

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

CASE NUMBER RZR2015-00002
GCID 2015-0386

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>

On motion of COMM. HUNTER, 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 RA-200 to OSC by BCW RES 6, LLC for the proposed use of an OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 28, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 18th day of AUGUST 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures, not to exceed 100 lots.
 - B. The minimum heated floor area per dwelling shall be 2,200 square feet (except as provided in Condition 2.C.).
 - C. Homes shall be constructed with front facades of primarily brick, stacked stone or shake. The balance of the home may be the same or of fiber-cement siding, with a minimum 24-inch brick or stacked stone water table.
 - D. All homes shall have at least a double-car garage.
 - E. The minimum lot width shall be 70 feet (except as provided in Condition 2.C.).
 - F. Building plans shall be subject to review and approval by the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a development permit.
 - B. The Bill Cheek Road frontage shall include a landscaped entrance feature. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.
 - C. A maximum of 10 lots shall be allowed to face (directly access) Bill Cheek Road. Lots fronting Bill Check Road shall be a minimum of 80 feet wide, with homes a minimum of 2,400 square feet of heated floor area.

- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Provide sidewalks to connect the partnering R-100 CSO neighborhood on Wheeler Road (RZR2006-00040).
- G. Either provide (recreation) amenities within the subject neighborhood, or provide access to the amenities in the partnering R-100 CSO neighborhood on Wheeler Road (RZR2006-00040).
- H. Screen the stormwater management facility with a vinyl-coated chain-link fence and a double staggered row of six-foot evergreen trees.
- I. As indicated on the site plan submitted at the May 5, 2015, Planning Commission meeting, all development (except the direct access lots defined in condition 2.C.), shall be north of the existing creek and south of Interstate 85.

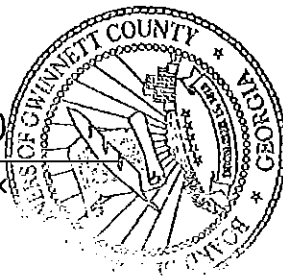
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Land Description

All that tract or parcel of land lying and being in Duncans District (Georgia Militia District 1749) of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ Inch rebar found at the intersection of the northerly right-of-way of Bill Cheek Road (60 foot right-of-way) and the easterly right-of-way of Wheeler Road (60 foot right-of-way), said point being the POINT OF BEGINNING;

Thence along the said right-of-way of Bill Cheek Road the following fourteen courses and distances South 76 degrees 29 minutes 54 seconds West for a distance of 196.07 feet to a point; Thence along a curve turning to the left and having a radius of 530.00 feet, an arc length of 107.02 feet and being subtended by a chord having a bearing of South 70 degrees 42 minutes 47 seconds West for a distance of 106.84 feet to a point; Thence South 64 degrees 55 minutes 42 seconds West for a distance of 152.05 feet to a point; Thence along a curve turning to the right and having a radius of 570.00 feet, an arc length of 162.65 feet and being subtended by a chord having a bearing of South 74 degrees 06 minutes 29 seconds West for a distance of 162.10 feet to a point; Thence South 81 degrees 34 minutes 23 seconds West for a distance of 399.43 feet to a point; Thence along a curve turning to the left and having a radius of 1030.00 feet, an arc length of 141.00 feet and being subtended by a chord having a bearing of South 77 degrees 16 minutes 07 seconds West for a distance of 140.89 feet to a point; Thence South 73 degrees 43 minutes 33 seconds West for a distance of 319.83 feet to a point; Thence along a curve turning to the left and having a radius of 454.41 feet, an arc length of 463.67 feet and being subtended by a chord having a bearing of South 43 degrees 49 minutes 24 seconds West for a distance of 443.82 feet to a point; Thence South 15 degrees 48 minutes 33 seconds West for a distance of 230.17 feet to a point; Thence along a curve turning to the right and having a radius of 391.24 feet, an arc length of 500.62 feet and being subtended by a chord having a bearing of South 53 degrees 06 minutes 37 seconds West for a distance of 467.16 feet to a point; Thence South 89 degrees 21 minutes 43 seconds West for a distance of 480.96 feet to a point; Thence along a curve turning to the left and having a radius of 1030.00 feet, an arc length of 156.30 feet and being subtended by a chord having a bearing of South 85 degrees 00 minutes 53 seconds West for a distance of 156.15 feet to a point; Thence South 80 degrees 40 minutes 04 seconds West for a distance of 183.80 feet to a point; Thence along a curve turning to the left having a radius of 580.00 feet, an arc length of 213.65 feet and being subtended by a chord having a bearing of South 70 degrees 06 minutes 55 seconds West for a distance of 212.44 feet to a 5/8 inch rebar found; Thence leaving said right-of-way North 42 degrees 14 minutes 40 seconds West for a distance of 190.19 feet to a T-Bar found; Thence South 60 degrees 46 minutes 57 seconds West for a distance of 242.48 feet to a T-Bar found; Thence North 40 degrees 53 minutes 38 seconds West for a distance of 1107.54 feet to an Iron pin set on the southerly right-of-way of Interstate 85 (right-of-way varies); Thence along said right-of-way the following eight courses and distances North 83 degrees 52 minutes 10 seconds East for a distance of 1259.48 feet to a concrete monument found; Thence South 85 degrees 00 minutes 33 seconds East for a distance of 152.27 feet to a concrete monument found; Thence North 83 degrees 53 minutes 09 seconds East for a distance of 99.43 feet to a concrete monument found; Thence North 73 degrees 00 minutes 59 seconds East for a distance of 153.95 feet to a point; Thence North 83 degrees 50 minutes 48 seconds East 1548.20 feet to a concrete

RECEIVED BY

DEC 05 2014

RZR 15 0 0 2

Planning & Development

monument found; Thence South 85 degrees 08 minutes 59 seconds East for a distance of 104.62 feet to a point; Thence North 72 degrees 48 minutes 16 seconds East for a distance of 106.70 feet to a concrete monument found; Thence along a curve turning to the left and having a radius of 5879.61 feet, an arc length of 841.87 feet and being subtended by a chord having a bearing of North 78 degrees 38 minutes 06 seconds East for a distance of 841.15 feet to a ½ inch rebar found; Thence leaving said right-of-way South 21 degrees 04 minutes 48 seconds East for a distance of 84.34 feet to a ½ inch rebar found, said point being the POINT OF BEGINNING.

Said tract contains 51.37 acres and is known as tax parcel 3-005-003E of Gwinnett County.

RECEIVED

DEC 05 2014

Planning & Development

RZR 15 0 0 2

CASE NUMBER CIC2015-00012
GCID 2015-0698

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HOWARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by TERRANCE MILLER for a CHANGE IN CONDITIONS OF ZONING TO ALLOW 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 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 AUGUST 25, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include automobile service, minor dent and scratch repair, and automobile sales as special uses. General body repair shall be prohibited. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractors offices
 - emissions inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
 - yard trimmings composting facilities
 - B. Obtain all necessary development and buildings permits, and bring the site and structure up to all applicable zoning, development and building codes prior to business occupancy.
 - C. Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.
 - D. Any new construction or exterior building renovation shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). Final exterior colors and/or building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - E. Automobiles awaiting repair or kept overnight shall be stored indoors or parked at the rear of the building. This restriction shall not apply to automobiles being displayed for sale.

- F. The outdoor storage of parts, tires, debris, wrecked or inoperable vehicles shall be prohibited.
 - G. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.
2. To satisfy the following site development considerations:
- A. Provide a 20-foot, landscaped buffer adjacent to the northerly (rear) property line. This buffer shall include additional landscaping material to provide an effective visual screen of adjacent residential property.
 - B. Provide ten-foot wide landscaped strip outside the right-of-way of Rockbridge School Road.
 - C. No exit/entrance on Rockbridge School Road.
 - D. No billboards are permitted.
 - E. Maintain a six-foot high, 100 percent opaque fence adjacent to the northeasterly (rear) property line.
 - F. Dumpster shall be screened by a fence or wall.
 - G. Lighting shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - 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 or 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. Above ground planters shall be installed along the building in the front and sides as show on the site plan submitted August 25, 2015 at the Board of Commissioner's public hearing. Planters shall be a minimum of three feet in diameter and plant materials shall be maintained in good health and replaced if dead or dying. The number of planters and plant materials shall be subject to review and approval by the Director of Planning and Development.

- L. Parking for auto sales inventory shall be limited to the designated areas as shown on the site plan submitted August 25, 2015 at the Board of Commissioner's public hearing.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diana Kemp
 County Clerk/Deputy County Clerk

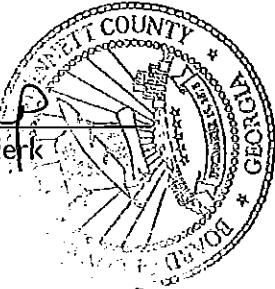


EXHIBIT "A"

LEGAL DESCRIPTION

(Legal Description of 5055 Jimmy Carter Boulevard)

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

Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.05 feet to an iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.000 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

RECEIVED

APR 13 2011

Planning & Zoning Department

10000000

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HOWARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by TERRANCE MILLER 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 AUGUST 25, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 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. Retail and service commercial and accessory uses, which may include automobile service, minor dent and scratch repair, and automobile sales as special uses. General body repair shall be prohibited. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractors offices
 - emissions inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
 - yard trimmings composting facilities
 - B. Obtain all necessary development and buildings permits, and bring the site and structure up to all applicable zoning, development and building codes prior to business occupancy.
 - C. Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.
 - D. Any new construction or exterior building renovation shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). Final exterior colors and/or building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - E. Automobiles awaiting repair or kept overnight shall be stored indoors or parked at the rear of the building. This restriction shall not apply to automobiles being displayed for sale.
 - F. The outdoor storage of parts, tires, debris, wrecked or inoperable vehicles shall be prohibited.

- G. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.
2. To satisfy the following site development considerations:
- A. Provide a 20-foot, landscaped buffer adjacent to the northerly (rear) property line. This buffer shall include additional landscaping material to provide an effective visual screen of adjacent residential property.
 - B. Provide ten-foot wide landscaped strip outside the right-of-way of Rockbridge School Road.
 - C. No exit/entrance on Rockbridge School Road.
 - D. No billboards are permitted.
 - E. Maintain a six-foot high, 100 percent opaque fence adjacent to the northeasterly (rear) property line.
 - F. Dumpster shall be screened by a fence or wall.
 - G. Lighting shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - 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 or 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. Above ground planters shall be installed along the building in the front and sides as show on the site plan submitted August 25, 2015 at the Board of Commissioner's public hearing. Planters shall be a minimum of three feet in diameter and plant materials shall be maintained in good health and replaced if dead or dying. The number of planters and plant materials shall be subject to review and approval by the Director of Planning and Development.

L. Parking for auto sales inventory shall be limited to the designated areas as shown on the site plan submitted August 25, 2015 at the Board of Commissioner's public hearing.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diane [Signature]
County Clerk/Deputy County Clerk

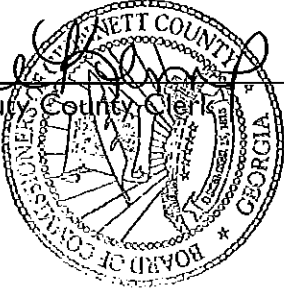


EXHIBIT "A"

LEGAL DESCRIPTION

(Legal Description of 5055 Jimmy Carter Boulevard)

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

Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.00 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

SUP 15 1 8

EXHIBIT A
APR 2007
RECORDED

CASE NUMBER RZR2015-00012
GCID 2015-0711

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HUNTER, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-60 by CKK, 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 AUGUST 25, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015, that the aforesaid application to amend the Official Zoning Map from R-100 to R-60 is hereby **APPROVED AS R-75** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures.
 - B. The minimum heated floor area per dwelling shall be 2,200 square feet for one-story homes, and 2,400 square feet for two-story homes.
 - C. Homes shall be craftsman style, with the fronts being primarily of brick or stacked stone. The balance shall be the same or fiber-cement siding or shake with a minimum two-foot masonry water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a development permit.
 - B. No direct lot access allowed to Oak Road.
 - C. The Oak Road frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a landscaped 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.
 - D. All grassed areas on dwelling lots shall be sodded.

- E. Underground utilities shall be provided throughout the development.
- F. Provide a minimum 25-foot construction buffer adjacent to all residentially-zoned properties, except parcel 5009 179 (church parcel). This buffer shall expire upon approval of the final plat.
- G. Detention pond(s) shall be screened from all residential properties.

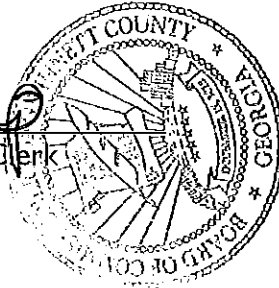
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diana Henry
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lot 9 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at an iron pin being located a distance of 749.19 feet from the intersection of the corners of Land Lots 9, 10, 69 and 86, as measured along the southwesterly line of Land Lot 9, said point being the TRUE POINT OF BEGINNING; thence North 24 Degrees 53 Minutes 18 Seconds East a distance of 397.57 feet to a point; thence South 68 Degrees 55 Minutes 14 Seconds East a distance of 314.37 feet to a point; thence North 21 Degrees 48 Minutes 44 Seconds a distance of 460.92 feet to a point on the Southerly Right-Of- Way of Oak Road, said road having a variable right-of-way; thence along said right-of-way North 21 Degrees 48 Minutes 44 Seconds East a distance of 10.40 feet to a point; thence continuing along said right-of-way South 84 Degrees 27 Minutes 18 Seconds East a distance of 259.63 feet to a point; thence South 84 Degrees 19 Minutes 16 Seconds East a distance of 165.74 feet to a point; thence South 85 Degrees 09 Minutes 53 Seconds East a distance of 103.47 feet to a point; thence South 83 Degrees 11 Minutes 41 Seconds a distance of 145.75 feet to a point; thence departing said right-of-way and running South 00 Degrees 48 Minutes 04 Seconds East a distance of 189.22 feet to a point; thence South 33 Degrees 42 Minutes 22 Seconds East a distance of 145.50 feet to a point; thence South 51 Degrees 48 Minutes 22 Seconds West a distance of 1,040.18 feet to a point; thence South 51 Degrees 48 Minutes 23 Seconds West a distance of 318.00 feet to a point; thence North 29 Degrees 32 Minutes 27 Seconds West a distance of 238.46 feet to a point; thence North 29 Degrees 35 Minutes 01 Seconds West a distance of 429.55 feet to a point; said point being the TRUE POINT OF BEGINNING.

The above described tract contains 21.3 Acres.

RECEIVED BY

MAY 1 2015

2015 05 01

Planning & Development

CASE NUMBER SUP2015-00023
GCID 2015-0712

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HUNTER, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO 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 CKK, LLC for the proposed use of a CHURCH on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A church and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s).
2. Provide buffers per the Unified Development Ordinance, undisturbed except for existing encroachments.
3. Lighted outdoor recreation facilities shall be prohibited.
4. Outdoor loudspeakers shall be prohibited.
5. 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 or bandit signs shall be prohibited.
6. Peddlers or parking lot sales shall be prohibited.
7. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

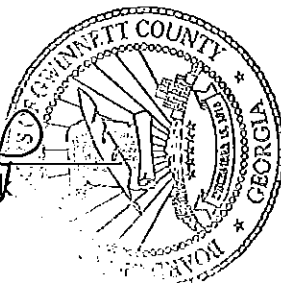
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE LAND LOT CORNER COMMON TO LAND LOTS 9,10,69 AND 86; THENCE PROCEEDING IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY LAND LOT LINE 9 A DISTANCE OF 749.1 FEET TO A IRON PIN FOUND; THENCE PROCEEDING NORTH 24 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 397.57 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 24 degrees 53 minutes 18 seconds East for a distance of 398.10 feet TO A POINT ON THE RIGHT OF WAY OF OAK ROAD (RIGHT OF WAY VARIES);

THENCE along a curve to the left having a radius of 1142.34 feet and an arc length of 243.70 feet, being subtended by a chord of South 78 degrees 03 minutes 56 seconds East for a distance of 243.24 feet TO A POINT;

THENCE South 84 degrees 10 minutes 38 seconds East for a distance of 55.49 feet TO A POINT;

THENCE South 21 degrees 48 minutes 44 seconds West for a distance of 450.52 feet TO A POINT;

THENCE North 68 degrees 55 minutes 14 seconds West for a distance of 314.37 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 2.91 acres.

RECEIVED BY

MAY 28 2005

Planning & Development

CASE NUMBER SUP2015-00021
GCID 2015-0787

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HOWARD, which carried 3-0, 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 SHERI D. CHANDLER for the proposed use of a HOME OCCUPATION (MASSAGE THERAPY) 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 AUGUST 25, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of therapeutic massage as a home occupation, operating within the existing single-family dwelling.
2. No more than one client shall be permitted at a time, with a maximum of 5 clients per day. Client parking shall be limited to the existing driveway; on-street parking shall be prohibited.
3. Limit the daily hours of operation from 9:00 a.m. to 8:00 p.m., Monday through Saturday.
4. No outside employees shall be permitted.
5. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
6. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.

7. The Special Use Permit shall be valid for no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R6125 120

Land Situated in the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 6TH DISTRICT IN GWINNETT COUNTY, GEORGIA BEING LOT 7, BLOCK A OF NEWPORT SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.

Commonly known as: 4187 Richmond Court SW , Lilburn, GA 30047

RECEIVED BY

MAY 18 2015

Planning & Development

4187 RICHMOND

CASE NUMBER SUP2015-00024
GCID 2015-0790

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by 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 AUGUST 25, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

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

COMMENCING at a 1/2" 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 46 Minutes 52 Seconds East a distance of 158.95 feet to a 5/8" rebar set; thence North 58 degrees 59 minutes 58 seconds East a distance of 162.55 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Thence NORTH 58 DEGREES 59 MINUTES 58 SECONDS EAST a distance of 270.36 to a 1/2" rebar found;

Thence SOUTH 33 DEGREES 02 MINUTES 05 SECONDS EAST a distance of 149.60' to an iron pin on the North Right of way of Ridge Road (80'R/W);

Thence along said Right of Way SOUTH 15 DEGREES 58 MINUTES 49 SECONDS WEST a distance of 205.29' to a 5/8" rebar set;

Thence leaving along said Right of Way NORTH 54 DEGREES 26 MINUTES 48 SECONDS WEST a distance of 181.05' to a 5/8" rebar set;

Thence SOUTH 65 DEGREES 39 MINUTES 08 SECONDS WEST a distance of 14.30' to a 5/8" rebar set;

Thence SOUTH 86 DEGREES 26 MINUTES 48 SECONDS WEST a distance of 34.32' to a 5/8" rebar set;

Thence NORTH 52 DEGREES 19 MINUTES 38 SECONDS WEST a distance of 88.89' to a 5/8" rebar set;

Thence NORTH 56 DEGREES 35 MINUTES 45 SECONDS EAST a distance of 32.93 to a 5/8" rebar set ';

Thence NORTH 54 DEGREES 27 MINUTES 22 SECONDS WEST a distance of 23.76' to a 5/8" rebar set. Said point being the TRUE POINT OF BEGINNING.

Sais tract contains 1.24 acres more or less, and is more fully shown as tract 3B on a survey for Valeriu Pamfile by Chastain & Associates, dated March 25, 2015.

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>ABSENT</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JEFFREY HAHN-HUNDEPENSION, LLC for the proposed use of a KENNEL WITH OUTDOOR FACILITIES 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 AUGUST 25, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25th day of AUGUST 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include a kennel with outdoor facilities as a Special Use.
2. Abide by all applicable conditions of CIC-05-010 and the Hamilton Mill Overlay District.
3. The outdoor dog run facility shall be located as shown on the submitted site plan, and shall be enclosed by a minimum 6-foot high fence. Fence materials shall be subject to review and approval by the Director of Planning and Development.
4. Outdoor storage shall be prohibited.
5. Peddlers and/or parking lot sales shall be prohibited.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

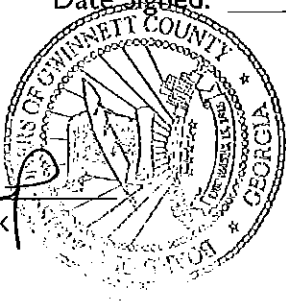
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9.10.15

ATTEST:

Dianna Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN GM DISTRICTS 1397 AND 1749, GWINNETT COUNTY, GEORGIA, AND BEING OUTLOT 7, PURSUANT TO PLAT TITLED TOWNE CENTER AT HAMILTON MILL, RECORDED IN PLAT BOOK 120, PAGE 213, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF A 60' CUL-DE-SAC OF SARDIS CHURCH ROAD; THENCE SOUTH 41°37'12" EAST, 60.00 FEET TO A NAIL SET ON THE SOUTH RIGHT-OF-WAY OF SARDIS CHURCH ROAD (RIGHT-OF-WAY VARIES), AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY NORTH 45°48'27" EAST, 173.08 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER, LSF 000484"); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY N/F OF FJD, LLC. SOUTH 44°05'05" EAST, 292.62 FEET TO AN IRON PIN FOUND WITH A YELLOW CAP STAMPED "WOLVERTON, GA RLS 2700" ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 85 (RIGHT-OF-WAY VARIES); THENCE ALONG THE NORTH RIGHT-OF-WAY OF INTERSTATE 85 SOUTH 45°43'20" WEST, 269.98 FEET TO AN IRON PIN FOUND WITH A YELLOW CAP STAMPED "WOLVERTON, GA RLS 2700"; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY N/F OF CRESCENT BANK & TRUST COMPANY THE FOLLOWING COURSES AND DISTANCES NORTH 44°05'05" WEST, 285.00 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER, LSF 000484"); THENCE 66.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 38°54'31" EAST 66.79 FEET AND A RADIUS OF 277.99 FEET TO A POINT; THENCE NORTH 45°48'35" EAST, 30.62 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN THAT CERTAIN ACCESS EASEMENT FROM FJD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO HAMILTON MILL 755, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND JSA, INC., A GEORGIA CORPORATION, DATED JANUARY 9, 2008, FILED FOR RECORD JANUARY 10, 2008 AT 11:58 A.M., RECORDED IN DEED BOOK 48561, PAGE 760, AFORESAID RECORDS.

AND TOGETHER WITH EASEMENT AGREEMENT BY AND BETWEEN HAMILTON MILL 755, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO JSA, INC., A GEORGIA CORPORATION, DATED NOVEMBER 27, 2007, FILED FOR RECORD NOVEMBER 29, 2007 AT 8:29 A.M., RECORDED IN DEED BOOK 48459, PAGE 487, AFORESAID RECORDS.

SAID TRACT CONTAINS 1.811 ACRES.