

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

CASE NUMBER CIC2015-00022
GCID 2015-1210

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-24 to RM-24 by BRAND PROPERTIES for a CHANGE IN CONDITIONS OF ZONING TO REVISE DRIVEWAY, FENCE AND PEDESTRIAN ACCESS REQUIREMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from RM-24 to RM-24 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. No more than 374 multifamily residential dwellings and accessory uses and structures.
 - B. The development shall be a gated community.
 - C. Buildings shall be constructed with internal corridors (no breezeways), with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - D. Abide by the applicable requirements of the Civic Center Overlay District as found in Chapter 220 of the Unified Development Ordinance. This shall not preclude a variance application.
 - E. Garages shall be provided for a minimum of 10% of the units.
 - F. The complex shall be limited to a maximum of 10% three-bedroom units.
 - G. Playgrounds and play-yards shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide landscaped setback along Atkinson Road and Sugarloaf Mills Circle. Provide a 50-foot wide landscaped setback along Sugarloaf Parkway. Provide a 15-foot wide landscaped strip adjacent to interior shared property lines in lieu of a

buffer on the adjacent commercial tract. For all exterior property lines with vehicular, resident and/or visitor entrances, the landscaped setbacks shall include a decorative fence or wall and entrance monument(s) with evenly spaced brick or stacked stone columns. A black vinyl coated chain link fence shall be permitted within landscaped buffers along internal (all other) property lines and Sugarloaf Mills Circle, and shall be screened and not visible from Sugarloaf Mills Circle. 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. Ground signage shall be limited to monument type sign(s) and shall be in general accordance with the DeNyse signage plan dated February 12, 2015.
 - C. Dumpsters/trash compactors shall be screened by a 100% opaque brick or stone wall.
 - D. No 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.
 - E. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - F. Provide secure pedestrian access gate(s) from the community to the Sugarloaf Mills property, as shown on the site plan submitted on October 1, 2015.
 - G. All units shall have solid-surface counter tops, and tile or hardwood entry, kitchen and bathroom floors.
 - H. Gutters shall blend with the architectural style of the buildings.
 - I. The residential buildings shall include a water-table with a change in materials below the water-table to be masonry or stone.
 - J. Asphalt roof shingles shall be architectural grade with a dimensional textured surface, and shall be algae resistant.
 - K. The development shall include a clubhouse and pool as amenities.
3. Abide by the following requirements, dedications and improvements:
- A. As directed by the Gwinnett County Department of Transportation, and at no cost to Gwinnett County: design, dedicate and construct the "As-Build" improvements identified and recommended by the submitted Traffic Impact Study Summary, as submitted March 3, 2015.

- B. The development shall be in general accordance with the site plan submitted October 1, 2015, subject to review by the Director of Planning and Development.

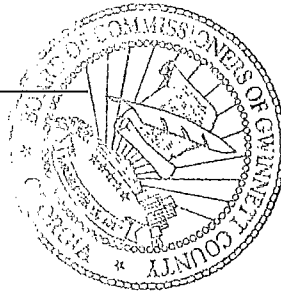
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
PARCELS 1, 2, 3 & 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 81 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the northwesterly right of way line of Duluth Hwy (R/W varies) and the northeasterly right-of-way line of Atkinson Road (R/W varies), said point being the TRUE POINT OF BEGINNING; thence along the northeasterly right-of-way line of Atkinson Road the following courses and distances: North 61 degrees 49 minutes 05 seconds West a distance of 52.86 feet to a point; thence North 16 degrees 05 minutes 03 seconds West a distance of 62.84 feet to a pk nail found; thence leaving said right-of-way line, North 68 degrees 04 minutes 33 seconds East a distance of 144.11 feet to a point; thence North 28 degrees 08 minutes 03 seconds West a distance of 3.80 feet to a pk nail found; thence North 64 degrees 17 minutes 58 seconds East a distance of 62.36 feet to an iron pin found; thence North 22 degrees 38 minutes 37 seconds West a distance of 167.91 feet to an iron pin found; thence North 22 degrees 45 minutes 46 seconds West a distance of 23.66 feet to an iron pin found; thence South 69 degrees 46 minutes 07 seconds West a distance of 222.52 feet to an iron pin found on said right-of-way line; thence 223.85 feet along an arc of a curve to the left, said curve having a radius of 1,560.57 feet and a chord bearing and distance of North 31 degrees 56 minutes 07 seconds West 223.66 feet to a point; thence North 35 degrees 54 minutes 26 seconds West a distance of 6.28 feet to a point; thence 151.29 feet along an arc of a curve to the left, said curve having a radius of 6,335.95 feet and a chord bearing and distance of North 36 degrees 35 minutes 40 seconds West 151.29 feet to a point on the southside of Sugarloaf Mills Circle; thence leaving said right-of-way line and along said Sugarloaf Mills Circle the following courses and distances; North 55 degrees 14 minutes 40 seconds East a distance of 151.62 feet to a point; thence South 82 degrees 11 minutes 57 seconds East a distance of 1,114.85 feet to an iron pin found; thence North 64 degrees 22 minutes 01 seconds East a distance of 341.33 feet to an iron pin found on the westerly right-of-way line of Sugarloaf Parkway (R/W varies); thence along said right-of-way line the following courses and distances: South 21 degrees 48 minutes 48 seconds East a distance of 123.11 feet to a concrete monument found; thence South 15 degrees 01 minutes 48 seconds East a distance of 268.78 feet to a point; thence leaving said right-of-way line, thence South 77 degrees 57 minutes 34 seconds West a distance of 88.09 feet to a point; thence North 54 degrees 05 minutes 47 seconds West a distance of 199.84 feet to a point; thence South 17 degrees 53 minutes 58 seconds West a distance of 283.23 feet to a point; thence South 67 degrees 05 minutes 10 seconds West a distance of 422.78 feet to a point; thence South 17 degrees 48 minutes 55 seconds West a distance of 113.05 feet to a concrete monument found on said right-of-way line of Duluth Hwy; thence along said right-of-way line following courses and distances: North 72 degrees 03 minutes 54 seconds West a distance of 298.35 feet to a point; thence North 73 degrees 20 minutes 30 seconds West a distance of 27.13 feet to a point; thence 53.46 feet along an arc of a curve to the left, said curve having a radius of 1,507.68 feet and a chord bearing and distance of North 74 degrees 11 minutes 45 seconds West 53.46 feet to a point; thence 164.94 feet along an arc of a curve to the left, said curve having a radius of 1,217.62 feet and a chord bearing and distance of North 78 degrees 03 minutes 35 seconds West 164.81 feet to a concrete monument found and the TRUE POINT OF BEGINNING.

Said tract containing 17.089 acres.

RECEIVED BY

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Planning & Development

CASE NUMBER CIC2015-00023
GCID 2015-1214

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 AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to O-1 by ANATOLIY ISKHAKOV for a CHANGE IN CONDITIONS OF ZONING TO INCREASE BUILDING HEIGHT TO 165 FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from O-1 to O-1 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older, and an accessory adult daycare center as special uses. Final site design for the retirement community shall be in general accordance with the site plan submitted October 2, 2015, and shall be subject to review and approval by the Director of Planning and Development.
 - B. Limit the height of the buildings to no more than 165 feet, including roof gardens.
 - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the unit.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replantings where sparsely vegetated adjacent to residentially-zoned property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
 - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
 - E. Dumpsters or trash compactors 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.
 - 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. 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. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T project to improve the intersection of Singleton Road with Tech Drive (M-0902).

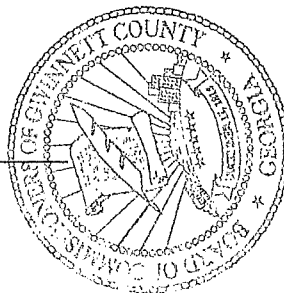
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA = 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172, 173, 183, 187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 mutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, Inc. dated 11/14/08.

RECEIVED BY

OCT 02 2015

Planning & Development

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CASE NUMBER RZC2015-00017
GCID 2015-1120

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 O-1 by HAMILTON MILL II, LLC for the proposed use of a RETIREMENT COMMUNITY (INDEPENDENT LIVING) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from C-2 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Professional office and institutional uses, including an independent living retirement community as a special use. The retirement community may consist of no more than 89 independent living apartment units within a 2-story building, and no more than 11 independent living cottages. The development shall be limited to occupancy by persons a minimum of 55 years of age.
 - B. Buildings (including cottages) 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.
2. To abide by the following site development considerations:
 - A. Provide a minimum 50-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.
 - B. Provide a 10-foot wide landscaped strip adjacent to all rights-of-way and the private driveway along the northern property line.
 - C. Provide a 10-foot wide landscaped strip adjacent to the east (side) property line.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to one monument-type sign, 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. Ground sign shall be externally-illuminated and shall not exceed 6 feet in height.

- F. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. 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: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 2, of the 3rd Land District, in Duncan's 1749 Georgia Militia District, Tax Map No. 3-002A-118 and part of Parcel "E" of Mulberry Mill, Gwinnett County, Georgia, containing 7.869 Acres, more or less and being more particularly described as follows:

To arrive at the point of beginning, commence from the southeastern most right of way intersection of the eastern most right of way of Enclave Mill Court and the southern most right of way of State Route No.124, also known as Braselton Highway, on the property of Parcel "A" of Mulberry Mill; thence, running along the eastern most right of way of Enclave Mill Court, along a curve to the left having a radius of 25.00 feet and an arc length of 14.69 feet, being subtended by a chord of South 36 degrees 02 minutes 00 seconds West for a distance of 14.48 feet to a point; thence, South 19 degrees 14 minutes 09 seconds West for a distance of 212.55 feet to a point on the northeastern most intersection of the eastern most right of way of Enclave Mill Court and the northern most edge of a 50 foot wide private access and utility easement; thence, running along the eastern most right of way of Enclave Mill Court and the western most edge of a 50 foot wide private access and utility easement, South 19 degrees 14 minutes 09 seconds West for a distance of 88.68 feet to 1/2" rebar set and the TRUE POINT of BEGINNING.

Thence, from said TRUE POINT of BEGINNING, departing said right of way and running along the southernmost 50 foot wide private access and utility easement, the following: along a curve to the right having a radius of 27.93 feet and an arc length of 43.57 feet, being subtended by a chord of North 63 degrees 55 minutes 36 seconds East for a distance of 39.29' feet, S 71°22'56" East for a distance of 284.81 feet; thence, along a curve to the left having a radius of 149.00 feet and an arc length of 18.47 feet, being subtended by a chord of South 74 degrees 59 minutes 02 seconds East for a distance of 18.72 feet, S 78°35'08" East, for a distance of 77.26 feet; thence, , along a curve to the left having a radius of 1028.93 feet and an arc length of 114.93 feet, being subtended by a chord of South 81 degrees 46 minutes 57 seconds East for a distance of 114.87 feet to a 1/2" rebar found on the property of Parcel "F", Mulberry Mill, Aspire at Hamilton, LLC; thence, departing said access easement and running along the property of Parcel "F", Mulberry Mill, Aspire at Hamilton, LLC, the following: S 02°57'29" East for a distance of 492.31 feet to a 1/2" rebar found; thence, S 81°16'58" East for a distance of 254.73 feet to a 1/2" rebar set on the property of Parcel "E", Mulberry Mill, CML-GA, LLC; thence, running along the property of Parcel "E", Mulberry Mill, CML-GA, LLC, the following: S 65°49'07" West for a distance of 197.89 feet, N 85°40'37" West for a distance of 202.43 feet, N 12°58'28" West for a distance of 119.08 feet, N 88°56'08" West for a distance of 503.99 feet to a 1/2" rebar set on the property of Lot No.2, Enclave Mill Subdivision, Al Gambel; thence, running along the property of Lot No.2, Enclave Mill Subdivision, Al Gambel, and The Kwang Ja Park Revocable Trust, the following: N 19°13'49" East for a distance of 411.25 feet to a 1/2" rebar found, N 75°41'51" West for a distance of 75.35 feet to a 1/2" rebar found on the eastern most right of way of Enclave Mill Court; thence, running along the eastern most right of way of Enclave Mill Court, N 19°14'09" East for a distance of 184.25 feet to a 1/2" rebar set and the TRUE POINT of BEGINNING.

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

Said property contains 7.869 Acres more or less.

RECEIVED BY

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Planning & Development

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CASE NUMBER RZC2015-00018
GCID 2015-1211

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 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-1 to O-1 by ANATOLIY ISKHAKOV for the proposed use of a RETIREMENT COMMUNITY (INDEPENDENT LIVING) AND ADULT DAYCARE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from C-1 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older, and an accessory adult daycare center as special uses. Final site design for the retirement community shall be in general accordance with the site plan submitted October 2, 2015, and shall be subject to review and approval by the Director of Planning and Development.
 - B. Limit the height of the buildings to no more than 165 feet, including roof gardens.
 - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the unit.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replantings where sparsely vegetated adjacent to residentially-zoned property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
 - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
 - E. Dumpsters or trash compactors 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.
 - 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. 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. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T project to improve the intersection of Singleton Road with Tech Drive (M-0902).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34" West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32" West a distance of 138.91 to ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.471 acres or 64,097 square feet

RECEIVED BY

OCT 02 2015

Planning & Development

3302 (11/15)

CASE NUMBER RZM2015-00007
GCID 2015-1018

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 & O-1 to MU-R by LYNWOOD DEVELOPMENT GROUP for the proposed use as 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 NOVEMBER 17, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from C-2 & O-1 to MU-R is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. For the residential component, no more than 299 apartments shall be allowed. This limitation shall not apply to residential units constructed over first floor retail or office, which shall be limited to 25 units. Minimum dwelling unit sizes shall be per the RM-13 and RM-24 zoning districts. The development shall be a fenced and gated community comprised of wrought iron-style fencing with brick or stacked stone columns spaced a maximum of 30 feet on-center.
 - B. For the office and retail component, 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
 - drive-through windows
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
 - yard trimmings composting facilities
 - C. Buildings shall be constructed in general accordance with the elevations submitted at the November 17, 2015 Board of Commissioners Meeting, with internal corridors (no breezeways), and with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a Development Permit.

- D. Commercial area structures consisting of commercial, office and retail uses shall be permitted as mixed-uses, with site plan revisions to the commercial portion of the development to be permitted and subject to review and approval by the Director of Planning and Development. Prior to issuance of a Certificate of Occupancy for the residential portion of the site, the Developer shall obtain an LDP (Land Disturbance Permit) for the non-residential portion of the site and complete the installation of all utilities, the multi-use trail and landscaping along the entire property frontage of Satellite Boulevard, as well as install sod in the future commercial building footprint areas. Commercial area structures shall be a minimum three (3) stories in height and shall face away from the parking and toward Satellite Boulevard, with the exception that up to ten-percent (10%) commercial area square footage may be developed in free standing, one-story buildings (limited to use as full service, sit down restaurants or coffee shops). A vibrant urban pedestrian-friendly common area shall be created along and between Satellite Blvd. and the building front. Outdoor dining patios, covered walkways, benches, planters and fountains are encouraged for this common area.
- E. The residential, multi-family development shall be a fenced and gated community. Fences shall be eight (8) feet high along residential property lines and shall be wrought iron-style fencing with brick or stacked stone columns spaced a maximum of 30 feet on-center.
- F. Abide by the applicable requirements of the Civic Center Overlay District as found in Chapter 220 of the Unified Development Ordinance. This shall not preclude a variance application.
- G. Residential units shall be limited to a maximum of 5% three-bedrooms.
- H. There shall be no playgrounds.
- I. The MU-R project is intended to be a mixed-use development, encouraging concurrent construction of the required mix of uses. A minimum of fifty-five percent (55%) of the total square footage of the non-residential portion of the development shall be devoted to office uses.
- J. Modifications to the Zoning Site Plan, buildings, lighting, landscaping, architecture, and site features may be approved by the Director of Planning and Development.
- K. All residential units shall have solid surface counter tops and tile or hardwood entry, kitchen and bathroom floors.
- L. Gutters shall blend with the architecture and style of the building.
- M. The residential buildings shall include a water table with a change in materials below the water table to be masonry or stone.

- N. Roofs shall be built using architectural, mold and mildew-resistant shingles.
 - O. The development shall include a clubhouse, community trails, community green space, a multi-use path, pool, weight training room and business centers, etc., similar to the Heights of Old Peachtree as amenities.
 - P. A master association shall be formed upon the issuance of a development permit and shall be responsible for all common area maintenance and landscaping.
2. To satisfy the following site development considerations:
- A. Provide a 50- foot wide landscaped and re-vegetated buffer where adjacent to existing residential property, to be enhanced with dense evergreens, including but not limited to Cryptomeria, Ponderosa, Hollies, Thuga Green Giants, Southern Magnolia or similar) in two staggered rows with trees planted 15 feet apart on each row. A landscaping plan shall be submitted to the Director of Planning and Development for review and approval. Landscaping shall be irrigated and maintained by a master association.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. Ground signage shall be limited to monument type signs, 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. Ground signs shall not exceed 12 feet in height. Ground signage at each entrance point shall be professionally-designed, landscaped, maintained, and themed to the architecture and style of the community. Tenant signage on the commercial area buildings shall be professionally-designed and themed to the architecture and style of the community.
 - D. All grassed areas within the development shall be sodded.
 - E. All utilities shall be placed underground.
 - F. Outdoor commercial sales or storage shall be prohibited.
 - G. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall, and located at least 100 feet from the neighboring residential property. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - H. Outdoor loudspeakers shall be prohibited, except for outdoor dining areas.

- I. Lighting shall be contained in cut-off type luminaries and shall be directed downward towards the property. Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the respective components of the development.
 - 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 shall be prohibited.
 - L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - M. All open space, green space, trails, and buffer areas may be disturbed for purposes of landscaping, access, grading, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required landscaping and/or engineering features of the development.
 - N. There shall be a network of walking trails located within the open space area of the proposed overall community which shall link the various components of the development in order to promote "walkability."
3. Abide by the following requirements, dedications and improvements:
- A. As directed by the Gwinnett County DOT, and at no cost to Gwinnett County, design, dedicate and construct the following Recommended Site Improvements outlined in the submitted Traffic Impact Study:
 1. Intersection #1: Satellite Boulevard at Old Peachtree Road:
 - a) Install a protected overlap phase for the westbound right-turn movement.
 2. Intersection #3: Satellite Boulevard at Proposed Driveway / Existing Mixed-Use Development Driveway:
 - a) Construct one (1) eastbound shared through/left-turn lane and one (1) eastbound right-turn lane exiting the site from the Proposed Driveway onto Satellite Boulevard.
 - b) Restripe the northbound U-turn lane into a shared U-turn/left-turn lane.
 - c) Construct one (1) southbound right-turn lane along Satellite Boulevard to serve traffic entering the site.

3. Upon issuance of a Development Permit, and prior to the issuance of the first residential Certificate of Occupancy, and at no cost to Gwinnett County, the Developer shall design and install a traffic signal at the development entrance. The installation shall be a mast arm, fully pedestrianized, fiber optic, interconnected traffic signal located at the development median break. Final design of the signal installation shall be subject to review and approval by the Gwinnett County Department of Transportation.
- B. The development shall be in general accordance with the site plan dated November 17, 2015, with changes necessary to meet conditions of zoning and UDO requirements, and shall be subject to review by the Director of Planning and Development. Specific site plan detail shall be given to Buildings 7, 8 and 9.

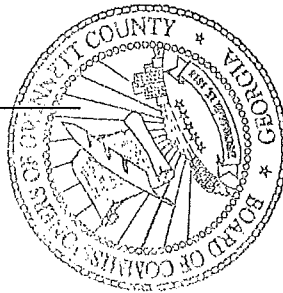
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description
Huntcrest West Parcel

All that tract or parcel of land lying and being in Land Lots 155 and 156 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point formed by the intersection of the land lot line shared by land lots 155 and 156 and the northern right-of-way line of Satellite Boulevard (varied right-of-way); from said Point of Beginning (P.O.B.) commence the following calls and distances;

along said Satellite Boulevard right-of-way S 58°29'20" W a distance of 41.30 feet to a point: thence
an arc distance of 376.27 feet, a radius of 1126.33 feet, a chord bearing of N 47°58'21" W and a chord length of 374.52 feet to a point: thence
leaving said right-of-way line N 51°30'48" W a distance of 37.40 feet to a point, thence
N 51°27'09" W a distance of 110.31 feet to a point, thence
N 60°29'35" W a distance of 94.55 feet to a point, thence
N 60°12'01" W a distance of 92.07 feet to a point, thence
S 31°15'27" W a distance of 247.94 feet to a point: thence
S 10°05'16" W a distance of 13.01 feet to a point: thence
N 06°29'15" W a distance of 40.56 feet to a point: thence
S 23°42'36" E a distance of 49.20 feet to a point: thence
S 22°12'11" E a distance of 52.77 feet to a point: thence
S 55°55'53" E a distance of 17.92 feet to a point: thence
S 24°25'57" W a distance of 48.27 feet to a point: thence
N 66°12'02" W a distance of 121.89 feet to a point: thence
N 28°50'50" W a distance of 402.51 feet to a point: thence
N 25°21'50" E a distance of 1103.15 feet to a point on the land lot line shared by land lots 155 and 156: thence along said land lot line
S 29°51'37" E a distance of 467.06 feet to a point: thence leaving said land lot line
N 60°42'14" E a distance of 835.64 feet to the centerline of a stream: thence along said stream centerline
S 06°56'14" E a distance of 29.05 feet to a point: thence
S 23°32'05" E a distance of 13.43 feet to a point: thence
S 28°30'39" E a distance of 13.11 feet to a point: thence
S 06°59'32" E a distance of 6.10 feet to a point: thence
S 07°31'46" W a distance of 9.23 feet to a point: thence
S 45°01'32" W a distance of 22.40 feet to a point: thence
S 49°34'22" W a distance of 32.25 feet to a point: thence
S 03°17'57" W a distance of 13.03 feet to a point: thence
S 29°36'18" E a distance of 46.69 feet to a point: thence
S 49°25'21" E a distance of 17.01 feet to a point: thence

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Planning & Development

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S 81°51'57" E a distance of 21.06 feet to a point: thence
S 57°09'52" E a distance of 9.99 feet to a point: thence
S 06°14'45" E a distance of 37.03 feet to a point: thence
S 09°13'53" E a distance of 34.59 feet to a point: thence
S 49°27'15" E a distance of 6.18 feet to a point: thence
S 83°10'46" E a distance of 5.41 feet to a point: thence
S 89°03'34" E a distance of 9.10 feet to a point: thence
S 48°27'03" E a distance of 4.93 feet to a point: thence
S 23°40'54" E a distance of 6.45 feet to a point: thence
S 05°19'20" W a distance of 19.64 feet to a point: thence
S 31°47'41" W a distance of 16.61 feet to a point: thence
S 19°37'27" E a distance of 23.65 feet to a point: thence
S 29°41'54" E a distance of 28.30 feet to a point: thence
S 45°49'57" E a distance of 17.16 feet to a point: thence
S 12°27'33" E a distance of 5.65 feet to a point: thence
S 06°18'31" W a distance of 15.58 feet to a point: thence
S 64°17'45" W a distance of 19.59 feet to a point: thence
S 01°02'27" E a distance of 29.47 feet to a point: thence
S 33°41'19" E a distance of 22.36 feet to a point: thence
S 64°32'22" E a distance of 16.12 feet to a point: thence
S 21°57'52" E a distance of 24.28 feet to a point: thence
S 29°52'19" E a distance of 27.05 feet to a point: thence
S 20°05'46" E a distance of 76.47 feet to a point on the northern right-of-way line of
Satellite Boulevard: thence along said right-of-way line
S 60°13'47" W a distance of 650.88 feet to a point: thence
S 58°31'52" W a distance of 41.99 feet to the Point of Beginning.

Said tract contains approximately 23.96 acres.

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Planning & Development

CASE NUMBER RZR2015-00023
GCID 2015-1116

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-75 by RICHARDSON HOUSING GROUP for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - C. Homes shall be constructed with front facades of primarily brick or stacked stone, or as craftsman-style. The balance of the home may be the same, or of fiber-cement siding or shake.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 25-foot wide construction buffer adjacent to external property lines. The buffer shall expire upon recording of the final plat.
 - B. No direct lot access shall be allowed to Bailey Road. Maintain a 50-foot building setback along Bailey Road.
 - C. The Bailey Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. All grassed areas on building lots shall be sodded.
 - F. Underground utilities shall be provided throughout the development.

- G. Storm water detention pond(s) shall be screened from view along Bailey Road and from adjoining residential properties. Screening plans shall be subject to review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the growing of crops and the raising of hogs, cows, chickens, horses and other farm animals which may cause noises and odors typical of a rural area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
3467 Bailey Road

All that tract or parcel of land lying and being in G.M.D. 1587, of the 2nd Land District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the Intersection formed by the Northerly Right-of-Way of Bailey Road (80' Right-of-Way) and the Southwesterly Right-of-Way of Auburn Road (Right-of-Way varies); THENCE along said Right-of-Way of Bailey Road in a Southwesterly direction for +/-743 feet to a ½" open top found, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way of Bailey Road the following three (3) courses and distances South 86 degrees 45 minutes 59 seconds West for a distance of 200.21 feet to a Point; THENCE South 86 degrees 36 minutes 23 seconds West for a distance of 240.79 feet to a Point; THENCE South 83 degrees 54 minutes 11 seconds West for a distance of 243.22 feet to a ½" rebar found; THENCE leaving said Right-of-Way North 07 degrees 40 minutes 28 seconds West for a distance of 752.25 feet to a ½" open top found; THENCE North 51 degrees 09 minutes 39 seconds East for a distance of 444.69 feet to a "X" on a Rock Found; THENCE South 45 degrees 27 minutes 21 seconds East for a distance of 583.04 feet to a ½" open top found; THENCE South 02 degrees 05 minutes 48 seconds East for a distance of 564.41 feet to an open top found on the aforesaid Right-of-Way of Bailey Road, said point being **THE POINT OF BEGINNING**.

Said property contains 13.69 Acres as shown on the "Survey For" Thomas Boyce & John Robert Boyce by Garmon Land Surveying, dated 5/20/2015.

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Planning & Development

CASE NUMBER SUP2015-00043
GCID 2015-0879

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 AHMAD NOORI for the proposed use of a CEMETERY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 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: 1/5/16

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



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Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
1979 Lakeside Parkway, Suite 340
Tucker, GA 30084
File No.: 15-041399-REG

STATE OF _____
COUNTY OF _____

LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of April, 2015, between

Ahmad Hamid Noori

(hereinafter referred to as "Grantor") and

Ahmad Hamid Noori and Afghan Association, Inc.

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

Tract I:

All that tract or parcel of land lying and being in Land Lot 322 of the 4th District, Gwinnett County, Georgia, containing 2.5 acres, more or less, and being more particularly described as follows:

To locate the true point of beginning, begin at the point where the centerline of Rosebud Drive intersects the centerline of Pleasant Hill Road and run thence in a northwesterly direction along the centerline of Rosebud Drive 1,674.67 feet; thence north 37 degrees 54 minutes 49 seconds east 46.0 feet to an iron in on the northeasterly right of way line of Rosebud Drive; thence along the northeasterly right of way line of said road, north 24 degrees 53 minutes 38 seconds west 305.71 feet to an iron pin corner at property of Medlock; thence along property of Medlock, north 58 degrees 34 minutes 13 seconds east 583.97 feet to an iron pin, being the place or point of beginning; from said beginning point, run thence north 58 degrees 34 minutes 13 seconds east 330 feet to a corner; thence south 52 degrees 6 minutes 13 seconds east 330 feet to a corner; thence south 58 degrees 34 minutes 33 seconds west 330 feet to a corner with property now or formerly of Griffith; run thence north 52 degrees 6 minutes 13 seconds west 330 feet along property of Griffith and other property of Grantees herein to an iron pin at the property of Medlock and the place or point of beginning.

Tract II:

All that tract or parcel of land lying and being in Land Lot 322 of the 4th District, Gwinnett County, Georgia, more particularly described as follows:

To arrive at the point of beginning, start at the intersection of the center line of Rosebud Drive (having a right of way of 80 feet) and the center line of Pleasant Hill Road, and running thence in a northwesterly direction along the center line of Rosebud Drive and following the curvature thereof 1674.87 feet to a point; thence north 37 degrees 54 minutes 49 seconds east 46 feet to an iron pin found on the northeasterly right of way of Rosebud Drive and the true point of beginning of the tract hereinafter described, and running thence north 24 degrees 53 minutes 38 seconds west along the northeasterly right of way of said Rosebud Drive a distance of 305.71 feet to an iron pin found; running thence north 58 degrees 34 minutes 13 seconds east 583.97 feet to an iron pin set; running thence south 52 degrees 06 minutes 13 seconds east 65.92 feet to an iron pin found; running thence south 37 degrees 54 minutes 49 seconds west 686.15 feet to an iron pin found and the true point of beginning;

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containing 2.56 acres and being shown as the property of Sandra J. Griffith on survey prepared by L. Mercer Brown dated July 15, 1978.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

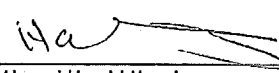
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:



Witness



Ahmad Hamid Noori

Notary Public
Commission expires: 8/22/19



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JUL 06 2015

Planning & Development

POP 15 043

CASE NUMBER SUP2015-00047
GCID 2015-1124

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 MARILYN GOMEZ 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 NOVEMBER 17, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 1st day of DECEMBER 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 automobile sales as a special use.
 - B. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
 - C. Outdoor sales, storage or display of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
 - D. Any repair or servicing of vehicles for sale shall be conducted indoors. Retail automobile service shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Any new ground signage shall be limited to a monument type sign, 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - B. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - C. Outdoor loudspeakers shall be prohibited.
 - D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. Decorative balloons, including hot-air balloons shall be permitted for 21 days (weekends only) following the business opening. The balloons shall be removed at the close of each weekend day. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- F. Peddlers and/or parking lot sales (other than automobiles) shall be prohibited.
- G. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- H. Loading and unloading of vehicles is prohibited on Buford Highway. Vehicles may be loaded and unloaded on Steve Drive.
- I. A row of trees shall be installed on the southern corner of the property to shield Kingswood Run Drive. Plans shall be approved by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

LAND DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 247 of the 6th district Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING AT A POINT on the southeasterly right-of-way of Buford Hwy (R/W Varies) S44x16'49"W 176.40' from the Mitered corner of Steve Dr; thence leaving said right of way S56°28'40"E a distance of 291.31' to a ½" rebar found; thence S43°57'51"W a distance of 146.60' to a point; thence N56°28'40"W a distance of 291.85' to a point in the sidewalk and the Right-of-Way of Buford Hwy; thence along said Right-of-Way along a curve to the right 146.70' having a radius of 12998.56' and a chord of N44°10'18"E and distance of 146.70' to THE POINT OF BEGINNING.

This site is known as 7120 Buford Hwy and contains 0.96 acre.

301P 15 047

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AUG 12 2015

Planning & Development

CASE NUMBER SUP2015-00049
GCID 2015-1121

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 HAMILTON MILL II, LLC for the proposed use of as RETIREMENT COMMUNITY (INDEPENDENT LIVING) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 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. Professional office and institutional uses, including an independent living retirement community as a special use. The retirement community may consist of no more than 89 independent living apartment units within a 2-story building, and no more than 11 independent living cottages. The development shall be limited to occupancy by persons a minimum of 55 years of age.
 - B. Buildings (including cottages) 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.
2. To abide by the following site development considerations:
 - A. Provide a minimum 50-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.
 - B. Provide a 10-foot wide landscaped strip adjacent to all rights-of-way and the private driveway along the northern property line.
 - C. Provide a 10-foot wide landscaped strip adjacent to the east (side) property line.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to one monument-type sign, 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. Ground sign shall be externally-illuminated and shall not exceed 6 feet in height.

- F. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. 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: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 2, of the 3rd Land District, in Duncan's 1749 Georgia Militia District, Tax Map No. 3-002A-118 and part of Parcel "E" of Mulberry Mill, Gwinnett County, Georgia, containing 7.869 Acres, more or less and being more particularly described as follows:

To arrive at the point of beginning, commence from the southeastern most right of way intersection of the eastern most right of way of Enclave Mill Court and the southern most right of way of State Route No.124, also known as Braselton Highway, on the property of Parcel "A" of Mulberry Mill; thence, running along the eastern most right of way of Enclave Mill Court, along a curve to the left having a radius of 25.00 feet and an arc length of 14.69 feet, being subtended by a chord of South 36 degrees 02 minutes 00 seconds West for a distance of 14.48 feet to a point; thence, South 19 degrees 14 minutes 09 seconds West for a distance of 212.55 feet to a point on the northeastern most intersection of the eastern most right of way of Enclave Mill Court and the northern most edge of a 50 foot wide private access and utility easement; thence, running along the eastern most right of way of Enclave Mill Court and the western most edge of a 50 foot wide private access and utility easement, South 19 degrees 14 minutes 09 seconds West for a distance of 88.68 feet to 1/2" rebar set and the TRUE POINT of BEGINNING.

Thence, from said TRUE POINT of BEGINNING, departing said right of way and running along the southernmost 50 foot wide private access and utility easement, the following: along a curve to the right having a radius of 27.93 feet and an arc length of 43.57 feet, being subtended by a chord of North 63 degrees 55 minutes 36 seconds East for a distance of 39.29' feet, S 71°22'56" East for a distance of 284.81 feet; thence, along a curve to the left having a radius of 149.00 feet and an arc length of 18.47 feet, being subtended by a chord of South 74 degrees 59 minutes 02 seconds East for a distance of 18.72 feet, S 78°35'08" East, for a distance of 77.26 feet; thence, , along a curve to the left having a radius of 1028.93 feet and an arc length of 114.93 feet, being subtended by a chord of South 81 degrees 46 minutes 57 seconds East for a distance of 114.87 feet to a 1/2" rebar found on the property of Parcel "F", Mulberry Mill, Aspire at Hamilton, LLC; thence, departing said access easement and running along the property of Parcel "F", Mulberry Mill, Aspire at Hamilton, LLC, the following: S 02°57'29" East for a distance of 492.31 feet to a 1/2" rebar found; thence, S 81°16'58" East for a distance of 254.73 feet to a 1/2" rebar set on the property of Parcel "E", Mulberry Mill, CML-GA, LLC; thence, running along the property of Parcel "E", Mulberry Mill, CML-GA, LLC, the following: S 65°49'07" West for a distance of 197.89 feet, N 85°40'37" West for a distance of 202.43 feet, N 12°58'28" West for a distance of 119.08 feet, N 88°56'08" West for a distance of 503.99 feet to a 1/2" rebar set on the property of Lot No.2, Enclave Mill Subdivision, Al Gambel; thence, running along the property of Lot No.2, Enclave Mill Subdivision, Al Gambel, and The Kwang Ja Park Revocable Trust, the following: N 19°13'49" East for a distance of 411.25 feet to a 1/2" rebar found, N 75°41'51" West for a distance of 75.35 feet to a 1/2" rebar found on the eastern most right of way of Enclave Mill Court; thence, running along the eastern most right of way of Enclave Mill Court, N 19°14'09" East for a distance of 184.25 feet to a 1/2" rebar set and the TRUE POINT of BEGINNING.

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

Said property contains 7.869 Acres more or less.

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Planning & Development

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CASE NUMBER SUP2015-00051
GCID 2015-1212

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 ANATOLIY ISKHAKOV for the proposed use of a RETIREMENT COMMUNITY (INDEPENDENT LIVING) AND ADULT DAYCARE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older, and an accessory adult daycare center as special uses. Final site design for the retirement community shall be in general accordance with the site plan submitted October 2, 2015, and shall be subject to review and approval by the Director of Planning and Development.
 - B. Limit the height of the buildings to no more than 165 feet, including roof gardens.
 - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the unit.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replantings where sparsely vegetated adjacent to residentially-zoned property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
 - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
 - E. Dumpsters or trash compactors 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.
 - 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. 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. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T project to improve the intersection of Singleton Road with Tech Drive (M-0902).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/14

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34" West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32" West a distance of 138.91' to ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.471 acres or 64,097 square feet

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Planning & Development

300P 11111

CASE NUMBER SUP2015-00052
GCID 2015-1213

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 ANATOLIY ISKHAKOV for the proposed use of a BUILDING HEIGHT INCREASE TO 165 FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older, and an accessory adult daycare center as special uses. Final site design for the retirement community shall be in general accordance with the site plan submitted October 2, 2015, and shall be subject to review and approval by the Director of Planning and Development.
 - B. Limit the height of the buildings to no more than 165 feet, including roof gardens.
 - C. Final exterior architectural materials and building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the unit.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide, natural buffer, undisturbed except for approved perpendicular access and utility crossings and replantings where sparsely vegetated adjacent to residentially-zoned property.
 - B. Provide a ten-foot wide landscaped strip adjacent to Singleton Road.
 - C. Provide a perimeter security fence around the entire property. Fence materials and location shall be subject to the review and approval of the Director of Planning and Development.

- D. Ground signage shall be limited to a monument type sign, 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Ground sign shall not exceed 10 feet in height.
 - E. Dumpsters or trash compactors 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.
 - 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. 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. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T project to improve the intersection of Singleton Road with Tech Drive (M-0902).

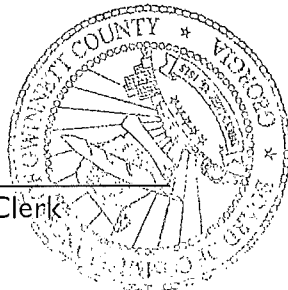
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34" West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32" West a distance of 138.91' to ½ rebar found, said point being known as the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.471 acres or 64,097 square feet

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Planning & Development

FOR FILE ONLY

CASE NUMBER SUP2015-00053
GCID 2015-1215

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 HANMIPOST for the proposed use of TRUCK RENTAL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15th day of DECEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include truck rental as a special use.
2. Rental truck pick-up and drop-off shall be limited to between 9:00 a.m. and 6:00 p.m., Monday through Friday, and between 10:00 a.m. and 1:00 p.m. on Saturday.
3. Truck rental shall be limited to no more than four trucks. Rental trucks shall be no larger than 17-foot box trucks, and must be parked to the rear of the building at all times.
4. Tow-behind rental trailers shall be prohibited.
5. Peddlers and/or parking lot sales shall be prohibited.
6. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
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 and sign-twirlers shall be prohibited.

8. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/14

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk

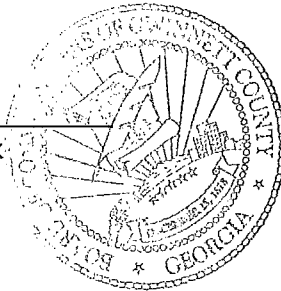


EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 232 and 235 of the 6th District of Gwinnett County, Georgia as per survey prepared for Realticorp by Robert D. Bennewitz of Precision Planning, Inc., dated February 4, 1999, and last revised April 14, 1999, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly right of way line of Old Norcross Road (right of way width varies) and the easterly right of way line of Davenport Road (being a 60 foot right of way), said iron pin being the point of beginning; thence running North 25 degrees 15 minutes 20 seconds West along the easterly right of way line of Davenport Road 152.17 feet to a point; thence continuing along said right of way line 77.88 feet along the arc of a curve to the right, the radius of which is 1,109.83 feet and the chord of which has a bearing of North 23 degrees 14 minutes 42 seconds West and measures 77.86 feet to an iron pin; thence continuing along said right of way line 234.45 feet along the arc of a curve to the right the radius of which is 1,109.83 feet and the chord of which has a bearing of North 15 degrees 10 minutes 59 seconds West and measures 234.02 feet to an iron pin; thence departing said right of way line and running South 87 degrees 58 minutes 46 seconds East 316.27 feet to an iron pin; thence running North 88 degrees 00 minutes 00 seconds East 21.74 feet to an iron pin; thence running South 02 degrees 34 minutes 30 seconds East 395.59 feet to an iron pin on the northerly right of way line of Old Norcross Road (right of way width varies); thence running South 86 degrees 07 minutes 20 seconds West along said right of way line 10.13 feet to a point; thence continuing along said right of way line South 84 degrees 53 minutes 37 seconds West 104.28 feet to a point; thence continuing along said right of way line South 78 degrees 59 minutes 26 seconds West 60.55 feet to a point; thence continuing along said right of way line South 72 degrees 37 minutes 12 seconds West 26.43 feet to an iron pin at the intersection of said northerly right of way line with the easterly right of way line of Davenport Road at the Point of Beginning; containing 2.68 acres as per the aforesaid survey.

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OCT 15 2005