

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

CASE NUMBER RZC2014-00011
GCID 2014-0353

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 3100 MEDLOCK BRIDGE, 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 SEPTEMBER 23, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 21st day of OCTOBER 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:

I. To restrict the use of the property as follows:

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- o adult bookstores or entertainment
- o automotive parts stores
- o billiards or pool halls
- o contractor's offices
- o emission inspection stations
- o equipment rental
- o extended stay hotels or motels
- o recovered materials processing facilities
- o smoke shops/novelty stores
- o taxidermists
- o yard trimmings composting facilities

B. Buildings shall be constructed primarily of brick or stacked stone on four sides. Stucco may only be used as an accent building material. Building elevations shall be subject to review and approval by the Director of Planning and Development.

C. The development shall be in general accordance with the submitted site plans and architectural renderings presented at the September 23, 2014 Board of Commissioners public hearing, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - E. No more than 50% of the commercial/retail space may be constructed until 50% of all total planned multi-family building permits are issued.
2. To satisfy the following site development considerations:
- A. In lieu of a buffer, provide a minimum 80-foot wide landscaped open space area between the commercial and residential components of the development. The placement of the open space area relative to any newly created property lines separating the commercial and residential areas shall be subject to review and approval by the Director of Planning and Development.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - C. Provide a 5-foot wide landscaped strip adjacent to all internal property lines.
 - 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 prohibited.
 - H. 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.
 - I. 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 a.m. and 7:00 p.m.
 - 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales shall be prohibited.

- L. 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. Inter-parcel connectivity is recommended by Gwinnett D.O.T. and should be thoroughly sought. Access to Satellite Boulevard through the existing traffic signal at Gwinnett Place Condominiums should be pursued. Access to Venture Drive through Edge Water Office Park should also be pursued. If secondary (inter-parcel access cannot be obtained by the developer, this condition may be waived subject to review by the Directors of Transportation and Planning and Development.
- B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study that includes analysis of the signalized intersection of Steve Reynolds Boulevard at Satellite Boulevard as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.
- C. Convey to Gwinnett County a minimum 50-foot wide public space easement along the north property line, with an additional 100-foot wide by 200-foot deep area (inclusive of the 50-foot easement) at the Steve Reynolds Boulevard frontage for a future pocket park. Final easement specifications, and any grading activity within the easement, shall be subject to review and approval of the Department of Planning and Development and Department of Community Services.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

Legal Description
RZC2014-00011

All that Tract or Parcel of land, lying and being in Land Lot 208 of the 6th District of Gwinnett County, Georgia and can be particularly described as follows:

BEGINNING at a POINT located at the Intersection of the Common Land Lot Line of Land Lots 231 and 208, and the eastern Right-of-Way line of Steve Reynolds Boulevard, Formerly known as Franklin Road, Said Point Being the TRUE POINT OF BEGINNING;

Thence commencing from the True Point of Beginning at a bearing of North 60 Degrees 24 Minutes 44 Seconds East at a distance of 203.58 feet to a point; thence heading South 29 Degrees 29 Minutes 16 Seconds East at a distance of 829.53 feet to a point; thence heading South 60 Degrees 22 Minutes 07 Seconds West a distance of 203.58 feet to a point; Said Point being located at the right-of-way of Steve Reynolds Boulevard. thence heading North 22 Degrees 37 Minutes 52 Seconds West along said right of way a distance of 29.37 feet to a point; thence heading North 26 Degrees 01 Minutes 58 Seconds West along said right of way a distance of 278.91 feet to a point; thence heading North 29 Degrees 26 Minutes 15 Seconds West along said right of way a distance of 58.93 feet to a point; thence heading North 28 Degrees 28 Minutes 51 Seconds West along said right of way a distance of 255.94 feet to a point; thence heading North 16 Degrees 18 Minutes 28 Seconds West along said right of way a distance of 50.53 feet to a point; thence heading North 60 Degrees 34 Minutes 21 Seconds East a distance of 6.89 feet to a point; thence heading North 24 Degrees 25 Minutes 38 Seconds West along said right of way a distance of 158.83 feet to a point; Said Point Being the TRUE POINT OF BEGINNING.

Area is 4.4 Acres.

CASE NUMBER RZM2014-00006
GCID 2014-0355

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 RM-24 by 3100 MEDLOCK BRIDGE, LLC 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 SEPTEMBER 23, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 21ST day of OCTOBER 2014, that the aforesaid application to amend the Official Zoning Map from M-1 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Multi-family residential dwellings and accessory uses and structures at a maximum density of 24 units per acre.
 - B. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - C. Buildings shall be constructed primarily of brick or stacked stone on four sides. Building elevations shall be urban-style with flat roofs (and include rooftop screening). Final elevations shall be subject to review and approval by the Director of Planning and Development.
 - D. Garages shall be provided for a minimum of 15% of the units.
 - E. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from the right-of-way of Steve Reynolds Boulevard unless otherwise required by law.
 - F. The development shall be in general accordance with the submitted site plans and architectural renderings presented at the September 23, 2014 Board of Commissioners public hearing, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

- G. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - H. All units are to have solid surface counter tops and tile or hardwood entry, kitchen and bathroom floors.
 - I. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of 10% units of three-bedrooms or more.
 - J. The development shall participate in the Gwinnett County Crime Free Multi-Housing Program.
2. To satisfy the following site development considerations:
- A. In lieu of a buffer, provide a minimum 80-foot wide landscaped open space area between the commercial and residential components of the development. The placement of the open space area relative to any newly created property lines separating the commercial and residential areas shall be subject to review and approval by the Director of Planning and Development.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. 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. Inter-parcel connectivity is recommended by Gwinnett D.O.T. and should be thoroughly sought. Access to Satellite Boulevard through the existing traffic signal at Gwinnett Place Condominiums should be pursued. Access to Venture Drive through Edge Water Office Park should also be pursued. If secondary inter-parcel access cannot be obtained by the developer, this condition may be waived subject to review by the Directors of Transportation and Planning and Development.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study that includes analysis of the signalized intersection of Steve Reynolds Boulevard at Satellite Boulevard as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.

- C. Convey to Gwinnett County a minimum 50-foot wide public space easement along the north property line, with an additional 100-foot wide by 200-foot deep area (inclusive of the 50-foot easement) at the Steve Reynolds Boulevard frontage for a future pocket park. Final easement specifications, and any grading activity within the easement, shall be subject to review and approval of the Department of Planning and Development and Department of Community Services.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

ATTEST:

Daniel King
County Clerk/Deputy County Clerk



Legal Description
RZM2014-00006

All that Tract or Parcel of land, lying and being in Land Lot 208 of the 6th District of Gwinnett County, Georgia and can particularly be described as follows:

To find the TRUE POINT of BEGINNING, begin at a point located at the Intersection of the Common Land Lot Line of Land Lots 231 and 208, and the eastern Right-of-Way line of Steve Reynolds Boulevard, Formerly Known as Franklin Road, thence heading North 60 Degrees 24 Minutes 44 Seconds East at a distance of 203.58 feet to a point being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING, commence heading North 60 Degrees 24 Minutes 44 Seconds East at a distance of 673.57 feet to a point; thence heading South 29 Degrees 29 Minutes 16 Seconds East at a distance of 828.98 feet to a point; thence heading South 60 Degrees 22 Minutes 07 Seconds West at a distance of 678.75 feet to a point; thence heading South 29 Degrees 29 Minutes 16 Seconds at a distance of 829.53 feet to a point; Said Point Being the TRUE POINT OF BEGINNING.

Area is 12.9 Acres.

CASE NUMBER RZR2014-00022
GCID 2014-0872

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to OSC by WOODWARD MILL DEVELOPMENT, LLC for the proposed use of an OPEN SPACE CONSERVATION SUBDIVISION (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 28, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of OCTOBER 2014, that the aforesaid application to amend the Official Zoning Map from R-75 to OSC 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 81 lots. The development shall be in general accordance with the site plan submitted at the October 28, 2014 Board of Commissioners Public Hearing (with the exception of the 25-foot buffer on the western property line), and shall include the depicted roundabout and additional central green space amenity.
 - B. The minimum heated floor area per dwelling shall be 2,400 square feet for single story homes and 2,600 square feet for two story homes.
 - C. 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, with a minimum 30-inch tall masonry water table on the side and rear elevations.
 - D. All homes shall have at least a double-car garage.
 - E. All homes shall include luxury kitchens with solid wood cabinetry, granite or solid-surface counter tops, stone or glass tile backsplashes and premium/ professional-grade major appliances. Formica countertops shall not be used in any finished kitchen or bathroom areas.
 - F. The rear yards of at least 10% of the homes shall include outdoor living spaces with slate patios, covered roofs, masonry fire pits and built-in grills/smokers.

- G. All dwelling units shall include upgraded carpentry trim packages on the first floor living areas (excluding utility areas, garages, pantries, and other similar closet areas).
2. To satisfy the following site development considerations:
- A. The main entrance to the proposed development shall include a landscaped entrance feature. All landscape plans and signage plans shall be subject to review and approval of the Director of Planning and Development.
- B. The 25-foot enhanced strip fronting both Woodward Mill Road and Old Suwanee Road shall be planted with a double staggered row of evergreen trees that are spaced on 15-foot centers to provide a visual screening of the subject property. The evergreen trees to be used in the enhanced strip shall be a minimum of 6 feet tall at the time of planting and can include the following types of trees: Thuga Green Giants, Southern Magnolias, Cryptomeria, Tree Form Hollies and other similar evergreen trees. In certain locations throughout the enhanced strip, deciduous trees may be added in place of the evergreen trees to provide pockets of diversity, color, and texture changes. Additionally, evergreen shrubs may be added but are not required to be utilized in addition to the evergreen and deciduous trees. The 25-foot enhanced buffer shall be installed and planted by the developer and maintained by the Homeowner's Association to ensure that it will be sustainable. The final enhanced strip planting plans are subject to the review and approval of the Director of Planning and Development.
- C. The developer shall provide off-site evergreen plant material for the following seven (7) Tax Parcels: r7232 013 (Martin), r7232 005 (Stephens), r7232 032 (Stephens), r7232 007 (Holland), r7232 031 (McDaniel), r7232 010 (Frederick), and r7232 036 (Cowan). The off-site evergreen plantings shall consist and be limited to either ten (10) evergreen trees that are 6 feet tall at the time of planting, or a one-time \$1,500 budget (to be used in a single transaction) of evergreen screening materials, or a combination of both options not to exceed \$1,500 total cost to the developer. The developer and the above stated property owner, at the time of the installation of the plant materials, will mutually decide the location on the off-site property to best visually screen the off-site property from looking onto the subject property. Once the plant materials are installed by the developer and accepted by the off-site property owner, the developer shall have no further liability to warranty said plant materials. The off-site property owner must sign a document provided by the developer that acknowledges receipt of the plant materials and said document will be provided to the County to prove satisfaction of this condition of zoning.
- D. The existing vegetation located only within the 25-foot enhanced buffer adjacent to the following parcels: r7232 034 (Overby), r7232 124 (Holland), and r7232 006 (Donnelly), shall remain in place and be saved for visual screening purposes. There will not be any proposed plant materials added to this area of the subject property.

- E. The full access main entrance to the subject property shall be located on Old Suwanee Road, subject to the review and approval of the Gwinnett County Department of Transportation ("GCDOT"). If GCDOT does not approve the full access Old Suwanee Road driveway location as proposed by the developer, then the main entrance shall be re-located on Woodward Mill Road in a location that is acceptable to GCDOT.
- F. The street trees required per the Unified Development Ordinance shall be selected from the Large Street Tree species list.
- G. All grassed areas on dwelling lots shall be sodded.
- H. All utilities shall be placed underground.
- I. Natural vegetation shall remain on the property until the issuance of a development permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

ATTEST:

Diana K. Sem
County Clerk/Deputy County Clerk



*Pass Property
Legal Description*

All that tract or parcel of land lying and being in Land Lot 232 of the 7th District of Gwinnett County, and being more particularly described as follows:

BEGINNING at an Iron Pin Set at the intersection of the southeastern right-of-way line of Old Suwanee Road (60'R/W) with the southwestern right-of-way line of Woodward Mill Road (60'R/W); thence running along said Woodward Mill Road right-of-way South 58°57'41" East, a distance of 87.05 feet to a point; thence South 56°37'04" East, a distance of 63.24 feet to a point; thence South 51°05'42" East, a distance of 61.81 feet to a point; thence South 45°26'48" East, a distance of 62.39 feet to a point; thence South 42°21'45" East, a distance of 129.22 feet to a point; thence South 40°36'17" East, a distance of 165.00 feet to a point; thence South 38°41'43" East, a distance of 103.89 feet to a point; thence South 37°07'20" East, a distance of 104.24 feet to a point; thence South 36°45'45" East, a distance of 148.84 feet to a point; thence South 36°08'22" East, a distance of 99.02 feet to a point; thence South 35°53'22" East, a distance of 149.60 feet to a point; thence South 35°37'24" East, a distance of 99.89 feet to a point; thence South 35°04'26" East, a distance of 102.61 feet to a point; thence South 35°41'00" East, a distance of 203.00 feet to a point; thence South 35°50'46" East, a distance of 323.05 feet to a point; thence South 38°41'09" East, a distance of 98.85 feet to a point; thence South 45°30'00" East, a distance of 101.00 feet to a point; thence South 48°36'27" East, a distance of 107.66 feet to an Iron Pin Set; thence leaving said Woodward Mill Road and running along land now or formerly of GA. Dept. Of Transportation North 83°43'12" West, a distance of 1161.68 feet to a point; thence North 82°52'48" West, a distance of 187.69 feet to a point; thence running along a barbed wire fence and land now or formerly of Howington Holdings, LLC North 22°29'50" West, a distance of 1330.39 feet to a point on the southeastern right-of-way line of said Old Suwanee Road; thence running along said Old Suwanee Road right-of-way North 54°09'30" East, a distance of 194.55 feet to a point; thence North 55°39'18" East, a distance of 101.02 feet to a point; thence North 56°16'00" East, a distance of 231.00 feet to the POINT OF BEGINNING.

Said tract contains 32.74 acres more or less and is described per a Survey for J. B. P., Jr. Family Trust & The Kim Firm, LLC prepared by W.T. Dunahoo and Associates, dated 10/14/08, and recorded at PB 125 PG 41.

RZR 11 02 11
RECEIVED BY
JUL 03 2014
Planning & Development

CASE NUMBER CIC2014-00012
GCID 2014-1009

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 28, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of OCTOBER 2014, that the aforesaid application to amend the Official Zoning Map from R-100 to R-100 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to single-family detached dwellings and accessory uses and structures. The home(s) shall be constructed with front façades of primarily brick, stacked stone or shake, with the balance of the home being the same or of fiber-cement siding or shake.
 - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for single-story and 2,000 square feet for two-story.
 - C. Lot shall meet minimum lot area requirements for individual-lot gravity flow septic systems, and be subject to Gwinnett County Health Department approval.
2. To satisfy the following site development considerations:
 - A. Maintain a minimum 50-foot setback from the right-of-way of New Hope Road and a minimum 50-foot setback from Ewing Chapel Road.

B. Natural vegetation shall remain on the property until the issuance of a building permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 251 of the 5th districts, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the Northerly right-of-way of New Hope Road (Apparent 80' right-of-way) and the Westerly right-of-way of Ewing Chapel Road (Apparent 80' right-of-way), if extended to from a Point; THENCE leaving said Point and traveling in a Northwesterly direction 20.19 feet to a Point along the Northerly right-of-way of New Hope Road, said Point being THE TRUE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said right-of-way, North 64 degrees 55 minutes 23 seconds West for a distance of 508.97 feet to a Point; THENCE leaving said right-of-way, North 59 degrees 03 minutes 32 seconds east for a distance of 480.80 feet to a 1/2" Rebar Found w/H.M.B. cap along the Westerly right-of-way of Ewing Chapel Road; THENCE continuing along said right-of-way, following along a curve to the right having a radius of 572.96 feet and an arc length of 159.50 feet and being subtended by a chord of South 20 degrees 40 minutes 55 seconds East for a distance of 158.99 feet to a Point; THENCE South 12 degrees 42 minutes 25 seconds East for a distance of 80.31 feet to a Point; THENCE following along a curve to the right having a radius of 494.00 feet and an arc length of 226.54 feet and being subtended by a chord of South 00 degrees 25 minutes 54 seconds West for a distance of 224.56 feet to a Point; THENCE South 64 degrees 21 minutes 50 seconds West for a distance of 26.08 feet to a Point, said Point being THE TRUE POINT OF BEGINNING.

Said property contains 2.733 acres

REC'D

01 30 2016

Planning & Development

01 30 2016

CASE NUMBER CIC2014-00013
GCID 2014-1010

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>ABSENT</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 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to O-1 by WILLIAM BRYAN MATHEWS for a CHANGE IN CONDITIONS OF ZONING TO ALLOW ADDITIONAL PARKING on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 28, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of OCTOBER 2014, that the aforesaid application to amend the Official Zoning Map from O-1 to O-1 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Office, professional, and accessory uses.
2. To satisfy the following site development considerations:
 - A. Provide a 20-foot wide graded and replanted buffer along the rear property line adjacent to residential zoning. The graded and replanted buffer shall consist of two staggered rows of Cryptomeria and Thuga "Green Giant" evergreen trees planted 12-feet on-center and 8 to 10-feet in height at the time of planting. The landscaping plan for the replanting and grading of the buffer shall be consistent with the site plan submitted at the November 8, 2006 Planning Commission meeting.
 - B. Provide a 10-foot wide landscape strip along Duluth Highway. Provide a five-foot wide landscape strip along the east and west property lines, maintaining and preserving existing trees within these landscape strips.
 - C. Buildings shall be constructed primarily of brick, stone, or stucco. Submit architectural plans to the Director of Planning and Development prior to issuance of building permits.
 - D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
 - E. Natural vegetation shall remain on the property until the issuance of a Development Permit.

- F. Ground signage shall be limited to monument sign(s) no more than 8-feet in height, with the base matching the architectural style of the building.
 - G. Dumpsters shall be screened from view by a 100% opaque brick wall enclosure.
 - H. Limit the number of entrances onto Duluth Highway to one.
 - I. The existing gravel parking lot shall be replaced with an approved surface per the Unified Development Ordinance Title 2: Section 240-60.3. (i.e., asphalt, concrete, porous concrete or porous asphalt), or a Variance shall be obtained.
 - J. Privacy fencing and buffer plantings shall be installed as per the attached "Exhibit A," submitted at the October 7, 2014 Planning Commission public hearing.
3. To abide by the following requirements, dedications and improvements:
- A. Design storm water management facilities such that they do not encroach into any required buffers.
 - B. Dedicate at no cost to Gwinnett County 60-foot right-of-way from the centerline of Highway 120.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

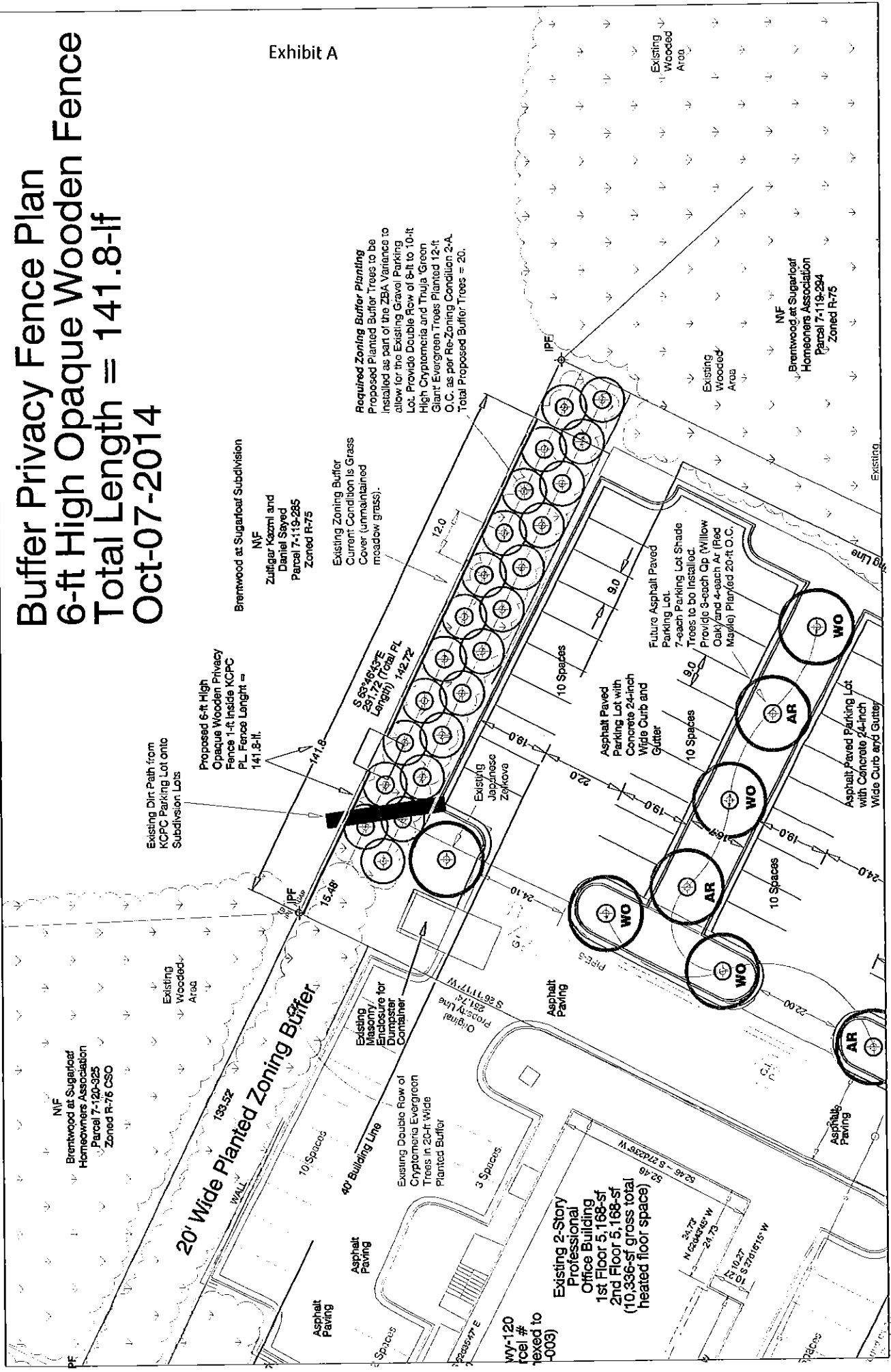
ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**Buffer Privacy Fence Plan
 6-ft High Opaque Wooden Fence
 Total Length = 141.8-lf
 Oct-07-2014**

Exhibit A



Legal Description
Tax Parcel 7-119-003
2518 Duluth Highway-120

All that certain place or parcel of land lying and being in the Land Lot 119 of the 7th, Land District of Gwinnett County, Georgia, parcel number 7-119-003 and address 2518 Highway 120 and being bounded and described as follows:

To find the *True Point of Beginning*: Commence at a point formed by northern right-of-way intersection of Duluth Highway (S.R. 120) and the intersection of land lot line 118 & 119; run thence along northern right-of-way of Duluth Highway a distance of 1201.2' to a point on said ROW line; run thence N61 deg 59 min 03 sec E for a distance of 24.10' to the *True Point of Beginning*.

From the *True Point of Beginning*, run thence along the newly dedicated northerly right-of-way of S.R.120, N 61 deg 54 min 45 sec W for a distance of 146.08 feet to an iron pin;

Run thence N 62 deg 41 min 45 sec W for a distance of 133.98 feet to an iron pin;

Run thence N 26 deg 17 min 46 sec E for a distance of 229.20 feet to an iron pin;

Run thence S 63 deg 46 min 43 sec E for a distance of 291.72 feet to an iron pin;

Run thence S 26 deg 15 min 43 sec W for a distance of 219.95 feet to an iron pin;.

Run thence S 61 deg 59 min 03 sec W for a distance of 20.37 feet to the *True Point of Beginning*.

Together with and subject to, the covenants, easements, and restrictions of record. Said property contains 1.56-Acres, more or less.

RECEIVED BY

AUG 1 2014

Planning & Development

000014 013

CASE NUMBER SUP2014-00043
GCID 2014-1011

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>ABSENT</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 4-0, 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 3100 MEDLOCK BRIDGE, LLC for the proposed use of a SELF-STORAGE 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 OCTOBER 28, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of OCTOBER 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include a climate-controlled self-storage facility as a special use. Storage units shall be limited to internal building access only, with no individual exterior roll-up doors.
2. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a Variance application.
3. Truck and trailer rental shall be prohibited.
4. The building shall be constructed of four-sides glass, brick and/or stacked stone. The building shall meet the Category 4 Architectural Standards of the UDO. Stucco may only be used as an accent material, not to exceed 15 percent of any elevation. Final architectural elevations shall be approved by the Director of Planning and Development.
5. 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.
6. Windows and wall areas visible behind windows shall not contain signage.
7. Outdoor storage shall be prohibited.
8. Peddlers or parking lot sales shall be prohibited.

9. 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.

10. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/5/14

ATTEST:

Debra J. Smith
County Clerk/Deputy County Clerk



TRACT - G

All that tract or parcel of land situated and lying in a part of Land Lot 124, 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

COMMENCE at a Gwinnett County survey monument designated as GC1135, said monument having the published state plane coordinates: North 1,455,553.0596, East 2,327,005.1807, Georgia West Zone, North American Datum of 1983, U.S. Survey Feet;

Thence, South 81°58'36" West, a distance of 1,657.51 feet to an "X" scribed at the Intersection of the Easterly Right-of-Way line of Interstate 85 (variable width R/W) and the Southerly Right-of-Way line of Old Peachtree Road (variable width R/W) said "X" being the POINT OF BEGINNING of the herein described tract of land; Thence, along the Southerly Right-of-Way line of Old Peachtree Road and along a curve to the right on arc distance of 50.60 feet to a ½" rebar set, said curve having a radius of 7,579.10 feet, a chord bearing South 75°12'33" West, and a chord distance of 50.60 feet; Thence, South 14°26'05" West, leaving said Southerly Right-of-Way line of Old Peachtree Road, a distance of 49.76 feet to a ½" rebar set; Thence, South 44°38'39" West, a distance of 58.91' to a ½" rebar set; Thence, along a curve to the right on arc distance of 145.52 feet to a ½" rebar set, said curve having a radius of 688.11 feet, a chord bearing South 20°25'11" West, and a chord distance of 145.24 feet; Thence, South 73°01'38" East, a distance of 244.57' to a ½" rebar set; Thence, along a curve to the right on arc distance of 32.17 feet to a ½" rebar set, said curve having a radius of 33.00 feet, a chord bearing South 45°08'16" East, and a chord distance of 30.91 feet; Thence, along a curve to the left on arc distance of 1092 feet to a ½" rebar set, said curve having a radius of 42.00 feet, a chord bearing South 45°07'14" East, and a chord distance of 39.32 feet; Thence, South 73°01'58" East, a distance of 207.58 feet to a ½" rebar set; Thence, along a curve to the right on arc distance of 15.76 feet to a ½" rebar set on the Westerly Right-of-Way line of Sever Road (variable width R/W), said curve having a radius of 28.00 feet, a chord bearing South 55°39'40" East, and a chord distance of 15.52 feet; Thence, South 64°16'02" West, along the Westerly Right-of-Way line of Sever Road, a distance of 89.19 feet to a ½" rebar set; Thence, South 25°53'16" East, continuing along the Westerly Right-of-Way line of Sever Road, a distance of 10.00 feet to a ½" rebar set; Thence, continuing along the Westerly Right-of-Way line of Sever Road, and along a curve to the left on arc distance of 64.86 feet to a ½" rebar set, said curve having a radius of 600.00 feet, a chord bearing South 80°53'44" West, and a chord distance of 64.63 feet; Thence, North 73°29'31" West, leaving the Westerly Right-of-Way line of Sever Road, a distance of 484.12 feet to a concrete monument found on the Easterly Right-of-Way line of Interstate 85 (variable width R/W); Thence, North 51°36'13" West, along the Easterly Right-of-Way line of Interstate 85, a distance of 24.78 feet to a concrete monument found; Thence, along the Easterly Right-of-Way line of Interstate 85, and along a curve to the left on arc distance of 282.80 feet to a concrete monument found, said curve having a radius of 678.11 feet, a chord bearing North 26°21'12" East, and a chord distance of 280.76 feet; Thence, North 08°16'21" East, along the Easterly Right-of-Way line of Interstate 85, a distance of 102.10 feet to the POINT OF BEGINNING of the herein described tract of land. Sold Tract of land containing 1.61 acres of land more or less.

Together with and subject to covenants, easements, and restrictions of record.

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JUL 30 2014

Planning & Development

SUP '14 0 4 3

CASE NUMBER SUP2014-00044
GCID 2014-1012

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>ABSENT</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 4-0, 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 NANCY GORDEUK for the proposed use of a TUTORING FACILITY / LEARNING 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

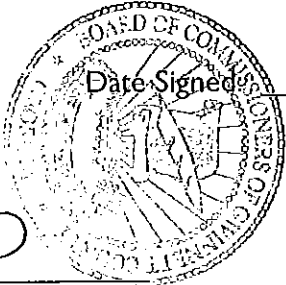
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 28, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of OCTOBER 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Office, office professional and accessory uses, which may include a tutoring facility/ learning center as a special use.
2. The learning center shall be limited to no more than 20 children on-site at a time.
3. Outdoor activities shall be prohibited.
4. The landscaped strip adjacent to Lilburn-Stone Mountain Road shall be replanted prior to occupancy by the learning center. The stumps shall be removed and the strip shall be planted with shrubs and groundcover suitable for planting beneath overhead power lines. Landscape plan shall be subject to review and approval by the Director of Planning and Development.
5. Window signage (signs displayed on the interior or exterior of the businesses windows) shall be prohibited.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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



11/5/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

OX 52103 P00566

*Added
when re-recorded*

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 98 of the 6th District of Gwinnett county, Georgia, and being more particularly described as follows: Beginning at a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road (80' R/W) 1,275.02 Feet southwesterly from the intersection of the right-of-way line of Rockbridge Road (100' R/W); thence leaving the southeasterly right-of-way line of Lilburn-Stone Mountain Road and running South 72 degrees 40'33" East a distance of 282.49 feet to a 1/2" rebar set on the northwesterly boundary line of East Rockbridge Forest subdivision; running thence along the northwesterly boundary line south 17 degrees 31'35" west a distance of 52.87 feet to a point located on said boundary line; continuing thence along said boundary line south 18 degrees 03'25" west a distance of 37.13 feet to a 1/2" rebar set on said boundary line; thence leaving said boundary and running north 72 degrees 40'23" west a distance of 282.00 feet to a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road; thence running along said right-of-way line an arc distance of 90.00 feet, said arc being subtended by a chord bearing north 17 degrees 26'34" east and having a chord distance of 90.00 feet, to a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road, said 1/2" rebar set being the point of beginning. The above-described property being .600 acres according to a boundary survey of Lot 2 of Johnson Crossing, said survey being prepared for Decatur Federal Savings and Loan Association, by Benny L. Bruner, R.L. S., said survey being dated May 8, 1989.

Said property is subject to other restrictive covenants, easements, restrictions, reservations, and rights-of-way of record, if any.

SUP 14 0 4 2

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JUL 31 2014

Planning & Development

4

CASE NUMBER SUP2014-00045
GCID 2014-1013

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>ABSENT</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 4-0, 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 AUTO LOAN ASSOCIATES, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 28, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of OCTOBER 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, service-commercial, office and accessory uses, which may include an automobile sales facility as a special use.
 - B. The Special Use Permit shall be valid for no more than a three-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.
 - C. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
 - D. Outdoor sales, storage or display of merchandise other than vehicle inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
 - E. Retail repair and servicing of vehicles shall be prohibited. Minor repair or servicing of vehicle (inventory) shall be allowed, indoors only.
 - F. No vehicles shall be parked in the landscaped strips, grassed areas or the street right-of-way.
2. To satisfy the following site development considerations:
 - A. New 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.

- 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. Outdoor loudspeakers shall be prohibited.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- 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. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/3/14

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT A

LEGAL DESCRIPTION

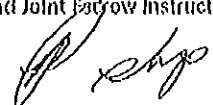
GWINNETT COUNTY, GEORGIA:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLIAM T. BROWN, ET AL, DATED JULY 28, 2000, PREPARED BY JACK R. BUSBER, ORLS NO. 1875, RODENBERGER & ASSOCIATES, INC., PLANNERS, ENGINEERS & SURVEYORS, SAID PLAT BEING RECORDED IN PLAT BOOK 87, PAGE 131, GWINNETT COUNTY, GEORGIA PLAT RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH SAID SURVEY AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN SET AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY EDGE OF THE RIGHT OF WAY LINE OF PATTERSON ROAD (HAVING AN 80-FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY LINE OF US HIGHWAY 29 (LOCATED 100 FEET FROM THE CONSTRUCTION CENTERLINE OF HIGHWAY 29 (ALSO KNOWN AS LAWRENCEVILLE HIGHWAY)); RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY LINE OF US HIGHWAY 29, ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 212.21 FEET, SAID ARC HAVING A RADIUS OF 1809.859 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74 DEGREES 18 MINUTES 46 SECONDS WEST AND A CHORD DISTANCE OF 212.09 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OR PLACE OF BEGINNING, RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED SOUTH 31 DEGREES 42 MINUTES 10 SECONDS EAST A DISTANCE OF 268.99 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 58 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 225.27 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 31 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 85.86 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 54 DEGREES 30 MINUTES 10 SECONDS EAST A DISTANCE OF 105.00 FEET TO A 3/4 INCH OPEN TOP TUBE FOUND; RUNNING THENCE NORTH 31 DEGREES 40 MINUTES 50 SECONDS WEST A DISTANCE OF 198.56 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY OF US HIGHWAY 29; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY OF US HIGHWAY 29 ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 122.27 FEET, SAID ARC HAVING A RADIUS OF 1809.859 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 01 MINUTES 12 SECONDS EAST A CHORD DISTANCE OF 122.25 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE BENEFITS AND RESTRICTIONS OF A JOINT DRIVEWAY EASEMENT WHICH GRANTOR HEREBY THIS DAY BARGAINS, SELLS AND BY THESE PRESENTS DOES CONVEY, TRANSFER AND DELIVER UNTO GRANTEE (AND SIMULTANEOUSLY RESERVES UNTO GRANTOR) FOR THE BENEFIT OF INGRESS AND EGRESS OVER AND UPON THE TEMPORARY AND THE PERMANENT 30-FOOT WIDE DRIVEWAY TO BE ESTABLISHED BETWEEN AND FROM US HIGHWAY 29 UNTO THE NORTHEAST CORNER OF THE ABOVE CAPTIONED PROPERTY BEING CONVEYED TO GRANTEE HEREBY. SAID TEMPORARY AND PERMANENT 30-FOOT DRIVEWAY EASEMENT

300 14 0 4 5



JUL 31 2014

IS TO BE CENTERED ON THE COMMON PROPERTY LINE BETWEEN THE NORTHEAST CORNER OF THE ABOVE CAPTIONED PROPERTY BEING CONVEYED TO GRANTEE HEREIN AND THE NORTHWEST CORNER OF APPURTENANT PROPERTY BEING RETAINED BY GRANTOR. THE JOINT DRIVEWAY EASEMENT SHALL BE FIFTEEN (15) FEET WIDE ON EACH SIDE OF SAID COMMON PROPERTY LINE AND SHALL EXTEND DEEP ENOUGH UNTO BOTH PARTIES' PROPERTY TO PROVIDE REASONABLE INGRESS AND EGRESS ACROSS THE 30-FOOT DRIVEWAY FINALLY APPROVED FOR DEVELOPMENT BY THE APPROPRIATE STATE AND COUNTY AUTHORITIES; BUT IN NO EVENT SHALL THE EASEMENT EXTEND DEEPER ALONG SAID COMMON BOUNDARY THEN THE 50 FOOT BUILDING SET BACK LINE IN EXISTENCE ON THE DATE OF WARRANTY DEED DATED MARCH 8, 2005, RECORDED AT DEED BOOK 41914, PAGE 272, GWINNETT COUNTY, GEORGIA RECORDS. THIS JOINT DRIVEWAY EASEMENT IS NOT AN EXCLUSIVE EASEMENT BUT IS SUBJECT TO THE EQUAL RIGHT OF GRANTOR AND GRANTEE ALIKE IN INGRESS AND EGRESS OVER AND UPON SAID JOINT DRIVEWAY EASEMENT. THE JOINT DRIVEWAY EASEMENT IS TO BE KEPT OPEN FOR THE JOINT USE AND BENEFIT OF THE GRANTEE AND GRANTOR, AND SHALL NOT BE RESTRICTED, SHUT OR CLOSED, NOR SHALL ANY BUILDINGS OR OBSTRUCTIONS BE ERRECTED THEREON WITH OUT THE CONSENT OF ALL THE PARTIES HERETO. IT IS THE INTENSION OF THE GRANTOR AND GRANTEE HERETO THAT SAID JOINT DRIVEWAY EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS SHALL BE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTOR AND GRANTEE, THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, INVITEES, GUESTS, PATRONS, CLIENTS, CUSTOMERS AND ASSIGNS, FOREVER.

SAID PROPERTY IS APPARENTLY KNOWN AS 1886 LAWRENCEVILLE HIGHWAY, LAWRENCEVILLE, GA 30044 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

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JUL 31 2014

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