

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

CASE NUMBER CIC2013-00016
GCID 2013-0676

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 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 CENTRO DEVELOPMENT CORPORATION for a CHANGE IN CONDITIONS OF ZONING FOR A DETACHED SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of OCTOBER 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, not to exceed 30 lots.
 - B. The minimum heated floor area per dwelling unit shall be at least 2,200 square-feet.
 - C. Homes shall be constructed primarily of brick, stone or fiber cement cedar shake (except minor treatments, i.e. chimneys, roof gables, bay windows) on the front facades. The balance of the home may be the same or of wood or fiber-cement siding. Vinyl siding shall be prohibited. Final architectural elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. Street design shall be subject to review and approval of the Gwinnett County Department of Transportation.
 - E. All dwellings shall have at least a double car garage. Driveways shall be a minimum of 16-feet in width.
 - F. All homes adjacent to Burns Road shall face the road and have rear entry garages.
 - G. Homes shall include a minimum of five different facades to create a variety in the community and to not appear identical.
 - H. A mandatory homeowners association shall be incorporated which provides for maintenance and repair of all common areas, insurance and working capital. Said association must also include declarations and bylaws including rules and regulations which shall at minimum regulate and control the following:

1. All common area maintenance and repair to include landscaping along Burns Road and the detention facilities.
 2. Exterior fence maintenance and repair including entry monuments to include the requirement that any graffiti shall be repaired or repainted within 72 hours.
 3. Restriction on single-family residential use only of units. No more than 10% of the total units may be leased by individual owners at any one time in accordance with the requirements of the Federal Fair Housing Act.
2. To satisfy the following site development considerations:
- A. Provide a 30-foot wide, enhanced where disturbed, buffer adjacent to all single-family residential zoning. Where sparsely vegetated buffer areas shall be supplemented with a minimum of five tree types, three being deciduous, two non-deciduous, to provide an effective visual screen. Buffer plans shall be subject to review and approval by the Director of Planning and Development.
 - B. Provide a 30-foot wide landscaped setback along Burns Road. The landscaped setback shall include a decorative brick and/or stacked stone entrance feature. Landscaping and entrance monument shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a Development Permit.
 - C. All utilities shall be placed underground.
 - D. All grassed areas shall be sodded.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. Provide a minimum of one, 2-inch caliper trees on each lot.
 - G. Provide a minimum 6-foot high solid opaque fence, adjacent to and installed the length of, lots 1 through 6 of Casco Forest subdivision.
 - H. Existing residential streets shall not be used as staging areas for heavy equipment or for parking areas while the properties are being developed.
 - I. Development shall be constructed in general accordance with the site plan and architectural renderings submitted to the Planning Department, October 22, 2013.
 - J. The homeowners association shall be responsible for all yard maintenance (including common areas and residential lots).

- K. Access to Casco Lane shall be prohibited.
3. To abide by the following requirements, dedications and improvements:
- A. The buffer(s) on the detention pond lot shall be a 30-foot wide enhanced, permanent buffer. The detention pond shall be fenced with a minimum 4-foot high black or brown vinyl-coated chain link fence and visibly screened with a double row of Cryptomeria and Tree Form Hollies, minimum 6-feet tall at time of planting, and planted in an equal distribution on 10-foot centers adjacent to all external properties.
 - B. Entrance streets on either side of Burns Road shall be aligned directly across from each other subject to the Gwinnett County Department of Transportation.
 - C. Development on both sides of Burns Road shall be constructed as one unified development with one subdivision name and all permitting to occur as one cohesive development.

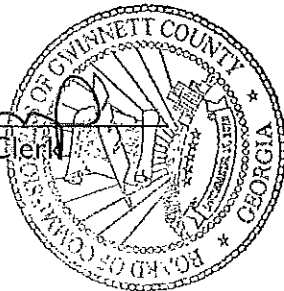
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION
for

BURNS ROAD TRACT 1

All that tract or parcel of land lying and being in Land Lot 158 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the POINT OF BEGINNING; thence N.29°12'45"W., a distance of 577.86 feet; thence N.60°43'22"E., a distance of 351.46 feet; thence S.47°34'54"E., a distance of 168.96 feet; thence S.52°27'20"E., a distance of 218.62 feet; thence continue southeasterly along said line, a distance of 0.01 feet; thence S.62°37'01"W., a distance of 124.85 feet; thence S.52°29'14"E., a distance of 224.52 feet; thence S.61°47'37"W., a distance of 99.60 feet; thence S.61°31'52"W., a distance of 67.77 feet; thence S.58°42'31"W., a distance of 74.24 feet; thence S.56°50'47"W., a distance of 213.87 feet to the POINT OF BEGINNING.

Said property containing 234,738 square feet or 5.39 acres, more or less.

RECEIVED BY

JUL 03 2013

Planning & Development

61111016

CASE NUMBER CIC2013-00017
GCID 2013-0677

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. 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 R-ZT to R-ZT by CENTRO DEVELOPMENT CORPORATION for a CHANGE IN CONDITIONS OF ZONING FOR A DETACHED SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map

has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of OCTOBER 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, not to exceed 9 lots.
 - B. The minimum heated floor area per dwelling unit shall be at least 2,400 square-feet.
 - C. Homes shall be constructed primarily of brick, stone or fiber cement cedar shake (except minor treatments, i.e. chimneys, roof gables, bay windows) on the front facades. The balance of the home may be the same or of wood or fiber-cement siding. Vinyl siding shall be prohibited. Final architectural elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. Street design shall be subject to review and approval of the Gwinnett County Department of Transportation.
 - E. All dwellings shall have at least a double car garage. Driveways shall be a minimum of 16-feet in width.
 - F. All homes adjacent to Burns Road shall face the road and have rear entry garages.
 - G. Homes shall include a minimum of five different facades to create a variety in the community and to not appear identical.
 - H. A mandatory homeowners association shall be incorporated which provides for maintenance and repair of all common areas, insurance and working capital. Said association must also include declarations and bylaws including rules and regulations which shall at minimum regulate and control the following:

1. All common area maintenance and repair to include landscaping along Burns Road and the detention facilities.
 2. Exterior fence maintenance and repair including entry monuments to include the requirement that any graffiti shall be repaired or repainted within 72 hours.
 3. Restriction on single-family residential use only of units. No more than 10% of the total units may be leased by individual owners at any one time in accordance with the requirements of the Federal Fair Housing Act.
2. To satisfy the following site development considerations:
- A. Provide a 30-foot wide enhanced where disturbed buffer adjacent to all single-family residential zoning. Where sparsely vegetated buffer areas shall be supplemented with a minimum of five tree types, three being deciduous, two non-deciduous to provide an effective visual screen. Buffer plans shall be subject to review and approval by the Director of Planning and Development.
 - B. Provide a 30-foot wide landscaped setback along Burns Road. The landscaped setback shall include a decorative brick and/or stacked stone entrance feature. Landscaping and entrance monument shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a Development Permit.
 - C. All utilities shall be placed underground.
 - D. All grassed areas shall be sodded.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. Provide a minimum of one, 2-inch caliper trees on each lot.
 - G. Existing residential streets shall not be used as staging areas for heavy equipment or for parking areas while the properties are being developed.
 - H. Development shall be constructed in general accordance with the site plan and architectural renderings submitted to the Planning Department, October 22, 2013.
 - I. The homeowners association shall be responsible for all yard maintenance (including common areas and residential lots).

- 3. To abide by the following requirements, dedications and improvements:
 - A. The detention pond shall be fenced with a minimum 4-foot high black or brown vinyl-coated chain link fence and visibly screened with a minimum of 6-foot high evergreens per County requirements.
 - B. Entrance streets on either side of Burns Road shall be aligned directly across from each other subject to the Gwinnett County Department of Transportation.
 - C. Development on both sides of Burns Road shall be constructed as one unified development with one subdivision name and all permitting to occur as one cohesive development.

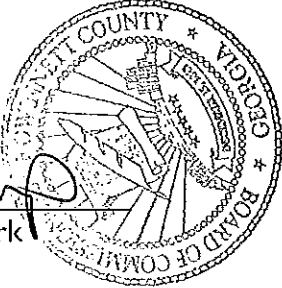
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BURNS ROAD TRACT 2

All that tract or parcel of land lying and being in Land Lot 158 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows

Beginning at a point, said point being the POINT OF BEGINNING; thence S.41°47'34"E., a distance of 287.85 feet; thence S.64°21'18"W., a distance of 139.36 feet; thence S.64°22'47"W., a distance of 369.99 feet; thence N.30°52'30"W., a distance of 228.79 feet; thence N.56°37'25"E., a distance of 207.62 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.33°33'39"E., a radial distance of 2,537.55 feet; thence northeasterly along the arc, through a central angle of 03°13'29", a distance of 142.81 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.30°40'59"E., a radial distance of 1,243.24 feet; thence northeasterly along the arc, through a central angle of 04°00'19", a distance of 86.91 feet; thence N.63°19'18"E., a distance of 15.72 feet to the POINT OF BEGINNING.

Said property containing 124,126 square feet or 2.85 acres, more or less.

RECEIVED BY

JUL 03 2013

Planning & Development

GWINNETT COUNTY

CASE NUMBER SUP2013-00034
GCID 2013-0615

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 DACULA CONGREGATION OF JEHOVAH'S WITNESSES for the proposed use of a CHURCH (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of OCTOBER, 2013 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. A church and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s).
 - B. Buildings shall be constructed in the craftsman style of brick or stacked stone, with treatments of fiber-cement siding and/or minor treatments of real stucco. Buildings shall be constructed of neutral colors to blend with the rural environment. Building elevations and materials shall be subject to review and approval by the Director of Planning and Development prior to the issuance of a building permit.
 - C. Outdoor recreation facilities and playgrounds, lighted and/or non-lighted, shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscape strip adjacent to Ace McMillian Road.
 - B. Provide a 50-foot buffer along the northern and eastern property lines. Provide a 30-foot buffer adjacent to the southern property line. Any portion of the 30-foot buffer, where disturbed, shall be enhanced where sparsely vegetated.
 - C. Construct a four-board black fence along the northern property line a length of 250 feet from the right-of-way of Ace McMillian Road. Plantings of Leyland Cypress or similar evergreen trees shall be planted a minimum of 15-feet inside the property line, and shall continue a distance of 483.99 feet from the right-of-way of Ace McMillian Road. Tree plantings shall be in accordance with applicable Gwinnett County regulations in regard to container size and caliper.

- D. Ground signage shall be limited to a single, externally-illuminated, monument-type sign with a minimum two-foot high brick base. Overall sign height shall not exceed 6 feet.
- E. Dumpsters shall be screened on three sides by a brick wall. Hours of pickup shall be limited to between 7 a.m. and 7 p.m. Air conditioning units shall be located along the southern side of the building.
- F. Outdoor loudspeakers shall be prohibited.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way. Parking lot lighting shall be timed to go off at 10:30 p.m.
- H. 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 shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- J. The proposed buildings shall be limited to a maximum of 5,000 square feet.
- K. Parking shall contain 60 impervious and 20 pervious delineated spaces.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**DACULA CONG. OF JEHOVAH'S WITNESSES
PROPERTY PARCEL I DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 280 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a point in the centerline of Ace McMillan Rd., said point lying 545.8 feet northeasterly as measured along the centerline of Ace McMillan Rd. from the northerly right of way of Brooks Rd. and also lying 219.40 feet southwesterly from the intersection of the centerline of Ace McMillan Road with the centerline of Givens Rd. as measured along the centerline of Ace McMillan Rd. for a point of beginning.

Thence run N 17° 29' 54" E along the centerline of Ace McMillan Road 463.27 feet; thence, departing from said centerline, S 57°40'30" E 50.0 feet to a set iron pin; thence continue S 57°40'30" E 483.99 feet to a set iron pin; thence S 14°25'19" E 134.66 feet to a set iron pin; thence S 21°11'20" E 90.00 feet to a set iron pin; thence S 72°41' E 90.41 feet to a set iron pin; thence S 8°47'19" W 141.59 feet to an iron pin found at a fence corner; thence N 72°41' W generally along a barb-wire fence (passing through an iron pin set 50.0 feet from the road centerline) a total distance of 755.52 feet to the point of beginning; containing 5.66 acres more or less (including 0.42 acre in the public road right-of-way easement).

RECEIVED BY

JUN 07 2013

Planning & Development

SUP '13 0 3 4

CASE NUMBER CIC2013-00019
GCID 2013-0765

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. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-60 to R-60 by VERITAS HOMES for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE AND REVISE REQUIRED BUILDING MATERIALS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of OCTOBER 2013, that the aforesaid application to amend the Official Zoning Map from R-60 to R-60 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures not to exceed 73 units.
 - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for all units.
2. To satisfy the following site development considerations:
 - A. No direct lot access to Thompson Mill Road.
 - B. All dwellings shall have double-car garages.
 - C. All grassed areas shall be sodded.
 - D. All utilities shall be placed underground.
 - E. Homes shall be constructed as craftsman-style homes with fiber-cement siding and brick, stone, stucco or shake accents. House elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of individual building permits.
 - F. Provide a minimum of twelve Leyland Cypress along the Satterfield property line.
 - G. Provide a 6-foot high chain link fence with a top rail on the east side of Ivy Creek along the Hughes property.

- H. Provide privacy landscaping along the rear of lots 1, 2 and 3 where adjoining the Smith property.
- I. No improvements shall occur east of Ivy Creek where adjoining Hamilton Fields subdivision.
- J. Covenants shall be established limiting outdoor play equipment, basketball goals, trampolines, etc.

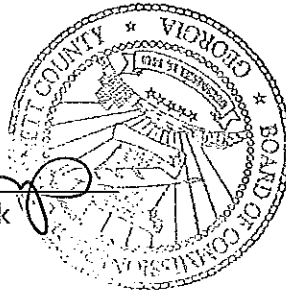
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in Land Lot 223 & 224 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as Lot 3, Block B, Providence Walk on Ivy Creek (f/k/a Providence Walk at Ivy Creek), Phase One, as per plat recorded in Plat Book 124, Pages 79-80, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more complete description, and being more particularly described as follows:

BEGINNING at a point at the northwesternmost mitered corner of Tallulah Drive (50' P.U.A.B.) and Sovereign Drive (50' P.U.A.E.), thence running South 18 degrees 23 minutes 59 seconds West along said mitered intersection, a distance of 12.73 feet, to a point; thence running South 63 degrees 23 minutes 59 seconds West along the northern edge of Tallulah Drive, a distance of 71.00 feet, to a point; thence running North 26 degrees 36 minutes 01 minutes West along the line dividing Lots 3 & 4, a distance of 120.00 feet, to a point; thence running North 63 degrees 23 minutes 59 seconds East along the line dividing Lots 2 & 3, a distance of 80.00 feet, to a point on the western edge of Sovereign Drive; thence running South 26 degrees 36 minutes 01 second East, a distance of 111.00 feet, to a point, the PLACE OR POINT OF BEGINNING. Said property is Tax Parcel R7224 306, and is known as 3200 Tallulah Drive.

AUG 02 2013
Planning & Development

All that tract or parcel of land lying and being in Land Lot 223 & 224 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as Lot 4, Block B, Providence Walk on Ivy Creek (f/k/a Providence Walk at Ivy Creek), Phase One, as per plat recorded in Plat Book 124, Pages 79-80, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more complete description, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point at the northwesternmost mitered corner of Tallulah Drive (50' P.U.A.E.) and Sovereign Drive (50' P.U.A.E.); thence proceed South 18 degrees 23 minutes 59 seconds West along said mitered intersection, a distance of 12.73 feet, to a point; thence proceed South 63 degrees 23 minutes 59 seconds West along the northern edge of Tallulah Drive, a distance of 71.00 feet, to a point, THE PLACE OR POINT OF BEGINNING; thence continuing along said northern edge of Tallulah Drive, South 63 degrees 23 minutes 59 seconds West, a distance of 22.30 feet, to a point; thence running along the arc of a curve to the left (having a radius of 145.00 feet), along the northern edge of Tallulah Drive, a distance of 35.69 feet, to a point, said point being South 56 degrees 20 minutes 58 seconds West, a distance of 35.60 feet, from the previous point; thence running North 40 degrees 42 minutes 04 seconds West along Phase Two of said subdivision, a distance of 124.19 feet, to a point; thence running North 39 degrees 55 minutes 28 seconds East along the line dividing Lots 15 & Lot 4, a distance of 9.05 feet, to a point; thence running North 39 degrees 55 minutes 28 seconds East along the line dividing Lots 16 & Lot 4, a distance of 12.73 feet, to a point; thence running North 62 degrees 58 minutes 44 seconds West along the line dividing Lots 2, 16 & 4, a distance of 79.58 feet, to a point; thence running South 26 degrees 36 minutes 01 seconds East along the line dividing Lots 3 & 4, a distance of 120.00 feet, to the PLACE OR POINT OF BEGINNING. Said property is Tax Parcel R7224 281, and is known as 3190 Tallulah Drive.

PLAT BOOK 124

AUG 02 2013

Planning & Development

CASE NUMBER SUP2013-00039
GCID 2013-0766

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. 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 MT. ZION GHANA METHODIST CHURCH, INC. for the proposed use of a CHURCH on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of OCTOBER 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 church, but not including a commercial church daycare or private school unless approved by an additional Special Use Permit(s).
2. Any exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church and community outreach activities shall be conducted indoors.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.
5. Peddlers or parking lot sales shall be prohibited.
6. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

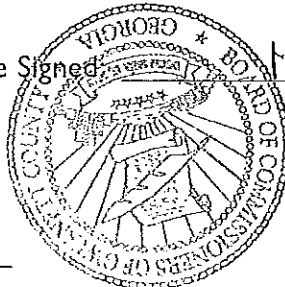
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR OAKBROOK II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 197 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the northerly right-of-way line of Oakbrook Parkway (having a 100-foot right-of-way) with the southeasterly right-of-way line of Goshen Springs Road (having an 80-foot right-of-way); run thence along said southeasterly right-of-way line of Goshen Springs Road North 04° 02' 15" West, a distance of 25.00 feet to THE TRUE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, run thence along said southeasterly right-of-way line of Goshen Springs Road North 04° 02' 15" West, a distance of 458.21 feet to an iron pin set, thence along said southeasterly right-of-way line and following the arc of a 278.31-foot radius curve, an arc distance of 288.36 feet to a nail found (said arc being subtended by a chord having a bearing of North 25° 38' 45" East and a chord distance of 273.64 feet); thence along said southeasterly right-of-way line North 62° 16' 45" East, a distance of 422.15 feet to a nail found (hereinafter referred to as "Point A"); thence South 27° 43' 15" East, a distance of 324.00 feet to a mag nail set (hereinafter referred to as "Point B"); thence South 62° 16' 45" West a distance of 192.45 feet to an iron pin found; thence South 04° 02' 15" East, a distance of 518.23 feet to an iron pin found located on the northerly right-of-way line of Oakbrook Parkway; thence along said northerly right-of-way line of Oakbrook Parkway South 85° 57' 45" West, a distance of 452.00 feet to an iron pin found; thence along the arc of a 23-foot radius curve, an arc distance of 39.27 feet to an iron pin found located on the southeasterly right-of-way line of Goshen Springs Road (said arc being subtended by a chord having a bearing of North 49° 02' 00" West and a chord distance of 35.36 feet), said iron pin being THE TRUE POINT OF BEGINNING.

SITE CONTAINS 9.178 ACRES, MORE OR LESS.

(CONTINUED AT LEFT)

Oakbrook II
Surveyor's Certification

This is to certify to WRIGHTWOOD CAPITAL LENDER LLC, together with its successors, nominees and assigns, SVN OAKBROOK I-V, LLC a Delaware limited liability company, its successors, nominees and assigns, TRUSAIL CAPITAL CORPORATION/SOUTH CHARLES INVESTMENT CORPORATION and CHICAGO TITLE INSURANCE COMPANY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 through 18 (except items 1 and 11; item 17 is limited to observed evidence only) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. In addition, the undersigned certifies that (a) the survey represented herein is an accurate survey of all the real property legally described herein (the "Property"); (b) the within survey properly and accurately indicates and locates all visible improvements on the Property as of April 10, 2006; (c) the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the Property legally described herein; (d) there are no encroachments either across property lines or zoning restriction lines in effect as of April 10, 2006; (e) the within survey properly designates and locates all visible or recorded easements as shown in the title insurance Commitment Issued by Chicago Title Insurance Company, RCTA060014 (NBU NO20600147), March 17, 2006 Revision; (f) ingress to and egress from

SUP 10 13 9

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JUL 13 2013

Planning & Development

CASE NUMBER SUP2013-00042
GCID 2013-0767

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. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by THE REDEEMED CHRISTIAN CHURCH OF GOD-CHRIST CENTERED INTERNATIONAL CHAPEL, INC. for the proposed use of a CHURCH (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of OCTOBER 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 church, but not including a commercial church daycare or private school unless approved by an additional Special Use Permit(s).
2. Any exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church and community outreach activities shall be conducted indoors.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.
5. Peddlers or parking lot sales shall be prohibited.
6. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/3/13

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk

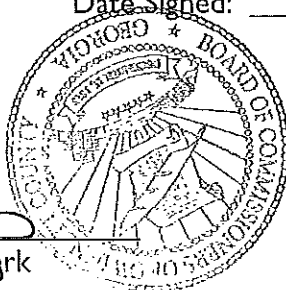


EXHIBIT A

LEGAL DESCRIPTION

TRACT A

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

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

REC'D

AUG 01 2013

Planning & Development

CASE NUMBER RZC2013-00005
GCID 2013-0751

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 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 to O-1 by ARMOR LOCK AND SAFE CO., INC. for the proposed use of OFFICE USES (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of OCTOBER 2013, that the aforesaid application to amend the Official Zoning Map from R-100 to O-1 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to office uses.
 - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
 - C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
 - D. Building(s) shall be a maximum of two stories in height.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide natural buffer adjacent to the north (side) property line. The buffer shall be enhanced with two rows of evergreen trees a minimum of 6 feet in height and planted 8 to 10 feet on-center to provide an effective visual screen.
 - B. Provide a ten-foot wide landscaped strip adjacent to Meadow Church Way and the south (side) property line.
 - C. Natural vegetation shall remain on the property prior to the issuance of a development permit.

- D. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 8 feet in height, and shall not be internally-illuminated.
- E. Outdoor storage 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. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. 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 shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- J. Provide a minimum 2-foot wide landscaped strip along the front of any building(s) facing Meadow Church Way.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

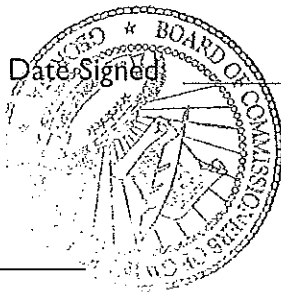


EXHIBIT "C"

LEGAL DESCRIPTION FOR ARMOR LOCK AND SAFE CO., INC.

All that tract or parcel of land lying and being in Land Lot 117 of the 7th Land District, Gwinnett County, Georgia, otherwise known as 2332 Meadow Church Way, Duluth, Georgia, containing 1.5 acres as shown on survey for Henry S. Vanos prepared by Engineering & Construction Services, dated March 7, 1975, revised September 18, 1975, and more particularly described as follows:

To find a place or point of beginning, begin at the point where the original land lot line common to Land Lots 116 and 117 intersects the northwesterly right of way line of Meadow Church and run thence South 18 degrees 11 minutes 01 seconds West 457 feet to an iron pin; run thence South 17 degrees 40 minutes 58 seconds West 287.66 feet to an iron pin, being the place or point beginning; from said point of beginning run thence along the northwesterly right of way line of Meadow Church Road South 17 degrees 40 minutes 56 seconds West 300 feet to an iron pin at the property of Henrietta Singleton; thence along property of Singleton North 29 degrees 28 minutes 05 seconds West 589.71 feet to an axle corner; thence along property of Vanos South 59 degrees 09 minutes 46 seconds East 446.38 feet to an axle corner on the northwesterly right of way line of Meadow Church Road, being the place or point of beginning.

RZC '13 0 0 5

PREPARED

AUG 02 2013

CHERRY LANE SURVEYING

CASE NUMBER RZR2013-00006
GCID 2013-0747

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. 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 R-75 MODIFIED to R-75 by SONIA MORALES DIAZ for the proposed use of a TWO SINGLE-FAMILY RESIDENCES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of OCTOBER 2013, that the aforesaid application to amend the Official Zoning Map from R-75 MODIFIED to R-75 is hereby **APPROVED** with the following condition:

1. Prior to issuance of a building permit for an additional residence, the property shall be properly subdivided through the Exemption Plat process.

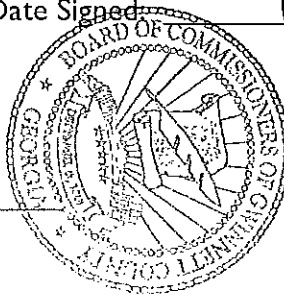
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal description for Yobany Villafana

All that portion of land lot 159, 6th district, Gwinnett County, containing 4.93 acres According to plat by Thomas Wood and Associates for Yobany Villafana dated July 24, 2013. More particularly described as follows:

Commencing at the intersection of the southwesterly R/W (60' R/W) of Burns Road and the Northeasterly R/W (60' R/W) of West Johns Road; Then southeasterly along the northeasterly R/W of West Johns Road 233.83' to the true point of beginning.

Thence, S 33 degrees 24' 43" E 143.40 feet;

Thence, S 33 degrees 46' 51" E 91.54 feet;

Thence, S 34 degrees 31' 25" E 128.59 feet;

Thence, S 36 degrees 00' 17" E 278.49 feet;

Thence, N 59 degrees 54' 49" E 291.70 feet;

Thence, N 28 degrees 00' 50" W 638.94 feet;

Thence, S 63 degrees 31' 38" W 184.21 feet;

Thence, S 56 degrees 40' 27" W 184.14 feet; to the True Point of Beginning.

RZR '13 0 0 6

CASE NUMBER RZR2013-00007
GCID 2013-0749

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. 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 R-100 to R-75 MODIFIED by TRATON HOMES for the proposed use of a MODIFIED SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of OCTOBER 2013, that the aforesaid application to amend the Official Zoning Map from R-100 to R-75 MODIFIED is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures, not to exceed 93 lots and developed in general accordance with the submitted site plan as presented at the October 1, 2013 Planning Commission public hearing, with changes necessary to meet the following conditions.
 - B. Homes shall be constructed with front façade accents of brick or stacked stone. The balance of the home may be the same or of wood, shake, stucco or fiber-cement siding. The first two homes on either side of the street at the development entrance shall also include a brick or stone water table.
 - C. The minimum heated floor area per dwelling shall be 2,200 square feet for one-story homes and 2,500 square feet for two-story homes.
 - D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. All grassed areas on dwelling lots shall be sodded.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.

- C. The Killian Hill Road frontage shall include a landscaped entrance feature. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.
- D. All lots abutting Gwen's Ridge and Killian Woods subdivisions shall have a minimum 20-foot undisturbed construction buffer, replanted where sparsely vegetated. The plantings shall include a double row of Leyland Cypress trees, Thuga Green Giants and Holly Trees or similar specimens a minimum of 6 feet in height at the time of planting. The rows may be staggered and planted on 8 to 10 foot centers, with the final landscape plan to be approved by the Director of Planning and Development.
- E. The small detention pond located adjacent to Gwen's Ridge and Killian Woods subdivisions is to be screened with a 6 foot high solid wood fence adjacent to the exterior properties. Fencing along the interior of the project may be a 6 foot high black coated chain link fence. The area is to be further screened on all sides (except for access area) with a mixture of Leyland Cypress, Thuga Green Giants and Holly Trees or similar specimens a minimum of 6 feet high at the time of planting. Final design to be approved by the Director of Planning and Development. The detention area is to be designed as a dry detention area and is to only hold water after a rain event and not on a permanent basis.
- F. There shall be no access to Lee Ridge Way.

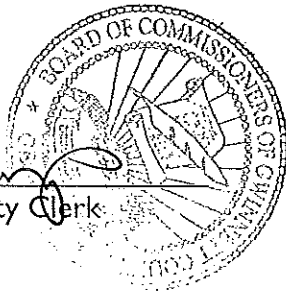
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/13

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Land Lot corner common to Land Lots 83, 84, 89 & 90; thence along the Land Lot line common to Land Lots 83 & 90 South 59 degrees 20 minutes 20 seconds West a distance of 1,111.42 feet to a point on the northerly right-of-way line of Killian Hill Road (80' R/W); thence along said right-of-way line the following courses and distances: 508.91 feet along an arc of a curve to the left, said curve having a radius of 858.11 feet and a chord bearing and distance of North 39 degrees 20 minutes 52 seconds West 501.48 feet to a point; thence North 56 degrees 20 minutes 00 seconds West a distance of 626.45 feet to a point; thence North 56 degrees 09 minutes 00 seconds West a distance of 157.59 feet to a point; thence leaving said right-of-way line North 59 degrees 23 minutes 20 seconds East a distance of 189.01 feet to a point; thence North 74 degrees 45 minutes 00 seconds West a distance of 130.32 feet to a point; thence North 59 degrees 23 minutes 00 seconds East a distance of 468.10 feet to a point; thence South 74 degrees 38 minutes 00 seconds East a distance of 129.94 feet to a point; thence North 59 degrees 16 minutes 00 seconds East a distance of 881.38 feet to a point on the Land Lot line common to Land Lots 89 & 90; thence along said line South 30 degrees 06 minutes 20 seconds East a distance of 1,203.32 feet to a point and the POINT OF BEGINNING.

Said tract containing 35.975 acres.

RECEIVED BY

AUG 01 2013

Planning & Development

R/R 10007

CASE NUMBER SUP2013-00041
GCID 2013-0750

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. 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 TRATON HOMES for the proposed use of a MODIFIED SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of OCTOBER 2013 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures, not to exceed 93 lots and developed in general accordance with the submitted site plan as presented at the October 1, 2013 Planning Commission public hearing, with changes necessary to meet the following conditions.
 - B. Homes shall be constructed with front façade accents of brick or stacked stone. The balance of the home may be the same or of wood, shake, stucco or fiber-cement siding. The first two homes on either side of the street at the development entrance shall also include a brick or stone water table.
 - C. The minimum heated floor area per dwelling shall be 2,200 square feet for one-story homes and 2,500 square feet for two-story homes.
 - D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. All grassed areas on dwelling lots shall be sodded.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. The Killian Hill Road frontage shall include a landscaped entrance feature. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.

- D. All lots abutting Gwen's Ridge and Killian Woods subdivisions shall have a minimum 20-foot undisturbed construction buffer, replanted where sparsely vegetated. The plantings shall include a double row of Leyland Cypress trees, Thuga Green Giants and Holly Trees or similar specimens a minimum of 6 feet in height at the time of planting. The rows may be staggered and planted on 8 to 10 foot centers, with the final landscape plan to be approved by the Director of Planning and Development.

- E. The small detention pond located adjacent to Gwen's Ridge and Killian Woods subdivisions is to be screened with a 6 foot high solid wood fence adjacent to the exterior properties. Fencing along the interior of the project may be a 6 foot high black coated chain link fence. The area is to be further screened on all sides (except for access area) with a mixture of Leyland Cypress, Thuga Green Giants and Holly Trees or similar specimens a minimum of 6 feet high at the time of planting. Final design to be approved by the Director of Planning and Development. The detention area is to be designed as a dry detention area and is to only hold water after a rain event and not on a permanent basis.

- F. There shall be no access to Lee Ridge Way.

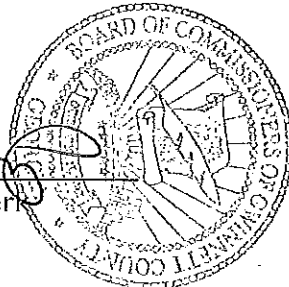
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/15/13

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Land Lot corner common to Land Lots 83, 84, 89 & 90; thence along the Land Lot line common to Land Lots 83 & 90 South 59 degrees 20 minutes 20 seconds West a distance of 1,111.42 feet to a point on the northerly right-of-way line of Killian Hill Road (80' R/W); thence along said right-of-way line the following courses and distances: 508.91 feet along an arc of a curve to the left, said curve having a radius of 858.11 feet and a chord bearing and distance of North 39 degrees 20 minutes 52 seconds West 501.48 feet to a point; thence North 56 degrees 20 minutes 00 seconds West a distance of 626.45 feet to a point; thence North 56 degrees 09 minutes 00 seconds West a distance of 157.59 feet to a point; thence leaving said right-of-way line North 59 degrees 23 minutes 20 seconds East a distance of 189.01 feet to a point; thence North 74 degrees 45 minutes 00 seconds West a distance of 130.32 feet to a point; thence North 59 degrees 23 minutes 00 seconds East a distance of 468.10 feet to a point; thence South 74 degrees 38 minutes 00 seconds East a distance of 129.94 feet to a point; thence North 59 degrees 16 minutes 00 seconds East a distance of 881.38 feet to a point on the Land Lot line common to Land Lots 89 & 90; thence along said line South 30 degrees 06 minutes 20 seconds East a distance of 1,203.32 feet to a point and the POINT OF BEGINNING.

Said tract containing 35.975 acres.

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