

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in February 2013

CASE NUMBER CIC2013-00002
GCID 2013-0131

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>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>NO</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-1, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-ZT to R-ZT by CROWN COMMUNITIES for a CHANGE IN CONDITIONS OF ZONING TO REMOVE THREE SIDES BRICK REQUIREMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;
and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 26, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26th day of FEBRUARY 2013, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, at a maximum of 66 homes.
 - B. The minimum heated floor area shall be 2,000 square feet.
 - C. All homes shall contain at least a double-car garage.
 - D. All dwellings shall be constructed of a combination of brick, stacked stone or fiber-cement siding. A minimum of 50% of the front façade shall be brick or stacked stone, and side elevations shall include at least a minimum 18-inch high brick or stacked stone water-table extending its full horizontal length. Vinyl siding products shall be prohibited except for soffits, gables, eaves, fascia board and shutters.
2. To satisfy the following site development considerations:
 - A. Provide a 30-foot wide landscaped setback along Rabbit Hill Road, enhanced with either a solid brick wall or a decorative wrought iron-style fence with brick or stacked stone columns every 30-feet or a decorative opaque fence combined with columns, landscaping, and entrance features. Entrance plans shall be subject to the review and approval of the Director of Planning and Development.

- B. All utilities shall be placed underground.
- C. All grassed areas shall be sodded.
- D. Direct lot access to Rabbit Hill Road shall be prohibited.
- E. A statement shall be placed on the final plat in order to notify future homeowners that the proposed subdivision they are moving into is near an airport and industrial park and noises typical of airport and industrial use may be encountered.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/4/13

ATTEST:

Diane Ken
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in land lots 271 & 272 of the 5th District, Gwinnett County, Georgia and more particularly described as follows;

Beginning at a point on the southerly right of way of Rabbit Hill Road (60' R/W) a distance of 374.93' southeasterly of the intersection of the land lot line common to land lots 271 & 272 of the 5th District and the southerly right of way of Rabbit Hill Road;

THENCE South 59 degrees 09 minutes 12 seconds West for a distance of 137.34' feet leaving said right of way to a point;

THENCE South 24 degrees 45 minutes 01 seconds East for a distance of 138.73' feet to a point;

THENCE South 59 degrees 32 minutes 59 seconds West for a distance of 591.15' feet to a point;

THENCE North 30 degrees 32 minutes 54 seconds West for a distance of 505.85' feet to an iron pin on the land lot line common to land lots 271 & 272 of the 5th District;

THENCE North 30 degrees 32 minutes 37 seconds West for a distance of 694.00' feet to an iron pin;

THENCE North 59 degrees 27 minutes 02 seconds East for a distance of 591.85' feet to a point on the southerly right of way of Rabbit Hill Road;

THENCE South 34 degrees 50 minutes 05 seconds East for a distance of 44.09' feet along said right of way to a point;

THENCE South 37 degrees 11 minutes 35 seconds East for a distance of 266.69' feet along said right of way to a point;

THENCE South 35 degrees 04 minutes 35 seconds East for a distance of 224.32' feet along said right of way to a point;

THENCE along a curve to the left having a radius of 1175.92' feet and an arc length of 164.90' feet, being subtended by a chord of South 39 degrees 05 minutes 37 seconds East for a distance of 164.76' feet along said right of way to an axle on the land lot line common to land lots 271 & 272 of the 5th District;

THENCE along a curve to the left having a radius of 1175.92' feet and an arc length of 68.92' feet, being subtended by a chord of South 44 degrees 47 minutes 23 seconds East for a distance of 68.91' feet along said right of way to a point;

THENCE South 46 degrees 28 minutes 07 seconds East for a distance of 91.59' feet along said right of way to a point;

THENCE along a curve to the right having a radius of 332.71' feet and an arc length of 47.58' feet, being subtended by a chord of South 42 degrees 22 minutes 20 seconds East for a distance of 47.54' feet along said right of way to a point;

THENCE South 38 degrees 16 minutes 32 seconds East for a distance of 166.84' feet along said right of way to a point and the POINT OF BEGINNING.

Said property contains 17.905 acres more or less.

CRC 73002

CASE NUMBER CIC2013-00003
GCID 2013-0134

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>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 MODIFIED to R-100 MODIFIED by RICHARDSON HOUSING GROUP for a CHANGE IN CONDITIONS OF ZONING TO REMOVE FOUR SIDES BRICK REQUIREMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 26, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26th day of FEBRUARY 2013, that the aforesaid application to amend the Official Zoning Map from R-100 MODIFIED to R-100 MODIFIED (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses.
 - B. Minimum heated floor area per dwelling unit shall be 2,200 square feet.
 - C. Homes shall be constructed primarily with brick, stone or stucco on front facades. The balance of the home may be the same or of fiber-cement siding.
 - D. All dwellings shall have double-car garages.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide construction buffer adjacent to all exterior property lines.
 - B. No direct lot access shall be allowed to Auburn Road. Homes shall maintain a minimum 50-foot setback adjacent to Auburn Road.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. All utilities shall be placed underground.
 - E. Provide stub streets as may be required by the Development Division.

- F. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
 - G. The location of entrances/exits shall be subject to the review and approval of the Gwinnett Department of Transportation.
 - H. Provide a brick or stacked stone subdivision entrance feature with landscaping.
3. To abide by the following requirements, dedications and improvements:
- A. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses, and other farm animals and for crops, which may cause noises and odors typical of a rural area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description Mulberry Springs Partial Parcel

All that tract or parcel of land containing 0.779 acres lying and being in Land Lot 1 of the 2nd District, located in Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point where the center line of Thornwood Drive intersects the center line of State Route 324, A.K.A. Auburn Road, and running thence **South 75 degrees 56 minutes 13 seconds East** a distance of 54.47 feet to a point; running thence **South 42 degrees 26 minutes 09 seconds East** a distance of 21.64 to the **True Point of Beginning**.

Thence from the **True Point of Beginning** as thus established and running **North 70 degrees 32 minutes 35 seconds East** a distance of 146.12 feet to a point; running thence **North 70 degrees 04 minutes 07 seconds East** a distance of 90.00 feet to a point; running thence **North 70 degrees 02 minutes 26 seconds East** a distance of 93.52 feet to a point; running thence **South 37 degrees 22 minutes 09 seconds East** a distance of 80.66 feet to a point; running thence **South 50 degrees 02 minutes 40 seconds West** a distance of 129.00 feet to a point; running thence **North 86 degrees 37 minutes 04 seconds West** a distance of 67.59 feet to a point; running thence **South 56 degrees 30 minutes 54 seconds West** a distance of 122.47 feet to a point; running thence **North 42 degrees 26 minutes 09 seconds West** a distance of 134.48 feet to the **True Point of Beginning**.

All being as described on the recorded final plat for Mulberry Springs Subdivision dated 07/24/07 and recorded in Plat Book 121, Page 23 Gwinnett Country Records.

BY: _____

CASE NUMBER CIC2013-00004
GCID 2013-0135

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>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>ABSENT</u>

On motion of COMM. BROOKS, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-3 to C-3 by TRI-STATE ADVERTIZING, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE BILLBOARD RESTRICTION 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 FEBRUARY 26, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26th day of FEBRUARY 2013, that the aforesaid application to amend the Official Zoning Map from C-3 to C-3 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 1. The two existing oversized signs on the site shall be removed, and one replacement billboard shall be allowed, subject to approval of any necessary variances and/or permits for its placement.
 2. Outdoor recreational uses shall be subject to approval of a Special Use Permit by the Board of Commissioners after a public hearing and after a recommendation by the Planning Commission.
 3. Auto sales and associated service facilities shall be limited to the area described in the survey noted as rezoning exhibit for Partridge Green, Inc., by Development Consultants Group, dated June 1, 1988.
 4. No auto sales, service or repair facility shall front (adjacent to) Pleasant Hill Road, except for the existing Firestone Tire Store/auto service facility.
 5. No mobile home or mobile home building, leasing or sales lot, new or used shall be permitted.

6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. 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 shall be prohibited.
8. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in land Lot 207 of the 6th Land District, Gwinnett County, Georgia, as shown and delineated on plat of survey for P. A. Sims Properties, Inc. by Cannington & Associates, Inc. dated July 17, 1985, and more fully described as follows:

BEGINNING at a point on the northeasterly right-of-way line of Pleasant Hill Road at a point which is 126.95 feet northwesterly from the intersection of I-85 exit ramp and P.O.R., as measured along the northeasterly right-of-way line of Pleasant Hill Road, and from said beginning point running thence North 28 degrees 33 minutes 41 seconds West along the northeasterly right-of-way line of Pleasant Hill Road a distance of 159.26 feet to an iron pin; thence running North 31 degrees 20 minutes 14 seconds West a distance of 5.76 feet to an iron pin; thence running North 60 degrees 37 minutes 51 seconds East a distance of 201.86 feet to an axle; thence running North 60 degrees 14 minutes 19 seconds East a distance of 51.01 feet to an iron pin; thence running South 29 degrees 04 minutes 11 seconds East a distance of 189.29 feet to an iron pin; thence running South 59 degrees 41 minutes 07 seconds West a distance of 50.90 feet to an axle; thence running South 29 degrees 03 minutes 52 seconds East a distance of 163.06 feet to a point; thence running South 65 degrees 59 minutes 00 seconds West a distance of 20 feet to a monument; thence running North 30 degrees 03 minutes 21 seconds West a distance of 162.72 feet to an iron pin; thence running South 67 degrees 55 minutes 41 seconds West a distance of 184.75 feet to an iron pin, which is the point or place of beginning.

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>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, 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 SAGE SCHOOL, INC. for the proposed use of a PRIVATE SCHOOL 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 26, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26th day of FEBRUARY, 2013 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 school as a special use.
2. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. Maintain a minimum 10-foot wide buffer strip along the side and rear property lines.
4. Outdoor loud speakers shall be prohibited.
5. No tents, canopies, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
6. Peddlers or parking lot sales shall be prohibited.
7. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
8. Site shall be completely enclosed with a minimum six-foot high fence.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/13

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 168 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows.

To find the TRUE POINT OF BEGINNING, begin at a point at the common corner of Land Lots 153, 154, 167 and 168 of the 7th District of Gwinnett County, Georgia; thence North 59 degrees 17 minutes 50 seconds East along the line between Land Lots 153 and 168 for a distance of 682.93 feet to a point on the easterly right-of-way of Satellite Boulevard (said road having a 100 foot right-of-way); thence North 04 degrees 05 minutes 08 seconds West along the easterly right-of-way of Satellite Boulevard for a distance of 36.82 feet to a point; thence northwesterly along the northeasterly right-of-way of Satellite Boulevard along a curve to the left having a radius of 1,091.74 feet and an arc length of 117.58 feet, being subtended by a chord bearing of North 07 degrees 10 minutes 22 seconds West and a chord distance of 117.52 feet to a PK nail found and the TRUE POINT OF BEGINNING.

THENCE northwesterly along the northeasterly right-of-way of Satellite Boulevard along a curve to the left having a radius of 1,091.74 feet and an arc length of 478.50 feet, being subtended by a chord bearing of North 22 degrees 48 minutes 43 seconds West and a chord distance of 474.68 feet to an iron pin;

THENCE leaving the northeasterly right-of-way of Satellite Boulevard on a bearing of North 51 degrees 59 minutes 57 seconds East for a distance of 243.42 feet to an iron pin;

THENCE North 84 degrees 16 minutes 20 seconds East for a distance of 180.07 feet to an iron pin;

THENCE South 25 degrees 22 minutes 22 seconds East for a distance of 246.18 feet to an iron pin;

THENCE South 17 degrees 24 minutes 20 seconds East for a distance of 200.25 feet to an iron pin;

THENCE South 61 degrees 33 minutes 23 seconds West for a distance of 394.59 feet to a PK nail found;

THENCE southwesterly along a curve to the left having a radius of 25.00 feet and an arc length of 6.69 feet, being subtended by a chord bearing of South 53 degrees 53 minutes 35 seconds West and a chord distance of 6.67 feet to a PK nail found on the northeasterly right-of-way of Satellite Boulevard and the TRUE POINT OF BEGINNING.

Said property contains 4.4073 acres as shown on plot of ALTA/ACSM Land Title Survey For: 3dh Communications, Inc., 800 Satellite, LLC; Chicago Title Insurance Company and Peoples Bank & Trust, dated May 24, 2001 and last revised April 18, 2008. ; By: McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., R.L.S. No. 2040. Said tract is also shown as lot 6 - Unit Three - Shawnee Ridge and is recorded in Plat Book 86, Page 112, Gwinnett County Records and is intended to be described on Exhibit A to that certain Commercial Sales Agreement between 3dh Communications, Inc. and BRJ Real Estate Management Company, Inc. dated as February 29, 2008, with the Permitted Exceptions thereto set forth on Exhibit B to said Agreement.

CHICAGO TITLE INSURANCE COMPANY
ALTA COMMITMENT
SCHEDULE B - SECTION 2

SPECIAL EXCEPTIONS

10. Reciprocal Access Easement by The Shawnee Ridge Joint Venture, a Georgia joint venture, and PMS Consolidated, Inc., dated April 30, 1992, filed for record May 6, 1992 at 10:04 a.m., recorded in 7416, Page 121, Records of Gwinnett County, Georgia; as affected by Quitclaim Deed of Release by between Polyone Corporation, an Ohio corporation, and BRJ Real Estate Management Company, Inc., corporation, dated June 4, 2001, filed for record June 14, 2001 at 12:19 p.m., recorded in Deed 23518, Page 57, aforesaid records. Does not affect the property. Completely releases and foreve any rights previously held in reciprocal access easement.
11. Water Metering Device Easement by and between PMS Consolidated and Gwinnett County, a political of the state of Georgia, dated May 1, 1992, filed for record June 15, 1992 at 4:18 p.m., recorded Book 7537, Page 160, aforesaid records. Shown on plat.
12. Water Metering Device Easement by and between PMS Consolidated and Gwinnett County, a political of the state of Georgia, dated May 1, 1992, filed for record June 15, 1992 at 4:18 p.m., recorded Book 7537, Page 160, aforesaid records. Shown on plat.

CASE NUMBER SUP2013-00008
GCID 2013-0133

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>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HUNTER, 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 ANNA OBERC for the proposed use of HOME OCCUPATION - HAIR SALON (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 26, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26th day of FEBRUARY, 2013 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 7:00 p.m. Monday through Saturday.
3. No outside employees, other than the applicant, shall be permitted.
4. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
5. No more than one customer shall be permitted at a time.
6. Client parking shall be limited to the existing driveway. A parking lot, striped parking spaces or on-street parking related to the hair salon shall be prohibited.
7. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/13

ATTEST:

Diana Benz
County Clerk/Deputy County Clerk



46732
00423

Please return to: O'Kelley & Sorohan, L.L.C.
2170 SATELLITE DR. VD
SUITE 375 DULUTH, GA. 30097
File # 20324

BK 46 732 PG 04 23

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA.

2006 JUL 11 PM 2:00
TOM LAWLER, CLERK

PT-61 # 067-2006-026438
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 176.90
TOM LAWLER CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF Gwinnet

WARRANTY DEED

THIS INDENTURE made this 5th day of July, 2006, between

DANIEL P. MANGUM and APHRODITE FOUNDAS MANGUM ,

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

RAFAL OBERC and ANNA OBERC ,
as Joint Tenants with Rights of Survivorship,

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 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK A, CAMPBELL GLEN SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 300, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREBY BY REFERENCE THERETO.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Kell Stepan
Witness

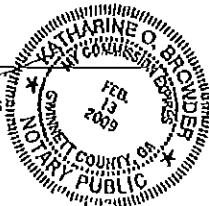
Daniel P. Mangum By: Heather Kadey (Seal) His AIF
DANIEL P. MANGUM
BY: HEATHER KADEY, HIS AIF

Aphrodite Foundas Mangum By: Heather Kadey (Seal) Her AIF
APHRODITE FOUNDAS MANGUM
BY: HEATHER KADEY, HER AIF

SUP '13 0 0 8

[Signature]
Notary Public
My commission expires

[Attach Notary Seal]



(Seal)

0110788

