

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

CASE NUMBER CIC2014-00010  
GCID 2014-1005

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.

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<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>

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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 R-100 by INDIAN SHOALS PROPERTIES, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE TENNIS COURTS FROM RECREATION AREA 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 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. Total number of units between RZR-05-032 and RZR-05-033 (combined) shall be 75 units.
  - B. The Modified subdivision layout shall be in general accordance with the zoning concept plan submitted at the Planning Commission meeting 9/20/05 with revisions as need to meet Development Regulations and final conditions of zoning. Open space area shall remain undisturbed in their natural state except for land disturbance associated with installation of utility crossings. Open space area shall be clearly marked with orange tree save fencing prior to any land disturbance.
  - C. The minimum heated floor area per dwelling shall be 2,000 square feet for one-story and 2,400 square feet for two-story homes.
  - D. Homes shall be constructed with front facades of primarily brick, stacked stone or stucco with the remaining sides being constructed of the same, or fiber-cement siding.
  - E. All dwellings shall have at least a double car garage. For RZR-05-032, a minimum of 15 homes having rear or side entry garages.
  - F. Garage facades shall not exceed 10-feet beyond the front door of the home.
  - G. A mandatory homeowners association shall be established.

- H. Provide a mandatory amenities package with at least a swimming pool and a cabana or clubhouse.
2. To satisfy the following site development considerations:
- A. Provide a 30-foot construction buffer adjacent to all exterior property lines.
  - B. For RZR-05-032: Direct lot access to Jones Phillips Road shall be prohibited. RZR-05-033 shall have a shared common access drive for all lots fronting on Jones Phillips Road.
  - C. All grassed areas on dwelling lots shall be sodded.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. Provide a minimum one pedestrian access point for all open space/recreation areas.
  - F. All utilities shall be placed underground.
  - G. For RZR-05-032: Provide a 30-foot wide landscape setback (which may be included as open space) that shall include a landscaped berm or decorative fence along Jones Phillips Road across the property frontage and a decorative masonry monument sign at the entrance. The fence shall be a wrought iron style with brick or stacked stone columns every 30-feet on center. Submit the landscape setback plan, monument sign and fence plans for review and approval by the Director of Planning and Development prior to the issuance of a Development Permit.
3. To abide by the following requirements, dedications and improvements.
- A. The entrance for RZR-05-032 shall align with the common drive for RZR-05-033 per the direction of Gwinnett County D.O.T.
  - B. Prior to the issuance of the first building permit acquire all necessary right-of-way, easements and design and construct the following road improvement at no cost to Gwinnett County. All design and construction shall be subject to review and approval of Gwinnett County D.O.T. Construct a left turn lane into RZR-05-032 on Jones Phillips Road. Provide a right turn lane on Indian Shoals Road onto Jones Phillips Road. Provide improvements to realign the intersection if required by Gwinnett County D.O.T.

- C. Prior to the issuance of the first building permit dedicate right-of-way at no cost to Gwinnett County: 30-feet of right-of-way from the centerline of Jones Phillips Road and 40-feet of from the centerline of Indian Shoals Road.
- D. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses, and other farm animals, and for crops, which may cause noises and odors typical of a rural area.
- E. The applicant in order to provide to school authorities detailed information on the impact that the development may have on the school system shall notify the school board planning staff in writing the number of units in the development and the type of housing and number of bedrooms per house and the phasing of the development prior to the issuance of a development permit.
- F. Though not a condition of zoning, the applicant is highly encouraged to patronize the Dacula School Cluster Foundation.

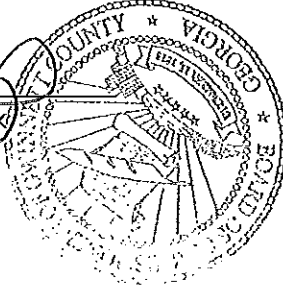
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diana Offenberg  
County Clerk/Deputy County Clerk



*Land Description*

All that tract or parcel of land lying and being in Land Lot 316 and Land Lot 325 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

To find the True Point of Beginning commence at a point formed by the intersections of Land Lots 316, 317, 324, and 325, THENCE North 28 degrees 26 minutes 45 seconds West for a distance of 200.13 feet to a point; said point being the TRUE POINT OF BEGINNING. THENCE North 57 degrees 18 minutes 58 seconds East for a distance of 218.48 feet to a point; THENCE South 30 degrees 01 minutes 06 seconds East for a distance of 177.99 feet to a point; THENCE South 62 degrees 04 minutes 29 seconds West for a distance of 141.95 feet to a point; THENCE South 61 degrees 44 minutes 36 seconds West for a distance of 207.46 feet to a point; THENCE South 62 degrees 04 minutes 18 seconds West for a distance of 215.14 feet to a point; THENCE South 61 degrees 18 minutes 29 seconds West for a distance of 177.88 feet to a point; THENCE North 25 degrees 51 minutes 06 seconds East for a distance of 165.80 feet to a point; THENCE along a curve to the right having a radius of 984.93 feet an arc length of 362.72 feet being subtended by a chord bearing of North 15 degrees 18 minutes 06 seconds East for a distance of 360.67 feet to a point; THENCE North 04 degrees 45 minutes 06 seconds East for a distance of 191.00 feet to a point; THENCE along a curve to the right having a radius of 746.20 feet an arc length of 265.05 feet being subtended by a chord bearing of South 05 degrees 25 minutes 27 seconds East for a distance of 263.66 feet to a point; THENCE North 71 degrees 08 minutes 26 seconds East for a distance of 16.40 feet to a point; THENCE South 28 degrees 37 minutes 30 seconds East for a distance of 606.25 feet to a point, said point being the TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record, Said property contains 5.137 acres.

RECEIVED BY

JUL 21 2014

Planning & Development

00014010

CASE NUMBER CIC2014-00011  
GCID 2014-1008

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.

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<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>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 MODIFIED to R-100 MODIFIED by INDIAN SHOALS PROPERTIES, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE TENNIS COURTS FROM RECREATION AREA 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from R-100 MODIFIED to R-100 MODIFIED (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Total number of units between RZR-05-032 and RZR-05-033 (combined) shall be 75 units.
  - B. The Modified subdivision layout shall be in general accordance with the zoning concept plan submitted at the Planning Commission meeting 9/20/05 with revisions as need to meet Development Regulations and final conditions of zoning. Open space area shall remain undisturbed in their natural state except for land disturbance associated with installation of utility crossings. Open space area shall be clearly marked with orange tree save fencing prior to any land disturbance.
  - C. The minimum heated floor area per dwelling shall be 2,000 square feet for one-story and 2,400 square feet for two-story homes.
  - D. Homes shall be constructed with front facades of primarily brick, stacked stone or stucco with the remaining sides being constructed of the same, or fiber-cement siding.
  - E. All dwellings shall have at least a double car garage. For RZR-05-032, a minimum of 15 homes having rear or side entry garages.
  - F. Garage facades shall not exceed 10-feet beyond the front door of the home.
  - G. A mandatory homeowners association shall be established.



- H. Provide a mandatory amenities package with at least a swimming pool and a cabana or clubhouse.
2. To satisfy the following site development considerations:
- A. Provide a 30-foot construction buffer adjacent to all exterior property lines.
  - B. For RZR-05-032: Direct lot access to Jones Phillips Road shall be prohibited. RZR-05-033 shall have a shared common access drive for all lots fronting on Jones Phillips Road.
  - C. All grassed areas on dwelling lots shall be sodded.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. Provide a minimum one pedestrian access point for all open space/recreation areas.
  - F. All utilities shall be placed underground.
  - G. For RZR-05-032: Provide a 30-foot wide landscape setback (which may be included as open space) that shall include a landscaped berm or decorative fence along Jones Phillips Road across the property frontage and a decorative masonry monument sign at the entrance. The fence shall be a wrought iron style with brick or stacked stone columns every 30-feet on center. Submit the landscape setback plan, monument sign and fence plans for review and approval by the Director of Planning and Development prior to the issuance of a Development Permit.
3. To abide by the following requirements, dedications and improvements.
- A. The entrance for RZR-05-032 shall align with the common drive for RZR-05-033 per the direction of Gwinnett County D.O.T.
  - B. Prior to the issuance of the first building permit acquire all necessary right-of-way, easements and design and construct the following road improvement at no cost to Gwinnett County. All design and construction shall be subject to review and approval of Gwinnett County D.O.T. Construct a left turn lane into RZR-05-032 on Jones Phillips Road. Provide a right turn lane on Indian Shoals Road onto Jones Phillips Road. Provide improvements to realign the intersection if required by Gwinnett County D.O.T.
  - C. Prior to the issuance of the first building permit dedicate right-of-way at no cost to Gwinnett County: 30-feet of right-of-way from the centerline of Jones Phillips Road and 40-feet of from the centerline of Indian Shoals Road.

- D. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses, and other farm animals, and for crops, which may cause noises and odors typical of a rural area.
- E. The applicant in order to provide to school authorities detailed information on the impact that the development may have on the school system shall notify the school board planning staff in writing the number of units in the development and the type of housing and number of bedrooms per house and the phasing of the development prior to the issuance of a development permit.
- F. Though not a condition of zoning, the applicant is highly encouraged to patronize the Dacula School Cluster Foundation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



*Land Description*

All that tract or parcel of land lying and being in Land Lot 316 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

To find the True Point of Beginning commence at a point formed by the intersection of the northerly right-of-way of Indian Shoals Road and the westerly right-of-way of Jones Phillips Road, Thence along said right-of-way of Jones Phillips Road in a northerly direction for a distance of approximately 244.02 feet to an Iron Pin Set; said point being the TRUE POINT OF BEGINNING; THENCE South 84 degrees 37 minutes 40 seconds West for a distance of 517.97 feet to a point; THENCE South 39 degrees 44 minutes 57 seconds West for a distance of 166.78 feet to a point; THENCE North 51 degrees 43 minutes 07 seconds West for a distance of 534.47 feet to a point; THENCE South 58 degrees 43 minutes 59 seconds West for a distance of 341.81 feet to a point; THENCE North 28 degrees 50 minutes 54 seconds West for a distance of 738.91 feet to a point; THENCE North 58 degrees 48 minutes 49 seconds East for a distance of 844.85 feet to a point; THENCE South 87 degrees 55 minutes 49 seconds East for a distance of 581.44 feet to a point; THENCE North 46 degrees 31 minutes 30 seconds East for a distance of 329.16 feet to a point; THENCE along a curve to the left having a radius of 22,888.31 feet an arc length of 55.29 feet being subtended by a chord bearing of South 28 degrees 07 minutes 59 seconds East for a distance of 55.29 feet to a point; THENCE South 28 degrees 03 minutes 50 seconds East for a distance of 339.16 feet to a point; THENCE along a curve to the left having a radius of 686.20 feet an arc length of 393.01 feet being subtended by a chord bearing of South 11 degrees 39 minutes 22 seconds East for a distance of 387.66 feet to a point; THENCE South 04 degrees 45 minutes 06 seconds West for a distance of 191.00 feet to a point; THENCE along a curve to the left having a radius of 924.93 feet an arc length of 340.62 feet being subtended by a chord bearing of South 15 degrees 18 minutes 06 seconds West for a distance of 338.7 feet to a point; THENCE South 25 degrees 51 minutes 06 seconds West for a distance of 24.90 feet to a point, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record, Said property contains 37.79 acres.

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RECEIVED BY

JUL 21 2014

Planning & Development

CASE NUMBER CIC2014-00016  
GCID 2014-1304

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.

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<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>

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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-75 to C-2 & R-75 by SADEGHY PROPERTY INVESTMENT, LLC for a CHANGE IN CONDITIONS OF A PRIOR SPECIAL USE PERMIT FOR AUTOMOBILE SALES AND SERVICE 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 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. All uses allowed under the C-2 zoning district and the special uses of automotive/motorcycle sales and automotive/motorcycle service. Automotive salvage shall be prohibited.
  - B. Renovate or remove all existing structures prior to any business occupancy. Renovation and new construction shall comply with the Unified Development Ordinance and shall be subject to review and approval of the Director of Planning and Development.
  - C. Buildings or building renovations/additions shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco or architectural metal may only be used as an accent material). Alternate exterior treatments may be approved by the Director of Planning and Development. Final building elevations shall be submitted for review by the Director of Planning and Development.
  - D. Building materials and paint colors shall be of neutral tones, and shall be subject to review and approval by the Director of Planning and Development.
  - E. Apply for all of the necessary development and building permits and bring the site into compliance with zoning conditions, development regulations and building codes prior to any business occupancy.

- F. Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.
  - G. No garage doors, either existing or proposed, may directly face residentially-zoned property.
  - H. Any air compressors that are not directly located internal to the main building shall be contained in a fully enclosed structure. On the exterior of the building, the fully enclosed structure shall be insulated on three sides to aid with the abatement of noise, with access to only one side for maintenance and use of the air compressors.
  - I. There shall be no test driving of automobiles/motorcycles on any residential neighborhood streets.
  - J. Provide a 25-foot landscape strip on the exterior portions of the R-75 property (commonly referred to as the land immediately adjacent to the lumber yard property) under the Georgia Power easement. The 25-foot landscape strip shall be planted with 3 staggered rows of evergreen trees that are acceptable to Georgia Power Company and Gwinnett County (preferably Wax Myrtles, Tree Form Hollies and smaller variety of Magnolias, 6-foot tall and a minimum of 2-inch caliper at the time of planting and spaced on 12-foot centers).
2. To satisfy the following site development considerations:
- A. Provide zero buffer adjoining property to the west and south.
  - B. Provide a 15-foot wide landscape strip adjacent to the Buford Highway right-of-way. There shall be two rows of Natchez Crape Myrtle installed within the 15-foot landscape strip that are 8-10 feet tall minimum at the time of planting and spaced on 12-foot centers.
  - C. The existing ground signs shall be removed. All new signage on the subject property shall comply with the current Gwinnett County Sign Ordinance at the time the sign permit applications are made. Any free-standing monument signs shall have a masonry base to match the predominant masonry type of the principal building.
  - D. Billboards or oversized signs shall be prohibited.
  - E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
  - F. Outdoor loudspeakers shall be prohibited.

- 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 or sign twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- J. The automotive/motorcycle service garage areas shall be equipped with floor drains connected to a minimum 500 gallon oil/water separator to treat any garage surface run off prior to entry into the sanitary sewer system.
- K. All garage doors which directly access the automotive/motorcycle service areas shall face inward or to the rear of the subject property and all garage doors are prohibited from the front façade facing Buford Highway.
- L. The landscape plan shall be subject to review and approval by the Director of Planning and Development to address any screening at the back of the property (and Condition 2.B.).
- M. Provide insulation along all internal walls and roof portions of the automotive/motorcycle service area to aid in the abatement of sound being emitted from the garage area.
- N. Allow a maximum of four (4) black metal risers, not to exceed 24-inches in height as measured from the ground level below the metal risers.
- O. The automotive/motorcycle service garage shall be equipped with an additional employee bathroom that is separate from the customer bathroom area located in the automotive sales portion of the building.

3. Abide by the following requirements, dedications and improvements:
- A. All best management practices shall be followed according to Gwinnett's Soil Erosion & Sediment Control Ordinance. Maintain a 50-foot undisturbed buffer from the banks of the creek and an additional 25-foot impervious setback during construction. The property owner also has the right to seek a variance to the stream buffer requirements and comply with the results of said variance if the drainage ditch is deemed to be a Water of the State and requires any protection.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





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DK48950PG0073

B up

EXHIBIT "A"

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER PLAT BY S.R. FIELDS, GWINNETT COUNTY SURVEYOR, DATED APRIL 30, 1981, RECORDED IN PLAT BOOK 15, PAGE 165A OF THE GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 441.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 250; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST; A DISTANCE OF 120.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.57 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 266.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

PROPERTY CONVEYED SUBJECT TO EASEMENTS FOR ELECTRIC POWER LINE AND ATLANTA GAS LIGHT COMPANY AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

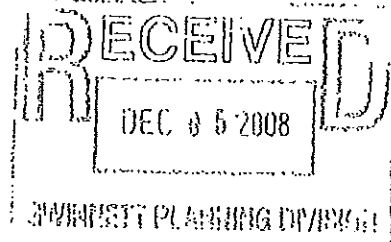
EASEMENT IS HEREBY GRANTED FOR THE USE OF THE SAW-MILL ROAD FOR EGRESS, INGRESS, AND REGRESS TO SAID PROPERTY

SUP 09 0 17

RECEIVED

DEC 16 2008

Planning & Development



CASE NUMBER RZC2014-00018  
GCID 2014-1160

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.

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<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>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to C-1 by JOSE F. JIMENEZ, RA 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from R-75 to C-1 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 existing home on the site shall be removed, and not used for commercial activity.
  - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. Buffers shall be enhanced where sparsely vegetated to provide an effective visual screen.
  - B. Provide a 10-foot landscape strip outside the right-of-way of Cruse Road.
  - C. Provide a 5-foot wide landscape strip along the side property lines, where abutting non-residential zoning.
  - 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. Ground sign(s) shall not exceed 10 feet in height.
  - F. Billboards or oversized signs shall be prohibited.
  - G. Outdoor storage shall be prohibited.

- 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. Peddlers and/or parking lot sales shall be prohibited.
  - M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. Abide by the following requirements, dedications and improvements:
- A. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T. project to widen Cruse Road from Club Drive to Paden Drive (F-0581-01).

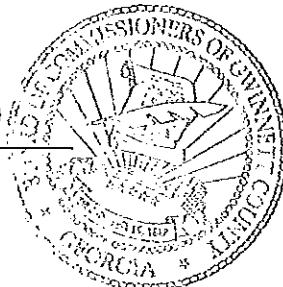
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION  
2738 CRUSE ROAD

ALL THAT TRACK OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 1, OF THE 7<sup>TH</sup> DISTRICT, OF GWINNETT COUNTY, GEORGIA, DESIGNATED AS TRACT NO.2, CONTAINING 3.59 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF S. R. FIELDS, SURVEYOR, DATED SEPTEMBER 18, 1954, SAID PROPERTY BEING IMPROVED, PROPERTY NOW KNOWN AS 2738 CRUSE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE SOUTH EASTERLY CORNER OF CRUSE ROAD WITH OTHER PROPERTY OWNED OR FORMELY OWNED BY YEADEA DAVIS AND RUNNING THENSE ALONG SAID ROAD NORTH 60 DEGREES 9 MINUTES 6 SECONDS EAST, 555.46 FEET TO A CORNER; THENCE SOUTH 26 DEGREES 7 MINUTES 1 EAST, ALONG THE PROPERTY OWNED OR FORMELY OWNED BY MYRNA DE LA ROSA TO AN IRON PIN; THENCE SOUTH 31 DEGREES 33 MINUTES 42 SECONDS WEST, 465.01 FEET ALONG THE VILLAS AT BETHESDA SUBDIVISION TO A CORNER; THENCE SOUTH 60 DEGREES 18 MINUTES 12 SECONDS WEST, 100.02 FEET ALONG SAID SUBDIVISION TO A CORNER; THENCE NORTH 36 DEGREES 6 MINUTES 36 SECONDS WEST, 47.61 FEET; THENCE NORTH 36 DEGREES 2 MINUTES 55 SECONDS WEST, 138.12 FEET ALONG THE PROPERTY OWNED OR FORMELY OWNED BY RYLAND GROUP; THENCE NORTH 36 DEGREES 27 MINUTES 51 SECONDS WEST, 193.86 FEET ALONG THE PROPERTY OWNED OR FORMELY OWNED BY YEADEA DAVIS TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R7001-001

R7001-001

RECEIVED BY

AUG 28 2014

Planning & Development

CASE NUMBER RZC2014-00019  
GCID 2014-1161

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>NO</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to O-1 by JOSE F. JIMENEZ, RA for the proposed use of OFFICE USES (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 16, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from R-75 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Limited to professional offices and accessory uses. The existing home on the site shall be removed, and not used for office activity.
  - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide natural undisturbed buffer adjacent to residentially-zoned property along the rear property line and a 30-foot wide natural undisturbed buffer adjacent to residentially-zoned property along the side property lines. Buffers shall be enhanced where sparsely vegetated to provide an effective visual screen.
  - B. Provide a 10-foot landscape strip outside the right-of-way of Cruse Road.
  - 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. Ground sign(s) shall not exceed 6 feet in height.

- E. Outdoor storage shall be prohibited.
  - F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - I. Peddlers and/or parking lot sales shall be prohibited.
  - J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - K. Install a row of minimum 2-inch caliper Leyland Cypress, staggered 10-feet on-center, along the entire rear property line.
3. Abide by the following requirements, dedications and improvements:
- A. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T. project to widen Cruse Road from Club Drive to Paden Drive (F-0581-01).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/16/15

ATTEST:

Dana Kemp  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION  
2897 CRUSE ROAD

ALL THAT TRACK OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 1, OF THE 7<sup>TH</sup> DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 0.58 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1956, PROPERTY NOW KNOWN AS 2897 CRUSE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE SOUTH EASTERLY CORNER ON CRUSE ROAD WITH OTHER PROPERTY OF LEON SIMONTON AND RUNNING ALONG CRUSE ROAD, NORTH 59 DEGREES EAST, 150 FEET TO PROPERTY NOW OWNED BY JACKIE FARMER; THENCE ALONG SAID PROPERTY OWNED BY JACKIE FARMER SOUTH 31 DEGREES EAST, 160 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE ALONG SAID SIMONTON PROPERTY, SOUTH 59 DEGREES WEST, 150 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE CONTINUING ALONG SAID SIMONTON PROPERTY, NORTH 31 DEGREES WEST, 160 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R7001-009

RZC 14 0 1 9

RECEIVED BY

AUG 28 2014

Planning & Development

CASE NUMBER RZR2014-00014  
GCID 2014-0540

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-75 by RIDGELINE LAND PLANNING, INC for the proposed use of a SINGLE-FAMILY 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 DECEMBER 16, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED AS R-100** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family dwellings and accessory uses and structures.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story dwellings and 2,200 square feet for two-story.
  - C. Homes shall be constructed primarily of brick or stacked stone on three sides. The balance of the home may be the same, or of fiber-cement siding or shake.
  - D. All dwellings shall have at least a double car garage.
2. To satisfy the following site development considerations:
  - A. Provide a minimum 25-foot wide construction buffer adjacent to Jones Creek subdivision. Provide a 50-foot wide construction buffer adjacent to all RA-200 zoned property.
  - B. Direct lot access to Ridge Road shall be prohibited.
  - C. Provide a minimum 50-foot building setback adjacent to Ridge Road.

- D. Except where lots directly access Old Friendship Road, all exterior road frontages shall be landscaped and maintained by the Homeowner's Association, and shall include a masonry entrance feature, a decorative fence and landscaping along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
- E. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
- F. All grassed areas on dwelling lots shall be sodded.
- G. Provide underground utilities throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Ridge Road & Old Friendship Road, Gwinnett County, GA. - 27.31 Acres

All that tract or parcel of land lying and being in Pucketts G.M.D. 1397 of Gwinnett County, Georgia containing 27.31 Acres and being a portion of the boundary survey for "Southern Real Estate Holdings, LLC" prepared by Carter Land Surveyors & Planners, dated 4-25-2014, and being further described as:

Beginning at the Centerline Intersection of Ridge Road and Old Friendship Road thence North 21 DEGREES 20 MINUTES 36 SECONDS East a distance of 324.35 feet to a 1/2" R.B.F. (Rebar Pin Found) At a 2" O.T.F. (Open Top Pin Found) located on the Easterly Right-Of-Way (R/W) of Ridge Road (80 Foot R/W) which is the TRUE POINT ON BEGINNING:

thence South 86 DEGREES 31 MINUTES 32 SECONDS East a distance of 859.54 feet to a 1/2" R.B.F. (Rebar Pin Found);  
thence North 68 DEGREES 48 MINUTES 27 SECONDS East a distance of 402.35 feet to a 1/2" R.B.F.;  
thence North 69 DEGREES 24 MINUTES 05 SECONDS East a distance of 535.25 feet to a 1/2" R.B.F.;  
thence North 51 DEGREES 03 MINUTES 55 SECONDS East a distance of 43.33 feet to a C.P. (Calculated Point);  
thence South 62 DEGREES 26 MINUTES 09 SECONDS East a distance of 1380.18 feet to a point on the centerline of a branch;

thence along said centerline of branch the following courses and distances:

South 19 DEGREES 27 MINUTES 20 SECONDS West a distance of 24.50 feet;  
South 37 DEGREES 31 MINUTES 00 SECONDS West a distance of 51.32 feet to a point;

Thence leaving said centerline of branch North 74 DEGREES 04 MINUTES 14 SECONDS West a distance of 1186.44 feet to a 1/2" R.B.F.;

thence South 14 DEGREES 17 MINUTES 48 SECONDS West a distance of 680.70 feet to a C.P. (Calculated Point) located on the northerly Right-of-Way (R/W) of Old Friendship Road (50 Foot R/W);

thence along the Northerly R/W of Old Friendship Road the following courses and distances:

North 59 DEGREES 27 MINUTES 43 SECONDS West a distance of 19.44 feet;  
North 56 DEGREES 14 MINUTES 12 SECONDS West a distance of 126.20 feet;

thence with a curve turning to the left with an arc length of 109.20 feet, with a radius of 184.53 feet, with a chord bearing of North 77 DEGREES 53 MINUTES 49 SECONDS West, with a chord length of 107.62 feet;

South 83 DEGREES 37 MINUTES 11 SECONDS West a distance of 159.46 feet;  
South 87 DEGREES 27 MINUTES 19 SECONDS West a distance of 55.76 feet;

thence with a curve turning to the right with an arc length of 182.91 feet, with a radius of 276.32 feet, with a chord bearing of North 75 DEGREES 27 MINUTES 56 SECONDS West, with a chord length of 179.59 feet;

North 56 DEGREES 12 MINUTES 39 SECONDS West a distance of 406.59 feet;  
North 58 DEGREES 58 MINUTES 47 SECONDS West a distance of 117.00 feet;

thence with a curve turning to the left with an arc length of 241.46 feet, with a radius of 483.00 feet, with a chord bearing of North 77 DEGREES 43 MINUTES 54 SECONDS West, with a chord length of 238.95 feet;

South 81 DEGREES 14 MINUTES 14 SECONDS West a distance of 60.70 feet;

thence with a curve turning to the right with an arc length of 101.74 feet, with a radius of 666.67 feet, with a chord bearing of South 83 DEGREES 41 MINUTES 55 SECONDS West, with a chord length of 101.64 feet;

South 89 DEGREES 53 MINUTES 37 SECONDS West a distance of 265.57 feet to the Northeasterly R/W Intersection Of Ridge Road and Old Friendship Road;

Thence along the easterly R/W of Ridge Road with a curve turning to the left with an arc length of 161.11 feet, with a radius of 723.92 feet, with a chord bearing of North 16 DEGREES 31 MINUTES 54 SECONDS East, with a chord length of 160.78 feet;

Thence continuing along the easterly R/W of Ridge Road North 10 DEGREES 40 MINUTES 23 SECONDS East a distance of 131.97 feet to a 1/2" R.B.F. (Rebar Pin Found) At a 2" O.T.F. (Open Top Pin Found) located on the Easterly Right-Of-Way (R/W) of Ridge Road which is the TRUE POINT ON BEGINNING:

having an area of 1,189,584.7 square feet, 27.31 acres more or less, and being more fully shown as a portion of the survey for "Southern Real Estate Holdings, LLC" prepared by Carter Land Surveyors & Planners, dated 4-25-2014.

RZR 14 0 1 4  
RECEIVED BY  
MAY 0 1 2014  
Planning & Development

CASE NUMBER RZR2014-00015  
GCID 2014-0541

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>

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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 RA-200 to R-75 by RIDGELINE LAND PLANNING, INC for the proposed use of a SINGLE-FAMILY 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED AS OSC** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings, and accessory uses and structures.
  - B. A revised layout meeting the requirements of OSC zoning shall be submitted for review and approval by the Director of Planning and Development.
  - C. The minimum heated floor area per dwelling unit shall be 2,400 square feet for one-story homes and 2,600 square feet for two-story homes.
  - D. Homes shall be constructed with front facades of primarily brick, stacked stone or stucco, with no more than 25% fiber-cement shake or siding accents. The balance of the home may be the same, or of fiber-cement siding or shake.
  - E. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. The Fence Road street frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a decorative masonry entrance feature. Landscape and entrance plans shall be subject to review and approval of the Director of Planning and Development.
  - B. Direct lot access to Fence Road shall be prohibited.



- C. All grassed areas on dwelling lots shall be sodded.
  - D. Provide underground utilities throughout the development.
  - E. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
  - F. Provide a six-foot high wooden privacy fence (stained on both sides) two feet off of the common property line of Jack and Mary Sharpton (R2002 770), from lot 57 near Fence Road to the edge of lot 56 as shown on the zoning site plan. The fence shall be maintained in good repair by the HOA. The fence's appearance shall be in general accordance with the fence photograph presented at the December 2, 2014 Planning Commission meeting.
  - G. Provide a minimum six-foot wide paved path from the development's internal street to Little Mulberry Park's existing trail, per approval of the Gwinnett County Department of Community Services. Dedicate at no cost to Gwinnett County all easements and/or right-of-way for the trail connection. The paved path installation shall be completed prior to approval of the Final Plat.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of any permits, the developer shall submit an archeological survey of the property. This survey shall be prepared by a professional archeologist in accordance with the guidelines and requirements established in the Georgia Abandoned Cemeteries and Burial Grounds Act. Areas on the property which are interpreted to be stone-mound burial complexes or are otherwise deemed to be archeologically significant shall be preserved from any land disturbance and shall be suitably fenced and posted to prevent unauthorized access. Location and type of fencing shall be subject to review and approval of the Gwinnett County Planning and Development Department.
  - B. Stone mound complexes or other archeologically significant remains, as identified in the archeological survey, shall be included in the open space and designated as archeological preserve areas. These areas shall be maintained as undisturbed natural buffer areas and no grading, grubbing, or development shall be allowed. The above development restrictions shall be incorporated into any deed conveying title to the archeological preserve areas as covenants and conditions running with the title thereto.

- C. Any burial sites on the property shall be identified, protected with a decorative fence, 20-foot buffer around the perimeter of the site, and incorporated into permanent open space on the final plat. Location and design of protection measures shall be subject to review by the Director of Planning and Development and the Gwinnett Historical Society.

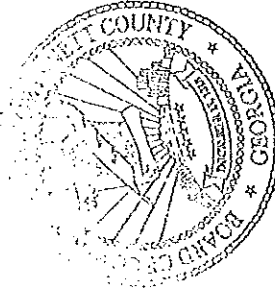
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Fence Road-30.31 Acres

All that tract or parcel of land lying and being in Land Lot 2, GMD 1587 of the 2<sup>nd</sup> Land District of Gwinnett County, Georgia containing 30.31 Acres and being more fully shown on the boundary survey for "Southern Real Estate Holdings, LLC" prepared by Carter Land Surveyors & Planners, dated 4-28-2014, and being further described as:

Beginning at the Centerline Intersection of Fence Road (A.K.A. Hurricane Shoals Road) and West Union Grove Circle thence North 58 DEGREES 52 MINUTES 31 SECONDS East a distance of 137.79 feet to a C.P. (Calculated Point) located on the Northerly Right-Of-Way (R/W) of Fence Road (80 Foot R/W) which is the TRUE POINT ON BEGINNING:

Thence along the northerly R/W of Fence Road the following courses and distances:

South 75 DEGREES 33 MINUTES 04 SECONDS West a distance of 49.84 feet;  
South 75 DEGREES 52 MINUTES 21 SECONDS West a distance of 81.60 feet;  
South 76 DEGREES 48 MINUTES 53 SECONDS West a distance of 78.64 feet;  
South 75 DEGREES 48 MINUTES 41 SECONDS West a distance of 43.79 feet;  
South 75 DEGREES 52 MINUTES 26 SECONDS West a distance of 43.82 feet;  
South 75 DEGREES 19 MINUTES 03 SECONDS West a distance of 54.48 feet to a calculated point;

Thence leaving said R/W North 27 DEGREES 20 MINUTES 46 SECONDS West a distance of 666.81 feet to a 1/2" R.B.F. (Rebar Pin Found);  
thence North 37 DEGREES 12 MINUTES 37 SECONDS West a distance of 666.60 feet to a 1/2" R.B.F.;  
thence North 67 DEGREES 17 MINUTES 51 SECONDS East a distance of 1713.82 feet to a 5/8" R.B.F.;  
thence South 04 DEGREES 12 MINUTES 51 SECONDS West a distance of 355.86 feet to a 1-1/2" O.T.F. (Open Top Found) Disturbed;  
thence South 04 DEGREES 33 MINUTES 42 SECONDS West a distance of 499.46 feet to a 1/2" R.B.F.;  
thence South 69 DEGREES 17 MINUTES 21 SECONDS West a distance of 465.55 feet to a 1/2" R.B.F. (Disturbed);  
thence South 51 DEGREES 49 MINUTES 51 SECONDS West a distance of 216.74 feet to a 1/2" R.B.F. (Disturbed);  
thence South 14 DEGREES 30 MINUTES 31 SECONDS East a distance of 565.79 feet to a C.P. (Calculated Point) located on the northerly R/W of Fence Road, which is the TRUE POINT ON BEGINNING:

having an area of 1,320,293 square feet, 30.31 acres more or less, and being more fully shown on the survey for "Southern Real Estate Holdings, LLC" prepared by Carter Land Surveyors & Planners, dated 4-28-2014.

RZR 44015

RECEIVED BY

MAY 01 2014

Planning & Development

CASE NUMBER RZR2014-00024  
GCID 2014-1303

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.

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<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>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to R-75 by JKI24, 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>TH</sup> day of DECEMBER 2014, that the aforesaid application to amend the Official Zoning Map from O-1 to R-75 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
  - C. Homes shall be constructed with front facades of primarily brick or stacked stone, or as craftsman-style. The balance of the home may be the same, or of fiber-cement siding or shake.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. Provide a minimum 25-foot wide construction buffer, except where the development ties into the sanitary or storm sewer, along the rear property line adjacent to homes in Brookside Crossing.
  - B. No direct lot access shall be allowed to Auburn Road. Maintain a 50-foot building setback along Auburn Road.

- C. The Auburn Road frontage shall include a six-foot high fence (with an appearance in general accordance with the photos presented at the December 2, 2014 Planning Commission meeting). The frontage shall also include, at a minimum, periodic groupings of landscaping materials (as allowed by utility easement restrictions) to break up the view of the fence along Auburn Road. The landscaping and fencing shall be maintained by the homeowner's association. Landscaping and fencing plans shall be submitted for review and approval by the Director of Planning and Development.
  - D. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
  - E. All grassed areas on building lots shall be sodded.
  - F. Underground utilities shall be provided throughout the development.
  - G. If the development becomes a part of the Brookside Crossing HOA, provide a paved path connection from the new street in the development to the recreation amenity of Brookside Crossing.
3. To abide by the following requirements, dedications and improvements:
- A. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the growing of crops and the raising of hogs, cows, chickens, horses and other farm animals which may cause noises and odors typical of a rural area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION

- All that tract or parcel of land lying and being in Land Lot 3 of The 2nd Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the intersection of the Westerly right-of-way of Tama Hill Court (Apparent right-of-way varies) and the Southerly right-of-way of SR 324 a.k.a. Auburn Road (Apparent 60 foot right-of-way)if extended; THENCE following along the westerly right-of-way of Tama Hill Court South 03 degrees 18 minutes 57 seconds East for a distance of 44.26 feet to a point; THENCE South 40 degrees 46 minutes 39 seconds West for a distance of 76.57 feet to a point; THENCE South 27 degrees 14 minutes 34 seconds West for a distance of 75.05 feet to a point; THENCE South 42 degrees 41 minutes 57 seconds West for a distance of 266.67 feet to a point; THENCE leaving said right-of-way North 47 degrees 17 minutes 08 seconds West for a distance of 513.18 feet to a point; THENCE North 46 degrees 52 minutes 08 seconds West for a distance of 898.27 feet to a point; THENCE North 39 degrees 49 minutes 46 seconds West for a distance of 714.64 feet to a point; THENCE North 35 degrees 43 minutes 28 seconds West for a distance of 518.96 feet to a point; THENCE North 45 degrees.36 minutes 46 seconds East for a distance of 368.75 feet to a point on the westerly right-of-way of SR 324. THENCE along said right-of-way along a curve to the left having a radius of 3679.14 feet an arc length of 217.89 feet being subtended by a chord bearing of South 44 degrees 22 minutes 46 seconds East for a chord length of 217.86 feet to a point; THENCE South 44 degrees 03 minutes 46 seconds East for a distance of 190.56 feet to a point; THENCE South 41 degrees 17 minutes 52 seconds East for a distance of 393.57 feet to a point; THENCE South 40 degrees 16 minutes 45 seconds East for a distance of 324.73 feet to a point; THENCE along a curve to the right having a radius of 2225.04 feet an arc length of 295.97 feet being subtended by a chord bearing of South 43 degrees 58 minutes 45 seconds East for a chord length of 295.75 feet to a point; THENCE South 46 degrees 37 minutes 06 seconds East for a distance of 255.87 feet to a point; THENCE South 46 degrees 53 minutes 09 seconds East for a distance of 275.92 feet to a point; THENCE South 47 degrees 04 minutes 36 seconds East for a distance of 275.92 feet to a point; THENCE South 47 degrees 18 minutes 09 seconds East for a distance of 330.77 feet to a point, said point being the True Point of Beginning.

Said property contains 26.416 acres.  
Including easements within

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RZR 14 02 4

Planning & Development

CASE NUMBER SUP2014-00053  
GCID 2014-1166

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by EUNICE PAMFILE for the proposed use of a FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;  
and



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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 18, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 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: 11/6/15

ATTEST:

Diane Ben  
County Clerk/Deputy County Clerk



## PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 64 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a ½" open top pipe found at the western most corner of Tract 1 and the northern most corner of Tract 3, PB 1, PG 216, thence North 58 Degrees 44 Minutes 00 Seconds East a distance of 130.43 feet to a ¼" open top pipe found; thence North 58 Degrees 59 Minutes 58 Seconds East 28.53 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING North 58 Degrees 59 Minutes 58 Seconds East a distance of 432.91 feet to a ½" rebar found;

Thence South 33 Degrees 02 Minutes 05 Seconds East a distance of 149.60 feet to a ½" rebar found at the northwesterly right of way of Ridge Road, having an 80' R/W;

Thence along the northwesterly right of way of Ridge Road, South 15 Degrees 58 Minutes 49 Seconds West a distance of 276.50 feet to a point;

Thence with a curve turning to the right with an arc length of 44.46 feet, with a radius of 432.09 feet, with a chord bearing of South 21 Degrees 52 Minutes 26 Seconds West, with a chord length of 44.44 feet to a 5/8" rebar set.

Thence leaving the northwesterly right of way of Ridge Road, North 59 Degrees 47 Minutes 54 Seconds West a distance of 416.48 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Said Property contains 2.25 acres more or less, and is more fully shown as Tract 3 on a survey for Jerry White prepared by Chastain & Associates, P.C. dated March 7, 2014 (job# 214B16)

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AUG 22 2014

Planning & Development

CASE NUMBER SUP2014-00055  
GCID 2014-1168

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 DONALD BLAIR for the proposed use of a METAL ACCESSORY BUILDING 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a single metal building, not to exceed 750 square feet in size.
2. The metal building shall be located to the rear of the residence, as depicted on the submitted site plan.

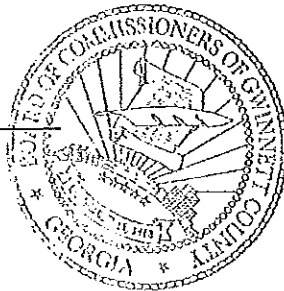
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



22704D

Brown & Katz, P.C.  
2314 Satellite  
Duluth, GA 30136

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF GWINNETT

This Indenture made this 18th day of July, in the year One Thousand Nine Hundred Ninety-Seven, between K.A.S. CONSTRUCTION, INC., of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DONALD W. BLAIR and THERESA L. BLAIR, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK A, HARBIN'S STATION SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 72, PAGE 254, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 130.50  
TOM LAWLER CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
1997 JUL 22 PM 12:56  
TOM LAWLER, CLERK

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, holding, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common, AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness

*[Signature]* 7/11/1997  
Notary Public

My commission expires:



*[Signature]*  
K.A.S. CONSTRUCTION, INC. (Seal)

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

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AUG 29 2014

Planning & Development

213889-92

SUP 14 0 5 5

CASE NUMBER SUP2014-00058  
GCID 2014-1171

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ST. MARY'S INDEPENDENT LIVING EXTENSION for the proposed use of an ADULT DAYCARE 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 NOVEMBER 18, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Church and accessory uses, which may include an adult daycare center as a special use. The daycare shall be limited to no more than 40 persons, further subject to applicable building and fire/life safety codes.
2. Any exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. Hours of operation for the daycare shall be limited to between 8:00 a.m. and 4:00 p.m., Monday through Friday.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
5. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/16/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

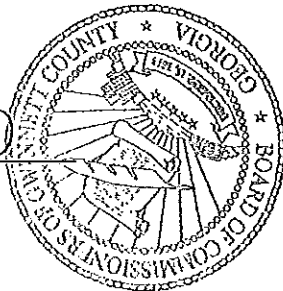


EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 15 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point on the westerly right of way line of Gloster Road (having a 60 foot right of way), said point being located 952.27 feet southerly from the intersection of the westerly right of way line of Gloster Road with the southerly right of way line of Rosemont Drive; thence running along the westerly right of way line of Gloster Road, said point being THE TRUE POINT OF BEGINNING; from said True Point of Beginning as thus established, an arc distance of 36.50 feet having a radius of 613.30 feet being subtended by a chord bearing of south 08 degrees 00 minutes 10 seconds west a chord distance of 36.59 feet, running thence south 09 degrees 56 minutes 31 seconds west, along the westerly right of way line of Gloster Road, a distance of 219.33 feet to a point; thence leaving said right of way line and running south 82 degrees 12 minutes 07 seconds west, a distance of 420.55 feet to a point; thence running south 12 degrees 32 minutes 40 seconds west, a distance of 84.54 feet to a point; thence running south 72 degrees 53 minutes 13 seconds west, a distance of 828.62 feet to a point; thence north 13 degrees 28 minutes 25 seconds east, a distance of 339.56 feet to a point; thence running north 62 degrees 02 minutes 26 seconds east, a distance of 961.37 feet to a point; thence running south 07 degrees 16 minutes 42 seconds east, a distance of 164.94 feet to a point; thence running south 07 degrees 23 minutes 05 seconds east, a distance of 15.09 feet to a point; thence south 89 degrees 09 minutes 38 seconds east, a distance of 125.87 feet to a point; thence north 00 degrees 45 minutes 32 seconds east, a distance of 60.00 feet to a point; thence south 81 degrees 11 minutes 15 seconds east, a distance of 194.58 feet to a point, said point being the point of beginning.

SEP 14 11 58

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SEP 5 2014  
Planning & Development



CASE NUMBER SUP2014-00060  
GCID 2014-1308

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 PARKWOOD MOTORS 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office and accessory uses, which may include an automobile sales facility as a special use. Abide by all conditions of RZ-11-90, except where conditions contained herein are more restrictive.
  - B. Any new building(s) 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.
  - C. Outdoor sales, storage or display of merchandise other than vehicle inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
  - D. All vehicles shall be parked or stored on a paved surface (unless approved by Variance), and not within 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.

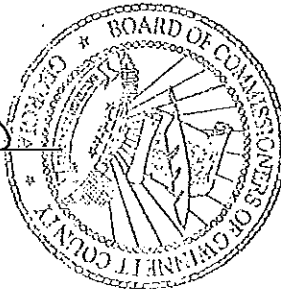
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/6/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



State of Georgia, GWINNETT County

THIS INDENTURE, Made this 25TH day of MARCH in the year of our Lord One Thousand Nine Hundred and EIGHTY-SEVEN between

JOHN K. BEASLEY AND DOROTHY L. BEASLEY

of the County of GWINNETT and State of GEORGIA of the first part, and

WILLIAM S. PRUETT, JR.

of the County of JASPER and State of GEORGIA of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 52 of the 6th Land District, Gwinnett County, Georgia, as shown on that survey for Billy Pruett by Eston Pendley, Georgia RLS #945, dated March 12, 1987 and recorded in Plat Book 4194, Page 157, Clerk's Office, Gwinnett Superior Court, which plat is incorporated herein by reference thereto for a more complete description and being more particularly described as follows:

BEGIN at an iron pin placed at the intersection of the northwesterly right-of-way of U.S. Highway #78 (100 foot right-of-way) and the northeasterly right-of-way of Parkwood Road (60 foot right-of-way) (said iron pin placed being 259.1 feet as measured in a northeasterly direction along the northwesterly right-of-way of U.S. Highway #78 from the intersection of the northwesterly right-of-way of U. S. Highway #78 with the western line of Land Lot 52 of said district); thence from said intersection running North 28 degrees 39 minutes West along the northeasterly right-of-way of Parkwood Road a distance of 304.8 feet to an iron pin found; thence North 58 degrees 46 minutes East 150.0 feet to an iron pin found; thence South 26 degrees 37 minutes East 304.8 feet to an iron pin found on the northwesterly right-of-way of U. S. Highway #78; thence South 58 degrees 45 minutes West along said right-of-way 140.3 feet to an iron pin placed at the intersection of the northwesterly right-of-way of U. S. Highway #78 and the northeasterly right-of-way of Parkwood Road, which iron pin placed is the TRUE POINT OF BEGINNING.

This is the same property deeded to John K. Beasley and Dorothy L. Beasley by Alfonso Smith by Warranty Deed dated 7/23/66 and recorded in Deed Book 257, Page 580, Gwinnett County Records, less that property conveyed to Gwinnett County, Georgia, by deed dated 10/29/75 and recorded in Deed Book 1037, Page 168, aforesaid records.

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SUP '14 060

SEP 29 2014

Planning & Development

CASE NUMBER SUP2014-00061  
GCID 2014-1309

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 BRUNA PEREZ for the proposed use of a HOME OCCUPATION RENEWAL (HAIR SALON) 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

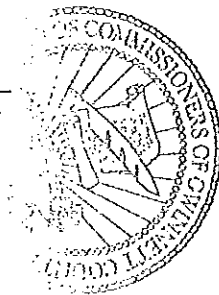
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/16/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot 13, of the 6<sup>th</sup> District in Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right-of-way of Summit View Lane (right-of-way varies) and the westerly right-of-way of Centerville Highway (a.k.a. Georgia Highway No. 124) a distance of 494.33 feet along said right of way to the True Point of Beginning; thence leaving said right of way North 80 degrees 11 minutes 46 seconds West a distance of 337.52 to an iron pin set; thence North 10 degrees 37 minutes 08 seconds East a distance of 124.82 feet to a 1/2" rebar found; thence South 80 degrees 04 minutes 41 seconds East a distance of 146.01 feet to a 1/2" rebar found; thence North 29 degrees 54 minutes 12 seconds East a distance of 25.25 feet to an iron pin placed; thence South 86 degrees 10 minutes 50 seconds East a distance of 181.95 feet to a point in the concrete located on the right of way of Centerville Highway; thence southerly along said right of way South 09 degrees 46 minutes 10 seconds West a distance of 47.24 feet to a 1/2" rebar found; thence continuing along said right of way South 09 degrees 46 minutes 10 seconds West a distance of 119.94 feet to a 1/2" rebar found which is the True Point of Beginning.

Said tract of land being lot 12, Block D, Unit I of Mountain Creek Farm and an outparcel combined to have 48,040 square feet (1.10 acres).

SUP 14 0 6 3

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SEP 29 2014

Planning & Development

CASE NUMBER SUP2014-00062  
GCID 2014-1305

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 SADEGHY PROPERTY INVESTMENT, LLC for the proposed use of MOTORCYCLE 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 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. All uses allowed under the C-2 zoning district, and the special uses of automotive/motorcycle sales and automotive/motorcycle service. Automotive salvage shall be prohibited.
  - B. Renovate or remove all existing structures prior to any business occupancy. Renovation and new construction shall comply with the Unified Development Ordinance and shall be subject to review and approval of the Director of Planning and Development.
  - C. Buildings or building renovations/additions shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco or architectural metal may only be used as an accent material). Alternate exterior treatments may be approved by the Director of Planning and Development. Final building elevations shall be submitted for review by the Director of Planning and Development.
  - D. Building materials and paint colors shall be of neutral tones, and shall be subject to review and approval by the Director of Planning and Development.
  - E. Apply for all of the necessary development and building permits and bring the site into compliance with zoning conditions, development regulations and building codes prior to any business occupancy.
  - F. Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.
  - G. No garage doors, either existing or proposed, may directly face residentially-zoned property.
  - H. Any air compressors that are not directly located internal to the main building shall be contained in a fully enclosed structure. On the exterior of the building, the fully enclosed structure shall be insulated on three sides to aid with the abatement of noise, with access to only one side for maintenance and use of the air compressors.

- I. There shall be no test driving of automobiles/motorcycles on any residential neighborhood streets.
  - J. Provide a 25-foot landscape strip on the exterior portions of the R-75 property (commonly referred to as the land immediately adjacent to the lumber yard property) under the Georgia Power easement. The 25-foot landscape strip shall be planted with 3 staggered rows of evergreen trees that are acceptable to Georgia Power Company and Gwinnett County (preferably Wax Myrtles, Tree Form Hollies and smaller variety of Magnolias, 6-feet tall and a minimum of 2-inch caliper at the time of planting and spaced on 12-foot centers).
2. To satisfy the following site development considerations:
- A. Provide zero buffer adjoining property to the west and south.
  - B. Provide a 15-foot wide landscape strip adjacent to the Buford Highway right-of-way. There shall be two rows of Natchez Crape Myrtle installed within the 15-foot landscape strip that are 8-10 feet tall minimum at the time of planting and spaced on 12-foot centers.
  - C. The existing ground signs shall be removed. All new signage on the subject property shall comply with the current Gwinnett County Sign Ordinance at the time the sign permit applications are made. Any free-standing monument signs shall have a masonry base to match the predominant masonry type of the principal building.
  - D. Billboards or oversized signs shall be prohibited.
  - E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
  - F. Outdoor loudspeakers shall be prohibited.
  - 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 or sign twirlers shall be prohibited.
  - H. Peddlers and/or parking lot sales shall be prohibited.
  - I. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
  - J. The automotive/motorcycle service garage areas shall be equipped with floor drains connected to a minimum 500 gallon oil/water separator to treat any garage surface run off prior to entry into the sanitary sewer system.

- K. All garage doors which directly access the automotive/motorcycle service areas shall face inward or to the rear of the subject property and all garage doors are prohibited from the front façade facing Buford Highway.
  - L. The landscape plan shall be subject to review and approval by the Director of Planning and Development to address any screening at the back of the property (and Condition 2.B.).
  - M. Provide insulation along all internal walls and roof portions of the automotive/motorcycle service area to aid in the abatement of sound being emitted from the garage area.
  - N. Allow a maximum of four (4) black metal risers, not to exceed 24-inches in height as measured from the ground level below the metal risers.
  - O. The automotive/motorcycle service garage shall be equipped with an additional employee bathroom that is separate from the customer bathroom area located in the automotive sales portion of the building.
3. Abide by the following requirements, dedications and improvements:
- A. All best management practices shall be followed according to Gwinnett's Soil Erosion & Sediment Control Ordinance. Maintain a 50-foot undisturbed buffer from the banks of the creek and an additional 25-foot impervious setback during construction. The property owner also has the right to seek a variance to the stream buffer requirements and comply with the results of said variance if the drainage ditch is deemed to be a Water of the State and requires any protection.

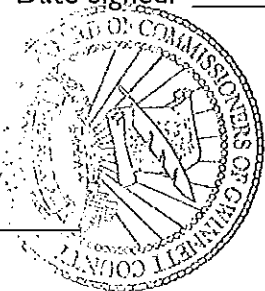
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/16/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



B.up

EXHIBIT "A"

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER PLAT BY S.R. FIELDS, GWINNETT COUNTY SURVEYOR, DATED APRIL 30, 1981, RECORDED IN PLAT BOOK 15, PAGE 165A OF THE GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 411.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 260; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST, A DISTANCE OF 126.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.67 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 266.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

PROPERTY CONVEYED SUBJECT TO EASEMENTS FOR ELECTRIC POWER LINE AND ATLANTA GAS LIGHT COMPANY AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT IS HEREBY GRANTED FOR THE USE OF THE SAW-MILL ROAD FOR EGRESS, INGRESS, AND REGRESS TO SAID PROPERTY

SUP 09 017

RECEIVED

DEC 15 2008

RECEIVED  
DEC 15 2008

PLANNING DIVISION

GWINNETT PLANNING DIVISION

CASE NUMBER SUP2014-00063  
GCID 2014-1307

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>

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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 SADEGHY PROPERTY INVESTMENT, LLC for the proposed use of MOTORCYCLE SERVICE 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 DECEMBER 16, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 16<sup>th</sup> day of DECEMBER 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:
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  - D. Building materials and paint colors shall be of neutral tones, and shall be subject to review and approval by the Director of Planning and Development.
  - E. Apply for all of the necessary development and building permits and bring the site into compliance with zoning conditions, development regulations and building codes prior to any business occupancy.
  - F. Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.
  - G. No garage doors, either existing or proposed, may directly face residentially-zoned property.
  - H. Any air compressors that are not directly located internal to the main building shall be contained in a fully enclosed structure. On the exterior of the building, the fully enclosed structure shall be insulated on three sides to aid with the abatement of noise, with access to only one side for maintenance and use of the air compressors.
  - I. There shall be no test driving of automobiles/motorcycles on any residential neighborhood streets.

- J. Provide a 25-foot landscape strip on the exterior portions of the R-75 property (commonly referred to as the land immediately adjacent to the lumber yard property) under the Georgia Power easement. The 25-foot landscape strip shall be planted with 3 staggered rows of evergreen trees that are acceptable to Georgia Power Company and Gwinnett County (preferably Wax Myrtles, Tree Form Hollies and smaller variety of Magnolias, 6-foot tall and a minimum of 2-inch caliper at the time of planting and spaced on 12-foot centers).
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GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/16/15

ATTEST:

David Kemp  
County Clerk/Deputy County Clerk





B.up

EXHIBIT "A"

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BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 441.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 260; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST, A DISTANCE OF 128.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.57 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 288.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

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