

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 2014

CASE NUMBER SUP2013-00053
GCID 2013-0998

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 MARIANA CRISTEA for the proposed use of a FAMILY PERSONAL CARE HOME 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed Family Personal Care Home providing residence and care for up to a maximum of eight elderly individuals (clients) residing in the home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. Maintain a minimum 20-foot wide buffer along all exterior property lines, except for driveways and existing encroachments.

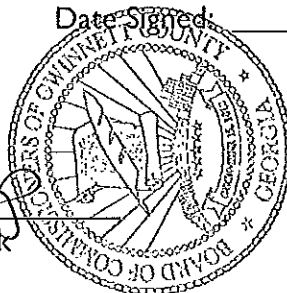
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Return Recorded Document to:
Garner & Kilgore
P.O. Box 602
Buford, Georgia 30515

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF GWINNETT

File #: 13R21191

This Indenture made this 30th day of September, 2013 between Blanche Brooks James aka Blanche Brooks, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Daniel Cristen and Mariana Cristea, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 68 of the 7th Land District, Gwinnett County, Georgia as shown and delineated as Tract 1-A (0.62 Acre, more or less) and Tract 2 (1.38 Acres, more or less) on plat of survey for Hattie H. Brooks by W. T. Dunahoo and Associates, L.L.C., dated August 19, 1985, last revised August 19, 2013, and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin on the Northwestern right of way of Russell Road (50 foot right of way) at its intersection with the extended centerline of Pamela Kay Road; thence proceed South 23 degrees 43 minutes 30 seconds West, a distance of 15.0 feet, along the Northwestern right of way of Russell Road, to an iron pin, or place or point of beginning; thence running South 23 degrees 43 minutes 30 seconds West along the Northwestern right of way of Russell Road, a distance of 85.47 feet, to a point; thence running South 24 degrees 38 minutes 10 seconds West, along the Northwestern right of way of Russell Road, a distance of 58.51 feet, to an iron pin; thence leaving said right of way and running North 62 degrees 09 minutes 07 seconds West, a distance of 373.44 feet, to an iron pin; thence running North 82 degrees 54 minutes 52 seconds West, a distance of 200.00 feet, to an iron pin; thence running North 01 degrees 30 minutes 07 seconds West, a distance of 122.07 feet, to an iron pin; thence running South 88 degrees 50 minutes 00 seconds East, a distance of 20.0 feet, to an iron pin; thence running South 89 degrees 10 minutes 00 seconds East, a distance of 100.00 feet, to an iron pin; thence running South 89 degrees 25 minutes 00 seconds East, a distance of 50.00 feet, to an iron pin; thence running South 81 degrees 35 minutes 00 seconds East, a distance of 37.00 feet, to an iron pin; thence running South 89 degrees 25 minutes 00 seconds East, a distance of 93.20 feet, to an iron pin; thence running South 85 degrees 07 minutes 23 seconds East, a distance of 111.52 feet, to an iron pin; thence running South 05 degrees 12 minutes 00 seconds West, a distance of 113.60 feet, to an iron pin; thence running South 72 degrees 45 minutes 23 seconds East, a distance of 199.17 feet, to an iron pin on the Northwestern right of way of Russell Road, the place or point of beginning.

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 behoove of 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

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

Signed, sealed and delivered in the presence of:

Witness
Notary Public
My Commission Expires: EXP. 01/15/2015
(NOTARY SEAL)
JEREMY KILGORE
GWINNETT COUNTY, GA
Public

RECEIVED BY

OCT 03 2013

Blanche Brooks James (Seal)
Blanche Brooks James
Planning & Development
Blanche Brooks (Seal)
aka Blanche Brooks

SUP '13 0 5 3

CASE NUMBER RZR2013-00012
GCID 2013-0991

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 RA-200 to R-100 CSO by RIDGELINE LAND PLANNING, INC. for the proposed use of a SINGLE-FAMILY CONSERVATION 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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 CSO 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 96 lots.
 - B. Homes shall be constructed with front facades of primarily brick, stacked stone, cedar shake or stucco. The balance of the home may be the same materials, or of fiber-cement siding.
 - C. The minimum heated floor area per dwelling shall be 2,000 square feet for one and 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. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. The Old Thompson Mill 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.
- E. All lots shall have a minimum road frontage of 70 feet.
- F. The project entrance shall be relocated as shown on the revised Concept Plan dated January 16, 2014, subject to review and approval of the Gwinnett Department of Transportation.

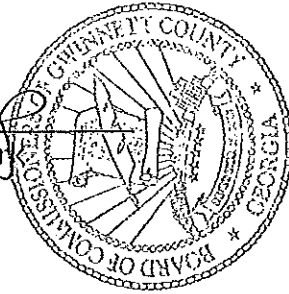
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.60' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73', TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 51°00'34" W A DISTANCE OF 96.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT OF WAY N 56°40'11" E A DISTANCE OF 338.26' TO AN IRON PIN SET; THENCE N 58°31'16" E A DISTANCE OF 824.72' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUNNING ALONG SAID CENTERLINE OF A CREEK THE FOLLOWING BEARINGS AND DISTANCES:
S 36°19'30" E A DISTANCE OF 9.00';
THENCE S 36°11'23" W A DISTANCE OF 26.10';
THENCE S 20°30'10" W A DISTANCE OF 55.54';
THENCE S 17°10'43" E A DISTANCE OF 27.69';
THENCE S 07°01'44" E A DISTANCE OF 21.97';
THENCE S 25°21'51" W A DISTANCE OF 16.07';
THENCE S 25°15'16" E A DISTANCE OF 43.89';
THENCE S 39°17'53" E A DISTANCE OF 56.91';
THENCE S 14°04'20" E A DISTANCE OF 73.93';
THENCE S 19°58'20" E A DISTANCE OF 33.55';
THENCE S 31°21'52" E A DISTANCE OF 76.21';
THENCE S 18°11'11" E A DISTANCE OF 61.64';
THENCE S 32°20'01" E A DISTANCE OF 84.75';
THENCE S 31°01'39" E A DISTANCE OF 178.24' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD;
THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.05', WITH A RADIUS OF 408.61', WITH A CHORD BEARING OF S 58°58'57" W, WITH A CHORD LENGTH OF 373.32' TO POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 168.33', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 44°32'45" W, WITH A CHORD LENGTH OF 167.87' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 37°19'58" W A DISTANCE OF 169.51' TO AN IRON PIN SET; THENCE S 52°39'26" W A DISTANCE OF 278.77' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 14.601 ACRES (BEING 691,065.9 +/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

RECEIVED BY
DATE 4/20/18
Planning & Development

SURVEYED LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN CMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.83', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.88' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD THE FOLLOWING BEARINGS AND DISTANCES:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'46" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 61°08'34" W A DISTANCE OF 96.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT OF WAY N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE N 47°34'47" W A DISTANCE OF 131.69' TO A 1/2" REBAR FOUND;
THENCE LEAVING SAID RIGHT OF WAY N 00°20'16" E A DISTANCE OF 29.11' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED N 00°20'16" E A DISTANCE OF 630.83' TO A 1 1/2" HEX ROD FOUND;
THENCE N 46°30'18" W A DISTANCE OF 632.73' TO A 1/2" OPEN TOP FOUND;
THENCE N 36°03'30" E A DISTANCE OF 906.47' TO A 1-1/2" OPEN TOP FOUND; THENCE S 05°21'31" W A DISTANCE OF 69.89' TO A POINT LOCATED IN THE CENTERLINE OF PRISON CAMP CREEK; THENCE RUNNING ALONG CENTERLINE OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES:
S 67°52'05" E A DISTANCE OF 10.87';
THENCE S 66°00'17" E A DISTANCE OF 125.97';
THENCE N 76°47'17" E A DISTANCE OF 103.29';
THENCE N 83°40'04" E A DISTANCE OF 117.00';
THENCE N 84°39'30" E A DISTANCE OF 133.78';
THENCE S 79°37'44" E A DISTANCE OF 73.86';
THENCE S 33°40'09" W A DISTANCE OF 44.10';
THENCE S 14°46'07" W A DISTANCE OF 26.50';
THENCE S 46°46'24" E A DISTANCE OF 26.13';
THENCE S 71°12'04" E A DISTANCE OF 74.57';
THENCE S 51°41'02" E A DISTANCE OF 124.32';
THENCE S 67°40'13" E A DISTANCE OF 69.73';
THENCE S 84°12'49" E A DISTANCE OF 90.30';
THENCE S 89°29'50" E A DISTANCE OF 49.21';
THENCE N 30°56'46" E A DISTANCE OF 14.57';
THENCE N 37°45'01" E A DISTANCE OF 56.91';
THENCE N 44°59'59" E A DISTANCE OF 53.46';
THENCE N 82°12'32" E A DISTANCE OF 37.49';
THENCE S 46°40'30" E A DISTANCE OF 34.00';
THENCE S 62°29'38" E A DISTANCE OF 28.82';
THENCE S 80°47'41" E A DISTANCE OF 55.67';
THENCE N 42°29'22" E A DISTANCE OF 72.31' TO THE POINT OF INTERSECTION OF THE CENTERLINE OF A CREEK FROM THE SOUTHWEST; THENCE RUNNING ALONG THE CENTERLINE OF SAID CREEK FROM THE SOUTHWEST THE FOLLOWING BEARINGS AND DISTANCES:
S 07°52'43" E A DISTANCE OF 97.01';
THENCE S 33°43'31" W A DISTANCE OF 96.66';
THENCE S 21°11'22" W A DISTANCE OF 86.23';
THENCE S 29°37'30" W A DISTANCE OF 103.64';
THENCE S 30°29'19" W A DISTANCE OF 67.37';
THENCE S 22°39'41" W A DISTANCE OF 91.57';
THENCE S 25°58'55" W A DISTANCE OF 101.05';
THENCE S 31°30'39" W A DISTANCE OF 91.99';
THENCE S 49°16'10" W A DISTANCE OF 38.23';
THENCE S 40°37'13" W A DISTANCE OF 9.77';
THENCE S 80°31'56" W A DISTANCE OF 37.40';
THENCE S 06°37'52" W A DISTANCE OF 20.06';
THENCE S 22°20'47" W A DISTANCE OF 63.55';
THENCE LEAVING SAID CENTERLINE OF CREEK S 68°31'16" W A DISTANCE OF 963.04' TO AN IRON PIN SET; THENCE S 68°40'11" W A DISTANCE OF 354.47' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 36.779 ACRES (BEING 1,602,106.9 +/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

RZR 13 0 1 2
RECEIVED BY
OCT 4 2013
Planning & Development

SURVEYED LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN OMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25° 16' 32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38° 24' 53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 52° 39' 26" E A DISTANCE OF 278.77' TO AN IRON PIN SET; THENCE S 37° 10' 58" E A DISTANCE OF 169.51' TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.46', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 55° 13' 05" W, WITH A CHORD LENGTH OF 78.40' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.07', WITH A RADIUS OF 475.98', WITH A CHORD BEARING OF S 79° 50' 08" W, WITH A CHORD LENGTH OF 223.95' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.073 ACRES (BEING 30,062.047 SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

RZR 13 0 1 2

RECEIVED BY

OCT 4 2013

Planning & Development

CASE NUMBER SUP2013-00056
GCID 2013-0992

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 RIDGELINE LAND PLANNING, INC. for the proposed use of a SINGLE-FAMILY CONSERVATION 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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 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. Single-family residential and accessory uses and structures, not to exceed 96 lots.
 - B. Homes shall be constructed with front facades of primarily brick, stacked stone, cedar shake or stucco. The balance of the home may be the same materials, or of fiber-cement siding.
 - C. The minimum heated floor area per dwelling shall be 2,000 square feet for one and 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. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. The Old Thompson Mill 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.

- E. All lots shall have a minimum road frontage of 70 feet.
- F. The project entrance shall be relocated as shown on the revised Concept Plan dated January 16, 2014, subject to review and approval of the Gwinnett Department of Transportation.

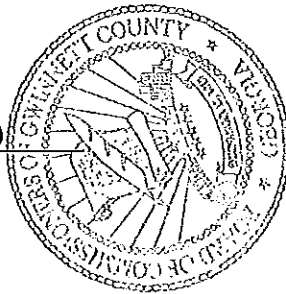
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH). THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.88' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73', TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:
 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45" W, WITH A CHORD LENGTH OF 58.11' TO A POINT;
 THENCE N 51°08'34" W A DISTANCE OF 96.01' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
 THENCE N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
 THENCE LEAVING SAID RIGHT OF WAY N 56°40'11" E A DISTANCE OF 338.26' TO AN IRON PIN SET; THENCE N 58°31'16" E A DISTANCE OF 824.72' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUNNING ALONG SAID CENTERLINE OF A CREEK THE FOLLOWING BEARINGS AND DISTANCES:
 S 36°19'30" E A DISTANCE OF 9.08';
 THENCE S 36°11'29" W A DISTANCE OF 26.10';
 THENCE S 28°30'10" W A DISTANCE OF 55.54';
 THENCE S 17°10'43" E A DISTANCE OF 27.69';
 THENCE S 07°01'44" E A DISTANCE OF 21.97';
 THENCE S 25°21'51" W A DISTANCE OF 16.07';
 THENCE S 25°15'10" E A DISTANCE OF 43.89';
 THENCE S 39°17'53" E A DISTANCE OF 55.91';
 THENCE S 14°04'20" E A DISTANCE OF 73.93';
 THENCE S 19°50'20" E A DISTANCE OF 33.55';
 THENCE S 31°21'52" E A DISTANCE OF 76.21';
 THENCE S 18°11'11" E A DISTANCE OF 61.64';
 THENCE S 32°20'01" E A DISTANCE OF 84.75';
 THENCE S 31°01'39" E A DISTANCE OF 178.24' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 303.05', WITH A RADIUS OF 400.61', WITH A CHORD BEARING OF S 58°58'57" W, WITH A CHORD LENGTH OF 373.32' TO POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 168.33', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 44°32'45" W, WITH A CHORD LENGTH OF 167.87' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 37°19'58" W A DISTANCE OF 169.51' TO AN IRON PIN SET; THENCE S 52°39'26" W A DISTANCE OF 278.77' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 14.501 ACRES. (BEING 631,665.9 +/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

GWINNETT COUNTY
 PLANNING & DEVELOPMENT
 MAY 13 2019

SURVEYED LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN BMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 340.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD THE FOLLOWING BEARINGS AND DISTANCES:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 340.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 65.17', WITH A RADIUS OF 340.49', WITH A CHORD BEARING OF N 46°11'15" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 61°09'31" W A DISTANCE OF 06.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2482.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT OF WAY N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE N 47°34'47" W A DISTANCE OF 131.69' TO A 1/2" REBAR FOUND;
THENCE LEAVING SAID RIGHT OF WAY N 06°28'16" E A DISTANCE OF 29.11' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED N 06°20'15" E A DISTANCE OF 630.83' TO A 1 1/2" HEX. ROD FOUND;
THENCE N 46°38'10" W A DISTANCE OF 532.73' TO A 1/2" OPEN TOP FOUND;
THENCE N 36°03'38" E A DISTANCE OF 906.47' TO A 1 1/2" OPEN TOP FOUND; THENCE S 05°21'31" W A DISTANCE OF 69.89' TO A POINT LOCATED IN THE CENTERLINE OF PRISON CAMP CREEK; THENCE RUNNING ALONG CENTERLINE OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES:
S 67°52'05" E A DISTANCE OF 18.87';
THENCE S 06°00'17" E A DISTANCE OF 125.97';
THENCE N 76°47'17" E A DISTANCE OF 183.29';
THENCE N 03°40'04" E A DISTANCE OF 117.00';
THENCE N 04°39'30" E A DISTANCE OF 193.76';
THENCE S 79°37'44" E A DISTANCE OF 73.86';
THENCE S 33°40'09" W A DISTANCE OF 44.10';
THENCE S 14°46'07" W A DISTANCE OF 26.50';
THENCE S 46°45'24" E A DISTANCE OF 26.13';
THENCE S 71°12'04" E A DISTANCE OF 74.57';
THENCE S 51°41'02" E A DISTANCE OF 124.32';
THENCE S 67°48'13" E A DISTANCE OF 69.73';
THENCE S 64°12'49" E A DISTANCE OF 90.30';
THENCE S 09°29'59" E A DISTANCE OF 49.21';
THENCE N 38°56'46" E A DISTANCE OF 14.57';
THENCE N 37°45'01" E A DISTANCE OF 56.31';
THENCE N 44°59'59" E A DISTANCE OF 53.48';
THENCE N 02°12'32" E A DISTANCE OF 37.49';
THENCE S 46°40'30" E A DISTANCE OF 34.08';
THENCE S 62°29'38" E A DISTANCE OF 28.82';
THENCE S 80°47'41" E A DISTANCE OF 55.67';
THENCE N 42°29'22" E A DISTANCE OF 72.31' TO THE POINT OF INTERSECTION OF THE CENTERLINE OF A CREEK FROM THE SOUTHWEST; THENCE RUNNING ALONG THE CENTERLINE OF SAID CREEK FROM THE SOUTHWEST THE FOLLOWING BEARINGS AND DISTANCES:
S 07°52'43" E A DISTANCE OF 97.81';
THENCE S 33°43'31" W A DISTANCE OF 86.56';
THENCE S 21°11'22" W A DISTANCE OF 86.23';
THENCE S 29°37'30" W A DISTANCE OF 103.54';
THENCE S 30°29'19" W A DISTANCE OF 67.37';
THENCE S 22°39'41" W A DISTANCE OF 91.57';
THENCE S 25°58'55" W A DISTANCE OF 101.65';
THENCE S 31°30'30" W A DISTANCE OF 91.99';
THENCE S 49°15'19" W A DISTANCE OF 36.23';
THENCE S 40°37'13" W A DISTANCE OF 9.77';
THENCE S 00°31'56" W A DISTANCE OF 37.40';
THENCE S 06°37'52" W A DISTANCE OF 20.08';
THENCE S 22°29'47" W A DISTANCE OF 63.65';
THENCE LEAVING SAID CENTERLINE OF CREEK S 58°31'16" W A DISTANCE OF 963.04' TO AN IRON PIN SET; THENCE S 56°40'11" W A DISTANCE OF 354.47' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 36.779 ACRES (BEING 1,602,106.9+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

SUP '13 0 5 6

RECEIVED BY

OCT 4 2013

Planning & Development

SURVEYED LEGAL DESCRIPTION - TRACT 3.

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25° 46' 32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38° 24' 53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 52° 39' 26" E A DISTANCE OF 278.77' TO AN IRON PIN SET; THENCE S 37° 19' 58" E A DISTANCE OF 169.51' TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.45', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 55° 13' 05" W, WITH A CHORD LENGTH OF 78.40' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.07', WITH A RADIUS OF 475.98', WITH A CHORD BEARING OF S 79° 50' 08" W, WITH A CHORD LENGTH OF 223.95' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.873 ACRES (BEING 38,062.0+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

SUB 13 0 5 6

RECEIVED BY

OCT 4 2013

Planning & Development

CASE NUMBER RZC2014-00003
GCID 2014-0011

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 NS to O-1 by JESSICA LANE for the proposed use of OFFICE-INSTITUTIONAL USES 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 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from NS to O-1 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Professional office and accessory uses and structures.
 - B. Hours of operation shall be limited to between 6:00 a.m. and 8 p.m., Monday through Saturday.
 - C. Prior to business occupancy, the site and building shall be brought up to all applicable codes through the issuance of development and/or building permits.
2. To satisfy the following site development considerations:
 - A. Provide a 10-foot wide enhanced buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - C. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - D. Ground and wall signage shall be externally illuminated, and overall ground sign height shall not exceed 6 feet.

- E. Exterior lighting shall be contained in cut-off type luminaries, and directed so as not to shine directly into adjacent roadways or nearby properties.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. 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: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 95 of the 6th District of Gwinnett County, State of Georgia, being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING begin at a point located at the northwesterly right-of-way intersection of Rockbridge Road and Old Tucker Road (having a variable right-of-way) said point being the POINT OF BEGINNING, thence proceeding in a southwesterly direction along the northwesterly right-of-way of Old Tucker Road a distance of 653.89 feet to a 3/8 inch rebar found, thence continuing along said right-of-way South 60 degrees 24 minutes 19 seconds West a distance of 149.70 feet to capped rebar set , said point being the TRUE POINT OF BEGINNING, thence continuing along said right-of-way South 60 degrees 22 minutes 44 seconds West a distance of 31.52 feet to a point, thence continuing along said right-of-way an arc distance of 111.97 feet, having a radius of 150.00 feet, being subtended by a chord bearing and distance of South 81 degrees 45 minutes 51 seconds West a distance of 109.39 feet to a point, thence continuing along said right-of-way North 48 degrees 35 minutes 25 seconds West a distance of 118.63 feet to a point, thence continuing along said right-of-way North 42 degrees 32 minutes 16 seconds West a distance of 98.14 feet to a 1 inch open top pipe, thence leaving said right-of-way North 60 degrees 04 minutes 23 seconds East a distance of 177.54 feet to capped rebar set, thence South 33 degrees 23 minutes 21 seconds East a distance of 249.21 feet to a capped rebar set along the northwesterly right-of-way of Old Tucker Road (having a variable right-of-way), said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.89 acres more or less, and being more particularly described on a plat of survey for Jessica Lane, dated October 30, 2013, prepared by SCI Development Services.

W/C 14 0 0 3

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Planning & Development

CASE NUMBER SUP2014-00004
GCID 2014-0012

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 JESSICA LANE for the proposed use of an ADULT DAY CARE CENTER 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diana Ken
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 95 of the 6th District of Gwinnett County, State of Georgia, being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING begin at a point located at the northwesterly right-of-way intersection of Rockbridge Road and Old Tucker Road (having a variable right-of-way) said point being the POINT OF BEGINNING, thence proceeding in a southwesterly direction along the northwesterly right-of-way of Old Tucker Road a distance of 653.89 feet to a 3/8 inch rebar found, thence continuing along said right-of-way South 60 degrees 24 minutes 19 seconds West a distance of 149.70 feet to capped rebar set, said point being the TRUE POINT OF BEGINNING, thence continuing along said right-of-way South 60 degrees 22 minutes 44 seconds West a distance of 31.52 feet to a point, thence continuing along said right-of-way an arc distance of 111.97 feet, having a radius of 150.00 feet, being subtended by a chord bearing and distance of South 81 degrees 45 minutes 51 seconds West a distance of 109.39 feet to a point, thence continuing along said right-of-way North 48 degrees 35 minutes 25 seconds West a distance of 118.63 feet to a point, thence continuing along said right-of-way North 42 degrees 32 minutes 16 seconds West a distance of 98.14 feet to a 1 inch open top pipe, thence leaving said right-of-way North 60 degrees 04 minutes 23 seconds East a distance of 177.54 feet to capped rebar set, thence South 33 degrees 23 minutes 21 seconds East a distance of 249.21 feet to a capped rebar set along the northwesterly right-of-way of Old Tucker Road (having a variable right-of-way), said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.89 acres more or less, and being more particularly described on a plat of survey for Jessica Lane, dated October 30, 2013, prepared by SCI Development Services.

SUP '14 0 0 4

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Planning & Development

CASE NUMBER RZC2014-00002
GCID 2014-0014

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 to M-1 by MAX TRUCKING, LLC for the proposed use of a TRUCKING FACILITY (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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. The site shall be limited to a trucking company with fleet maintenance facility. The facility shall be occupied by Max Trucking Company only. Trucking shall be limited to freight hauling (semi/tractor trailers), with dump trucks, heavy equipment and garbage trucks being prohibited.
 - B. There shall be no more than 15 semi-tractors and 10 semi-trailers on site at any time. Outdoor storage of tires, parts, and junked semis/trailers shall be prohibited.
 - C. The office/maintenance building shall be constructed with a front façade of glass, brick or stacked stone.
 - D. Hours of operation shall be limited to between 7:00 a.m. to 7:00 p.m., Monday through Friday. The facility may be open on Saturday and Sunday between the hours of 8:00 a.m. and 12:00 p.m. to allow trucks to be dropped off or taken from the site. No maintenance operations shall occur on Saturday or Sunday.

2. To satisfy the following site development considerations:
- A. Maintain a minimum 75-foot wide buffer adjacent to residentially-zoned property along the eastern (side) property line. Install a staggered double row of minimum 5-foot tall Leyland Cypress, ten-feet on center where the buffer is sparsely vegetated. The buffer design shall be subject to review and approval of the Director of Planning and Development.
 - B. There shall be no buffer required along the western (side) property line.
 - C. The 50-foot building setback along Winder Highway shall be preserved as a 50-foot natural buffer. The buffer shall be planted and fenced to provide an effective visual screen. Plantings and fencing shall be subject to review and approval of the Director of Planning and Development.
 - D. Ground signage shall be prohibited along the Winder Highway frontage.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - 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.
 - H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

Parcel 5-307-005 / M-1

All that tract or parcel of land lying and being in Land Lot 307 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the apparent intersection of the northeastern intersection of the right-of-way of Dacula Road (right-of-way varies) and Winder Highway (Apparent 100' right-of-way); THENCE commence along the right of way of Winder Highway in a Northeasterly direction for 4,130'+/- to a point; Said Point being the south western property corner; THENCE North 46 degrees 35 minutes 05 seconds East for a distance of 445.79' to a point; said point being THE TRUE POINT OF BEGINNING; THENCE leaving said right-of-way North 62 degrees 01 minutes 23 seconds West for a distance of 200.31' to a point; THENCE North 38 degrees 02 minutes 04 seconds East for a distance of 89.95' to a point; THENCE North 37 degrees 00 minutes 13 seconds East for a distance of 169.91' to a point; THENCE North 52 degrees 30 minutes 05 seconds West for a distance of 222.49' to a point; THENCE North 49 degrees 18 minutes 55 seconds East for a distance of 24.79' to a point; THENCE North 50 degrees 59 minutes 56 seconds East for a distance of 78.89' to a point; THENCE North 52 degrees 30 minutes 14 seconds East for a distance of 83.92' to a point; THENCE North 54 degrees 22 minutes 12 seconds East for a distance of 85.00' to a point; THENCE North 55 degrees 48 minutes 47 seconds East for a distance of 30.68' to a point; THENCE South 29 degrees 51 minutes 58 seconds East for a distance of 509.20' to a point; Said Point being on the right of way of Winder Highway THENCE along the right of way South 46 degrees 35 minutes 05 seconds West for a distance of 220.43' to a point; THENCE South 46 degrees 35 minutes 05 seconds West for a distance of 38.59' to a point; said point being THE TRUE POINT OF BEGINNING

Said property contains 3.58 +/- acres.

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RZC 'M 0 0 2

NOV 0 1 2013

Planning & Development

CASE NUMBER SUP2014-00005
GCID 2014-0015

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 MAX TRUCKING, LLC for the proposed use of TRUCK FLEET MAINTENANCE 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 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. The site shall be limited to a trucking company with fleet maintenance facility. The facility shall be occupied by Max Trucking Company only. Trucking shall be limited to freight hauling (semi/tractor trailers), with dump trucks, heavy equipment and garbage trucks being prohibited.
 - B. There shall be no more than 15 semi-tractors and 10 semi-trailers on site at any time. Outdoor storage of tires, parts, and junked semis/trailers shall be prohibited.
 - C. The office/maintenance building shall be constructed with a front façade of glass, brick or stacked stone.
 - D. Hours of operation shall be limited to between 7:00 a.m. to 7:00 p.m., Monday through Friday. The facility may be open on Saturday and Sunday between the hours of 8:00 a.m. and 12:00 p.m. to allow trucks to be dropped off or taken from the site. No maintenance operations shall occur on Saturday or Sunday.
2. To satisfy the following site development considerations:
 - A. Maintain a minimum 75-foot wide buffer adjacent to residentially-zoned property along the eastern (side) property line. Install a staggered double row of minimum 5-foot tall Leyland Cypress, ten-feet on center where the buffer is sparsely vegetated. The buffer design shall be subject to review and approval of the Director of Planning and Development.

- B. There shall be no buffer required along the western (side) property line.
- C. The 50-foot building setback along Winder Highway shall be preserved as a 50-foot natural buffer. The buffer shall be planted and fenced to provide an effective visual screen. Plantings and fencing shall be subject to review and approval of the Director of Planning and Development.
- D. Ground signage shall be prohibited along the Winder Highway frontage.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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.
- H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

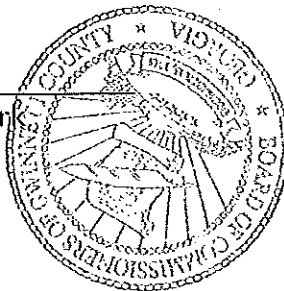
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

Parcel 5-307-005 / M-1

All that tract or parcel of land lying and being in Land Lot 307 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the apparent intersection of the northeastern intersection of the right-of-way of Dacula Road (right-of-way varies) and Winder Highway (Apparent 100' right-of-way); THENCE commence along the right of way of Winder Highway in a Northeasterly direction for 4,130'+/- to a point; Said Point being the south western property corner; THENCE North 46 degrees 35 minutes 05 seconds East for a distance of 445.79' to a point; said point being THE TRUE POINT OF BEGINNING; THENCE leaving said right-of-way North 62 degrees 01 minutes 23 seconds West for a distance of 200.31' to a point; THENCE North 38 degrees 02 minutes 04 seconds East for a distance of 89.95' to a point; THENCE North 37 degrees 00 minutes 13 seconds East for a distance of 169.91' to a point; THENCE North 52 degrees 30 minutes 05 seconds West for a distance of 222.49' to a point; THENCE North 49 degrees 18 minutes 55 seconds East for a distance of 24.79' to a point; THENCE North 50 degrees 59 minutes 56 seconds East for a distance of 78.89' to a point; THENCE North 52 degrees 30 minutes 14 seconds East for a distance of 83.92' to a point; THENCE North 54 degrees 22 minutes 12 seconds East for a distance of 85.00' to a point; THENCE North 55 degrees 48 minutes 47 seconds East for a distance of 30.68' to a point; THENCE South 29 degrees 51 minutes 58 seconds East for a distance of 509.20' to a point; Said Point being on the right of way of Winder Highway THENCE along the right of way South 46 degrees 35 minutes 05 seconds West for a distance of 220.43' to a point; THENCE South 46 degrees 35 minutes 05 seconds West for a distance of 38.59' to a point; said point being THE TRUE POINT OF BEGINNING

Said property contains 3.58 +/- acres.

RECEIVED BY

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Planning & Zoning Board

SUP 14 005

CASE NUMBER RZM2014-00001
GCID 2014-0004

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 C-2 & O-1 to RM-13 by DAVIS DEVELOPMENT for the proposed use of APARTMENTS 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 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from C-2 & O-1 to RM-13 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 156, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the southerly margin of the right-of-way of Cooper Road (80 foot right-of-way) with the southerly margin of the right-of-way of Georgia Highway 20 (aka Loganville Highway)(variable width right-of-way); Thence running along Georgia Highway 20 the following courses and distances: Thence along a curve to the left an arc distance of 228.00 feet (said arc being subtended by a chord bearing of South 58 degrees 22 minutes 08 seconds East, a chord distance of 227.99 feet and having a radius of 5779.58 feet) to a point; Thence South 30 degrees 30 minutes 03 seconds West, a distance of 25.00 feet to a point; Thence along a curve to the left an arc distance of 22.39 feet (said arc being subtended by a chord bearing of South 59 degrees 36 minutes 34 seconds East, a chord distance of 22.39 feet and having a radius of 5804.58 feet) to a point; Thence South 59 degrees 44 minutes 11 seconds East, a distance of 274.53 feet to a point; Thence North 29 degrees 12 minutes 06 seconds East, a distance of 15.00 feet to a point; Thence South 59 degrees 44 minutes 11 seconds East, a distance of 116.64 feet to a point; Thence South 59 degrees 44 minutes 43 seconds East, 216.52 feet to a ½ inch reinforcing rod found; Thence North 43 degrees 12 minutes 12 seconds East, a distance of 9.48 feet to a point; Thence South 59 degrees 56 minutes 23 seconds East, a distance of 18.19 feet to an iron pin set and the TRUE POINT OF BEGINNING; Thence South 59 degrees 56 minutes 23 seconds East, a distance of 546.72 feet to an iron pin set; Thence leaving said right-of-way and running South 16 degrees 58 minutes 01 seconds West, a distance of 35.97 feet to a 1 ½ inch flat iron found; Thence running South 29 degrees 29 minutes 46 seconds East, a distance of 1345.16 feet to an iron pin set; Thence running South 60 degrees 12 minutes 18 seconds West, a distance of 381.04 feet to a point; Thence running North 55 degrees 16 minutes 00 seconds West, a distance of 897.84 feet to a ½ inch reinforcing rod found; Thence running North 55 degrees 20 minutes 25 seconds West, a distance of 818.02 feet to a 3/4 open top pipe found; Thence running North 42 degrees 34 minutes 04 seconds East, a distance of 296.15 feet to a ½ inch reinforcing rod found; Thence running North 46 degrees 26 minutes 29 seconds West, a distance of 20.30 feet to a ½ inch reinforcing rod found; Thence running North 43 degrees 08 minutes 54 seconds East, a distance of 629.88 feet to an iron pin set and the TRUE POINT OF BEGINNING;

Said tract or parcel of land containing 30.352 Acres

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RZM 11 0 0 1

OCT 25 2013

Planning & Development

CASE NUMBER CIC2013-00023
GCID 2013-0892

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 O-I, RM-6 & R-100 to O-I, RM-6 & R-100 by JAHAN PROPERTIES, LLC for a CHANGE IN CONDITIONS OF ZONING TO REVISE USE RESTRICTIONS 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 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from O-I, RM-6 & R-100 to O-I, RM-6 & R-100 (CHANGE IN CONDITIONS) is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
3225 WYCLIFFE WAY

All that tract or parcel of land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northerly right-of-way of Wycliffe Way (50' R/W), said point being located total distance of 428.82 feet as measured southeasterly then northeasterly along the northeasterly right-of-way of Wycliffe Way from the intersection with the southeasterly right-of-way of Wycliffe Drive (50' R/W), said point being THE TRUE POINT OF BEGINNING;

THENCE North 08 degrees 41 minutes 03 seconds West for a distance of 170.88 feet leaving said right-of-way along property now or formerly Lot 1, Unit 1, Wycliffe Center Subdivision to a 1" open top pipe found;

THENCE North 60 degrees 36 minutes 06 seconds East for a distance of 11.28 feet along property now or formerly Lot 2, Unit 2, Manor Estates Subdivision to a 1" open top pipe found;

THENCE North 81 degrees 19 minutes 17 seconds East for a distance of 553.51 feet along property now or formerly Lots 13, 22, 21 & 20, Unit 2, Nappa Valley Subdivision to a ½" re-bar found;

THENCE South 75 degrees 34 minutes 39 seconds East for a distance of 235.03 feet along property now or formerly Lots 20 & 19, Unit 2, Nappa Valley Subdivision to a 5/8" re-bar found;

THENCE South 60 degrees 13 minutes 46 seconds East for a distance of 281.52 feet to a point;

THENCE South 00 degrees 01 minutes 44 seconds East for a distance of 295.84 feet along property now or formerly Lot 2, Legacy Estates Subdivision and Laudermilch to a 5/8" re-bar found;

THENCE South 60 degrees 31 minutes 30 seconds West for a distance of 809.70 feet along property now or formerly Gwinnett County to a point;

THENCE North 46 degrees 43 minutes 29 seconds West for a distance of 344.03 feet to a 1/2" re-bar found;

THENCE North 46 degrees 44 minutes 16 seconds West for a distance of 141.00 feet to a 1/2" re-bar found;

THENCE North 43 degrees 56 minutes 26 seconds East for a distance of 184.77 feet to an iron pin set on the southwesterly right-of-way of Wycliffe Way (50' R/W);

THENCE along said right-of-way for the following (2) courses and distances:

THENCE along the arc of a curve to the left a distance of 2.49 having a radius of 211.21 feet, said arc being subtended by a chord of South 46 degrees 23 minutes 48 seconds East for a distance of 2.49 feet to a point;

THENCE South 46 degrees 44 minutes 16 seconds East for a distance of 136.24 feet to a point;

THENCE North 43 degrees 15 minutes 25 seconds East for a distance of 50.00 feet along right-of-way of Wycliffe Way to a point located on the northeasterly right-of-way of Wycliffe Way;

THENCE along said right-of-way for the following (4) courses and distances:

THENCE North 46 degrees 44 minutes 16 seconds West for a distance of 136.24 feet to a point;

THENCE along the arc of a curve to the right a distance of 107.08 having a radius of 161.21 feet, said arc being subtended by a chord of North 27 degrees 41 minutes 57 seconds West for a distance of 105.12 feet to a point;

THENCE North 08 degrees 42 minutes 16 seconds West for a distance of 50.00 feet to a point;

THENCE South 81 degrees 18 minutes 57 seconds West for a distance of 53.74 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 14.603 acres more or less.

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Planning & Development

CASE NUMBER SUP2013-00049
GCID 2013-0893

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 JAHAN PROPERTIES, LLC for the proposed use of a RESIDENTIAL ADDICTION RECOVERY CENTER 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION
3225 WYCLIFFE WAY

All that tract or parcel of land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an Iron pin set on the northerly right-of-way of Wycliffe Way (50' R/W), said point being located total distance of 428.82 feet as measured southeasterly then northeasterly along the northeasterly right-of-way of Wycliffe Way from the intersection with the southeasterly right-of-way of Wycliffe Drive (50' R/W), said point being THE TRUE POINT OF BEGINNING;

THENCE North 08 degrees 41 minutes 03 seconds West for a distance of 170.88 feet leaving said right-of-way along property now or formerly Lot 1, Unit 1, Wycliffe Center Subdivision to a 1" open top pipe found;

THENCE North 60 degrees 36 minutes 06 seconds East for a distance of 11.28 feet along property now or formerly Lot 2, Unit 2, Manor Estates Subdivision to a 1" open top pipe found;

THENCE North 81 degrees 19 minutes 17 seconds East for a distance of 553.51 feet along property now or formerly Lots 13, 22, 21 & 20, Unit 2, Nappa Valley Subdivision to a ½" re-bar found;

THENCE South 75 degrees 34 minutes 39 seconds East for a distance of 235.03 feet along property now or formerly Lots 20 & 19, Unit 2, Nappa Valley Subdivision to a 5/8" re-bar found;

THENCE South 60 degrees 13 minutes 46 seconds East for a distance of 281.52 feet to a point;

THENCE South 00 degrees 01 minutes 44 seconds East for a distance of 295.84 feet along property now or formerly Lot 2, Legacy Estates Subdivision and Laudermilch to a 5/8" re-bar found;

THENCE South 60 degrees 31 minutes 30 seconds West for a distance of 809.70 feet along property now or formerly Gwinnett County to a point;

THENCE North 46 degrees 43 minutes 29 seconds West for a distance of 344.03 feet to a 1/2" re-bar found;

THENCE North 46 degrees 44 minutes 16 seconds West for a distance of 141.00 feet to a 1/2" re-bar found;

THENCE North 43 degrees 56 minutes 26 seconds East for a distance of 184.77 feet to an Iron pin set on the southwesterly right-of-way of Wycliffe Way (50' R/W);

THENCE along said right-of-way for the following (2) courses and distances:

THENCE along the arc of a curve to the left a distance of 2.49 having a radius of 211.21 feet, said arc being subtended by a chord of South 46 degrees 23 minutes 48 seconds East for a distance of 2.49 feet to a point;

THENCE South 46 degrees 44 minutes 16 seconds East for a distance of 136.24 feet to a point;

THENCE North 43 degrees 15 minutes 25 seconds East for a distance of 50.00 feet along right-of-way of Wycliffe Way to a point located on the northeasterly right-of-way of Wycliffe Way;

THENCE along said right-of-way for the following (4) courses and distances:

THENCE North 46 degrees 44 minutes 16 seconds West for a distance of 136.24 feet to a point;

THENCE along the arc of a curve to the right a distance of 107.08 having a radius of 161.21 feet, said arc being subtended by a chord of North 27 degrees 41 minutes 57 seconds West for a distance of 105.12 feet to a point;

THENCE North 08 degrees 42 minutes 16 seconds West for a distance of 50.00 feet to a point;

THENCE South 81 degrees 18 minutes 57 seconds West for a distance of 53.74 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 14.603 acres more or less.

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SEP 06 2013

Planning & Development

SUP '13 049

CASE NUMBER SUP2014-00007
GCID 2014-0123

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 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. Retail, service commercial, office and accessory uses which may include a title loan facility as a special use.
 - B. On-site sales, storage or display of repossessed vehicles shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Wall signage for the title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
 - B. Window signage (signs displayed on the interior or exterior of the title loan business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
 - C. Neon, bare or exposed LED, or blinking window signs or wall signs shall be prohibited.
 - D. No banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

- E. Peddlers and/or parking lot sales shall be prohibited.
- F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- G. Within 90 days of approval of the Special Use Permit, a 5-foot wide sidewalk shall be constructed across the entire frontage of the property along Jimmy Carter Boulevard and the shopping center entrance driveway (Old Shelby Drive).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Deanne Kemp
County Clerk/Deputy County Clerk



BOOK 52408 PAGE 00165

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 169 of the 6th Land District of Gwinnett County, Georgia, as depicted as Lot 2A on that certain plat entitled "Re-Subdivision of Greens Corner Shopping Center, Land Lot 169 of the 6th Land District, Gwinnett County, Georgia" prepared by Wolverton & Associates, last revised July 23, 2013 and recorded in Plat Book 130, Pages 129-130, Gwinnett County, Georgia records and being more particularly described as follows:

To find the Point of Beginning, begin at the intersection of the southerly variable right of way of Rockbridge Road and the easterly variable right of way of Jimmy Carter Boulevard (if the right of ways are extended to form an intersection); thence along the easterly right of way of Jimmy Carter Boulevard the following courses and distances: South 10 degrees 34 minutes 34 seconds East a distance of 219.23 feet to a 1/2 inch rebar found; and North 84 degrees 50 minutes 40 seconds East a distance of 10.05 feet to a 1/2 inch rebar found, thence South 10 degrees 36 minutes 11 seconds East a distance of 169.95 feet to a 1/2 rebar found; thence South 84 degrees 48 minutes 16 seconds West a distance of 9.97 feet to a 1/2 inch rebar found; thence South 10 degrees 33 minutes 17 seconds East a distance of 87.87 feet to a point on the easterly right of way of Jimmy Carter Boulevard, said point being the Point of Beginning.

Thence leaving the right of way of North 37 degrees 06 minutes 17 seconds East a distance of 25.56 feet to a point; thence South 89 degrees 48 minutes 57 seconds East a distance of 158.11 feet to a point; thence South 10 Degrees 51 minutes 12 second East a distance of 146.84 feet to a point; thence South 79 degrees 08 minutes 48 seconds West a distance of 175.00 feet to a point on the Easterly right of way of Jimmy Carter Boulevard; thence along said right of way North 10 degrees 33 minutes 17 seconds West a distance of 160.00 feet to a point; said point; said Point being the Point of Beginning.

Said property being 28,402 square feet or 0.652 acres.

Being a portion of the same property as conveyed to TGWC, LLC by Limited Warranty Deed dated January 21, 2012 and recorded in the Office of the Clerk of Superior Court, Gwinnett County, Georgia on February 1, 2012 in Deed Book 51147, Page 458.

TOGETHER WITH and subject to those appurtenant easement rights contained in that certain Declaration of Reciprocal Easements by Hal W. Lamb, III and Home Life Insurance Company, as sole general partners of a Georgia General Partnership, d/b/a Green's Corner Associates, dated January 13, 1981, filed January 16, 1981, and recorded in Deed Book 2101, Page 198, Gwinnett County, Georgia.

TOGETHER WITH and subject to those appurtenant easement rights contained in that certain Easements with Covenants and Restrictions Affecting Land, between Eric S. Zorn, as Trustee of the Wal-Mart Real Estate Business Trust, and TGWC, LLC dated January 31, 2012, filed February 1, 2012, and recorded in Deed Book 51147, Page 504, and as recorded (as an Exhibit)

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in Deed Book 2103, Page 280, Gwinnett County, Georgia records, and as recorded (as an Exhibit) in Deed Book 2103, Page 306, and as amended by that First Amendment to Declaration of Reciprocal Easements by and among TGWC, LLC, Bridgestone Retail Operations, LLC, formerly known as BFS Retail & Commercial Operations, LLC, Luis Macias, Pawnmart, Inc., and O'Reilly Automotive, Inc. dated January 31, 2012, filed February 1, 2012, and recorded in Deed Book 51147, Page 481, Gwinnett County, Georgia records.

TOGETHER WITH a nonexclusive easement for slope and support over an across that certain slope easement area encumbering portions of Lot 4 and Lot 2B as shown and described on that certain plat entitled "Re-Subdivision of Greens Corner Shopping Center, Land Lot 169 of the 6th Land District, Gwinnett County, Georgia" prepared by Wolverton & Associates, last revised July 23, 2013 and recorded in Plat Book 130, Pages 129-130, Gwinnett County, Georgia records.

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Planning & Development

BLUFFTON 48293263

SUP 14 00 7

CASE NUMBER SUP2014-00009
GCID 2014-0127

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 WOO SOOK SHIN for the proposed use of a POOL OR BILLIARDS HALL 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Ken
County Clerk/Deputy County Clerk



EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 232 and 235 of the 6th District of Gwinnett County, Georgia as per survey prepared for Reallicorp by Robert D. Bennewitz of Precision Planning, Inc., dated February 4, 1999, and last revised April 14, 1999, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly right of way line of Old Norcross Road (right of way width varies) and the easterly right of way line of Davenport Road (being a 60 foot right of way), said iron pin being the point of beginning; thence running North 25 degrees 15 minutes 20 seconds West along the easterly right of way line of Davenport Road 152.17 feet to a point; thence continuing along said right of way line 77.88 feet along the arc of a curve to the right, the radius of which is 1,109.83 feet and the chord of which has a bearing of North 23 degrees 14 minutes 42 seconds West and measures 77.86 feet to an iron pin; thence continuing along said right of way line 234.45 feet along the arc of a curve to the right the radius of which is 1,109.83 feet and the chord of which has a bearing of North 15 degrees 10 minutes 59 seconds West and measures 234.02 feet to an iron pin; thence departing said right of way line and running South 87 degrees 58 minutes 46 seconds East 316.27 feet to an iron pin; thence running North 88 degrees 00 minutes 00 seconds East 21.74 feet to an iron pin; thence running South 02 degrees 34 minutes 30 seconds East 395.59 feet to an iron pin on the northerly right of way line of Old Norcross Road (right of way width varies); thence running South 86 degrees 07 minutes 20 seconds West along said right of way line 10.13 feet to a point; thence continuing along said right of way line South 84 degrees 53 minutes 37 seconds West 104.28 feet to a point; thence continuing along said right of way line South 78 degrees 59 minutes 26 seconds West 60.55 feet to a point; thence continuing along said right of way line South 72 degrees 37 minutes 12 seconds West 26.43 feet to an iron pin at the intersection of said northerly right of way line with the easterly right of way line of Davenport Road at the Point of Beginning; containing 2.68 acres as per the aforesaid survey.

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Planning & Development

SUP '14 0 0 '9

CASE NUMBER SUP2014-00011
GCID 2014-0132

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 IGLESIA BAUTISTA MONTE TRINDAD 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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Light industrial, office/warehouse and accessory uses, which may include a church as a special use, 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 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 and/or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
5. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

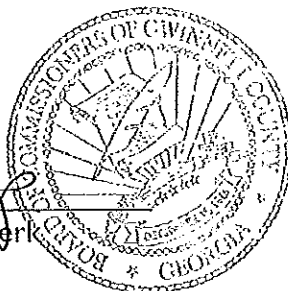
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Dave Kemp
County Clerk/Deputy County Clerk



BK 27321 PG 0002

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 197 of the 6th District, Gwinnett County, Georgia, containing 5.216 acres, known as 5500 Oakbrook Parkway, Norcross, Georgia, according to plat of survey entitled "ALTA/ACSM Land Title Survey for Moores Mill Investors, L.L.C. & Chicago Title Insurance Company", prepared by Smith & Smith Land Surveyors, P.C., William C. Smith, Georgia Registered Land Surveyor No. 1803, dated October 18, 2000, and last revised May 3, 2002, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point where the southern right-of-way line of Oakbrook Parkway (100-foot right-of-way) and the eastern right-of-way line of Pirkle Road (80-foot right-of-way) would intersect if such lines were extended to form an angle instead of a curve; thence running north 85 degrees 57 minutes 45 seconds east a distance of 25.00 feet to an iron pin placed on the southern right-of-way line of Oakbrook Parkway; thence continuing along the southern right-of-way line of Oakbrook Parkway north 85 degrees 57 minutes 45 seconds east a distance of 185.00 feet to an iron pin found and the TRUE POINT OF BEGINNING; from said True Point of Beginning, as thus established, thence continue along the southern right-of-way line of Oakbrook Parkway north 85 degrees 57 minutes 45 seconds east a distance of 420.00 feet to an iron pin found; thence leaving said southern right-of-way line of Oakbrook Parkway and running south 04 degrees 02 minutes 15 seconds east a distance of 419.81 feet to an iron pin placed; thence running south 86 degrees 07 minutes 00 seconds west a distance of 630.00 feet to an iron pin placed on the eastern right-of-way line of Pirkle Road; thence running along the eastern right-of-way line of Pirkle Road north 04 degrees 02 minutes 15 seconds west a distance of 243.13 feet to an iron pin placed; thence leaving said eastern right-of-way line of Pirkle Road and running north 85 degrees 57 minutes 45 seconds east a distance of 210.00 feet to an iron pin placed; thence running north 04 degrees 02 minutes 15 seconds west a distance of 175.00 feet to an iron pin found and the TRUE POINT OF BEGINNING.

TOGETHER WITH those easement rights arising under that certain Declaration of Subdivision Regulations for Oakbrook Center, Gwinnett County, Georgia by Morprop Incorporated, dated July 26, 1979, recorded in Deed Book 1760, Page 239, Gwinnett County, Georgia records; as amended by that certain First Amendment to Declaration of Subdivision Regulations for Oakbrook Center, Gwinnett County, Georgia by Morprop Incorporated, dated January 15, 1981, recorded in Deed Book 2165, Page 32, Gwinnett County, Georgia records; as further amended by that certain Second Amendment to Declaration of Subdivision Regulations for Oakbrook Center, Gwinnett County, Georgia by Morprop Incorporated, dated July 15, 1981, recorded in Deed Book 2218, Page 336, Gwinnett County, Georgia records.

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DEC 06 2013

Planning & Development

CASE NUMBER RZC2014-00004
GCID 2014-0128

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 to M-1 by EH HOLDINGS, LLLP for the proposed use of a LANDSCAPE CONTRACTOR AND OUTDOOR STORAGE (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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from R-75 to M-I is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Light industrial, office, office/warehouse and accessory uses and structures.
 - B. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
 - C. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on the front facade (stucco may only be used as an accent material). Final building elevations shall be subject to review and approval by the Director of Planning and Development. Portable buildings are prohibited.
 - D. Outdoor storage shall be within a screened area meeting the standards of the M-I zoning district. Outdoor storage of parts, tires, or other similar materials or debris is prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

- B. Provide a 25-foot wide buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated and supplemented with a minimum 8-foot high screening fence. Final plantings and fence materials shall be subject to review and approval by the Director of Planning and Development.
- C. Dumpsters shall be screened by a 100% opaque fence or wall with an opaque metal gate enclosure, or shall be kept within the screened outdoor storage area.
- D. 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.
- E. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- F. 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, and sign-walkers or sign-twirlers shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
(TRACTS ONE AND TWO)

TRACT ONE

ALL THAT TRACT or parcel of land lying and being in Land Lot 246 of the 6th District, Gwinnett County, Georgia, designated as Tract One, containing 2.472 acres, according to a Survey for 6884 Buford Hwy, LLC and E.H. Holdings, LLC, dated November 1, 2013, prepared by Gresham Planning & Development, Inc. and bearing the seal of William P. Gresham, Georgia Registered Land Surveyor No. 2880, said tract being more particularly described according to said survey as follows:

To locate the TRUE POINT OF BEGINNING, commence at a point marked by an iron pin set located at the southwesternmost point of the mitred intersection of the northeasterly right-of-way line of Pleasantdale Road (50 foot right-of-way) and the southeasterly right-of-way line of U.S. Highway No. 23 (a.k.a. Buford Highway), and run thence along said right-of-way line of Pleasantdale Road South 33 degrees 48 minutes 44 seconds East a distance of 216.55 feet to a point; continuing along said right-of-way line, run thence South 33 degrees 27 minutes 07 East a distance of 8.00 feet to a point located on the Land Lot line common to Land Lots 251 and 246; continue thence along said right-of-way line South 33 degrees 27 minutes 07 second East, a distance of 133.39 feet to a point; continue thence along said right-of-way line of Pleasantdale Road South 33 degrees 27 minutes 07 seconds East a distance of 133.39 feet to a point; continuing along said right-of-way line, run thence South 33 degrees 27 minutes 07 seconds East a distance of 133.39 feet to a point; continuing along said right-of-way line, run thence South 33 degrees 27 minutes 07 seconds East a distance of 25.01 feet to a point marked by an iron pin found, said point being the TRUE PLACE OR POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, continue thence along said right-of-way line South 32 degrees 55 minutes 47 seconds East a distance of 272.72 feet to a point marked by an iron pin found; leaving said right-of-way line, run thence North 58 degrees 23 minutes 45 seconds East a distance of 389.42 feet to a point marked by an iron pin found; run thence North 31 degrees 17 minutes 04 seconds West a distance of 274.86 feet to a point marked by an iron pin found; run thence South 58 degrees 04 minutes 40 seconds West a distance of 397.27 feet to a point located on the northeasterly right-of-way line of Pleasantdale Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

RZC '14 004

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TOGETHER WITH:

TRACT TWO

ALL THAT TRACT or parcel of land lying and being in Land Lot 246 of the 6th District, Gwinnett County, Georgia, designated at Tract Two, containing 1.456 acre, according to a Survey for 6884 Buford Hwy, LLC and E.H. Holdings, LLC, dated November 1, 2013, prepared by Gresham Planning & Development, Inc. and bearing the seal of William P. Gresham, Georgia Registered Land Surveyor No. 2880, said tract being more particularly described according to said survey as follows:

To locate the TRUE POINT OF BEGINNING, commence at a point marked by an iron pin set located at the southwesternmost point of the mitred intersection of the northeasterly right-of-way line of Pleasantdale Road (50 foot right-of-way) and the southeasterly right-of-way line of U.S. Highway No. 23 (a.k.a. Buford Highway), and run thence along said right-of-way line of Pleasantdale Road South 33 degrees 48 minutes 44 seconds East a distance of 216.55 feet to a point; continuing along said right-of-way line, run thence South 33 degrees 27 minutes 07 East a distance of 8.00 feet to a point located on the Land Lot line common to Land Lots 251 and 246; continue thence along said right-of-way line South 33 degrees 27 minutes 07 second East, a distance of 133.39 feet to a point; continue thence along said right-of-way line of Pleasantdale Road South 33 degrees 27 minutes 07 seconds East a distance of 133.39 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, continuing along said right-of-way line South 33 degrees 27 minutes 07 seconds East a distance of 133.39 feet to a point; continuing along said right-of-way line, run thence South 33 degrees 27 minutes 07 seconds East a distance of 25.01 feet to a point marked by an iron pin found; leaving said right-of-way line, run thence North 58 degrees 04 minutes 40 seconds East a distance of 397.27 feet to a point marked by an iron pin found; run thence North 31 degrees 17 minutes 51 seconds West a distance of 133.52 feet to a point marked by an iron pin set; run thence South 58 degrees 03 minutes 15 seconds West a distance of 403.27 feet to a point located on the northeasterly right-of-way line of Pleasantdale Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

RZC '14 004

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Planning & Development

CASE NUMBER RZC2014-00006
GCID 2014-0134

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. 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 C-1 to C-2 by MARCUS WILSON for the proposed use of COMMERCIAL/RETAIL USES 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 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include an automobile repair shop as a Special Use. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - contractors offices
 - equipment rental
 - smoke shops/novelty stores
 - B. Outdoor storage of equipment, inoperable vehicles, parts, tires and other materials shall be prohibited.
 - C. Outdoor repair of vehicles and outdoor display of merchandise, tires or other materials shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pick-up shall be limited to between 7:00 am and 9:00 pm.
 - B. 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.

- C. Individual ground signage shall not be allowed for the auto repair tenant.
- D. Outdoor loudspeakers shall be prohibited.
- E. 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.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. 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: 3/16/14

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

Lot 2

All that tract or parcel of land lying and being in Land Lot 39 of the 7th District, Gwinnett County, Georgia; more particularly described as follows:

To find the True Point of Beginning, commence at the southerly end of a right-of-way miter in the northwesterly quadrant of the intersection of the southwesterly right-of-way line of Club Drive (60-foot right-of-way) with the northwesterly right-of-way line of Cruse Road (100-foot right-of-way); thence along said Cruse Road right-of-way line S 58 degrees 33 minutes 50 seconds W, 251.15 feet to the Point of Beginning; thence continue along said right-of-way line, S 58 degrees 33 minutes 51 seconds W, 244.62 feet; thence leaving said right-of-way line, N 31 degrees 00 minutes 27 seconds W, 184.96 feet; thence N 58 degrees 45 minutes 47 seconds E, 237.67 feet; thence S 33 degrees 06 minutes 40 seconds E, 184.21 feet to the Point of Beginning.

Said tract or parcel of land contains 1.049 acres, more or less.

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Planning & Development

RZC 14006

CASE NUMBER SUP2014-00012
GCID 2014-0135

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>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 MARCUS WILSON for the proposed use of an AUTOMOBILE REPAIR SHOP 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, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include an automobile repair shop as a Special Use. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - contractors offices
 - equipment rental
 - smoke shops/novelty stores
 - B. Outdoor storage of equipment, inoperable vehicles, parts, tires and other materials shall be prohibited.
 - C. Outdoor repair of vehicles and outdoor display of merchandise, tires or other materials shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pick-up shall be limited to between 7:00 am and 9:00 pm.
 - B. 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.
 - C. Individual ground signage shall not be allowed for the auto repair tenant.
 - D. Outdoor loudspeakers shall be prohibited.

- E. 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.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

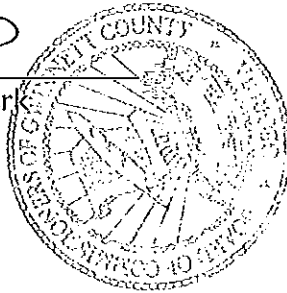
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

Lot 2

All that tract or parcel of land lying and being in Land Lot 39 of the 7th District, Gwinnett County, Georgia; more particularly described as follows:

To find the True Point of Beginning, commence at the southerly end of a right-of-way miter in the northwesterly quadrant of the intersection of the southwesterly right-of-way line of Club Drive (60-foot right-of-way) with the northwesterly right-of-way line of Cruse Road (100-foot right-of-way); thence along said Cruse Road right-of-way line S 58 degrees 33 minutes 50 seconds W, 251.15 feet to the Point of Beginning; thence continue along said right-of-way line, S 58 degrees 33 minutes 51 seconds W, 244.62 feet; thence leaving said right-of-way line, N 31 degrees 00 minutes 27 seconds W, 184.96 feet; thence N 58 degrees 45 minutes 47 seconds E, 237.67 feet; thence S 33 degrees 06 minutes 40 seconds E, 184.21 feet to the Point of Beginning.

Said tract or parcel of land contains 1.049 acres, more or less.

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Planning & Development

SUP '14 0 1 2

CASE NUMBER RZR2014-00006
GCID 2014-0131

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>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-SR to R-60 by MAHALO INVESTMENTS IV, LLC for the proposed use of a 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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of FEBRUARY 2014, that the aforesaid application to amend the Official Zoning Map from R-SR to R-60 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. Homes shall be constructed primarily of brick or stacked stone on the front facades, or with Craftman-style facades. The balance shall be the same or fiber-cement siding or shake.
 - C. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. No direct lot access allowed to Old Peachtree Road, Rock Springs Road or Sunny Hill Road.
 - B. A street connection to Chalmers Oak Court is prohibited.
 - C. All exterior street frontages shall be landscaped and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.

- D. All grassed areas on dwelling lots shall be sodded.
- E. Underground utilities shall be provided throughout the development.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. Detention pond shall be fenced with black vinyl coated chain linked fence 4 feet in height, and shall be fully screened from view of adjacent residences with a staggered double row of Thuga Green Giant trees which shall be 8 to 10 feet in height at the time of planting.
- H. The landscaped setbacks along Old Peachtree Road, Sunny Hill Road and Rock Springs Road shall include ornamental aluminum fencing. The fencing shall be subject to review and approval by the Director of Planning and Development, and shall be maintained by the Homeowner's Association.
- I. Provide a minimum four-foot high chain link fence along the entire common property line with 1808 Chalmers Oak Court and 1809 Chalmers Oak Court (Parcels 7094 162 and 7094 163).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/6/14

ATTEST:

David Lee
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 094 of the 7th district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the northwesterly intersection of the right-of-way of Old Peachtree Road (apparent 80' right-of-way) and Sunny Hill Road (apparent 80' right-of-way); said point being THE TRUE POINT OF BEGINNING; THENCE continuing along the right-of-way of Old Peachtree Road North 64 degrees 57 minutes 28 seconds West for a distance of 315.11' to a point; THENCE North 65 degrees 43 minutes 17 seconds West for a distance of 98.51' to a point; THENCE North 67 degrees 08 minutes 29 seconds West for a distance of 98.46' to a point; THENCE North 68 degrees 54 minutes 48 seconds West for a distance of 92.54' to a point; THENCE North 38 degrees 10 minutes 23 seconds West for a distance of 34.38' to a point; THENCE continuing along the right-of-way of Rock Springs Road North 07 degrees 25 minutes 58 seconds West for a distance of 240.29' to a point; THENCE North 10 degrees 55 minutes 50 seconds West for a distance of 78.33' to a point; THENCE North 14 degrees 46 minutes 38 seconds West for a distance of 68.56' to a point; THENCE North 17 degrees 17 minutes 35 seconds West for a distance of 102.93' to a point; THENCE leaving the right-of-way North 61 degrees 20 minutes 53 seconds East for a distance of 169.50' to a point; THENCE South 62 degrees 30 minutes 44 seconds East for a distance of 754.58' to a point; THENCE continuing along the right-of-way of Sunny Hill Road South 08 degrees 52 minutes 45 seconds East for a distance of 107.10 to a point; THENCE South 03 degrees 04 minutes 04 seconds West for a distance of 55.73 to a point; THENCE South 12 degrees 29 minutes 15 seconds West for a distance of 37.81 to a point; THENCE South 18 degrees 42 minutes 24 seconds West for a distance of 46.78 to a point; THENCE South 22 degrees 47 minutes 53 seconds West for a distance of 68.80 to a point; THENCE South 26 degrees 13 minutes 35 seconds West for a distance of 109.94 to a point; THENCE South 28 degrees 07 minutes 10 seconds West for a distance of 80.82 to a point; THENCE South 71 degrees 34 minutes 51 seconds West for a distance of 29.03 to a point; said point being THE TRUE POINT OF BEGINNING

Said property contains 9.578 +/- acres.

RZR 14 0 0 6

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Planning & Development