

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in January 2015

CASE NUMBER RZC2015-00001
GCID 2015-0060

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to C-2 by MICHAEL BISHOP for the proposed use of AUTOMOBILE SERVICE (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 JANUARY 27, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of JANUARY 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to general automobile repair and maintenance, operated by the applicant. Auto body repair and auto sales shall be prohibited.
 - B. Any new building 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 abide by the following site development considerations:
 - A. Commercial site development regulations shall be waived. The buildings shall be brought up to applicable building and fire codes within 90 days of zoning approval.
 - B. Outdoor automobile repair; or outdoor storage of parts, tires, junked vehicles or other similar materials shall be prohibited.
 - C. 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.
 - D. Ground signage shall be prohibited.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs 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: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description.

All that tract or parcel of land lying and being within Land Lot 2, of the 3rd District, Duncan's GMD #1749, and being more particularly described as follows:

Beginning at a point on the centerline of Stancil Drive (Variable R/W), said point being located 828.15 feet Northeasterly along said centerline from it's intersection with the Northeasterly Right of Way line of Mauldin Road (80' R/W); thence departing said centerline South 35°59'28" East, a distance of 25.17 feet to a point on the Southerly Right of Way line of Stancil Drive and The True Point of Beginning.

From the point of beginning thus established, proceed North 60°44'54" East, along said Southerly Right of Way, a distance of 54.16 feet to a point; thence departing said Right of Way, South 31°25'18" East for a distance of 125.26 feet to a point; thence South 49°11'43" East for a distance of 106.46 feet to a point; thence South 02°39'21" East for a distance of 26.90 feet to a point; thence North 87°15'12" East for a distance of 22.08 feet to a point; thence South 02°44'48" East for a distance of 61.95 feet to a point; thence South 87°15'12" West for a distance of 153.45 feet to a point; thence North 09°08'28" East for a distance of 127.67 feet to a point; thence North 35°59'28" West for a distance of 147.07 feet to a point on said Southerly Right of Way line of Stancil Drive and the Point of Beginning. Containing 23,316 square feet or 0.5353 Acres.

RECEIVED BY

NOV 3 2014

Planning & Development

RZC '15 0 0 1

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-I & R-100 CSO to M-1 by ROBERT SANDAGE for the proposed use of a CRAFT BREWERY AND SPECIAL EVENTS FACILITY (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 27, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of JANUARY 2015, that the aforesaid application to amend the Official Zoning Map from O-I & R-100 CSO to M-I is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The sole M-I use of the property shall be a craft brewery with an accessory special events facility.
 - B. Building(s) shall be in general accordance with the renderings submitted with the rezoning application. Building plans shall be subject to the review and approval of the Director of Planning and Development.
 - C. Delivery hours shall be limited to between 8 a.m. and 6 p.m. Special event hours of operation shall be limited to between 10 a.m. and 11 p.m.
 - D. Use of loudspeakers shall be limited to the hours of 10 a.m. to 10 p.m.
 - E. Parking shall be restricted to designated parking areas only. No parking shall be allowed along Old Loganville Road or Brushy Fork Road.
2. To satisfy the following site development considerations:
 - A. Provide a 10-foot wide landscape strip adjacent to all residentially-zoned properties.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. Ground signage shall be limited to wood and metal fabrication with a rustic appearance matching the buildings, and shall not exceed 6 feet in height. Wall and ground signage shall not be internally-illuminated. All signage plans shall be subject to review and approval by the Director of Planning & Development.
- E. Outdoor storage shall be screened from view. Screening materials shall be subject to review and approval by the Director of Planning & Development
- F. No temporary tents or canopies shall be allowed on the site except that a single tent or canopy may be erected for special events for durations not to exceed 48 hours.
- G. Portable buildings shall be prohibited.
- H. Dumpsters shall be screened by a 100% opaque fence or wall. Hours of pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby properties or rights-of-way.
- J. No streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- K. Peddlers or parking lot sales shall be prohibited.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying in and being a portion of Land Lot 97 of the 5th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the western most end of a mitered intersection formed by the westerly right of way of Brushy Fork Road (right of way varies) and the northerly right of Old Loganville Road (right of way varies), said point being the POINT OF BEGINNING.

Thence along the right of way of Old Loganville Road the following six courses and distances: along a curve turning to the left having a radius of 426.98 feet, an arc length of 393.33 feet and being subtended by a chord bearing of North 59 degrees 17 minutes 55 seconds West for a distance of 379.57 feet to a point; Thence North 85 degrees 41 minutes 16 seconds West for a distance of 76.79 feet to a point; Thence North 01 degrees 40 minutes 12 seconds East for a distance of 18.27 feet to a point; Thence North 86 degrees 58 minutes 21 seconds West for a distance of 39.46 feet to a point; Thence South 01 degrees 51 minutes 50 seconds West for a distance of 17.39 feet to a point; Thence North 85 degrees 41 minutes 18 seconds West for a distance of 55.81 feet to an iron pin set; Thence leaving the said right of way North 02 degrees 10 minutes 55 seconds East for a distance of 152.43 feet to a point; Thence North 49 degrees 19 minutes 21 seconds East for a distance of 459.61 feet to a point; Thence South 73 degrees 15 minutes 07 seconds East for a distance of 478.22 feet to a point on the westerly right of way of Brushy Fork Road; Thence along the said right of way the following four courses and distances: along a curve turning to the right having a radius of 958.57 feet, an arc length of 151.05 feet and being subtended by a chord bearing of South 23 degrees 06 minutes 03 seconds West for a distance of 150.89 feet to a point; Thence South 27 degrees 36 minutes 54 seconds West for a distance of 300.12 feet to a point; Thence along a curve turning to the right having a radius of 518.93 feet and an arc length of 143.04 feet and being subtended by a chord bearing South 35 degrees 30 minutes 42 seconds West for a distance of 142.59 feet to a point; Thence South 89 degrees 55 minutes 50 seconds West for a distance of 33.14 feet to an iron pin set, said point being the POINT OF BEGINNING.

Said proposed parcel contains 7.02 acres and is a portion of Tax Parcel 5-097-003.

RZC '15 0 0 3

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Planning & Development

CASE NUMBER RZR2015-00001
GCID 2015-0065

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RA-200 by GEORGE HIGH for the proposed use of AGRICULTURAL USES (ON-SITE FARMERS MARKET) 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 JANUARY 27, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27TH day of JANUARY 2015, that the aforesaid application to amend the Official Zoning Map from R-100 to RA-200 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Agricultural, single family residential and accessory uses, which may include a special events facility as a special use. Special events shall be limited to agriculture-oriented functions, private parties and gatherings.
 - B. Obtain all necessary development and building permits, and bring the site and building up to all applicable development and building codes prior to commencement of business operations.
 - C. Any new construction shall be compatible with the architectural style of the existing buildings, and shall be subject to the review and approval of the Director of Planning and Development. This condition does not apply to general exterior maintenance or interior renovation of the existing buildings.
 - D. Special event hours of operation shall be limited to between 8 a.m. and 9 p.m.
 - E. Event parking shall be restricted to designated parking areas only. No parking shall be allowed within the Anderson-Livsey Lane right-of-way.
2. To satisfy the following site development considerations:
 - A. No temporary tents, canopies or portable buildings shall be allowed on the site except that a single tent or canopy may be erected in the side or rear yard of the existing house on Friday, Saturday or Sunday for a duration not to exceed 48 hours.

- B. No portable buildings or portable toilets shall be allowed.
- C. Dumpsters shall be screened by a 100% opaque fence or wall. Hours of pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby properties or rights-of-way.
- E. No outdoor loudspeakers shall be allowed.
- F. Ground signs shall be limited to a single, externally-illuminated sign, not exceed 5-feet in height. Sign materials and appearance shall be subject to the review and approval of the Director of Planning and Development.
- G. No 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 and sign-twirlers shall be prohibited.
- H. Owner shall repaint or repair any graffiti or vandalism that occurs that occurs on the property within 72 hours.

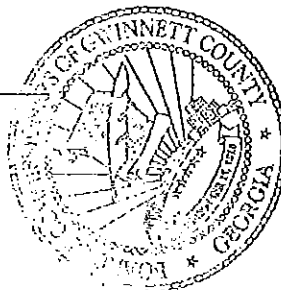
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 5 of the 6th District of Gwinnett County, Georgia, and being a 3.677 acre tract of land as more particularly shown and delineated on that certain site drawing prepared by George High, dated November 3, 2014, and, based on said drawing, being more particularly described as follows:

PARCEL :

Beginning at an iron pin found on the Northeasterly side of the right-of-way of Anderson Livsey Lane (100-foot right-of-way), 106.25 feet Northwesterly, as measured along the Northeasterly side of the right-of-way of said Anderson Livsey Lane, from the corner formed by the intersection of the Northeasterly side of the right-of-way of Anderson Livsey Lane with the Northerly side of the right-of-way of Castle Gate Drive (50-foot right-of-way); thence, run North 04 degrees 13 minutes 14 seconds West, along the Northeasterly side of the right-of-way of Anderson Livsey Lane, 104.72 feet to an iron pin found; thence, run Northwesterly, along the northeasterly side of the right-of-way of Anderson Livsey Lane, and following the curvature thereof, an arc distance of 183.88 feet to an iron pin (1/2 inch steel pipe) found on the Southeasterly line of property now or formerly owned by Rhoda C. & Dewey L. Pilgrim, Sr.; thence, leaving said right-of-way, run North 56 degrees 55 minutes 53 seconds East, along the Southeasterly line of said Pilgrim property; 421.85 feet to an iron pin found on the Northeasterly line of said Pilgrim property; thence, run North 09 degrees 06 minutes 21 seconds West, along the Northeasterly line of said Pilgrim property, 105.00 feet to an iron pin found on the Southwesterly line of Block B of Patlynn Hills Subdivision, Unit One; thence run south 30 degrees 14 minutes 00 seconds East, along the Southwesterly line of said Block and Subdivision, 438.45 feet to an iron pin found on the Northwesterly line of Block A of Castle Gate Subdivision, Unit One; thence, run South 72 degrees 28 minutes 06 seconds West, along the Northwesterly line of said Block and Subdivision, 584.49 feet to the Point of Beginning.

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Planning & Development

RZR '15 0 0 1

CASE NUMBER SUP2014-00049
GCID 2014-1162

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>NO</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, which carried 4-1, 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 EZ OF ATLANTA, INC. for the proposed use of a CHECK CASHING FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 27, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27th day of JANUARY 2015 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: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



McDaniel Square
3473 Old Norcross Rd.
Duluth, Georgia 30096
(Gwinnett County)
(TPN R6232 103)

Exhibit A

Legal Description

All that tract or parcel of land lying and being Land Lot 232 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find The Point of Beginning commence at the Intersection of the Westerly Right-of-Way of McDaniel Road (80' R/W) and the Northerly Right-of-Way of Old Norcross Road (100' R/W), if extended to form a point; THENCE leaving said Intersection and traveling South 87 degrees 25 minutes 11 seconds West for a distance of 37.98 feet to a point on the aforesaid Right-of-Way of Old Norcross Road; THENCE continuing along said Right-of-Way, South 87 degrees 25 minutes 11 seconds West for a distance of 188.79 feet to an Iron Pin Set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established and continuing along said Right-of-Way, South 87 degrees 25 minutes 11 seconds West for a distance of 609.22 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, North 02 degrees 34 minutes 30 seconds West for a distance of 406.85 feet to an Iron Pin Set; THENCE North 85 degrees 07 minutes 10 seconds East for a distance of 792.42 feet to an Iron Pin Set; THENCE South 02 degrees 30 minutes 09 seconds East for a distance of 191.99 feet to an Iron Pin Set; THENCE South 87 degrees 25 minutes 11 seconds West for a distance of 182.00 feet to an Iron Pin Set; THENCE South 02 degrees 30 minutes 09 seconds East for a distance of 246.66 feet to an Iron Pin Set on the aforesaid Northerly Right-of-Way of Old Norcross Road, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.651 acres as shown on the Boundary and Topographic Survey for Hantrust Corporation, prepared by Precision Planning, Inc., dated 11/1/04.

TOGETHER WITH those easement rights arising under that certain Limited Warranty Deed with Reservation of Access Easement by and between Explorer Development Company, a Georgia corporation and JPI Jefferson Ridge, L.P., a Texas limited partnership, dated as of March 18, 1996 recorded in Deed Book 12462, Page 104, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Declaration of Shared Driveway Easement by and between Satellite Place Associates, L.P., a Georgia limited partnership and James E. Bridges, dated as of March 31, 1999, recorded in Deed Book 18142, Page 4, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Road Easement by and between JPI Jefferson Ridge, L.P., a Texas limited partnership and Satellite Place Associates, L.P., a Georgia limited partnership, dated as of March 19, 1999, recorded in Deed Book 18142, Page 12, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Sewer Easement by and between JPI Jefferson Ridge, L.P., a Texas limited partnership and Satellite Place Associates, L.P., a Georgia limited partnership, dated as of March 10, 1999, recorded in Deed Book 18142, Page 20, Records of Gwinnett County, Georgia.

Street Address: 3473 Old Norcross Rd., Duluth, Georgia 30096 (Gwinnett County)

Tax Parcel No: R6232 103

Prior Deed Reference: Being the same property described in a Deed to Purchaser at Sale Under Power to WB Gwinnett Store LLC dated April 3, 2012, recorded in Deed Book 51294, Page 841, Records of Gwinnett County, Georgia.

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Planning & Development

CASE NUMBER SUP2015-00001
GCID 2015-0061

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 MICHAEL BISHOP for the proposed use of AUTOMOBILE 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 JANUARY 27, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27th day of JANUARY 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to general automobile repair and maintenance, operated by the applicant. Auto body repair and auto sales shall be prohibited.
 - B. Any new building 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 abide by the following site development considerations:
 - A. Commercial site development regulations shall be waived. The buildings shall be brought up to applicable building and fire codes within 90 days of zoning approval.
 - B. Outdoor automobile repair; or outdoor storage of parts, tires, junked vehicles or other similar materials shall be prohibited.
 - C. 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.
 - D. Ground signage shall be prohibited.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs 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: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description.

All that tract or parcel of land lying and being within Land Lot 2, of the 3rd District, Duncan's GMD #1749, and being more particularly described as follows:

Beginning at a point on the centerline of Stancil Drive (Variable R/W), said point being located 828.15 feet Northeasterly along said centerline from it's intersection with the Northeasterly Right of Way line of Mauldin Road (80' R/W); thence departing said centerline South 35°59'28" East, a distance of 25.17 feet to a point on the Southerly Right of Way line of Stancil Drive and The True Point of Beginning.

From the point of beginning thus established, proceed North 60°44'54" East, along said Southerly Right of Way, a distance of 54.16 feet to a point; thence departing said Right of Way, South 31°25'18" East for a distance of 125.26 feet to a point; thence South 49°11'43" East for a distance of 106.46 feet to a point; thence South 02°39'21" East for a distance of 26.90 feet to a point; thence North 87°15'12" East for a distance of 22.08 feet to a point; thence South 02°44'48" East for a distance of 61.95 feet to a point; thence South 87°15'12" West for a distance of 153.45 feet to a point; thence North 09°08'28" East for a distance of 127.67 feet to a point; thence North 35°59'28" West for a distance of 147.07 feet to a point on said Southerly Right of Way line of Stancil Drive and the Point of Beginning. Containing 23,316 square feet or 0.5353 Acres.

SUP '15 00 1

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NOV 3 2014

Planning & Development

CASE NUMBER SUP2015-00002
GCID 2015-0066

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 GEORGE HIGH for the proposed use of a SPECIAL EVENTS FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 27, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27th day of JANUARY 2015 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. Agricultural, single family residential and accessory uses, which may include a special events facility as a special use. Special events shall be limited to agriculture-oriented functions, private parties and gatherings.
 - B. Obtain all necessary development and building permits, and bring the site and building up to all applicable development and building codes prior to commencement of business operations.
 - C. Any new construction shall be compatible with the architectural style of the existing buildings, and shall be subject to the review and approval of the Director of Planning and Development. This condition does not apply to general exterior maintenance or interior renovation of the existing buildings.
 - D. Special event hours of operation shall be limited to between 8 a.m. and 9 p.m.
 - E. Event parking shall be restricted to designated parking areas only. No parking shall be allowed within the Anderson-Livsey Lane right-of-way.
2. To satisfy the following site development considerations:
 - A. No temporary tents, canopies or portable buildings shall be allowed on the site except that a single tent or canopy may be erected in the side or rear yard of the existing house on Friday, Saturday or Sunday for a duration not to exceed 48 hours.
 - B. No portable buildings or portable toilets shall be allowed.

- C. Dumpsters shall be screened by a 100% opaque fence or wall. Hours of pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby properties or rights-of-way.
- E. No outdoor loudspeakers shall be allowed.
- F. Ground signs shall be limited to a single, externally-illuminated sign, not exceed 5-feet in height. Sign materials and appearance shall be subject to the review and approval of the Director of Planning and Development.
- G. No 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 and sign-twirlers shall be prohibited.
- H. Owner shall repaint or repair any graffiti or vandalism that occurs that occurs on the property within 72 hours.

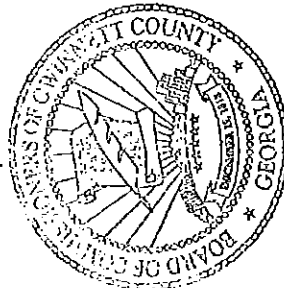
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 5 of the 6th District of Gwinnett County, Georgia, and being a 3.677 acre tract of land as more particularly shown and delineated on that certain site drawing prepared by George High, dated November 3, 2014, and, based on said drawing, being more particularly described as follows:

PARCEL:

Beginning at an iron pin found on the Northeasterly side of the right-of-way of Anderson Livsey Lane (100-foot right-of-way), 106.25 feet Northwesterly, as measured along the Northeasterly side of the right-of-way of said Anderson Livsey Lane, from the corner formed by the intersection of the Northeasterly side of the right-of-way of Anderson Livsey Lane with the Northerly side of the right-of-way of Castle Gate Drive (50-foot right-of-way); thence, run North 04 degrees 13 minutes 14 seconds West, along the Northeasterly side of the right-of-way of Anderson Livsey Lane, 104.72 feet to an iron pin found; thence, run Northwesterly, along the northeasterly side of the right-of-way of Anderson Livsey Lane, and following the curvature thereof, an arc distance of 183.88 feet to an iron pin (1/2 inch steel pipe) found on the Southeasterly line of property now or formerly owned by Rhoda C. & Dewey L. Pilgrim, Sr.; thence, leaving said right-of-way, run North 56 degrees 55 minutes 53 seconds East, along the Southeasterly line of said Pilgrim property, 421.85 feet to an iron pin found on the Northeasterly line of said Pilgrim property; thence, run North 09 degrees 06 minutes 21 seconds West, along the Northeasterly line of said Pilgrim property, 105.00 feet to an iron pin found on the Southwesterly line of Block B of Pallym Hills Subdivision, Unit One; thence run south 30 degrees 14 minutes 00 seconds East, along the Southwesterly line of said Block and Subdivision, 438.45 feet to an iron pin found on the Northwesterly line of Block A of Castle Gate Subdivision, Unit One; thence, run South 72 degrees 28 minutes 06 seconds West, along the Northwesterly line of said Block and Subdivision, 584.49 feet to the Point of Beginning.

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