

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

CASE NUMBER RZC2015-00014
GCID 2015-0707

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 & M-1 to C-2 by XIU PING XI for the proposed use of 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015, that the aforesaid application to amend the Official Zoning Map from C-2 & M-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Commercial, retail, office and accessory uses, which may include automobile sales as a special use.
 - B. Semi-tractor sales, repair and service shall be prohibited.
 - C. The site and building shall be brought up to code for the applicable uses within 180 days of zoning approval.
2. To abide by the following site development considerations:
 - A. Outdoor storage of equipment, inoperable vehicles, parts, tires and other materials shall be prohibited.
 - B. Outdoor display of merchandise, tires or other materials shall be prohibited.
 - C. Repair of vehicles shall be prohibited.
 - 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. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- J. Existing impervious areas shall not be increased.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 921.32 feet, more or less, to a 1/4" iron pin found and the POINT OF BEGINNING.

Thence, continuing along the southwest line of Land Lot 201 North 31 Degrees 25 Minutes 43 Seconds West a distance of 155.71 feet to a 1/2" iron pin found; Thence, away from said Land Lot Line North 13 Degrees 39 Minutes 08 Seconds East a distance of 329.13 feet to a 3/4" iron pin found, said pin being on the south 130 foot Right-of-Way of Heaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 201.62 feet to a 1/2" iron pin set; Thence, away from said Right-of-Way South 24 Degrees 09 Minutes 54 Seconds West a distance of 596.05 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 72,644 square feet, or 1.67 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 05/16/03.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows: Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 921.32 feet, more or less, to a 1/4" iron pin found; Thence, away from said Land Lot Line North 24 Degrees 09 Minutes 54 Seconds East a distance of 381.27 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Thence, North 24 Degrees 09 Minutes 54 Seconds East a distance of 124.81 feet to a 1/2" iron pin found, said pin being on the south 130 foot Right-of-Way of Heaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 159.01 feet to a 1/2" iron pin found; Thence, away from said Right-of-Way South 69 Degrees 09 Minutes 13 Seconds West a distance of 198.06 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 8,607 square feet, or 0.20 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 05/16/03.

Parcel ID Numbers R6201-008A & R6201-105.
Property address: 1635 Heaver Run Rd., Norcross, GA 30093

Subject to any Easements or Restrictions of Record.

Tenant's Initial: *MF*

12

Landlord's Initial: *SP*

RECEIVED BY

APR 24 2015

RXC 15 014

Planning & Development

CASE NUMBER RZC2015-00015
GCID 2015-0880

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>NO</u>
John Heard, District 4	<u>YES</u>

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 RA-200 to C-2 by GRADY EDWIN TURNER, III for the proposed use of MOTORCYCLE 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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. Retail, service-commercial, office and accessory uses, which may include a motorcycle dealership as a special use. 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. 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.
 - C. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.

2. To abide by the following site development considerations:
 - A. In lieu of zoning buffers, provide a ten-foot wide landscaped strip around the perimeter of the property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Mall of Georgia Boulevard.
 - 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 and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed 10-feet in height.
 - E. Billboards or oversized signs shall be prohibited.
 - F. Outdoor storage shall be prohibited.
 - G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - H. Outdoor loudspeakers shall be prohibited.
 - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales (other than motorcycles) shall be prohibited.

- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairmah

Date Signed: 9/29/15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lots 144 & 177 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows.

A Point Of Beginning (P.O.B.) being located at the intersection of the south right-of-way of Mall of Georgia Boulevard. (R/W Varies) and the East Right-Of-Way line of an unnamed Road (80' R.O.W)

The Point Of Beginning (P.O.B.) thus established;

Running thence N 69°03'43" E for a distance of 83.81' to an iron pin. Running thence N 64°32'24"E a distance of 251.25' to an iron pin. Running thence N 41°19'00"E a distance of 98.40' to an iron pin. Running thence S 56°41'16" E for a distance of 127.58' to an iron pin. Running thence S 37°59'27"E a distance of 206.45' to an iron pin. Running thence S 62°51'06" W for a distance of 424.62' to an iron pin. Running thence along a curve to the left having an Arc distance of 42.75', a chord bearing of N 52°24'56"W with a chord distance of 42.74' with a 500.00' radius. Running thence N 55°08'32" W for a distance of 74.99' to an iron pin to an iron pin. Running thence along a curve to the Right having an Arc distance of 173.46', a chord bearing of N 43°16'51"W with a chord distance of 172.23' with a 420.00' radius to an iron pin. Running thence N 31°30'16" W for a distance of 23.87' to an iron pin. Said point being known as the Point Of Beginning. (P.O.B.)

Said parcel containing 3.00 Acres (130,682 Sq.Ft.), more or less, and being shown on a survey plat for Grady Edwin Turner III as prepared by J.B. Prince & Associates and dated July, 16 2015

B7C '15 015

CASE NUMBER RZM2015-00003
GCID 2015-0860

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 and C-2 to MU-R by ROCHESTER & ASSOCIATES, INC. for the proposed use of a REGIONAL MIXED-USE DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 and C-2 to MU-R is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. A mixed-office and retail development at a maximum of 1,100,000 gross square feet of office space and 275,000 gross square feet of commercial space. 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. All buildings shall meet Section V: Architecture Guidelines of the Sugarloaf Crossing Project Narrative Book. Building materials may be native stone, brick, stucco, cultured stone or cast stone, architectural finished block, architectural finished pre-cast wall, poured in place walls and architectural glass. Typically, no building material shall cover more than 80% of the front façade of any building. The following material shall not be acceptable for exterior cladding of buildings: exposed standard concrete blocks, prefabricated metal buildings, weeping mortar joints, unnatural brick tones, corrugated steel, plywood, aluminum, plastic siding, vinyl siding, exposed aggregate and/or reflective glass. Final building elevations shall be submitted for review by the Director of Planning and Development.
 - C. Maximum height of buildings shall be 12 (twelve) stories.

2. To abide by the following site development considerations:

- A. Provide a 25-foot wide landscaped strip adjacent to all residentially-zoned properties.
- B. Provide a minimum ten-foot wide landscaped strip adjacent to Winder Highway and all internal streets (public or private).
- 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 design shall incorporate architectural treatments consistent with Section 3.6 of the Sugarloaf Crossing Project Narrative Book, and will reflect the overall design theme of the park.
- E. Dumpsters shall be screened by a 100% opaque wall constructed of materials similar to those used in the building they serve, and shall have an opaque metal gate enclosure.
- F. Lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications and improvements:

- A. The following improvements will be provided at SR 316 (University Parkway) at SR 8 / US 29 (Winder Highway) if an interchange has not been funded and placed in the TIP with interchange construction scheduled within three years of the date the improvement is required per the transportation improvement plan. The transportation improvement phasing plan shall be determined by the Traffic Impact Study and subject to D.O.T. review and approval. The following improvements tied to the transportation improvement phasing plan, and improvements required regardless of phasing, shall be as outlined by Gwinnett County D.O.T.:
 - Construct a second through lane along the Winder Highway northbound approach.
 - Construct a second through lane along the Winder Highway southbound approach.

- Construct one additional northbound left-turn lane along SR 8 to SR 316, resulting in dual left-turn lanes.
- Construct one additional westbound left-turn lane along SR 316 to SR 8, resulting in dual left-turn lanes.
- Convert the existing northbound channelized right-turn along SR 8 from yield-control to continuous free-flow. Construct an eastbound receiving lane along SR 316, departing from SR 8, to accommodate this free-flow right-turn implementation; or an acceptable alternative approved by Gwinnett D.O.T. and Georgia D.O.T.
- Widen SR 8 between Alcovy Industrial Blvd. / Proposed Site Driveway and SR 316 from a 2-lane section to a 4-lane section, to serve the projected Sugarloaf Crossing DRI project traffic between its access point (site driveway) and SR 316.

B. At SR 8 / US 29 (Winder Highway) at Alcovy Industrial Blvd. / Proposed Site Driveway:

- Install a traffic signal (when warranted). It should be noted that for all requests for new traffic signals, an alternative solution that considers a roundabout is required to be investigated, per GDOT policy. Traffic signal or roundabout shall be installed prior to the issuance of the certificate of occupancy for the first building to begin construction after signal warrants have been met.
- Construct an exclusive northbound left-turn lane along SR 8 to Alcovy Industrial Blvd.
- Construct an exclusive northbound channelized, yield-controlled right-turn lane along SR 8 to the Proposed Site Driveway.
- Construct exclusive dual southbound left-turn lanes along SR 8 to the Proposed Site Driveway, and convert the existing southbound shared left-turn/through lane to be a through-only lane.
- Construct an exclusive eastbound left-turn lane along Alcovy Industrial Blvd to SR 8, and convert the existing approach lane to be a through-only lane (while preserving the channelized right-turn). Construct the Proposed Site Driveway to have dual ingress lanes (to receive the recommended dual southbound left-turn lanes) and dual egress lanes.
- Provide one exclusive left-turn lane, one through lane, and one channelized, continuous free-flow right-turn add lane along the Proposed Site Driveway westbound approach to SR 8. It is recommended that the right-turn lane be formed from the outside egress through travel lane exiting the site.

C. At Existing Entrances to Parcel 5-242-023:

- Existing improvements (turn lanes and means of access) for access to parcel 5-242-023 shall be retained or replaced at both driveways. Methods of access shall not be impaired as a result of road widening for subject property.

- D. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a signal warrant analysis for each individual LDP package that addresses transportation improvements needed for that individual phase.
- E. Prior to the issuance of the first certificate of occupancy, the applicant shall provide a development phasing plan and a traffic improvement phasing plan that will be subject to review and approval by D.O.T. The applicant shall make any improvements recommended by the traffic impact study, per the phasing plan, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.
- F. If it is determined by the signal warrant study that a signal is warranted, and the signal is approved by the D.O.T., the applicant shall contract and pay for the signal design. The applicant shall also contract for the installation of the signal by a D.O.T. approved contractor. All design and construction will be subject to D.O.T. review and approval.
- G. Dedicate at no cost to Gwinnett County, all necessary right-of-way and easements for the construction of a greenway trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be mutually agreeable to applicant and Gwinnett County, and subject to review and approval by the Department of Community Services.

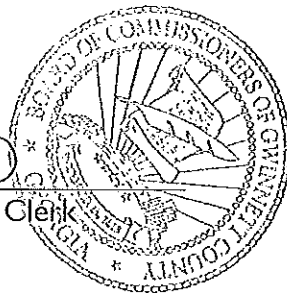
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

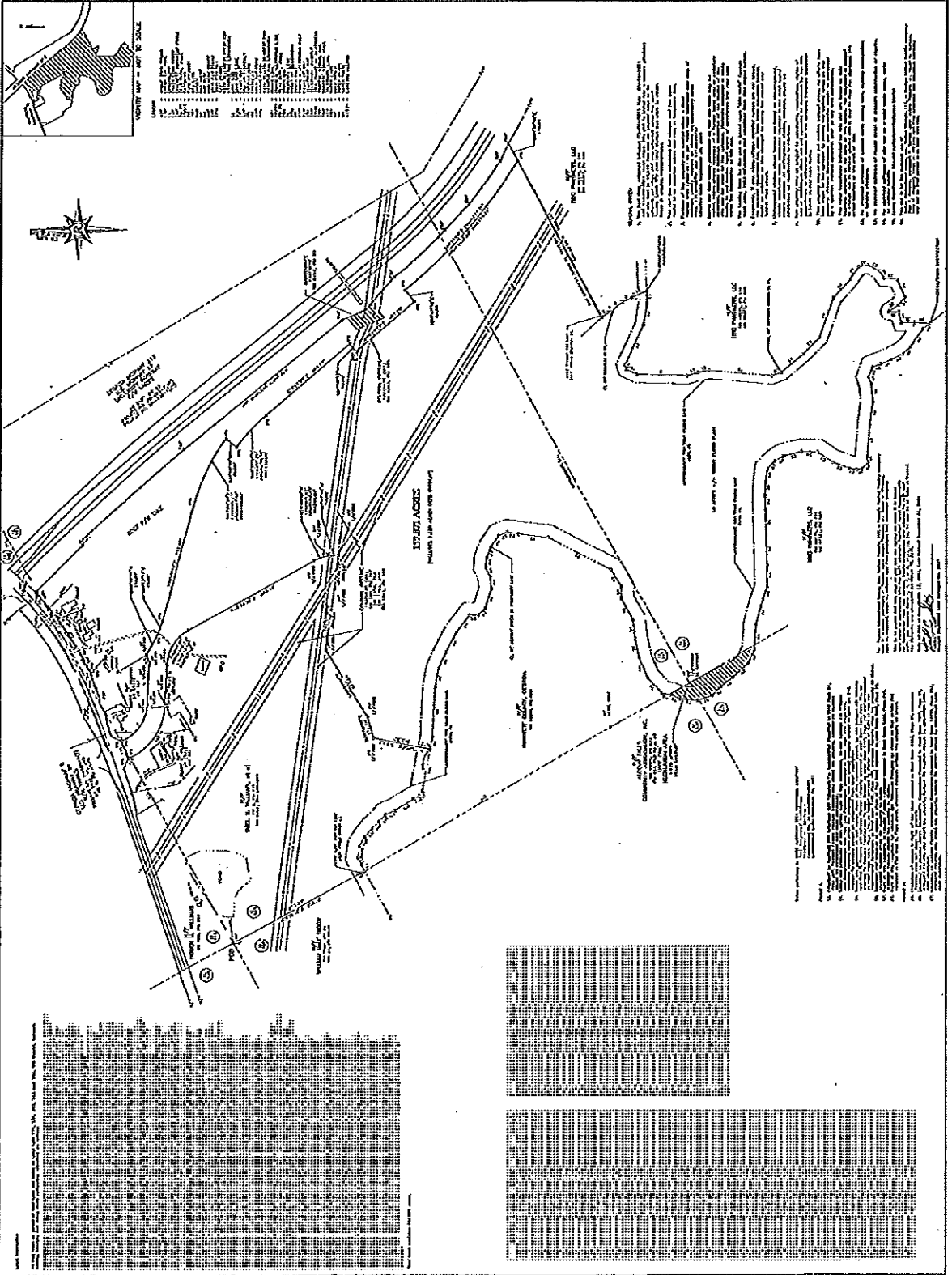
ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ROCHESTER
 1250 EAST AVENUE, ROCHESTER, N.Y. 14609
 (716) 243-1100

LAND LOTS 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



100 0 50 100
 FEET

PREPARED BY
 100 0 50 100
 FEET

Legal Description

All that tract or parcel of land lying and being in Land Lots 237, 238, 242, 243 and 244, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an Angle Iron Found and the Land Lot Corner common to Land Lots 238, 239, 242 and 243; thence South 28°05'12" East, 873.90 feet to a 5/8" open top pipe; thence South 28°05'12" East, 24.80 feet to a point in the center of the Alcovy River; thence continuing along the centerline of said river North 67°21'52" East, 42.05 feet to a point; thence North 60°53'47" East, 46.62 feet to a point; thence South 82°14'38" East, 74.20 feet to a point; thence South 58°17'31" East, 59.03 feet to a point; thence South 49°22'13" East, 71.29 feet to a point; thence South 39°39'14" East, 54.70 feet to a point; thence South 49°23'16" East, 55.61 feet to a point; thence South 21°56'24" East, 63.05 feet to a point; thence South 31°42'58" East, 128.63 feet to a point; thence South 25°12'15" East, 42.95 feet to a point; thence South 60°20'09" East, 30.54 feet to a point; thence South 78°55'56" East, 256.64 feet to **THE POINT OF BEGINNING**; thence leaving said river thence North 11°04'04" East, 6.13 feet to an iron pin set (1/2" rebar with cap); thence North 11°04'04" East, 343.30 feet to a 1/2" rebar found with cap; thence North 74°09'50" East, 131.18 feet to a 1/2" rebar found with cap; thence North 57°27'38" East, 473.88 feet to a 1/2" rebar found with cap; thence South 81°57'06" East, 364.19 feet to a 1/2" rebar found with cap; thence South 82°48'21" East, 205.18 feet to a 1/2" rebar found with cap; thence North 04°47'44" West, 52.66 feet to a 1/2" rebar found with cap; thence 102.35 feet along a curve to the left, said curve having a chord of North 16°45'49" West 101.61 feet and a radius of 245.00 feet to a 1/2" rebar found with cap; thence North 28°43'55" West, 866.16 feet to a point; thence 250.33 feet along a curve to the left, said curve having a chord of North 58°00'10" West 239.58 feet and a radius of 245.00 feet to a 1/2" rebar found with cap; thence North 87°16'25" West, 225.84 feet to a 1/2" rebar found with cap; thence North 87°16'25" West, 15.45 feet to a 1/2" rebar found with cap; thence 407.93 feet along a curve to the right, said curve having a chord of North 54°21'17" West 385.85 feet and a radius of 355.00 feet to an iron pin set (1/2" rebar with cap); thence North 65°26'54" West, 3.83 feet to an iron pin set (1/2" rebar with cap) on the Southerly right of way of Georgia Highway 8 and U. S. Highway 29 (right of way varies); thence along said right of way North 69°18'18" East, 112.76 feet to a 1/2" rebar set with cap; thence leaving said right of way 3.36 feet along a curve to the left, said curve having a chord of South 20°01'54" East 3.36 feet and a radius of 51.00 feet to a 1/2" rebar set with cap; thence 279.47 feet along a curve to the left, said curve having a chord of South 54°35'44" East 264.56 feet and a radius of 245.00 feet to an iron pin set (1/2"

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rebar with cap); thence South 87°16'25" East, 241.29 feet to a ½" rebar found with cap; thence 13.70 feet along a curve to the right, said curve having a chord of South 86°10'05" East 13.70 feet and a radius of 355.00 feet to a ½" rebar found with cap; thence North 68°06'46" East, 45.39 feet to a ½" rebar found with cap on the right of way of Georgia Highway 316 and U. S. Highway 19 (right of way varies); thence continuing along said right of way South 60°18'01" East, 142.81 feet to a ½" rebar set with cap; thence South 69°13'37" East, 79.59 feet to a ½" rebar set with cap; thence South 74°45'24" East, 711.41 feet to a ½" rebar set with cap; thence 447.87 feet along a curve to the right, said curve having a chord of South 63°58'29" East 445.23 feet and a radius of 1190.00 feet to a ½" rebar set with cap; thence South 36°48'26" West, 80.00 feet to a ½" rebar set with cap; thence 258.34 feet along a curve to the right, said curve having a chord of South 46°31'31" East 257.76 feet and a radius of 1110.00 feet to a ½" rebar set with cap; thence South 39°51'27" East, 659.07 feet to a ½" rebar set with cap; thence South 50°08'33" West, 60.00 feet to a ½" rebar set with cap; thence South 39°51'27" East, 462.09 feet to a ½" rebar set with cap; thence North 48°42'30" East, 88.88 feet to a ½" rebar set with cap; thence 1029.99 feet along a curve to the left, said curve having a chord of South 48°11'06" East 1025.31 feet and a radius of 3114.79 feet to a ½" rebar set with cap; thence leaving said right of way; South 60°38'56" West, 1051.65 feet to an axle found; thence South 60°38'56" West, 10.71 feet to a point in the centerline of branch; thence continuing along said branch the following courses and distances; South 41°14'52" East, 44.30 feet to a point; thence South 18°26'51" East, 29.48 feet to a point; thence South 41°16'33" East, 75.91 feet to a point; thence South 25°15'47" East, 62.50 feet to a point; thence South 23°04'19" East, 97.69 feet to the intersection of said branch and Hopkins Creek; thence along the centerline of Hopkins Creek the following courses and distances; South 87°32'29" West, 73.21 feet to a point; thence North 80°31'44" West, 126.38 feet to a point; thence North 65°08'46" West, 263.58 feet to a point; thence South 72°32'18" West, 26.87 feet to a point; thence South 24°21'17" West, 71.00 feet to a point; thence South 01°34'41" West, 302.08 feet to a point; thence South 15°04'45" East, 66.71 feet to a point; thence South 11°04'57" East, 67.09 feet to a point; thence South 04°50'46" West, 380.76 feet to a point; thence South 19°23'35" East, 58.84 feet to a point; thence South 39°17'32" East, 171.19 feet to a point; thence South 44°30'04" East, 139.80 feet to a point; thence South 70°24'14" East, 246.17 feet to a point; thence South 47°41'35" East, 148.14 feet to a point; thence South 55°12'45" East, 91.73 feet to a point; thence South 10°20'47" East, 58.57 feet to a point; thence South 26°39'06" West, 79.57 feet to a point; thence South 58°19'58" West, 48.84 feet to a point; thence South 06°03'20" West, 79.44 feet to a point; thence South 65°53'16" West, 116.82 feet to a point; thence North 49°25'01" West, 59.51 feet to a point; thence North 32°28'40" West, 69.27 feet to a point; thence South 05°03'59" West, 59.96 feet to a point; thence South 74°33'21" West, 63.01 feet to a point; thence South 00°39'42" East, 77.86 feet to a point; thence South 02°56'10" West, 96.47 feet to the intersection of the Alcovy River; thence along the centerline of said river

the following courses and distances; North 37°56'28" West, 56.20 feet to a point; thence North 53°55'34" West, 132.58 feet to a point; thence North 41°40'35" West, 60.40 feet to a point; thence North 26°05'53" West, 74.21 feet to a point; thence North 22°28'25" West, 71.40 feet to a point; thence North 20°47'37" West, 52.25 feet to a point; thence North 68°50'02" West, 61.59 feet to a point; thence South 68°39'28" West, 43.93 feet to a point; thence South 84°27'38" West, 104.08 feet to a point; thence North 81°49'59" West, 136.01 feet to a point; thence North 85°32'45" West, 197.08 feet to a point; thence South 81°26'37" West, 31.50 feet to a point; thence North 44°20'45" West, 50.33 feet to a point; thence North 12°53'05" West, 34.91 feet to a point; thence North 13°04'21" East, 47.74 feet to a point; thence North 19°43'18" East, 103.90 feet to a point; thence North 33°47'22" East, 108.65 feet to a point; thence North 01°45'07" East, 98.10 feet to a point; thence North 13°34'53" West, 112.27 feet to a point; thence North 31°09'05" West, 57.33 feet to a point; thence North 44°22'09" West, 65.21 feet to a point; thence North 81°11'55" West, 72.89 feet to a point; thence North 87°12'15" West, 82.25 feet to a point; thence South 88°21'57" West, 90.28 feet to a point; thence South 88°46'07" West, 148.59 feet to a point; thence South 87°59'13" West, 178.32 feet to a point; thence South 89°27'25" West, 129.31 feet to a point; thence North 70°09'34" West, 81.90 feet to a point; thence North 75°00'57" West, 156.36 feet to a point; thence North 86°23'00" West, 148.21 feet to a point; thence North 64°12'11" West, 87.18 feet to a point; thence North 42°18'26" West, 124.89 feet to a point; thence North 37°24'05" West, 90.23 feet to a point; thence North 45°13'09" West, 74.85 feet to a point; thence North 18°26'28" West, 93.09 feet to a point; thence North 05°47'43" East, 102.09 feet to a point; thence North 21°11'40" East, 62.43 feet to a point; thence North 10°44'43" East, 53.60 feet to a point; thence North 46°23'40" East, 129.09 feet to a point; thence North 67°30'18" East, 129.25 feet to a point; thence North 78°18'56" East, 108.03 feet to a point; thence North 82°16'10" East, 116.67 feet to a point; thence North 61°48'16" East, 144.14 feet to a point; thence North 89°55'46" East, 74.50 feet to a point; thence North 57°59'39" East, 117.05 feet to a point; thence North 26°58'50" East, 426.38 feet to a point; thence North 06°42'13" East, 185.40 feet to a point; thence North 09°04'37" East, 69.06 feet to a point; thence North 21°42'56" West, 58.65 feet to a point; thence North 55°52'29" West, 81.45 feet to a point; thence North 66°57'57" West, 71.46 feet to a point; thence North 86°51'54" West, 55.40 feet to a point; thence South 65°31'35" West, 63.63 feet to a point; thence South 84°32'53" West, 72.63 feet to a point; thence North 71°47'03" West, 120.95 feet to a point; thence North 43°45'04" West, 59.00 feet to a point; thence North 01°32'02" West, 54.48 feet to a point; thence North 52°36'51" West, 130.18 feet to a point; thence North 61°16'20" West, 130.88 feet to a point; thence North 65°24'54" West, 107.97 feet to a point; thence North 78°32'01" West, 109.43 feet to a point; thence North 87°15'57" West, 300.11 feet to a point; thence North 78°55'56" West, 74.20 feet to the **POINT OF BEGINNING**.

Said tract contains 159.871 acres.
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CASE NUMBER RZM2015-00005
GCID 2015-0716

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RM to R-TH by PTL, LLC for the proposed use as TOWNHOMES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015, that the aforesaid application to amend the Official Zoning Map from RM to R-TH is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Townhomes and accessory uses and structures.
 - B. Dwellings shall be in general accordance with the elevations presented at the July 7, 2015 Planning Commission meeting, which shall include brick front facades with only minor treatments of fiber-cement siding/shake. Final architectural elevations 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 2,100 square feet.
 - D. All dwellings shall have a double-car garage.
 - E. A mandatory homeowners association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by laws including rules and regulations which shall at minimum regulate and control the following:
 1. All grounds and common area maintenance, including the detention facilities.
 2. Exterior fence maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
 3. Restrictions on single-family residential use only of units. No more than 10% of the total units may be leased by individual owners at any time.
2. To satisfy the following site development considerations:
 - A. Provide a 40-foot landscaped strip along Whitehead Place Drive, which shall include a decorative fence or wall and entrance monument. The fence may be constructed as solid brick wall, or as a wrought iron-style fence with brick columns (max. 30-feet-on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a Development Permit.

- B. Provide a 25-foot wide natural, undisturbed buffer, supplemented with a solid opaque wood fence a minimum of 6-feet in height, adjacent to the Berkshire Manor subdivision. The buffer shall be enhanced where sparsely vegetated to provide an effective visual screen. The Homeowner's Association shall ensure that buffer vegetation is not removed by individual unit owners.
- C. Natural vegetation shall remain on the property until issuance of a Development Permit.
- D. Direct unit access shall not be allowed to Whitehead Place Drive.
- E. All grassed areas within the development shall be sodded.
- F. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane K. Garp
County Clerk/Deputy County Clerk

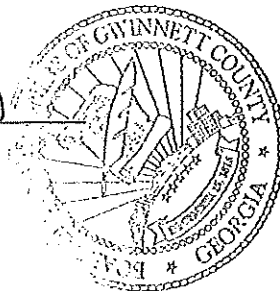


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT of parcel of land lying and being in Land Lot 126 of the 7th District, Gwinnett County, Georgia, being shown as 2.518 acres per that certain Boundary and Topographic Survey for 4RNJ, LLC prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Georgia RLS #2921, dated 04/06/2015, and being more particularly described as follows:

To find the Point of Beginning commence at a one-half inch rebar found at the intersection of the northerly right of way of Whitehead Place Drive (80 foot right of way) with the land lot line common to Land Lots 111 and 126, aforesaid District and County; proceed thence from said intersection along the northerly right of Way of Whitehead Place Drive north 73°13'52" west 132.92 feet to an iron pin set and the POINT OF BEGINNING; and from said POINT OF BEGINNING continue along said right of way the following courses and distances: north 73°25'48" west 97.65 feet to a point; northwesterly along the arc of a curve having a radius of 1233.28 feet, said arc being subtended by a chord bearing north 68°44'57" west and having a chord length of 199.96 feet, an arc distance of 200.18 feet to a point; north 64°06'00" west 69.63 feet to a point; northwesterly along the arc of a curve having a radius of 778.49 feet, said arc being subtended by a chord bearing north 55°29'13" west and having a chord length of 233.02 feet, an arc distance of 233.90 feet to an iron pin set; thence leaving said right of way and proceed north 46°54'53" east 343.88 feet to a point; proceed thence south 29°39'52" east 572.73 feet to the POINT OF BEGINNING.

M:\WHITEHEADROAD\Survey.Legal(ZoningApplication)

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Planning & Development

CASE NUMBER RZR2015-00013
GCID 2015-0713

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings, townhomes and commercial/office uses and structures.
 - B. The development shall be in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning and UDO requirements, per the revised site plan dated 9/9/2015 and the elevations presented at the Board of Commissioners meeting on 9/22/2015.
 - C. Homes shall be constructed with front facades of primarily brick, stacked stone and shake; the rear and sides of each home may be the same or fiber-cement shake or siding similar to the plans submitted. All of the townhome end caps shall have a minimum 2-foot brick or stacked stone water table on all sides.
 - D. The minimum heated floor area per dwelling shall be per the 9/9/2015 revised site plan for each type of unit.
 - E. All dwellings shall have at least a double-car garage.
 - F. No more than 20,000 square feet of retail, service-commercial, office and accessory uses. 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
- G. Commercial 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.
- H. All yards shall be maintained by the Home Owner's Association.
2. To satisfy the following site development considerations:
- A. External road frontages and entrances to residential areas shall be landscaped, and shall be maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.
- B. Provide a 20-foot wide buffer adjacent to all residentially-zoned property. Buffers shall be enhanced where sparsely vegetated, and may be graded and replanted per approval of the Director of Planning and Development.
- C. Provide a ten-foot wide landscaped strip adjacent to existing rights-of-way.
- D. Underground utilities shall be provided throughout the 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. Billboards or oversized signs shall be prohibited.
- H. Commercial outdoor storage shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- J. Commercial outdoor loudspeakers shall be prohibited.

- K. 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.
- L. No commercial 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.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owners shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. Lot 3 on Woodruff Drive (shown on the site plan as a park) shall be fenced along the sides with 6-foot high, wrought iron-style aluminum fencing and shall be landscaped to further screen the area from the adjacent homes. The Landscape Plan to be approved by the Director of Planning and Development.
- P. The open space as shown on the site plan that is behind existing homes along Woodbury Drive shall remain as undisturbed open space.
- Q. No connection is to be made to Shorty Howell Park from the stub street along Woodbury Drive.
- R. The detention ponds as shown on the site plan shall be fenced per County requirements and screened from view on all sides. The final landscape and screening plan shall be approved by the Director of Planning and Development.
- S. A berm shall be constructed along Pleasant Hill Road that can vary in height, but shall be a minimum of 5 feet in height behind the residential townhomes. This berm is to be planted with a mixture of shrubs and trees to provide visual screening from the road with a meandering effect. The final landscape shall be approved by the Director of Planning and Development.
- T. Sidewalks are to be installed in front of all rear-entry townhomes and single-family homes. No sidewalks are to be installed in front of any front-entry homes or townhomes. The final sidewalk plan shall be approved by the Director of Planning and Development to insure proper connectivity.

3. To abide by the following requirements, dedications and improvements:
- A. The applicant shall provide right turn lanes on Pleasant Hill Road where feasible and approved by Gwinnett County D.O.T.
 - B. Street design, right-of-way/pavement width, on-street parking, and utility location shall be subject to review and approval of the Gwinnett D.O.T. and Department of Planning and Development.
 - C. A right turn lane from Sunset Street onto Pleasant Hill Road shall be provided if approved by Gwinnett County D.O.T.

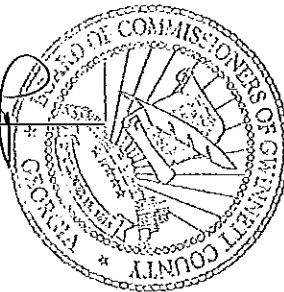
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in Land Lot 261, 6th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a found right of way monument at the mitered intersection of the northerly right of way line of Pleasant Hill Road and the easterly right of way line of Sunset Street, THENCE along said miter N 14°26'11" E for a distance of 52.93' to a found right of way monument;
THENCE along said easterly right of way line of Sunset Street for the following courses and distances:
THENCE with a curve turning to the left with an arc length of 51.97', with a radius of 694.81', with a chord bearing of N 64°50'16" E, with a chord length of 51.96', to a found right of way monument;
THENCE N 60°41'32" E for a distance of 377.02' to a found right of way monument;
THENCE N 30°07'05" W for a distance of 21.19' to a found right of way monument;
THENCE N 60°57'20" E for a distance of 267.49' to a point at said easterly right of way line of Sunset Street and the southerly right of way line of Pineview Street;
THENCE along said southerly right of way line of Pineview Street for the following courses and distances:
S 27°45'34" E for a distance of 849.48' to a found 3/4" found crimped top pipe;
THENCE S 26°38'09" E for a distance of 210.23' to a point;
THENCE S 59°49'29" E for a distance of 75.12' to found 1" open top pipe on the northerly right of way line of said Pineview Street;
THENCE leaving said right of way line N 61°01'31" E for a distance of 200.08' to a found 3/4" crimped top pipe;
THENCE S 27°33'50" E for a distance of 70.76' to a found 1/2" rebar;
THENCE N 59°13'38" E for a distance of 220.14' to a found 1/2" rebar;
THENCE N 28°06'46" W for a distance of 30.00' to a found 1/2" rebar on the easterly right of way line of Woodstar Court;
THENCE along said right of way line for the following courses and distances:
THENCE with a curve turning to the left with an arc length of 47.66', with a radius of 50.00', with a chord bearing of N 34°27'45" E, with a chord length of 45.88', to a point;
THENCE N 59°59'58" E for a distance of 160.82' to a point;
THENCE with a curve turning to the right with an arc length of 78.54', with a radius of 50.00', with a chord bearing of S 75°00'02" E, with a chord length of 70.71', to a point on the southerly right of way line of Woodstar Court;
THENCE S 30°00'02" E for a distance of 77.69' to a found 1/2" rebar;
THENCE leaving said right of way line of Woodstar Court S 59°55'58" W for a distance of 665.00' to a found 1/2" rebar;
THENCE N 42°58'49" W for a distance of 145.00' to a point;
THENCE S 45°36'21" W for a distance of 210.00' to a found 1/2" rebar on the northerly right of way line of Woodruff Drive;
THENCE along said right of way line with a curve turning to the left with an arc length of 104.98', with a radius of 50.00', with a chord bearing of S 75°13'45" W, with a chord length of 86.73', to a found 1/2" rebar;
THENCE leaving said right of way line N 75°00'10" W for a distance of 254.40' to a found 1/2" rebar;

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THENCE S 31°22'06" E for a distance of 245.02' to a found 1/2" rebar;
THENCE N 59°22'36" E for a distance of 167.83' to a found 1/2" rebar on the southerly right of way line of aforementioned Woodruff Drive;
THENCE along said southerly right of way line with a curve turning to the left with an arc length of 40.20', with a radius of 50.00', with a chord bearing of S 86°52'23" E, with a chord length of 39.13', to a point;
THENCE continuing along said right of way line S 31°23'20" E for a distance of 87.26' to a found 1/2" rebar;
THENCE leaving said right of way line S 59°04'40" W for a distance of 200.29' to a found 1/2" rebar;
THENCE S 31°25'51" E for a distance of 234.94' to a found 1" open top pipe on the westerly right of way line of Woodberry Drive;
THENCE along said right of way line S 53°10'51" W for a distance of 158.27' to a point;
THENCE S 52°43'50" W for a distance of 92.80' to point on the mitered right of way intersection of said westerly right of way line of Woodberry Drive and the northerly right of way line of Pleasant Hill Road;
THENCE along said miter N 70°56'38" W for a distance of 75.27' to a point;
THENCE along said northerly right of way line of Pleasant Hill Road for the following courses and distances:
THENCE with a curve turning to the left with an arc length of 313.23', with a radius of 3940.11', with a chord bearing of N 30°55'28" W, with a chord length of 313.15', to a point;
THENCE N 27°37'40" W for a distance of 119.12' to a point ;
THENCE N 61°58'34" E for a distance of 4.34' to a point;
THENCE N 27°37'40" W for a distance of 59.77' to a point;
THENCE N 30°24'09" W for a distance of 89.87' to a point;
THENCE N 27°39'16" W for a distance of 529.32' to a found right of way monument;
THENCE N 24°07'34" W for a distance of 160.67' to a point;
THENCE N 27°40'09" W for a distance of 230.00' to a found right of way monument and the point of beginning.

Said parcel contains 24.40 acres.

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MAY 7 2015

Planning & Development

BZR 15 013

CASE NUMBER RZR2015-00015
GCID 2015-0784

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. 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-100 to R-60 by JLCS ENTERPRISES, INC. 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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 2,000 square feet for one-story homes, and 2,200 square feet for two-story homes.
 - C. Homes shall be constructed primarily of brick or stacked stone on the front facade. The balance (sides and rear) shall be the same or fiber-cement siding or shake with a minimum 3-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 Lena Carter Road.

- C. The Lena Carter Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, and 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



A parcel of land lying in Land Lot 101, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the common Land Lot Corner to Lots 100, 101, 95, and 96; thence run North 29 degrees 17 minutes 00 seconds West along the common Land Lot Line between Land Lots 100 and 101 for a distance of 361.41 feet to a point; thence run North 29 degrees 29 minutes 51 seconds West for a distance of 350.00 feet to a point; thence run South 56 degrees 59 minutes 23 seconds West for a distance of 737.70 feet to a point, said point lying on the Northeasterly Right of Way of Lena Carter Road (R/W Varies), said point also lying on a non-tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of 19 degrees 03 minutes 00 seconds, a chord bearing of North 43 degrees 42 minutes 00 seconds West, and a chord distance of 122.45 feet; thence run along the arc of said curve and said Right of Way for a distance of 123.02 feet to a point; thence run North 34 degrees 10 minutes 30 seconds West along said Right of Way for a distance of 203.29 feet to a point, said point lying on a curve to the left, said curve having a radius of 330.00 feet, a central angle of 24 degrees 41 minutes 12 seconds, a chord bearing of North 46 degrees 31 minutes 06 seconds West, and a chord distance of 141.09 feet; thence run along the arc of said curve and said Right of Way for a distance of 142.19 feet to a point; thence run North 58 degrees 51 minutes 42 seconds West along said Right of Way for a distance of 100.30 feet to a point; thence run South 58 degrees 12 minutes 25 seconds East along said Right of Way for a distance of 5.25 feet to a point; thence leaving said Right of Way run North 09 degrees 38 minutes 20 seconds West for a distance of 250.54 feet to a point; thence run North 60 degrees 25 minutes 07 seconds East for a distance of 791.13 feet to a point; thence run South 29 degrees 29 minutes 51 seconds East for a distance of 739.76 feet to the POINT OF BEGINNING. Said parcel contains 612,604 Square Feet or 14.06 Acres, more or less.

Said parcel also being known as Gwinnett County Tax Parcel ID # 7101 026

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JUN 04 2015

Planning & Development

JUN 15 0 15

CASE NUMBER RZR2015-00016
GCID 2015-0862

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 OSC by TED TURNER 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. 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 2,400 square feet.
 - C. The front of homes shall be constructed primarily of brick, stacked stone, or shake; with the remainder of the home being the same or of fiber-cement siding or shake with a minimum 2-foot brick or stacked stone water table.
 - D. All homes 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. Provide a 50-foot wide conservation space strip adjacent to Shadowbrooke subdivision.
 - C. The exterior street frontages shall include landscaped entrance feature(s) with decorative masonry entrance monument(s). Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.

- D. No direct lot access shall be allowed to Oak Grove Road or Hoke O'Kelly Mill Road.
- E. Maintain a 50-foot street frontage buffer along Oak Grove Road and Hoke O'Kelly Mill Road.
- F. All grassed areas on dwelling lots shall be sodded.
- G. All utilities shall be placed underground.
- H. Access for the development shall be from Hoke O'Kelley Mill Road (access to Oak Grove Road shall be prohibited). The Developer shall dedicate necessary right-of-way, design and construct a left turn lane into the development.

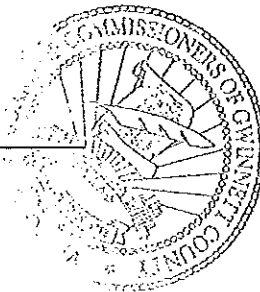
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 159 & 162 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point located at the Southeast corner of the intersection of Hoke O'Kelly Road and Oak Grove Road; thence along said right-of-way of Hoke O'Kelly Road the following courses and distances; 374.03 feet along an arc of a curve to the right, said curve having a radius of 5,500.74 feet and a chord bearing and distance of North 62 degrees 48 minutes 55 seconds East 373.96 feet; thence North 64 degrees 45 minutes 50 seconds East a distance of 847.37 feet to a point; thence 61.20 feet along an arc of a curve to the left, said curve having a radius of 1,343.52 feet and a chord bearing and distance of North 63 degrees 27 minutes 31 seconds East 61.19 feet to a point; thence 242.22 feet along an arc of a curve to the left, said curve having a radius of 421.89 feet and a chord bearing and distance of North 45 degrees 42 minutes 21 seconds East 238.91 feet to a point; thence North 29 degrees 15 minutes 28 seconds East a distance of 14.09 feet to a point; thence 99.15 feet along an arc of a curve to the left, said curve having a radius of 397.41 feet and a chord bearing and distance of North 22 degrees 06 minutes 39 seconds East 98.89 feet to a point; thence leaving said right-of-way North 60 degrees 34 minutes 37 seconds East a distance of 333.99 feet to a point; thence North 61 degrees 37 minutes 14 seconds East a distance of 290.54 feet to a point; thence South 18 degrees 56 minutes 57 seconds East a distance of 641.41 feet to a point; thence South 27 degrees 56 minutes 57 seconds East a distance of 365.00 feet to a point; thence South 46 degrees 41 minutes 57 seconds East a distance of 87.49 feet to a point; thence South 64 degrees 43 minutes 26 seconds West a distance of 2,115.04 feet to a point on the easterly right-of-way of Oak Grove Road; thence along said right-of-way of Oak Grove Road the following courses and distances 224.52 feet along an arc of a curve to the left, said curve having a radius of 12,569.72 feet and a chord bearing and distance of North 29 degrees 57 minutes 06 seconds West 224.52 feet to a point; thence North 30 degrees 27 minutes 48 seconds West a distance of 553.51 feet to a point; thence 103.00 feet along an arc of a curve to the left, said curve having a radius of 4,227.90 feet and a chord bearing and distance of North 31 degrees 09 minutes 41 seconds West 103.00 feet to a point and the POINT OF BEGINNING.

Said tract containing 46.159 acres.

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JUL 06 2015

Planning & Development

2015 016

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. 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 R-100 to R-100 by DARYL COOK for a CHANGE IN CONDITIONS OF ZONING on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of SEPTEMBER 2015, 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:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, with a density not to exceed 1.5 units per acre.
 - B. The minimum heated floor area per dwelling unit shall be 2,400 square feet.
 - C. The front façade of homes shall be constructed primarily of brick, stacked stone and/or fiber-cement shake, including combinations of these materials. The sides and rear shall be the same, or fiber-cement siding with a minimum three-foot masonry water table.
 - D. All dwellings shall have at least double-car garages.
2. To satisfy the following site development considerations:
 - A. Direct lot access to Ewing Chapel Road shall be prohibited. Houses shall maintain a minimum 100-foot setback from the edge of pavement of Ewing Chapel Road.
 - B. Provide a 50-foot wide construction buffer along Ewing Chapel Road, except for access to utilities. This buffer shall expire upon approval of the final plat.
 - C. Provide a 25-foot wide construction buffer around the perimeter of the site with the exception of areas noted in Section 2.I. below. This buffer shall expire upon approval of the final plat.
 - D. The number, design, and location of exits/entrances shall be subject to review and approval of the Gwinnett County Department of Transportation.
 - E. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.

- F. Provide underground utilities throughout the development.
 - G. All grassed areas within front yards shall be sodded.
 - H. Provide a black 6-foot high chain link fence along parcels 5266 065 and 5266 069.
 - I. Provide a 50-foot wide construction buffer along parcels 5246 142, 5246 141, 5246 140, 5246 139 and 5246 138 in Creekside Estates Subdivision. This buffer shall expire upon approval of the final plat.
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 raising of hogs, cows, chickens, horses, and other farm animals, and for crops, 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: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Ewing Chapel Tract

Point of Commencement is the northwest corner of the intersection of Ewing Chapel Road (80' R/W) and Brooks Road (Variable R/W) in land lot 266 of the 5th district of Gwinnett County, Georgia.

From the Point of Commencement thence north along the western right of way of Ewing Chapel Road (80' R/W) a distance of 1209.79 feet to the Point of Beginning; thence leaving the right of way of Ewing Chapel Road (80' R/W) N67° 23' 16" W a distance of 1932.18 feet to a point at the intersection of land lots 246, 247, 266 and 267; thence N 31° 07' 37" W a distance of 1097.10 feet to a point, thence N 31° 44' 08" W a distance of 625.89 feet to a point; thence N 59° 29' 04" E a distance of 625.23 feet to a point; thence S 30° 23' 56" E a distance of 1684.13 feet to a point, thence S 67° 25' 35" E a distance of 36.79 feet to a point, thence S 68° 14' 47" E a distance of 536.01 feet to a point, thence S 32° 07' 46" W a distance of 157.35 feet to a point, thence S 67° 29' 34" E a distance of 1113.91 feet to a point on the western right of way of Ewing Chapel Road (80' R/W), thence running south along the west right of way of Ewing Chapel Road (80' R/W) along a curve to the left, said curve having a radius of 3000.70 feet, chord distance of 356.44 feet and bearing of S 26° 43' 49" W and having an arc length a distance of 356.65 feet to the Point of Beginning.

Said tract containing 41.00 acres as shown on the Plat for Sugarloaf 316, LLC and Scott and Christy Goodwin by Landman Inc. dated 5/23/14, sealed and signed by Larry Bollinger RLS.

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Planning & Development

CXC 15 015

CASE NUMBER CIC2015-00016
GCID 2015-0786

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 MODIFIED to R-100 MODIFIED by GC-RELIANT HOMES, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE FOUR-SIDED BRICK REQUIREMENT 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 1st day of SEPTEMBER 2015, 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. Single-family subdivision, and accessory uses and structures with a maximum of 67 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,300 square feet for ranch-style homes and 2,600 square-feet for two-story homes.
 - C. Homes shall be craftsman-style with fronts primarily of brick, stacked stone, stucco or shake. The remaining sides may be the same materials or fiber-cement siding with a minimum two-foot high masonry water table.
 - D. CSO development is prohibited.
 - E. A mandatory homeowners association shall be established.
2. To satisfy the following site development considerations:
 - A. Provide a landscaped buffer along Berry Hall Road that includes plantings for screening and four rail wood horse-fencing with stone or brick columns consistent with the look of properties across the street. Design subject to review of the Director of P&D.
 - B. Exits/entrances shall be in accordance with the Gwinnett County Development Regulations and subject to the approval of the Department of Transportation.
 - C. Provide stub streets as may be required by the Department of Planning and Development.
 - D. All utilities shall be placed underground.
 - E. All grassed areas on dwelling lots shall be sodded.

- F. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
 - G. Any detention pond visible from Berry Hall Road shall be screened with a double staggered row of evergreen plantings.
 - H. A 25-foot construction buffer shall be maintained along exterior property lines.
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 raising of hogs, cows, chickens, horses, and other farm animals, and for crops which may cause noises and odors typical of a rural area.
 - B. Dedicate at no cost to Gwinnett County, all necessary right-of-way and easements for the future construction of a greenway path through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be located outside of stream bank setbacks and are subject to review and approval by the Gwinnett Department of Community Services.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

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 IN LAND LOT 344 OF THE
5 TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHERLY 80' RIGHT OF WAY OF
BERRY HALL ROAD AND THE CENTERLINE OF INDIAN SHOALS ROAD (IF
PROJECTED); THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG
THE RIGHT OF WAY OF BERRY HALL ROAD A DISTANCE OF 797.11 FEET TO A
POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 09 degrees 05 minutes 24 seconds West for a
distance of 789.06 feet TO A POINT;
THENCE North 84 degrees 32 minutes 39 seconds West for a
distance of 110.99 feet TO A POINT;
THENCE South 46 degrees 53 minutes 25 seconds West for a
distance of 227.72 feet TO A POINT;
THENCE South 13 degrees 08 minutes 35 seconds West for a
distance of 25.09 feet TO A POINT;
THENCE South 28 degrees 57 minutes 37 seconds East for a
distance of 121.33 feet TO A POINT;
THENCE South 09 degrees 52 minutes 54 seconds East for a
distance of 102.70 feet TO A POINT;
THENCE South 29 degrees 42 minutes 54 seconds East for a
distance of 70.66 feet TO A POINT;
THENCE South 45 degrees 10 minutes 10 seconds East for a
distance of 172.73 feet TO A POINT;
THENCE South 79 degrees 23 minutes 11 seconds West for a
distance of 427.76 feet TO A POINT;
THENCE South 61 degrees 20 minutes 59 seconds West for a
distance of 564.66 feet TO A POINT IN THE CENTERLINE OF A CREEK;
THENCE PROCEEDING IN A WESTERLY DIRECTION ALONG THE MEANDERS OF SAID CREEK
A DISTANCE OF 1175 +/- FEET TO A POINT;
THENCE North 61 degrees 16 minutes 18 seconds East for a
distance of 1348.01 feet TO A POINT;
THENCE North 62 degrees 34 minutes 19 seconds East for a
distance of 402.33 feet TO A POINT;
THENCE North 02 degrees 38 minutes 26 seconds West for a
distance of 553.84 feet TO A POINT;
THENCE North 01 degrees 57 minutes 25 seconds West for a
distance of 198.60 feet TO A POINT ON THE SOUTHERLY RIGHT OF WAY
OF BERRY HALL ROAD;
THENCE along a curve to the left having a radius of 5090.02
feet and an arc length of 43.13 feet, being subtended by a chord
of South 80 degrees 49 minutes 55 seconds East for a distance of
43.13 feet TO A POINT;
THENCE South 81 degrees 04 minutes 28 seconds East for a
distance of 198.21 feet TO A POINT;
THENCE along a curve to the right having a radius of 4463.90
feet and an arc length of 388.16 feet, being subtended by a chord
of South 78 degrees 35 minutes 01 seconds East for a distance of
388.03 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING

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

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JUN 06 2015

EXC 15016

Planning & Development

Said property contains 32.26 acres more or less.

CYC 15 0 1 4

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JUN 05 2015

Planning & Development

CASE NUMBER CIC2015-00017
GCID 2015-0863

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 C-2 to C-2 by MAHAFFEY, PICKENS, TUCKER, LLP for a CHANGE IN CONDITIONS OF ZONING TO REMOVE DRIVEWAY RESTRICTION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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, excluding hotel/ motel development.
 - B. One service station/convenience store shall be permitted.
 - C. No automotive sales or body shops shall be permitted.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide landscape buffer adjacent to all residential property.
 - B. Provide a ten-foot wide landscaped strip outside the dedicated right-of-way of Scenic Highway. Provide five-foot wide landscaped strips along internal property lines, planted with non-ornamental shade trees.
 - C. All exits/entrances shall be approved by the Georgia Department of Transportation and/or Gwinnett Department of Transportation.
 - D. Dumpsters shall be screened by a brick or stone wall, minimum 6-feet in height. Dumpster pickup shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

- E. Provide 5-foot wide sidewalks adjacent to the dedicated right-of-way of Scenic Highway and both sides of the proposed main access, which would extend to the R-75 property located to the west.
 - F. No billboards are permitted.
 - G. Buildings shall be finished with architectural treatments of glass and/or brick or stacked stone. Gasoline pump canopy shall have four-sides brick around the columns.
 - H. Site shall be limited to monument type ground signs. Monument signs shall have a base matching the building.
 - I. No banners, streamers or roping decorated with flags, tinsel, or other materials shall be displayed, hung, or strung on the site.
 - 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.
 - K. Provide interparcel access driveways between all adjoining commercial parcels.
 - L. Natural vegetation shall remain on the property until the issuance of a commercial development permit.
 - M. Provide a designated bus stop along the Scenic Highway frontage, subject to review and approval of the Gwinnett DOT.
 - N. Other than drive-up bank teller or restaurant speakers, outdoor loudspeakers shall be prohibited.
3. To abide by the following requirements, dedications, and improvements:
- A. Coordinate with the Georgia Department of Transportation regarding the proposed median opening, driveways and traffic signal on Scenic Highway (GA HWY 124). If approved by the Georgia DOT the applicant shall design and construct the proposed median opening as directed by the Georgia DOT. The applicant will also be responsible for the design and installation of the proposed signal. This includes paying for any right-of-way and easements that may be required for the signal installation.

- B. Any additional driveways on Scenic Pines Drive, between State Road 124 and the rear interparcel access easement, shall meet Gwinnett County regulations and shall be subject to review and approval of the Departments of Transportation and Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land containing 1.184 acres and being in Land Lot 86 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection formed by the centerline of Essex Drive and the Westerly right of way of Georgia Highway 124; thence along the right of way margin of Georgia Highway 124, north 13 degrees 27 minutes 41 seconds east a distance of 1,153.60 feet to a point; thence along said margin North 13 degrees 27 minutes 41 seconds east a distance of 377.64 feet to a point; said point being the point of beginning; thence from said point of beginning leaving said margin north 76 degrees 16 minutes 55 seconds west a distance of 252.70 feet to a point; thence north 13 degrees 43 minutes 05 seconds east a distance of 211.37 feet to a point; thence south 76 degrees 16 minutes 55 seconds east a distance of 101.79 feet to a point; thence south 68 degrees 31 minutes 44 seconds east a distance of 109.42 feet to a point; thence along a curve to the right with an arc length of 49.01 feet and with a radius of 65.00 feet and being subtended by a chord bearing north 46 degrees 55 minutes 47 seconds west and a distance of 47.85 feet to a point; thence south 13 degrees 27 minutes 41 seconds west a distance of 173.15 feet to a point, said point being the point of beginning.

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Planning & Development

EXC 15 017

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by XIU PING XI for the proposed use of 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 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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. Commercial, retail, office and accessory uses, which may include automobile sales as a special use.
 - B. Semi-tractor sales, repair and service shall be prohibited.
 - C. The site and building shall be brought up to code for the applicable uses within 180 days of zoning approval.
2. To abide by the following site development considerations:
 - A. Outdoor storage of equipment, inoperable vehicles, parts, tires and other materials shall be prohibited.
 - B. Outdoor display of merchandise, tires or other materials shall be prohibited.
 - C. Repair of vehicles shall be prohibited.
 - 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. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- J. Existing impervious areas shall not be increased.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 211.32 feet, more or less, to a 1/4" iron pin found and the POINT OF BEGINNING,

Thence, continuing along the southwest line of Land Lot 201 North 31 Degrees 25 Minutes 43 Seconds West a distance of 155.71 feet to a 1/4" iron pin found; Thence, away from said Land Lot Line North 13 Degrees 39 Minutes 08 Seconds East a distance of 322.13 feet to a 3/4" iron pin found, said pin being on the south 130 foot Right-of-Way of Beaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 291.02 feet to a 1/4" iron pin set; Thence, away from said Right-of-Way South 24 Degrees 09 Minutes 54 Seconds West a distance of 526.08 feet to a 1/4" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 71,614 square feet, or 1.67 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 05/16/03.

TRACT 2

ALL THAT TRACT or PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows: Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 221.32 feet, more or less, to a 1/4" iron pin found; Thence, away from said Land Lot Line North 24 Degrees 09 Minutes 54 Seconds East a distance of 321.27 feet to a 1/4" iron pin found and the POINT OF BEGINNING.

Thence, North 24 Degrees 09 Minutes 54 Seconds East a distance of 124.81 feet to a 1/4" iron pin found, said pin being on the south 130 foot Right-of-Way of Beaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 139.01 feet to a 1/4" iron pin found; Thence, away from said Right-of-Way South 68 Degrees 09 Minutes 13 Seconds West a distance of 124.06 feet to a 1/4" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 8,667 square feet, or 0.20 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 05/16/03.

Parcel ID Numbers R6201-008A & R6201-105.
Property address: 1635 Beaver Run Rd., Marietta, GA 30063

Subject to any Easements or Restrictions of Record.

Tenant's Initial: *MF*

12

Landlord's Initial: *SP*

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APR 24 2015

Planning & Development

CASE NUMBER SUP2015-00020
GCID 2015-0709

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 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: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 921.32 feet, more or less, to a 1/2" iron pin found and the POINT OF BEGINNING.

Thence, continuing along the southwest line of Land Lot 201 North 31 Degrees 25 Minutes 43 Seconds West a distance of 155.71 feet to a 3/4" iron pin found; Thence, away from said Land Lot Line North 13 Degrees 39 Minutes 08 Seconds East a distance of 329.13 feet to a 3/4" iron pin found, said pin being on the south 130 foot Right-of-Way of Beaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 201.62 feet to a 1/2" iron pin set; Thence, away from said Right-of-Way South 24 Degrees 00 Minutes 51 Seconds West a distance of 596.08 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 71,614 square feet, or 1.67 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 06/10/03.

TRACT 2

ALL THAT TRACT or PARCEL OF LAND lying and being in Land Lot 201 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows: Commencing at the common corner of Land Lots 200, 201, 184 and 185; Thence, proceed northwesterly along the southwest line of Land Lot 201 a distance of 921.32 feet, more or less, to a 1/2" iron pin found; Thence, away from said Land Lot Line North 24 Degrees 00 Minutes 51 Seconds East a distance of 381.27 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Thence, North 24 Degrees 00 Minutes 51 Seconds East a distance of 124.81 feet to a 1/2" iron pin found, said pin being on the south 130 foot Right-of-Way of Beaver Run Road, a.k.a. State Route 378; Thence, along said Right-of-Way South 73 Degrees 08 Minutes 46 Seconds East a distance of 139.01 feet to a 1/2" iron pin found; Thence, away from said Right-of-Way South 68 Degrees 09 Minutes 13 Seconds West a distance of 198.05 feet to a 1/2" iron pin found and the POINT OF BEGINNING.

Tract described herein containing 8,607 square feet, or 0.20 acres of land, as shown on a survey by Frontline Surveying and Mapping, Inc., dated 06/10/03.

Parcel ID Numbers R6201-008A & R6101-103.
Property address: 1635 Beaver Run Rd., Norcross, GA 30093

Subject to any Easements or Restrictions of Record.

Tenant's Initial: *MF*

12

Landlord's Initial: *SP*

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Planning & Development

CASE NUMBER SUP2015-00022
GCID 2015-0789

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BAO QUOC HUYNH for the proposed use of a METAL SALVAGE AND RECYCLING FACILITY (RENEWAL) 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Outdoor activities shall be limited to the delivery, weighing, unloading, sorting and repackaging of salvaged materials for transportation. Metals or other recyclables shall only be placed within containers. Metal automobile or other vehicle parts may be recycled; however, the property shall not be used as a junk yard for the dismantling of wrecked automobiles or other vehicles.
2. Metal shredders or compactors are prohibited.
3. Outdoor metal salvage activities shall be restricted to areas screened on all sides by a 100% opaque fence and gate. The fence height, materials and design shall be subject to the review and approval of the Director of Planning and Development.
4. There shall be no limitation on the hours of office activities. The hours of operation for delivery and receiving of scrap metals shall be limited to:
 - a. 8:00 a.m. to 5:00 p.m., Monday through Friday;
 - b. 8:00 a.m. to 3:00 p.m. on Saturday.
5. The front building façade, the paved parking area at the front of the existing building and the driveway extending from Beaver Ruin Road shall remain free of scrap metal and other debris at all times, and shall be utilized for customer access and parking only.
6. No "Hazardous Substances" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (with current amendments, and associated regulations promulgated thereunder) shall be stored or handled on the site.

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

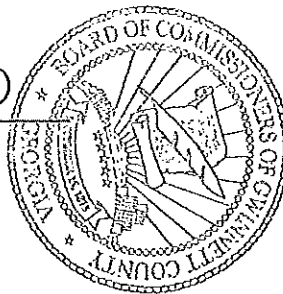
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



052322 00410

1637 Beaver Run Road

Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 201 of the Sixth District, Gwinnett County, Georgia, being more particularly described as follows.

To find the true point of beginning, begin at the point formed by the intersection of the northwesterly right of way line of Red Plum Road (being an 80 foot right of way) and the southwesterly right of way line of Beaver Run Road (being a 130 foot right of way) and running thence northwesterly along said southwesterly right of way line of Beaver Run Road along the arc of a curve to the right (said arc having a chord bearing north 72 degrees 59 minutes 60 seconds west a chord distance of 37.52 feet and having a radius of 2052.99 feet) an arc distance of 37.52 feet to a point; running thence north 72 degrees 20 minutes 26 seconds west along said southwesterly right of way line of Beaver Run Road a distance of 318.35 feet to a point; running thence north 72 degrees 20 minutes 26 seconds west along said southwesterly right of way line of Beaver Run Road a distance of 40.00 feet to the true point of beginning; from the true point of beginning as thus established, run south 63 degrees 14 minutes 17 seconds west a distance of 125.28 feet to a point; running thence south 53 degrees 23 minutes 47 seconds west a distance of 547.68 feet to a point; running thence south 30 degrees 32 minutes 35 seconds east a distance of 34.78 feet to a point; running thence south 69 degrees 27 minutes 25 seconds west a distance of 525.99 feet to a point located on the land lot line dividing said Land Lot 201 and Land Lot 200, said district and county; running thence north 30 degrees 45 minutes 00 seconds west along said the line dividing said land lots a distance of 201.04 feet to an iron pin; running thence north 59 degrees 23 minutes 55 seconds east a distance of 633.45 feet to an iron pin; running thence south 30 degrees 37 minutes 13 seconds east a distance of 205.40 feet to a point; running thence north 53 degrees 23 minutes 47 seconds east a distance of 539.03 feet to a point upon said southwesterly right of way line of Beaver Run Road; running thence south 72 degrees 20 minutes 26 seconds east along said northwesterly right of way of Beaver Run Road a distance of 40.00 feet to the true point of beginning; all as more particularly shown as a tract containing 3.076 acres on the As-Built Survey for Bank of the South, N.A., Trustees and Mid-States Helicopters, Inc., by Benchmark Engineering Corporation (A. Farrow Walls, Georgia Registered Land Surveyor No. 2140), dated April 22, 1983.

Together with an appurtenant easement as described in an Easement between Mid-States Helicopters Inc., and Samuel L. Fowler, Jr., Earnest E. Lynn and Harold L. Rhyno, Jr., d/b/a G.H.L. Properties dated April 25, 1983, and recorded May 10, 1983, in Deed Book 2653, page 283, Gwinnett County, Georgia records.

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CASE NUMBER SUP2015-00025
GCID 2015-0791

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CLASSIC COLLISION for the proposed use of an AUTOMOBILE BODY REPAIR SHOP 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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 auto body repair as a special use.
2. The Special Use Permit shall terminate automatically in the event that Classic Collision no longer occupies the building 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 this event.
3. Automobiles awaiting repair or kept overnight shall be stored indoors.
4. Outdoor sales, display or storage, including parts, tires, junk vehicles or other materials is prohibited.
5. Billboards or oversized signs shall be prohibited.
6. Outdoor loudspeakers shall be prohibited.
7. 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.
8. Peddlers and/or parking lot sales shall be prohibited.

9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diaukeng
County Clerk/Deputy County Clerk

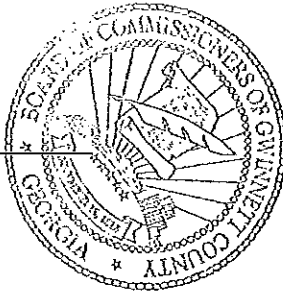


EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 232 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD (RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF DAVENPORT ROAD (60 FOOT RIGHT OF WAY); THENCE TRAVELING ALONG THE NORTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 72 DEGREES 37 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 26.43 FEET TO A POINT; THENCE NORTH 78 DEGREES 59 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 60.55 FEET TO A POINT; THENCE NORTH 84 DEGREES 53 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 104.28 FEET TO A POINT; THENCE NORTH 86 DEGREES 07 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 10.13 FEET TO A POINT; SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT AS THUS ESTABLISHED, LEAVING SAID RIGHT OF WAY AND TRAVELING NORTH 02 DEGREES 34 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 395.59 FEET TO A POINT, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 74.48 FEET TO A POINT, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET; THENCE NORTH 85 DEGREES 08 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 85.59 FEET TO A POINT, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET; THENCE SOUTH 02 DEGREES 34 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 396.12 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET; THENCE ALONG SAID RIGHT OF WAY SOUTH 87 DEGREES 25 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 84.85 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1003.94 FEET AND AN ARC LENGTH OF 62.33 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 85 DEGREES 44 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 62.32 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 86 DEGREES 07 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 12.86 FEET TO A POINT, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING, CONTAINING 1.448 ACRES, MORE OR LESS, AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY FOR WEST COAST LIFE INSURANCE, 3527 OLD NORCROSS ROAD, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, MADE BY PRECISION PLANNING, INC. BEARING THE SEAL OF RANDALL W. DIXON, GA R.L.S. NO. 1678, DATED MARCH 19, 2007.

TOGETHER WITH RIGHTS ACQUIRED BY VIRTUE OF THE FOLLOWING:

1. SEWER EASEMENT AGREEMENT BY AND BETWEEN COWART, LLC AND RETLAW 100, LLC, DATED APRIL 12, 1999, FILED MAY 5, 1999, RECORDED IN DEED BOOK 18311, PAGE 138, GWINNETT COUNTY, GEORGIA RECORDS, AS AFFECTED BY

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SUBORDINATION AGREEMENT FILED MAY 5, 1999, RECORDED IN DEED BOOK 18311, PAGE 149, AFORESAID RECORDS.

2. DECLARATION OF JOINT AND RECIPROCAL EASEMENTS BY RETLAW 100, LLC DATED APRIL 27, 1999, RECORDED IN DEED BOOK 18311, PAGE 150, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF JOINT AND RECIPROCAL EASEMENTS DATED AUGUST 12, 1999, AND RECORDED IN DEED BOOK 19175, PAGE 56, AFORESAID RECORDS, AND SECOND AMBNDMENT TO DECLARATION OF JOINT AND RECIPROCAL EASEMENTS DATED MARCH 30, 2000, AND RECORDED IN DEED BOOK 20265, PAGE 60, AFORESAID RECORDS.

SUB 15 035

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JUN 04 2015

Planning & Development

CASE NUMBER SUP2015-00028
GCID 2015-0794

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by B. J. ALAN COMPANY for the proposed use of FIREWORKS 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial, office and accessory uses, which may include fireworks sales as a special use.
2. Exterior building modifications shall be limited to signage and general maintenance, and shall be subject to review and approval of the Director of the Department of Planning and Development.
3. Fireworks sales businesses shall occupy no more than 8,000 square feet of tenant space.
4. Outdoor sales, storage or display of merchandise shall be prohibited. Parking lot sales of fireworks shall be prohibited.
5. Wall and window signage for the business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
6. Neon, LED or blinking window signs or wall signs shall be prohibited.
7. No 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.
8. Peddlers and/or parking lot sales shall be prohibited.

9. 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: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LOT 3

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in Land Lot 231, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin found on the southeasterly right-of-way line of Pleasant Hill Road that is 500.01 feet from the intersection of Pleasant Hill Road (120 foot right-of-way) and the mitered right-of-way line of Old Norcross Road; thence, continuing along said right-of-way line of Pleasant Hill Road the following courses and distances: southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 45.00 feet to a point, said arc being subtended by a chord which has a bearing of South 53 degrees 16 minutes 08 seconds East and a distance of 45.00 feet; thence, South 37 degrees 11 minutes 38 seconds West a distance of 1.00 foot to a point; thence, southeasterly along the arc of a 2791.15 foot radius curve an arc distance of 113.79 feet to a point, said arc being subtended by a chord which has a bearing of South 51 degrees 38 minutes 18 seconds East and a distance of 113.78 feet; thence, South 39 degrees 31 minutes 47 seconds West a distance of 9.00 feet to a point; thence, South 50 degrees 22 minutes 01 seconds East a distance of 10.00 feet to a point; thence, North 39 degrees 44 minutes 08 seconds East a distance of 10.00 feet to a point; thence, southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 16.00 feet to a point, said arc being subtended by a chord which has a bearing of South 50 degrees 06 minutes 01 seconds East and a distance of 16.00 feet; thence, southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 454.49 feet to a point, said arc being subtended by a chord which has a bearing of South 45 degrees 16 minutes 22 seconds East and a distance of 453.99 feet; thence, South 49 degrees 22 minutes 48 seconds West a distance of 1.00 foot to a point; thence, southeasterly along the arc of a 2791.15 foot radius curve an arc distance of 117.50 feet to a point, said arc being subtended by a chord which has a bearing of South 39 degrees 24 minutes 15 seconds East and a distance of 117.49 feet to a point; thence, North 51 degrees 49 minutes 24 seconds East a distance of 1.00 foot to a point; thence, southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 104.63 feet to a point, said arc being subtended by a chord which has a bearing of South 37 degrees 07 minutes 27 seconds East and a distance of 104.63 feet; thence, South 53 degrees 56 minutes 35 seconds West a distance of 1.00 foot to a point; thence, southeasterly along the arc of a 2791.15 foot radius curve an arc distance of 95.64 feet to a point, said arc being subtended by a chord which has a bearing of South 35 degrees 04 minutes 09 seconds East and a distance of 95.64 feet; thence, South 55 degrees 54 minutes 39 seconds West a distance of 9.00 feet to a point; thence, South 33 degrees 59 minutes 01 seconds East a distance of 10.00 feet to a point; thence, North 56 degrees 07 minutes 07 seconds East a distance of 10.00 feet to a point; thence, southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 51.72 feet to a point and the TRUE POINT OF BEGINNING; said arc being subtended by a chord which has a bearing of South 33 degrees 21 minutes 03 seconds East and a distance of 51.72 feet; thence, continuing along said right-of-way line, southeasterly along the arc of a 2792.15 foot radius curve an arc distance of 60.00 feet to a point, said arc being subtended by a

chord which has a bearing of South 32 degrees 12 minutes 13 seconds East and a distance of 60.00 feet; thence, leaving said right-of-way line, South 57 degrees 28 minutes 42 seconds West a distance of 1272.49 feet to an iron pin; thence, South 58 degrees 09 minutes 01 seconds West a distance of 10.00 feet to a point; thence, South 58 degrees 09 minutes 01 seconds West a distance of 112.90 feet to a point; thence, North 31 degrees 50 minutes 59 seconds West a distance of 26.68 feet to a point; thence, South 57 degrees 28 minutes 42 seconds West a distance of 107.62 feet to a point; thence, North 04 degrees 57 minutes 24 seconds East a distance of 485.91 feet to a point; thence, North 30 degrees 48 seconds 27 seconds West a distance of 60.55 feet to a point; thence, North 57 degrees 28 minutes 42 seconds East a distance of 576.79 feet to a point; thence, South 32 degrees 31 minutes 18 seconds East a distance of 427.38 feet to a point; thence, North 57 degrees 28 minutes 42 seconds East a distance of 368.77 feet to a point; thence, North 32 degrees 31 minutes 18 seconds West a distance of 13.24 feet to a point; thence, North 57 degrees 28 minutes 42 seconds East a distance of 250.00 feet to a point and the TRUE POINT OF BEGINNING; said tract of land contains 8.388 acres of land, more or less;

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Planning & Development

CASE NUMBER SUP2015-00029
GCID 2015-0864

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by K&A INVESTMENTS GROUP, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 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: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND LEGAL DISCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.2212 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF RIVERSIDE PARKWAY, (RIGHT OF WAY VARIES) AKA LAWRENCEVILLE LOOP WITH THE NORTHERLY RIGHT OF WAY OF LAKES PARKWAY, (RIGHT OF WAY VARIES); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY OF RIVERSIDE PARKWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.39 FEET, AN ARC DISTANCE OF 226.55 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 49 MINUTES 13 SECONDS EAST, 226.30 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 81 DEGREES 50 MINUTES 32 SECONDS EAST A DISTANCE OF 207.00 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 08 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 176.09 FEET TO AN IRON PIN SET; THENCE SOUTH 36 DEGREES 24 MINUTES 00 SECONDS WEST A DISTNACE OF 109.15 FEET TO A ½ REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF SAID LAKES PARKWAY ; THENCE RUNNING ALONG SAID LAKES PARKWAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 215.99 FEET, AN ARC DISTANCE OF 99.30 FEET TO A ½ REBAR FOUND ON SAID RIGHT OF WAY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 28 MINUTES 46 SECONDS WEST, 98.43 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 88 DEGREES 39 MINUTES 00 SECONDS WEST DISTANCE OF 15.62 FEET TO A 1/2 REBAR FOUND ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 40.00 FEET, AND ARC DISTANCE OF 64.77 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SAID RIVERSIDE PARKWAY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 15 MINUTES 44 SECONDS WEST, 57.92 FEET, SAID IRON PIN BEING THE POINT OF BEGINNING.

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Planning & Development

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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 ELSA CELY for the proposed use of a GROUP DAYCARE CENTER (RENEWAL) 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Single-family residential and accessory uses which may include a group daycare for no more than 10 children in the existing structure.
2. The building shall meet all applicable building code requirements for the in-home daycare.
3. The outdoor play area shall be located to the rear of the home, and shall be screened by a minimum 6-foot high opaque wood fence.
4. Hours of operation shall be limited to between 6:00 a.m. and 7:00 p.m., Monday through Friday.
5. No sign advertising the daycare shall be erected on the property.
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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lot 1, of the 7th District, Oconee County, Georgia and being more particularly described as follows:
Beginning at a iron pin set at the intersection of the Westerly right-of-way of Dallesda School Road (r/w varies) with the Northernly side of a 60' road easement, said point being the POINT OF BEGINNING; thence along said road easement S80°29'00"W, a distance of 305.86' to a iron pin set; thence N32°59'07"W, a distance of 73.13' to a 3/4" open top found; thence N52°19'23"E, a distance of 202.02' to a 2" crimp top found; thence S45°17'05"E, a distance of 197.33' to a iron pin set on the right-of-way of Dallesda School Road; thence along a curve to the left, a distance of 43.00', said curve having a radius of 940.92' and being subtended by a chord bearing of S25°25'20"W a distance of 40.00' to the POINT OF BEGINNING.
Said tract or parcel of land contains 1.05 acres.

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JUN 17 2015

Planning & Development

CASE NUMBER SUP2015-00035

GCID 2015-0870

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 BEN WALKER, JR. for the proposed use of a PAWN SHOP 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial, office and accessory uses which may include a pawn shop as a special use.
2. The pawn shop may occupy no more than 2,000 square feet of the shopping center space.
3. Hours of operation shall be limited to between 9:00 a.m. and 9:00 p.m.
4. Outdoor sales, storage or display of merchandise shall be prohibited.
5. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance.
6. Exposed neon, LED or blinking signs shall be prohibited.
7. No window signs, 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.
8. Peddlers and/or parking lot sales shall be prohibited.

9. 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: 9/29/15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 256 of the 18th District of DeKalb County, Georgia, and in Land Lot 142 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commences at the point formed by the intersection of the northwesterly right-of-way line of Lawrenceville Highway (as the same was formerly located having a 50-foot right-of-way) with the centerline of Summit Hills Drive if said centerline were extended to intersect with the said formerly located northwesterly right-of-way line of Lawrenceville Highway; thence North 62 degrees 31 minutes 22 seconds east, along said formerly located northwesterly right-of-way line of Lawrenceville Highway, 43.84 feet to an iron pin found; thence North 26 degrees 09 minutes 05 seconds west, a distance of 27.34 feet to an iron pin on the now northwesterly right-of-way line of Lawrenceville Highway (as the same is presently located having a 104-foot right-of-way); thence North 62 degrees 37 minutes 36 seconds west, along the said presently located northwesterly right-of-way line of Lawrenceville Highway, 164.00 feet to a concrete nail found and THE TRUE POINT OF BEGINNING; thence North 62 degrees 37 minutes 36 seconds east, along said presently located northwesterly right-of-way line of Lawrenceville Highway, 350.37 to an iron pin; thence departing the northwesterly right-of-way line of Lawrenceville Highway, North 26 degrees 11 minutes 48 seconds west, 369.89 feet to an axle found; thence South 62 degrees 46 minutes 13 seconds west, 358.38 feet to an iron pin found; thence South 27 degrees 22 minutes 24 seconds east, 390.70 feet to a concrete nail found on the northwesterly right-of-way line of Lawrenceville Highway and THE TRUE POINT OF BEGINNING; said property containing 3.175 acres of land and being more particularly shown and delineated as on that certain plat of survey prepared for County Line Realty Investments, Inc., Main Street Bank and First American Title Insurance Company by V. F. Cuddy, Jr., G.R.L.S. No. 2661, dated October 20, 1988, last revised January 17, 2001.

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Easement Agreement between The Rock, Ltd. and E. Ray Morris dated July 10, 1992, and recorded in Deed Book 7132, page 489, Records of DeKalb County, Georgia; and recorded in Deed Book 7697, page 63, Records of Gwinnett County, Georgia.

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Limited Warranty Deed from The Rock, Ltd. and E. Ray Morris to County Line Realty Investments, Inc. dated January 19, 2001, filed January 23, 2001, and recorded in Deed Book 22103, page 163, Records of Gwinnett County, Georgia, and filed February 2, 2001, and recorded in Deed Book 11841, page 579, Records of DeKalb County, Georgia.

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Planning & Development

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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>YOTE</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 RV WORLD OF GEORGIA for the proposed use of an RECREATIONAL VEHICLE BODY REPAIR SHOP 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Abide by all applicable conditions of past zoning cases: RZC-04-033, SUP-04-092, SUP2010-00043, SUP2010-00044, CIC2014-00009 and SUP2014-00036.
2. All body repair and painting activities shall be conducted indoors.
3. Salvage of inoperable vehicles, outdoor storage of parts, tires or similar materials shall be prohibited.
4. No wrecked or inoperable vehicles shall be stored on the property, except short-term storage while awaiting repair.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE GEORGIA MILITIA DISTRICT NUMBER 1749, GWINNETT COUNTY, GEORGIA, BEING LOTS 1 & 2 OF EAST ROCK QUARRY CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 127, PAGE 68, AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF EAST ROCK QUARRY ROAD (HAVING A 60 FOOT RIGHT-OF-WAY) SAID POINT BEING 787.07 FEET NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FROM THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE 124 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: 108.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50 FEET TO BEAR N 09°07'27" W WITH A CHORD OF 108.63 FEET TO A POINT; N 06°02'02" W A DISTANCE OF 101.57 FEET TO A POINT; 149.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 791.00 FEET TO BEAR N 11°26'39" W WITH A CHORD OF 149.16 FEET TO A POINT; N 16°51'17" W A DISTANCE OF 189.10 FEET TO A 1/2" REBAR; 71.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 241.00 FEET TO BEAR N 25°19'48" W WITH A CHORD OF 71.04 FEET TO A POINT; 130.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET TO BEAR N 44°18'24" W WITH A CHORD OF 129.58 FEET TO A 1/2" REBAR; 18.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.09 FEET TO BEAR N 70°13'58" W WITH A CHORD OF 18.85 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE EASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY THE GWINNETT COUNTY BOARD OF EDUCATION N 44°20'58" W A DISTANCE OF 58.48 TO A 1/2" REBAR; THENCE CONTINUE ALONG SAID EASTERLY LINE N 55°15'48" W A DISTANCE OF 144.19 FEET TO A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 (HAVING A 300 FEET RIGHT-OF-WAY); THENCE DEPART SAID EASTERLY LINE AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N 85°47'01" E A DISTANCE OF 260.55 FEET TO A 1/2" REBAR; N 85°53'38" E A DISTANCE OF 1,215.74 FEET TO A 1/2" REBAR; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY MAULDIN REVOCABLE FAMILY TRUST THE FOLLOWING COURSES AND DISTANCES: S 24°23'24" W A DISTANCE OF 333.00 FEET TO A 1/2" REBAR; S 38°45'24" W A DISTANCE OF 360.00 FEET TO A 1/2" REBAR; S 38°32'24" W A DISTANCE OF 536.72 FEET TO A POINT ON THE CENTERLINE OF A CREEK; THENCE DEPART SAID WESTERLY LINE AND RUN WESTERLY ALONG SAID CENTERLINE OF CREEK ±546 FEET BEING SUBTENDED BY A SURVEY TIE LINE OF N 78°24'05" W A DISTANCE OF 372.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING ±785,245 SQUARE FEET (18.027 ACRES) MORE OR LESS.

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JUN 30 2015

Planning & Development

SUP'15 036

CASE NUMBER SUP2015-00037
GCID 2015-0872

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>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 KNOLL CONSTRUCTION, LLC 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial, office and accessory uses, including an automobile service center as a special use.
2. Abide by all applicable conditions of RZC-08-079.
3. 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.
4. Auto service bay doors may not face either roadways, and shall face inward to the site.
5. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials.
6. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
7. 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.
8. 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.

9. Peddlers and/or parking lot sales shall be prohibited.
10. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

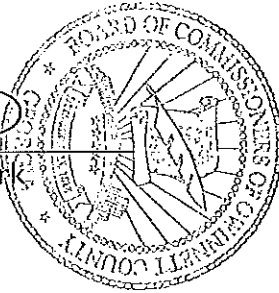
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT MARKING THE NORTHERLY MITERED CORNER OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (AKA DULUTH BYPASS) HAVING A VARIABLE RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SCENIC HIGHWAY (AKA STAKE ROUTE 124) HAVING A VARIABLE RIGHT-OF-WAY; THENCE RUN ALONG SAID MITERED RIGHT-OF-WAY LINE S 68°04'29" W, A DISTANCE OF 54.55 FEET TO A 1/2" REBAR; THENCE DEPART SAID MITERED RIGHT-OF-WAY LINE AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 69°39'34" W, A DISTANCE OF 207.52 FEET TO A 1/2" REBAR; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE, N 16°05'23" E, A DISTANCE OF 649.64 FEET TO A 1" REBAR; THENCE S 68°21'06" E, A DISTANCE OF 235.85 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S 69°20'36" E, A DISTANCE OF 14.36 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT MARKING A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SCENIC HIGHWAY; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 16°00'27" W, A DISTANCE OF 607.44 FEET TO POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 3.687 ACRES MORE OR LESS.

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Planning & Development

CASE NUMBER SUP2015-00041
GCID 2015-0877

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 JOSEPH A. NELSON for the proposed use of a MOBILE HOME (PERMANENT) 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 SEPTEMBER 22, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

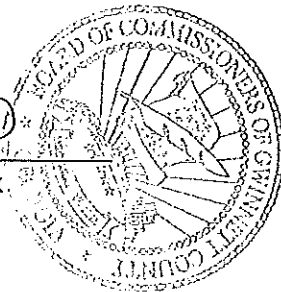
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



OK53241 PG0475

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

14 NOV 20 PH 2:00

RICHARD ALEXANDER, CLERK

PT-61 # 067-2014-026866

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 0
RICHARD T ALEXANDER, JR. CLERK OF
SUPERIOR COURT

Please Record and Return To:

Albertelli Law
100 Galleria Parkway
Suite 960
Atlanta, GA 30339
File 14-156502 Copland, Evelyn

Cross Reference: Deed Book
48637 Page 233

SPECIAL WARRANTY DEED

STATE OF Texas

COUNTY OF Texas

THIS INDENTURE, made on the NOV 10 2014 day of NOV 10 2014, 2014, OneWest Bank N A, Grantor, and Federal National Mortgage Association, its successors and assigns, whose address is PO Box 650043, Dallas, TX 75265-0043, Grantee

WITNESSETH THAT

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid at and before the sealing 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 Grantee, his successors and assigns, the following described property.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING TRACT NO 2 CONTAINING 5 ACRES AS PER PLAT MADE BY W T DUNAHOO, SURVEYOR, ON 2/3/78, AND SAID LAND BEING DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE CENTER LINE OF WHITLEY ROAD AND SAID POINT OF BEGINNING BEING 699.4 FEET NORTHEAST FROM THE RIGHT OF WAY OF DROWNING CREEK ROAD, THENCE NORTH 65 DEGREES 20 MINUTES EAST 377 FEET TO A POINT, THENCE NORTH 59 DEGREES 33 MINUTES EAST 70.0 FEET TO A POINT, THENCE NORTH 72 DEGREES 18 MINUTES EAST 54.6 FEET TO A POINT, THENCE NORTH 75 DEGREES 45 MINUTES EAST 97.0 FEET TO A POINT, THENCE SOUTH 18 DEGREES 43 MINUTES EAST 592.5 FEET TO AN IRON PIN FOUND, THENCE SOUTH 51 DEGREES 27 MINUTES WEST 260.5 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 59 DEGREES 05 MINUTES WEST 174.3 FEET TO A POINT, THENCE NORTH 06 DEGREES 08 MINUTES WEST 725.5 FEET TO THE CENTER OF WHITLEY ROAD AND THE TRUE POINT OF BEGINNING

THIS IS THE SAME TRACT OF LAND CONVEYED TO JOHN A HUSCUSSON BY ROGER FLEEMAN ON JUNE 9, 1983, AND RECORDED IN DEED BOOK 2570, PAGE 546, GWINNETT

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Planning & Development 14

CASE NUMBER SUP2015-00044
GCID 2015-0881

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>NO</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, 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 GRADY EDWIN TURNER, III for the proposed use of MOTORCYCLE 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 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 SEPTEMBER 22, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of SEPTEMBER 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. Retail, service-commercial, office and accessory uses, which may include a motorcycle dealership as a special use. 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. 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.
 - C. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.
2. To abide by the following site development considerations:
 - A. In lieu of zoning buffers, provide a ten-foot wide landscaped strip around the perimeter of the property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Mall of Georgia Boulevard.
 - 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 and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed 10-feet in height.
- E. Billboards or oversized signs shall be prohibited.
- F. Outdoor storage shall be prohibited.
- G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- H. Outdoor loudspeakers shall be prohibited.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- K. Peddlers and/or parking lot sales (other than motorcycles) shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/29/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lots 144 & 177 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows.

A Point Of Beginning (P.O.B.) being located at the intersection of the south right-of-way of Mall of Georgia Boulevard. (R/W Varies) and the East Right-Of-Way line of an unnamed Road (80' R.O.W)

The Point Of Beginning (P.O.B.) thus established;

Running thence N 69°03'43" E for a distance of 83.81' to an iron pin. Running thence N 64°32'24"E a distance of 251.25' to an iron pin. Running thence N 41°19'00"E a distance of 98.40' to an iron pin. Running thence S 56°41'16" E for a distance of 127.58' to an iron pin. Running thence S 37°59'27"E a distance of 206.45' to an iron pin. Running thence S 62°51'06" W for a distance of 424.62' to an iron pin. Running thence along a curve to the left having an Arc distance of 42.75', a chord bearing of N 52°24'56"W with a chord distance of 42.74' with a 500.00' radius. Running thence N 55°08'32" W for a distance of 74.99' to an iron pin to an iron pin. Running thence along a curve to the Right having an Arc distance of 173.46', a chord bearing of N 43°16'51"W with a chord distance of 172.23' with a 420.00' radius to an iron pin. Running thence N 31°30'16" W for a distance of 23.87' to an iron pin. Said point being known as the Point Of Beginning. (P.O.B.)

Said parcel containing 3.00 Acres (130,682 Sq.Ft.), more or less, and being shown on a survey plat for Grady Edwin Turner III as prepared by J.B. Prince & Associates and dated July, 16 2015

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