

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in July 2014

CASE NUMBER CIC2014-00004  
GCID 2014-0358

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-ZT to R-ZT by JW HOMES, LLC for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE, REVISE BUILDING MATERIALS, REDUCE LANDSCAPED SETBACK REQUIREMENT AND REDUCE REQUIRED BUFFER 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 JUNE 24, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15<sup>TH</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby

**APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached residential dwellings and accessory uses and structures not to exceed 3.2 units per acre, and site plan specific to the plan submitted at the June 3, 2014 Planning Commission Meeting.
  - B. Minimum heated floor area for each dwelling shall be 2,500 square feet.
  - C. Dwellings shall be constructed of three sides primarily brick, stucco, cedar shake or stacked stone with minor treatments (i.e. gables, bay windows, chimneys) of fiber-cement type siding. Vinyl siding shall be prohibited. Final architectural elevations shall be submitted for review and approval of the Director of Planning and Development, and shall be specific to the elevations submitted at the June 3, 2014 Planning Commission Meeting.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. Provide a 20-foot wide landscaped setback adjacent to all external street frontages. Setback to include a decorative masonry monument sign and landscaping where feasible with respect to grade variation. Sign design shall be consistent with the building materials of the dwelling units. Submit landscaped setback plan and sign plan for review and approval by the Director of Planning and Development.

- B. Provide a 40-foot wide buffer adjacent to R-100 zoned property. The buffer shall be measured from the property line adjacent to Jefferson Station subdivision to the southern side of the sewer easement.
1. Buffer enhancement adjacent to the detention facility: Enhance buffer adjacent to proposed detention facility with hollies spaced 8-feet on-center where gaps exist.
  2. Buffer enhancement along the rear of lots 35 and 37: Enhance buffer adjacent to the proposed detention facility with approximately 20 each, 6-foot tall hollies to be planted 8-feet on-center where gaps exist.
  3. Buffer enhancement along rear of lots 39 and 40: Enhance buffer adjacent to the proposed detention facility with approximately 6-foot tall hollies to be planted 8-feet on-center where gaps exist.

The plant materials within the area shall be subject to the review by the Director of Planning and Development. Developer to coordinate location and type of fencing with adjacent landowner, Laura Hartman.

- C. All grassed areas shall be sodded.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Project shall be fully incorporated into the adjacent Stonehaven at Sugarloaf project currently under construction by the applicant. Overall development shall be unified in terms of signage, and landscaping.
- F. A single mandatory H.O.A. shall be incorporated for the overall development. Said H.O.A. shall be responsible for maintenance at a consistently high quality of all common property, including detention pond, contiguous county right-of-way, private streets, curbing and entry gate. This shall be included in recorded covenants governing the master development.
- G. A swim-tennis facility shall be provided as part of the recreational package for the overall development.

H. A gated entry on North Brown Road shall include a resident queuing lane to the right, as well as a separate guest entrance lane.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Amended Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 114, 7<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at the intersection of northeastern right of way of Sugarloaf Parkway and easterly right of way of North Brown Road; thence northeasterly along right of way of North Brown Road, a distance of 494.83 feet to a point, that is the POINT OF BEGINNING; thence continuing along said right of way North 13°47'22" East, a distance of 163.77 feet to a point; thence running 48.22 feet along a curve to the left, said curve having a chord of North 13°01'37" East 48.20 feet and a radius of 500.00 feet to a point; thence North 08°16'23" East, a distance of 953.83 feet to a point; thence leaving said right of way North 59°51'42" East, a distance of 252.78 feet to a point; thence South 30°08'18" East, a distance of 555.00 feet to a point; thence South 59°51'42" West, a distance of 98.02 feet to a point; thence South 30°08'18" East, a distance of 515.08 feet to a point; thence South 60°18'33" West, a distance of 893.05 feet to a point; thence North 30°01'48" West, a distance of 161.48 feet to a point being the POINT OF BEGINNING. Said tract contains 15.268 Acres.

RECEIVED BY

MAR 07 2014

Planning & Development

2014 06 03 3

CYC 14 00 4

CASE NUMBER CIC2014-00005  
GCID 2014-0543

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 C-2 to C-2 by BERNSTEIN-PERWEIN PROPERTIES for a CHANGE IN CONDITIONS OF ZONING TO REMOVE 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - contractors offices
    - emissions inspection stations
    - equipment rental
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - tattoo parlors
    - yard trimmings composting facilities
2. To satisfy the following site development considerations:
  - A. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
  - B. No billboards are permitted.
  - C. Outdoor storage shall be prohibited.
  - D. Peddlers and/or parking lot sales shall be prohibited.

- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- 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, sign-walkers and sign-twirlers 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: July 25,

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Land Lot 216 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Interstate Highway #85 (northeast Expressway) 1,097 feet westerly, as measured along the south right-of-way line of said Interstate Highway #85 from the point of intersection of the south right-of-way line of said Interstate Highway #85 with the westerly right-of-way line of Norcross-Tucker Road;

THENCE running south 16 degrees 20 minutes east 206.8 feet to an iron pin;

THENCE running south 58 degrees 45 minutes west 385.5 feet to a point;

THENCE running north 7 degrees 55 minutes west 355 feet to an iron pin on the south right-of-way line of said Interstate Highway #85;

THENCE running north 82 degrees 05 minutes east along the south right-of-way line of said Interstate Highway #85 325 feet to an iron pin at the point of beginning;

all as per plat or survey of property of Charles W. Bason and Frank J. Miller dated April 30, 1965, by W. L. Bishop, Registered Land Surveyor.

RECEIVED BY

MAY 02 2014

Planning & Development

CIC'14 005

CASE NUMBER CIC2014-00006  
GCID 2014-0546

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 C-2 to C-2 by VINCENT PHUNG for a CHANGE IN CONDITIONS OF ZONING TO REMOVE 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to 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 automobile service and minor dent and scratch repair as a special use. General body repair shall be prohibited. The following uses shall be prohibited:

- adult bookstores or entertainment
- automotive parts stores
- contractors offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- taxidermists
- yard trimmings composting facilities

B. Obtain all necessary development and building permits, and bring the site and structure up to all applicable zoning, development and building codes prior to business occupancy.

C. Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.

- D. Any new construction or exterior building renovation shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). Final exterior colors and/or building elevations shall be submitted for review and approval by the Director of Planning and Development.
  - E. Automobiles awaiting repair or kept overnight shall be stored indoors or parked at the rear of the building.
  - F. Sales of vehicles shall be prohibited on the site. The outdoor storage of parts, tires, debris, wrecked or inoperable vehicles shall be prohibited.
2. To satisfy the following site development considerations:
- A. Provide a 20-foot, landscaped buffer adjacent to the northerly (rear) property line. This buffer shall include additional landscaping material to provide an effective visual screen of adjacent residential property.
  - B. Provide ten-foot wide landscaped strip outside the right-of-way of Rockbridge School Road.
  - C. No more than one exit/entrance on Jimmy Carter Boulevard.
  - D. No exit/entrance on Rockbridge School Road.
  - E. No billboards are permitted.
  - F. Maintain a six-foot high, 100 percent opaque fence adjacent to the northeasterly (rear) property line.
  - G. Dumpster shall be screened by a fence or wall.
  - H. Lighting shall be directed in toward the property so as not to reflect into adjacent residential properties.
  - I. 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 or sign twirlers shall be prohibited.
  - J. Peddlers and/or parking lot sales shall be prohibited.

K. 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: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**(Legal Description of 5055 Jimmy Carter Boulevard)**

All that tract or parcel of land lying or being in Land Lot 190, 6<sup>th</sup> District, in Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an Iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.000 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being Improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

CIC'14 006

RECEIVED BY

MAY 02 2014

Planning & Development

CASE NUMBER SUP2014-00030  
GCID 2014-0593

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 VINCENT PHUNG for the proposed uses of AUTOMOBILE SERVICE AND AUTO BODY REPAIR 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 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 and service commercial and accessory uses, which may include automobile service and minor dent and scratch repair as a special use. General body repair shall be prohibited. The following uses shall be prohibited:

- adult bookstores or entertainment
- automotive parts stores
- contractors offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- taxidermists
- yard trimmings composting facilities

B. Obtain all necessary development and building permits, and bring the site and structure up to all applicable zoning, development and building codes prior to business occupancy.

C. Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.

- D. Any new construction or exterior building renovation shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). Final exterior colors and/or building elevations shall be submitted for review and approval by the Director of Planning and Development.
  - E. Automobiles awaiting repair or kept overnight shall be stored indoors or parked at the rear of the building.
  - F. Sales of vehicles shall be prohibited on the site. The outdoor storage of parts, tires, debris, wrecked or inoperable vehicles shall be prohibited.
2. To satisfy the following site development considerations:
- A. Provide a 20-foot, landscaped buffer adjacent to the northerly (rear) property line. This buffer shall include additional landscaping material to provide an effective visual screen of adjacent residential property.
  - B. Provide ten-foot wide landscaped strip outside the right-of-way of Rockbridge School Road.
  - C. No more than one exit/entrance on Jimmy Carter Boulevard.
  - D. No exit/entrance on Rockbridge School Road.
  - E. No billboards are permitted.
  - F. Maintain a six-foot high, 100 percent opaque fence adjacent to the northeasterly (rear) property line.
  - G. Dumpster shall be screened by a fence or wall.
  - H. Lighting shall be directed in toward the property so as not to reflect into adjacent residential properties.
  - I. 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 or sign twirlers shall be prohibited.
  - J. Peddlers and/or parking lot sales shall be prohibited.

K. 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: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**(Legal Description of 5055 Jimmy Carter Boulevard)**

All that tract or parcel of land lying or being in Land Lot 190, 6<sup>th</sup> District, in Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200,000 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

SUP2014-00030  
CIC'14 006

RECEIVED BY

MAY 02 2014

Planning & Development

CASE NUMBER SUP2014-00025  
GCID 2014-0545

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 MOHAMMAD MORSHED ALAM for the proposed use of TRUCK RENTAL 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 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: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOTS 200 & 211 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE RIGHT-OF-WAY OF BEAVER RUIN ROAD AND THE COMMON LAND LOT LINE OF LAND LOTS 200 AND 211; THENCE LEAVING THE SAID RIGHT-OF-WAY S 60 DEGREES 53 MINUTES 54 SECONDS W A DISTANCE OF 65.91 FEET TO A POINT; THENCE S 29 DEGREES 11 MINUTES 22 SECONDS E A DISTANCE OF 24.87 FEET TO A POINT; THENCE S 60 DEGREES 32 MINUTES 02 SECONDS W A DISTANCE OF 162.25 FEET TO A POINT; THENCE N 40 DEGREES 52 MINUTES 33 SECONDS W A DISTANCE OF 190.71 FEET TO A POINT ALONG THE RIGHT-OF-WAY OF INTERSTATE 85 NORTH; THENCE N 55 DEGREES 20 MINUTES 35 SECONDS E A DISTANCE OF 179.32 FEET TO A POINT; THENCE S 83 DEGREES 56 MINUTES 22 SECONDS E A DISTANCE OF 74.36 FEET TO A POINT ALONG THE RIGHT OF WAY OF BEAVER RUIN ROAD; THENCE S 40 DEGREES 41 MINUTES 48 SECONDS E A DISTANCE OF 138.15 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING.

HAVING AN AREA OF 43148.29 SQUARE FEET, 0.991 ACRES

RECEIVED BY

APR 24 2014

Planning & Development

SUP '14 0 2 5

CASE NUMBER RZC2014-00012  
GCID 2014-0531

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 C-2 to O-1 by ANATOLIY ISKHAKOV for the proposed use of RETIREMENT COMMUNITY (CONTINUING CARE) 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from C-2 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older as a special use. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
  - B. Limit the height of the building to no more than 110 feet, including roof garden.
  - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
  - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
    - Easy access step free feature at each entrance to the unit.
    - Easy passage feature, to include 32-inch wide doorways.
    - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replanting's where sparsely vegetated adjacent to residentially-zoned property.
  - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
  - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
  - E. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - F. 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.
  - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Within 90 days of zoning approval, dedicate at no cost to Gwinnett County the right of way and easements needed for the Gwinnett County D.O.T. project to improve the intersection of Singleton Road and Tech Drive.

GWINNETT COUNTY BOARD OF COMMISSIONERS

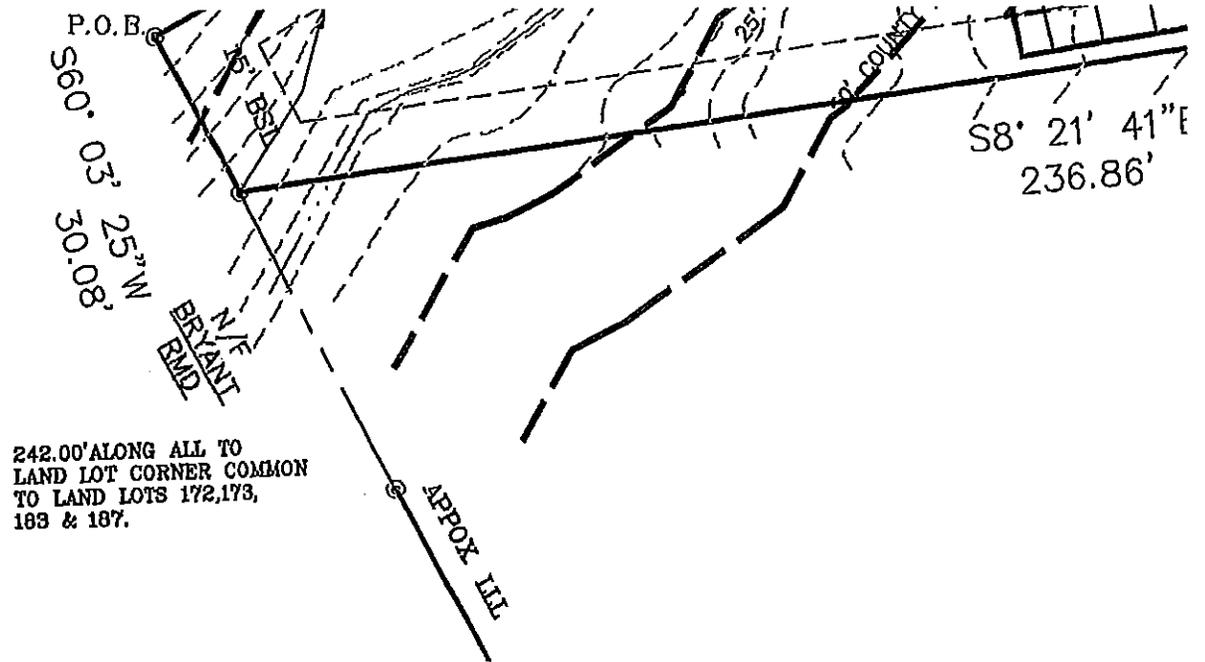
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





242.00' ALONG ALL TO  
 LAND LOT CORNER COMMON  
 TO LAND LOTS 172, 173,  
 183 & 187.

RZC '14 0 1 2

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, inc. dated 11/14/08.

RZC-2014-00012

CASE NUMBER SUP2014-00027  
GCID 2014-0532

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 ANATOLIY ISKHAKOV for the proposed use of a RETIREMENT COMMUNITY (CONTINUING CARE) 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 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. Limited to development as a retirement community for occupancy by persons 55 years of age and older as a special use. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
  - B. Limit the height of the building to no more than 110 feet, including roof garden.
  - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
  - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
    - Easy access step free feature at each entrance to the unit.
    - Easy passage feature, to include 32-inch wide doorways.
    - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replanting's where sparsely vegetated adjacent to residentially-zoned property.
  - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
  - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.
  - D. Ground signage shall be limited to a monument type sign, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.

- E. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - F. 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.
  - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Within 90 days of zoning approval, dedicate at no cost to Gwinnett County the right of way and easements needed for the Gwinnett County D.O.T. project to improve the intersection of Singleton Road and Tech Drive.

GWINNETT COUNTY BOARD OF COMMISSIONERS

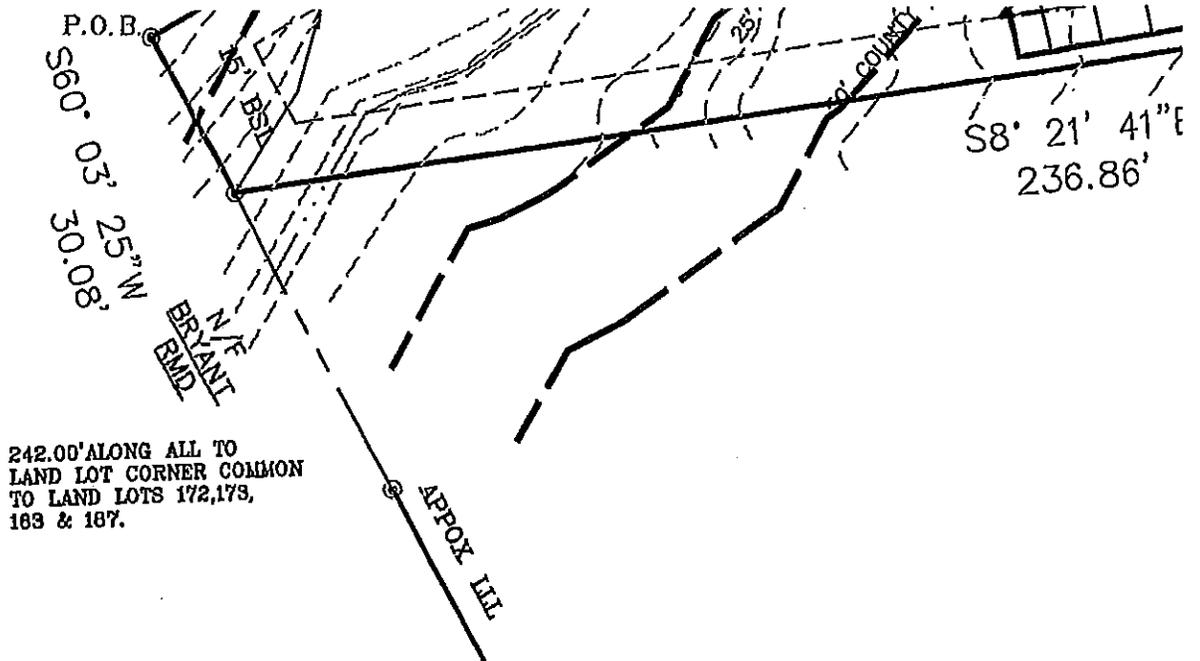
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





242.00' ALONG ALL TO  
 LAND LOT CORNER COMMON  
 TO LAND LOTS 172, 173,  
 183 & 187.

RZC '14 0 1 2

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, inc. dated 11/14/08.

SUP 2014-00027  
 RZC-2014-00012

CASE NUMBER SUP2014-00028  
GCID 2014-0533

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 ANATOLIY ISKHAKOV for the proposed use of a BUILDING HEIGHT INCREASE TO 110 FEET (12 STORIES) 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 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. Limited to development as a retirement community for occupancy by persons 55 years of age and older as a special use. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
  - B. Limit the height of the building to no more than 110 feet, including roof garden.
  - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
  - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
    - Easy access step free feature at each entrance to the unit.
    - Easy passage feature, to include 32-inch wide doorways.
    - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replanting's where sparsely vegetated adjacent to residentially-zoned property.
  - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
  - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
  - E. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - F. 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.
  - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Within 90 days of zoning approval, dedicate at no cost to Gwinnett County the right of way and easements needed for the Gwinnett County D.O.T. project to improve the intersection of Singleton Road and Tech Drive.

GWINNETT COUNTY BOARD OF COMMISSIONERS

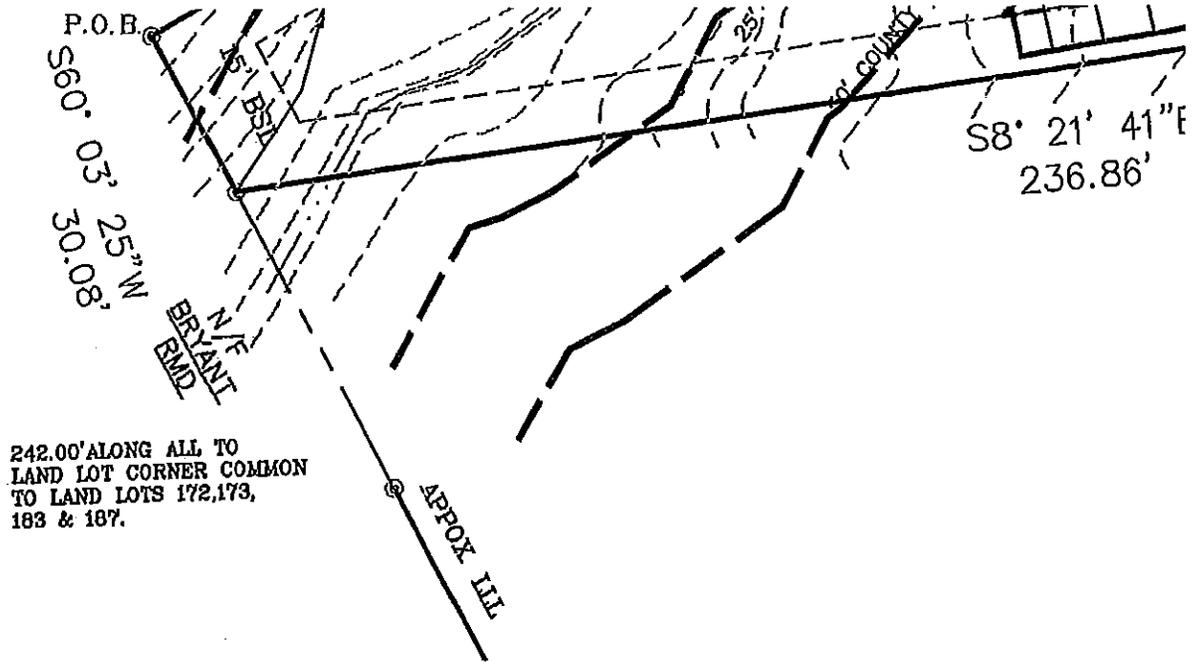
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





242.00' ALONG ALL TO  
 LAND LOT CORNER COMMON  
 TO LAND LOTS 172, 173,  
 183 & 187.

RZC '14 0 1 2

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, inc. dated 11/14/08.

SURV 2014 - 00028  
 RZC - 2014 - 00012

CASE NUMBER RZC2014-00013  
GCID 2014-0536

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 C-2 by BT SNELLVILLE ASSOCIATES, LLC for the proposed use of COMMERCIAL RETAIL USES (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 22, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, office and service commercial and accessory uses. A lawn and garden equipment sales business, with outdoor sales and storage, may be allowed as a special use. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - emissions inspection stations
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - tattoo parlors
    - yard trimmings composting facilities
  - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Architectural block may be used, with front corner accents of stone and stone under the front windows. Final building elevations shall be submitted for review by the Director of Planning and Development.
  - C. Outdoor display of lawn and garden merchandise or equipment shall be allowed in the areas shown on the submitted site plan, prepared by Precision Planning dated April 23, 2014. A landscape plan with shrubs that grow 2 to 3 feet high shall be planted around the 3,000 square foot display area located along Highway 78, with the final landscape plan to be reviewed and approved by the Director of Planning and Development. The permanent display along the sidewalk in front of the building is to be screened where feasible with a 3 foot high knee-wall that matches the look of the building.

2. To abide by the following site development considerations:
- A. Provide a 37.5-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties along the western property line.
  - B. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties along the southern property line.
  - C. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
  - F. Billboards or oversized signs shall be prohibited.
  - G. Outdoor storage shall be screened with opaque fencing and shall be restricted to the side or rear of the building.
  - H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - I. Outdoor loudspeakers shall be prohibited.
  - J. 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.
  - K. 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.
  - L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- M. Provide a 6-foot high opaque wood privacy fence extending from the southwest rear corner of the property for a distance of 50 feet along the side property line and 150 feet along the rear property line.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All the tract or parcel of land lying and being in Land Lot 92 of the 5th District, Gwinnett County, Georgia, per plat by B.J. Goble, Jr., Registered Engineer, dated March 13, 1968 and recorded in Plat Book O, Page 231, Gwinnett County, Georgia Records, and being more particularly described as follows:

Beginning at a point on the Southerly Side of U.S. Highway 78 at the Haynes Creek Bridge; THENCE running South down said Creek 465 feet, more or less; THENCE running in a Southwesterly Direction 441 feet, more or less to an Iron Pin Found; THENCE running in a Northwesterly direction a distance of 303.5 feet to an Iron Pin Found; THENCE running in a Southwesterly direction a distance of 57.3 feet to an Iron Pin Found; THENCE running Northwesterly 361.3 feet to an Iron Pin Found; THENCE running in a Northeasterly direction along the Southerly side of U.S. Highway 78 a distance of 807 feet, more or less, to the Point of Beginning.

Said property contains 7.37 acres, more or less.

Less and Except the portion of the above described property conveyed in that certain Right-of-Way Deed, dated July 26, 1982, recorded in Deed Book 2430, Page 26, Gwinnett County, Georgia Records

RZC '14 0 1 3

RECEIVED BY

MAY 02 2014

Planning & Development

CASE NUMBER SUP2014-00029  
GCID 2014-0594

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 BT SNELLVILLE ASSOCIATES, LLC for the proposed use of LAWN AND GARDEN EQUIPMENT SALES AND SERVICE (INCLUDING OUTDOOR SALES AND STORAGE) 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 JULY 22, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 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, office and service commercial and accessory uses. A lawn and garden equipment sales business, with outdoor sales and storage, may be allowed as a special use. The following uses shall be prohibited:

- adult bookstores or entertainment
- emissions inspection stations
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- yard trimmings composting facilities

B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Architectural block may be used, with front corner accents of stone and stone under the front windows. Final building elevations shall be submitted for review by the Director of Planning and Development.

C. Outdoor display of lawn and garden merchandise or equipment shall be allowed in the areas shown on the submitted site plan, prepared by Precision Planning dated April 23, 2014. A landscape plan with shrubs that grow 2 to 3 feet high shall be planted around the 3,000 square foot display area located along Highway 78, with the final landscape plan to be reviewed and approved by the Director of Planning and Development. The permanent display along the sidewalk in front of the building is to be screened where feasible with a 3 foot high knee-wall that matches the look of the building.

2. To abide by the following site development considerations:
- A. Provide a 37.5-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties along the western property line.
  - B. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties along the southern property line.
  - C. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
  - F. Billboards or oversized signs shall be prohibited.
  - G. Outdoor storage shall be screened with opaque fencing and shall be restricted to the side or rear of the building.
  - H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - I. Outdoor loudspeakers shall be prohibited.
  - J. 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.
  - K. 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.
  - L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- M. Provide a 6-foot high opaque wood privacy fence extending from the southwest rear corner of the property for a distance of 50 feet along the side property line and 150 feet along the rear property line.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All the tract or parcel of land lying and being in Land Lot 92 of the 5th District, Gwinnett County, Georgia, per plat by B.J. Goble, Jr., Registered Engineer, dated March 13, 1968 and recorded in Plat Book O, Page 231, Gwinnett County, Georgia Records, and being more particularly described as follows:

Beginning at a point on the Southerly Side of U.S. Highway 78 at the Haynes Creek Bridge; THENCE running South down said Creek 465 feet, more or less; THENCE running in a Southwesterly Direction 441 feet, more or less to an Iron Pin Found; THENCE running in a Northwesterly direction a distance of 303.5 feet to an Iron Pin Found; THENCE running in a Southwesterly direction a distance of 57.3 feet to an Iron Pin Found; THENCE running Northwesterly 361.3 feet to an Iron Pin Found; THENCE running in a Northeasterly direction along the Southerly side of U.S. Highway 78 a distance of 807 feet, more or less, to the Point of Beginning.

Said property contains 7.37 acres, more or less.

Less and Except the portion of the above described property conveyed in that certain Right-of-Way Deed, dated July 26, 1982, recorded in Deed Book 2430, Page 26, Gwinnett County, Georgia Records

SUP2014-00029  
RZC '14 0 1 3

G:\LEGALS\2014\14147\Rezoning.docx

RECEIVED BY

MAY 02 2014

Planning & Development

CASE NUMBER RZC2014-00014  
GCID 2014-0538

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to C-2 by TTM HOLDINGS, LLC 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from M-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - emission inspection stations
    - equipment rental
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - tattoo parlors
    - yard trimmings composting facilities
  - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material); provided, however, that the PGA Super Store building may be constructed in general accordance with the building elevations prepared by CNNA Architects, Inc. dated July 22, 2014 and submitted to the Board of Commissioners on July 22, 2014. Final building elevations and colors shall be submitted for review by the Director of Planning and Development.
2. To abide by the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
  - B. Provide a 5-foot wide landscaped strip adjacent to all internal property lines; except, the landscape strip is not required along the property line within 20 feet of a building wall.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- E. Billboards or oversized signs shall be prohibited.
- F. Outdoor storage shall be prohibited.
- G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- H. Outdoor loudspeakers shall be prohibited.
- I. 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.
- J. 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.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. 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: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 80 of the 5<sup>th</sup> District of Gwinnett County Georgia and being more particularly described as follows:

Commence at a 5/8-inch rebar set at the northern sided of the mitered intersection of the southern right of way line of Georgia Hwy. 120 and the eastern right of way line of Interstate 85 and thence run along said miter South 60 degrees 29 minutes 37 seconds West a distance of 133.79 feet to a concrete monument found on said eastern right of way; Thence run along said eastern right of way along the arc of a curve to the left having a radius of 210.00 feet a distance of 123.39 feet to a concrete monument found, with said arc being subtended by a chord bearing of South 43 degrees 56 minutes 17 seconds West and a chord length of 121.62 feet, thence continue South 27 degrees 01 minutes 10 seconds West a distance of 32.62 feet to a point and the Point of Beginning; Thence from said Point of Beginning and leaving said right of way run South 50 degrees 46 minutes 30 seconds East a distance of 397.17 feet to a point located on the western right of way of Newpoint Parkway having a variable right of way; Thence run along said right of way the following four courses; South 51 degrees 52 minutes 01 seconds West a distance of 43.80 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left having a radius of 355.00 feet a distance of 585.75 feet to a 1/2-inch rebar found, with said arc being subtended by a chord bearing of South 04 degrees 44 minutes 59 seconds West and a chord length of 521.53 feet; thence South 42 degrees 32 minutes 12 seconds East a distance of 175.75 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right having a radius of 270.86 feet a distance of 138.03 feet to a 1/2-inch rebar found, with said arc being subtended by a chord bearing of South 27 degrees 56 minutes 16 seconds East and a chord length of 136.54 feet; thence leaving said right of way and run South 60 degrees 35 minutes 13 seconds West a distance of 7.38 feet to a 1/2" rebar found; thence North 36 degrees 31 minutes 57 seconds West a distance of 220.14 feet to a 1/2" rebar found; thence North 47 degrees 40 minutes 40 seconds West a distance of 79.89 feet to a 1/2" rebar found; thence North 47 degrees 46 minutes 38 seconds West a distance of 116.42 feet to a pk nail found; thence North 31 degrees 14 minutes 41 seconds West a distance of 351.92 feet to a pk nail found; thence North 18 degrees 58 minutes 45 seconds West a distance of 214.53 feet to a concrete monument found on said eastern right of way of Interstate 85; thence run along said right of way North 27 degrees 07 minutes 13 seconds East a distance of 167.92 feet to a 1/2"-rebar found; thence continue North 27 degrees 01 minutes 10 seconds East a distance of 100.55 feet to a point and the Point of Beginning.

Said tract or parcel contained 3.567 Acres.

RECEIVED BY

MAY 02 2014

Planning & Development

RZC '14 014

CASE NUMBER RZR2014-00017  
GCID 2014-0544

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 C-2 & R-ZT to R-60 by YELLOW FEVER GROUP, 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 JULY 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of JULY 2014, that the aforesaid application to amend the Official Zoning Map from C-2 & R-ZT 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.
  - B. Homes shall be constructed primarily of brick or stacked stone with minor treatments (i.e. gables, bay windows, chimneys) of fiber-cement type siding. Craftsman style homes may also be constructed. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.
  - C. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
  - D. All homes shall have a double car garage.
2. To satisfy the following site development considerations:
  - A. Provide a 40-foot wide landscaped setback along Hamilton Road. The landscaped setback shall include a decorative 4-foot high fence/wall for security and screening of the proposed detention pond. The fence may be constructed as solid brick or stone wall, or as wrought-iron style fencing with brick or stacked stone columns (30-feet-on-center). Landscaping, fence/wall and Lawrenceville Highway entrance monument design shall be subject to review and approval of the Director of Planning and Development.

- B. Access to Hamilton Road shall be prohibited. Sole access shall be from Lawrenceville Highway.
- C. All grassed areas shall be sodded.
- D. All utilities shall be placed underground.
- E. Natural vegetation shall remain on the property prior to issuance of a development permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: July 25, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION  
(FOR PROPOSED R-60 PORTION OF SITE PLAN)**

All that tract or parcel of land lying and being in Land Lot 153 of the 6<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Northeasterly Right-of-Way of Hamilton Road (60' R/W) and the Southeasterly Right-of-Way of U.S Highway No. 29 (a.k.a. Georgia Highway No. 8, a.k.a. Lawrenceville Highway, R/W varies), if Extended to form a Point; **THENCE** leaving said Intersection, North 63 degrees 26 minutes 39 seconds East for a distance of 15.90 feet to a Point on the aforesaid Southeasterly Right-of-Way of U.S Highway No. 29, said point being **THE TRUE POINT OF BEGINNING**.

**THENCE** from said point as thus established and continuing along said Right-of-Way of U.S. Highway No. 29 the following eight (8) bearings and distances North 63 degrees 26 minutes 06 seconds East for a distance of 105.10 feet to a Point; **THENCE** North 62 degrees 47 minutes 34 seconds East for a distance of 89.39 feet to a Point; **THENCE** North 64 degrees 41 minutes 19 seconds East for a distance of 61.12 feet to a Point; **THENCE** North 64 degrees 07 minutes 06 seconds East for a distance of 47.24 feet to a Point; **THENCE** North 63 degrees 11 minutes 26 seconds East for a distance of 53.50 feet to a Point; **THENCE** North 63 degrees 11 minutes 57 seconds East for a distance of 27.17 feet to a Point; **THENCE** North 62 degrees 28 minutes 15 seconds East for a distance of 46.52 feet to a Point; **THENCE** North 59 degrees 50 minutes 54 seconds East for a distance of 9.52 feet to a Point; **THENCE** leaving the aforesaid Right-of-Way of U.S. Highway No. 29 South 28 degrees 11 minutes 48 seconds East for a distance of 374.73 feet to a Point; **THENCE** along a curve to the right, having a radius of 13.50 feet and arc length of 21.21 feet, being subtended by a chord of South 16 degrees 48 minutes 12 seconds West for a distance of 19.09 feet to a point; **THENCE** South 61 degrees 48 minutes 12 seconds West for a distance of 44.02 feet to a Point; **THENCE** along a curve to the left, having a radius of 145.00 feet and arc length of 241.91 feet, being subtended by a chord of South 14 degrees 00 minutes 36 seconds West for a distance of 214.81 feet to a point; **THENCE** South 33 degrees 47 minutes 01 seconds East for a distance of 153.41 feet to a Point; **THENCE** South 56 degrees 12 minutes 59 seconds West for a distance of 140.50 feet to a Point on the aforesaid Right-of-Way of Hamilton Road; **THENCE** continuing along said Right-of-Way the following six (6) bearings and distances North 38 degrees 59 minutes 48 seconds West for a distance of 429.54 feet to a Point; **THENCE** North 38 degrees 18 minutes 53 seconds West for a distance of 29.35 feet to a Point; **THENCE** North 39 degrees 15 minutes 14 seconds West for a distance of 42.26 feet to a Point; **THENCE** North 39 degrees 15 minutes 14 seconds West for a distance of 108.66 feet to a Point; **THENCE** North 38 degrees 17 minutes 45 seconds West for a distance of 104.48 feet to a Point; **THENCE** North 12 degrees 31 minutes 37 seconds East for a distance of 31.12 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 5.122 acres (223132 Square Feet).

RZR '14 0 1 71

RECEIVED BY

MAY 12 2014

Planning & Development