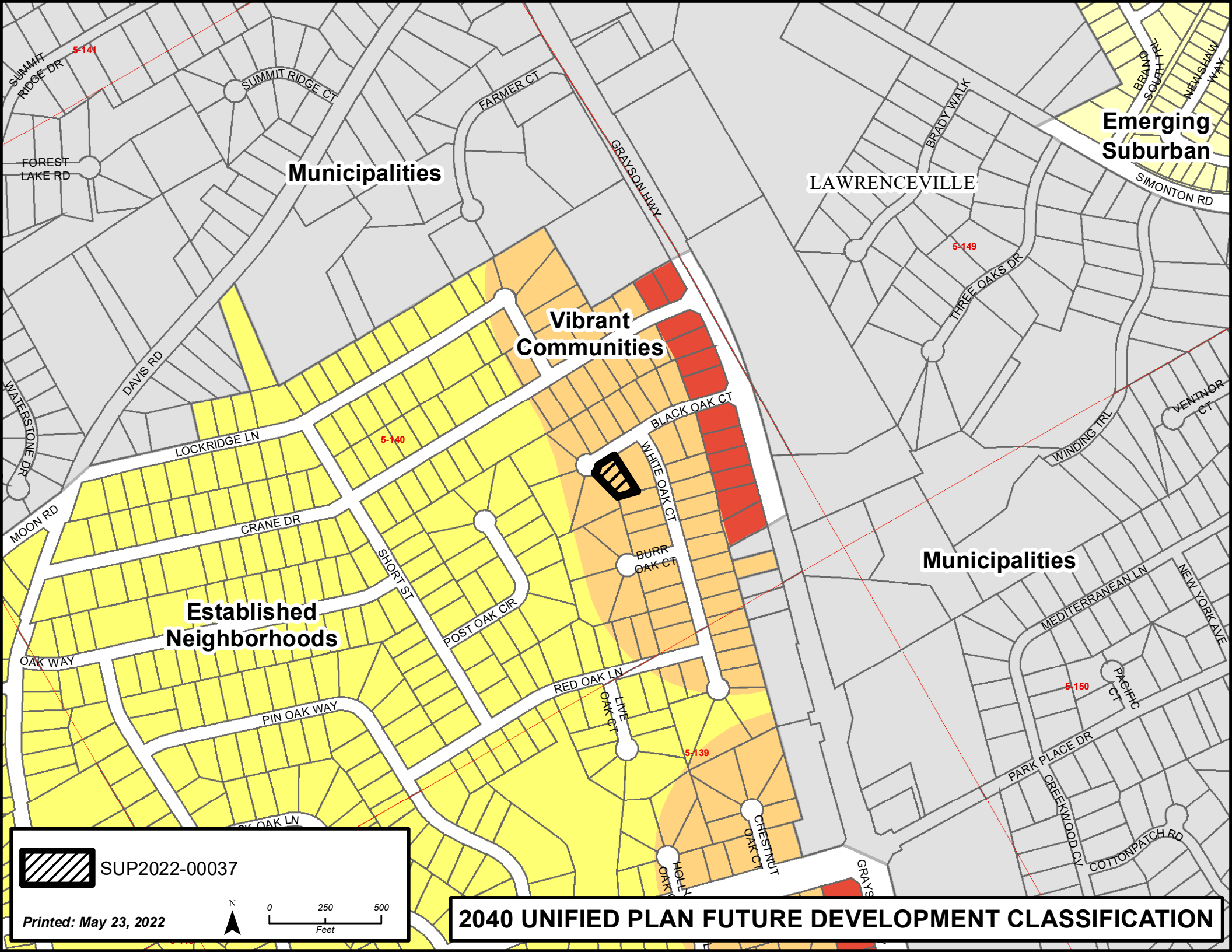


 SUP2022-00037

Printed: May 23, 2022



SUBJECT SITE AND SURROUNDING ZONING



Municipalities

LAWRENCEVILLE

Emerging Suburban

Vibrant Communities

Municipalities

Established Neighborhoods

 SUP2022-00037

Printed: May 23, 2022

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Bethina Bland</u>	NAME: <u>Bethina Bland</u>
ADDRESS: <u>376 Black Oak Ct</u>	ADDRESS: <u>376 Black Oak Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-887-2005</u>	PHONE: <u>678-887-2005</u>

CONTACT PERSON: Bethina Bland PHONE: 678-887-2005

CONTACT'S E-MAIL: goodsgothis07@gmail.com

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: 1,300

PARCEL NUMBER(S): R 51-40-191 ACREAGE: .40

ADDRESS OF PROPERTY: 376 Black Oak Ct

SPECIAL USE REQUESTED: Home 1 chaire hair Salon

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

This permit will and has been respectable, and discreet. In respect of neighbors + all visitors of the neighborhood.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

This permit will not affect any nearby homes. All business conducted fully inside home and with its boundaries.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The use will and has been reasonable as it helps provide income to care for + maintain the property and its inhabitants.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Use of property has not and will not affect any street, transportation, facility, utilities or schools. Business will be solely inside home + perimeter.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

I believe it to be non-disturbing of the intent of the land use.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

There are none at this time.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

May 12, 2022

Bettina Bland

376 Black Oak Court

Lawrenceville, GA 30046

RE: Special Use Permit-One Chair Braid Salon

Dear Approval Department,

My name is Bettina S. Bland and I am a 43 year old mother of 5 whose roots are in Gwinnett. I have been a home owner for 20 years.

And would like to legally work from home so that I can remain present for my husband and children but also be allowed to be productive for my family and community.

I have been gifted by God to braid hair and do sew in's (a braid technique) and would like to be permitted to operate from home Monday – Saturday 9-5 and Saturday 8-4.

Business will be handled by appointment ONLY and no more than 4 clients per day with a 2 hour space in between clients. In which right now I can only for see around 5 per week.

My drive way has sufficient parking so that my neighbors comfort will not be disturbed.

I am a very proud homeowner that respects my neighbors and our county and community and will operate within a high level of respect that I would want to be given to me and my family. With the exception of notifying them of this request, my neighbors will not be affected by this business.

It is my sincere hope that our County will grant my request, understanding my desire to be a mother and wife first; but also allow me to assist my husband in the financial obligations of our family, as I have always done my best to be and raise children that are respectful and productive asset to our community. Which is what this permit will allow me to continue be being and become better daily!

I truly appreciate your consideration.

Sincerely, Bettina S. Bland

TIFFANY
PARCEL
R5140 1
COU

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/06/2022 1:25PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

B. Bland

Signature of Applicant

4/5/22

Date

Bettina S. Bland

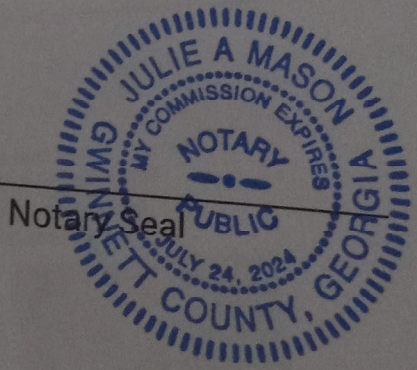
Type or Print Name and Title

Julie A. Mason

Signature of Notary Public

4-5-2022

Date



Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/05/2022 1:28PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

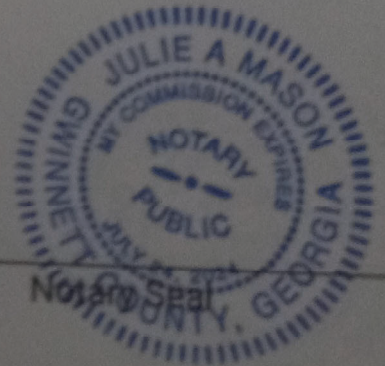
B.B. [Signature]
Signature of Property Owner

4/5/22
Date

Bethira S. Bland
Type or Print Name and Title

Julie Amasa
Signature of Notary Public

4-5-2022
Date





**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

B. B. [Signature]

Signature of Applicant

Bethina S. Bland

Type or Print Name

4/5/22

Date

Julie A. Mason

Signature of Notary Public

4-5-2022

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/05/2022 1:29PM

CASE NUMBER SUP2020-00011
GCID 2020-0175

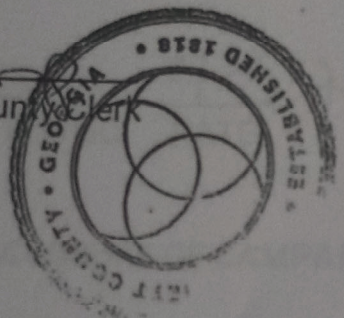
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Deane K...
County Clerk/Deputy County Clerk



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 251 - 40 - 191
(Map Reference Number) District Land Lot Parcel

B. Bland
Signature of Applicant

4/5/22
Date

Bettina Bland
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Tomia Harmon
NAME

TSA
TITLE

4.5.2022
DATE



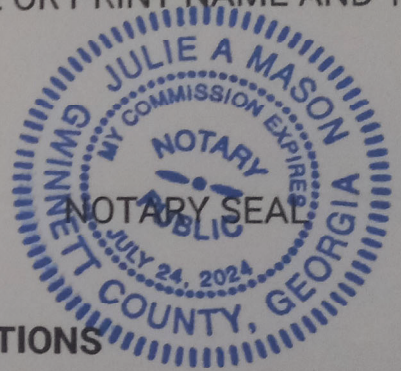
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

B. Bland 4/15/22 Bettina Bland - Home
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Julie Amason 4-5-2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Bettina Bland
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

April 5, 2022



IS
IT ARE SUBJECT
CTIONS WHICH
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Google Maps 376 Black Oak Ct



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 100 ft



Home

Building



Directions



Save



Nearby



Send to your
phone



Share

You visited today



376 Black Oak Ct, Lawrenceville, GA 30046

Photos

At this location

BRITTANI MCGOWAN

Artist · 376 Black Oak Ct

Temporarily closed



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/06/2022 1:25PM

PAYMENT RECEIPT - DUPLICATE

Department of Property Tax
Tiffany P. Porter
75 Langley Dr
Lawrenceville, GA 30046
770-822-8800

www.GwinnettTaxCommissioner.com

Page 1 of 1
Receipt Number: 821.93003
Date Received: 10/06/2021
Received By: txbatch
Location: GJAC

Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Bill Number: 24440846 Bill Year: 2021 PIN: R5140 191 Primary Owner: HOLLOWAY JUANITA S Property Addr: 376 BLACK OAK CT Property Desc: L46 BB OAKDALE WOODS #6	1,382.91	1,382.91	0.00	0.00	1,382.91	1,382.91	0.00
Totals:	1,382.91	1,382.91	0.00	0.00	1,382.91	1,382.91	0.00

Sender Information:

Charge Summary:

check	34,588,909.05	Real Property	1,382.91
Total Tendered	34,588,909.05	Total Charges	1,382.91

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

Whom Paid:

CORELOGIC
REFUND DEPT
PO BOX 9202
COPPELL TX 75019-9208

CHARGES	1,382.91
PAID	1,382.91
BALANCE REMAINING	0.00
AMOUNT TENDERED	34,588,909.05
CHANGE	0.00

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/06/2022 1:25PM

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5140 191	2021	HOLLOWAY JUANITA S STARKS BETTINA S
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	376 BLACK OAK CT L46 BB OAKDALE WOODS #6	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	37,000	GWINNETT HOMESTEAD:	\$222.90
BUILDING VALUE:	75,200	VALUE OFFSET EXEMPTION:	\$300.08
TOTAL VALUE:	112,200		
ASSESSED VALUE:	44,880	TOTAL EXEMPTION:	\$522.98
ACREAGE:	0.4016		

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 19.72% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	44,880	20,400	10,000	14,480	0.006950	100.64
DEVELOPMENT/CODE ENFORCEMENT	44,880	20,400	10,000	14,480	0.000360	5.21
ECONOMIC DEVELOPMENT	44,880	20,400	10,000	14,480	0.000300	4.34
FIRE & EMS	44,880	20,400	10,000	14,480	0.003200	46.34
POLICE	44,880	20,400	10,000	14,480	0.002900	41.99
RECREATION	44,880	20,400	7,000	17,480	0.001000	17.48
TOTAL COUNTY TAXES					0.014710	216.00

SCHOOL TAXES - Levied by the Board of Education and representing 80.28% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	44,880	0	4,000	40,880	0.019700	805.34
SCHOOL BOND	44,880	0	0	44,880	0.001650	74.05
TOTAL SCHOOL TAXES					0.021350	879.39

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.

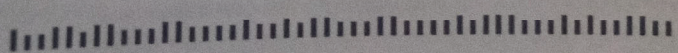
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
						0.00
TOTAL OTHER TAXES						0.00

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
COUNTY SOLID WASTE	\$18.63/month	223.56	AD VALOREM TAXES:	1,095.39
STORMWATER SERVICE	\$2.46/100 sq. ft. X 2600 sq. ft.	63.96	ASSESSMENTS:	287.52
			TOTAL AMOUNT DUE	1,382.91
			LESS PAYMENTS RECEIVED:	1,382.91
TOTAL OTHER ASSESSMENTS:		287.52	GRAND TOTAL DUE THIS BILLING:	0.00

5/2022

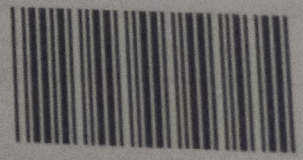
RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R5140 191	04-05-2022	\$0.00	


 R5140 191 S1R 1
 HOLLOWAY JUANITA S
 376 BLACK OAK CT
 LAWRENCEVILLE GA 30046-6209

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

21468
0283

BK 21468 PG 0203

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
CALLA, RAYMER, PADRICK,
NICHOLS & CLARK
PARKLAK DRIVE, N.E.
SUITE 100

00 OCT 12 AM 8:00

TOM LAWLER, CLERK

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4/06/2022 1:25PM

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 90.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Return to:
McCalla, Raymer, Padrick, Cobb, Nichols & Clark,
Clark, LLC
2301 Parklake Drive, Suite 100
Atlanta, GA 30345

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
DeKalb COUNTY

THIS INDENTURE, made the 5th day of October, in the year two thousand and , between Kolleen Thyer n/k/a Kolleen Wilson and , of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Juanita S. Holloway and Bettina S. Starks

as joint tenants with survivorship and not as tenants in common 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 AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts 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, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 140 of the 5th District of Gwinnett County, Georgia, being Lot 46, Block B, Unit Six of Oakdale Woods, as per plat recorded in Plat Book X, page 158-A, Gwinnett County records, which plat is hereby referred to and made a part of this description, being improved property known as No. 376 Black Oak Court, according to the present system of numbering houses in Gwinnett County, Georgia.

fw

125376

RECEIVED BY

2019

SUP '20011

Planning & Development