

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in June 2016

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 7, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by MICHAEL MARIETTA 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 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 MAY 24, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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. Hours of operation for fireworks sales shall be limited to between 9:00 a.m. and 9:00 p.m.
3. Fireworks sales businesses shall occupy no more than 8,000 square feet of tenant space.
4. 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.
5. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
6. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
7. Billboards or oversized signs shall be prohibited.
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. Outdoor sales, storage or display of merchandise shall be prohibited. Parking lot sales of fireworks shall be prohibited.
10. Peddlers and/or parking lot sales shall be prohibited.

11. 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: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK10509 PG0271

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO.78 (SAID ROAD HAVING AN EXISTING RIGHT-OF-WAY WIDTH OF 75 FEET FROM THE CENTERLINE AT THIS POINT) LOCATED NORTH 78 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 990.24 FEET AS MEASURED PARALLEL TO THE CENTER LINE OF U.S. HIGHWAY NO. 78 FROM THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78 AND THE NORTHEASTERN RIGHT-OF-WAY OF EAST PARK PLACE BOULEVARD (SAID ROAD HAVING AN EXISTING RIGHT-OF-WAY WIDTH OF 100 FEET AT THIS POINT) IF SAID RIGHT-OF-WAYS WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A MITER; THENCE NORTH 78 DEGREES 22 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78 A DISTANCE OF 275.30 FEET TO A POINT; THENCE SOUTH 11 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 168.27 FEET TO A POINT; THENCE SOUTH 03 DEGREES 10 MINUTES 26 SECONDS EAST A DISTANCE OF 11.76 FEET TO A POINT; THENCE SOUTH 11 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 24.10 FEET TO A POINT; THENCE NORTH 78 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 12.90 FEET TO A POINT; THENCE SOUTH 11 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 53.00 FEET TO A POINT; THENCE SOUTH 78 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 293.18 FEET TO A POINT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY AND FOLLOWING A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 50.71 FEET, A RADIUS OF 39.00 FEET AND A CHORD DISTANCE OF 44.89 FEET ON A BEARING OF NORTH 53 DEGREES 12 MINUTES 24 SECONDS WEST TO A POINT; THENCE NORTH 04 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 145.54 FEET TO A POINT; THENCE NORTH 11 DEGREES 38 MINUTES 00 SECONDS WEST A DISTANCE OF 28.62 FEET TO A POINT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY AND FOLLOWING A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 58.40 FEET, A RADIUS OF 75.00 FEET AND A CHORD DISTANCE OF 54.15 FEET ON A BEARING OF NORTH 09 DEGREES 31 MINUTES 45 SECONDS EAST TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.7822 ACRES AND BEING DESCRIBED IN ACCORDANCE WITH PLAT ENTITLED "AS-BUILT SURVEY OF CUR HOODS LEASE PARCEL EASTMONT / FRONT LOT", PREPARED BY McNALEY & PATRICK DATED OCTOBER 14, 1986 LATEST REVISION DATED OCTOBER 20, 1993, AND BEARING THE SEAL OF LLOYD C. McNALLY, JR. R.L.S. #2040.

FILE: 118 LEGAL

EXHIBIT A

SUP '16 037

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JUNE 7, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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-SR by INLAND, LLC for the proposed use of SENIOR ORIENTED RESIDENCES 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 MAY 24, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-SR is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 52 lots. The minimum lot width shall be 50 feet.
 - B. The development shall be restricted to occupancy by residents aged 55 years or older.
 - C. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
 - D. The minimum heated floor area per dwelling unit shall be 1,900 square feet.
 - E. Homes shall be constructed with architectural treatments of primarily brick or stone on the front, with minor treatments of low or no-maintenance siding materials. The sides and rear shall contain a minimum three-foot high water table of brick or stone. A full cornice return at gable height shall be installed with fiber-cement shake siding in the gable area. The balance of the sides and rear shall be of brick, stone or fiber-cement siding.
 - F. All dwellings shall have a minimum two-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 30-foot wide open space strip around the perimeter of the development, the 30-foot open space strip shall include a trail along the perimeter of the development; the trail may be incorporated into the 50-foot street frontage buffer. Provide a ten-foot wide open space strip with trail from "Street D" to the open space strip along the southern property line for a pedestrian connection.
 - B. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

- E. A multiuse easement shall be dedicated over the outfall sewer easement to allow for a potential future trail.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



**Appling & Zohbe Tracts
Auburn-Hog Mountain Road**

All that tract or parcel of land lying and being in Georgia Militia District No. 1749, and being more particularly described as follows:

BEGINNING at point on the northeastern right-of-way line of Auburn-Hog Mountain Road (S.R. 324; 60'R/W); thence running along land now or formerly of Gwinnett Metro Baptist New Church Foundation, Inc. North 62°51'49" East, a distance of 932.82 feet to a point; thence running along Hamilton Mill Subdivision South 29°23'21" East, a distance of 343.52 feet to a point; thence North 63°07'40" East, a distance of 181.48 feet to a point; thence South 44°54'20" East, a distance of 335.00 feet to a point; thence continuing along said Hamilton Mill Subdivision then along land now or formerly of Ten Thousand Buddhas Summit Monastery Corp. South 63°07'40" West, a distance of 1026.55 feet to a point on the northeastern right-of-way line of said Auburn-Hog Mountain Road; thence running along said Auburn-Hog Mountain Road right-of-way North 44°54'20" West, a distance of 335.00 feet to a point; thence North 43°45'04" West, a distance of 354.14 feet to the POINT OF BEGINNING.

Said tract contains 14.96 acres more or less.

RECEIVED BY

MAR 21 2008

Planning & Development

RZR 16008

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 M-1 & R-100 to O-1 by JBW INVESTMENTS, 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from M-1 & R-100 to O-1 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PLUNKETTS ROAD AND BLUE RIDGE DRIVE
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

RECEIVED BY

RZC '16007

DEC 14 2015

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 JBW INVESTMENTS, 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PLUNKETTS ROAD AND BLUE RIDGE DRIVE
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

RECEIVED BY

SUP '16 017

DEC 31 2015

Planning & Development

CASE NUMBER SUP2016-00021
GCID 2016-0173

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 JBW INVESTMENTS, LLC for a HEIGHT INCREASE TO FOUR STORIES (70 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PLUNKETTS ROAD AND BLUE RIDGE DRIVE
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

SUP '16 021

PLUNKETTS ROAD AND BLUE RIDGE DRIVE
LEGAL DESCRIPTION
PLUNKETTS ROAD AND BLUE RIDGE DRIVE

CASE NUMBER RZC2016-00012
GCID 2016-0460

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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-ZT to M-I by T&M PROPERTIES V, LLC for proposed LIGHT INDUSTRIAL/OFFICE WAREHOUSE USES (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 28, 2016 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from to R-ZT to M-I is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:

A. Office, office/warehouse/distribution, light manufacturing and accessory uses. The following uses shall be prohibited:

- Aircraft landing pads
- Recovered materials processing facilities
- Truck terminals
- Wood chipping and shredding
- Yard trimmings composting facilities

B. The development shall be in general accordance with the submitted site plan. Variations from the plan shall be subject to review and approval by the Director of Planning and Development.

C. Buildings shall be constructed using architecturally designed site-cast concrete tilt panels with treatments of glass store-front and finished with a textured paint system. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.

D. Outdoor storage shall be limited to areas shown as "possible future outdoor storage areas" on the site plan dated February 25, 2016 and submitted on February 29, 2016 to the Gwinnett County Department of Planning and Development. Areas of outdoor storage shall be screened from view by a six foot tall opaque fence. Pallet storage shall be prohibited.

E. The applicant shall include notification to potential tenants/buyers: "Please note Old Peachtree Road prohibits commercial truck traffic between Horizon Drive and S.R. 20/Buford Drive."

2. To satisfy the following site development considerations:

A. Provide a 50-foot wide natural, undisturbed buffer adjacent to all residentially-zoned property, unless truck docks or outdoor storage areas are located adjacent to residential zoning, then the applicant shall provide an additional 25-foot landscape buffer. Where sparsely vegetated, buffers shall be enhanced with a double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting.

B. Provide a minimum 150-foot building setback adjacent to all residentially zoned property.

- C. Provide a minimum 25 foot wide landscaped strip on both sides of the extension of Horizon Drive, planted with a double row of trees matching the frontage landscaping of the adjacent office/warehouse to the west. Trees planted within the slopes of the extension of Horizon Drive over the creek shall be a maximum of 1.5-inch diameter at breast height (DBH) to ensure the slopes are not undermined. In all other areas, the trees planted within the landscape strips shall be a minimum of two-inch DBH.
 - D. Provide, at a minimum, 20 Tree Density Units per acre. Plantings shall be in compliance with UDO requirements. Landscape plans shall be submitted for review and approval by the Director of Planning and Development.
 - E. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
 - F. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
 - G. Outdoor loudspeakers shall be prohibited.
 - H. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - I. Billboards or oversized signs shall be prohibited.
3. To abide by the following requirements, dedications, and improvements:
- A. Abide by all applicable requirements of the DRI #2563 GRTA Notice of Decision.
 - B. At no cost to Gwinnet County, dedicate 60 feet of right-of-way, design and construct the extension of Horizon Drive to a cul-de-sac on the westerly side of the subject property as shown on the site plan dated February 25, 2016 and submitted to the Gwinnett County Department of Planning and Development on February 29, 2016. Design and specifications shall be subject to review and approval of the Gwinnett County Department of Transportation.

- C. Sole project access shall be via commercial driveway cuts onto the extension of Horizon Drive. The number, locations and design of all driveways shall be subject to Gwinnett County Department of Transportation review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



RECEIVED BY

FEB 23 2016

LEGAL DESCRIPTION

HORIZON 200 & 300 (OVERALL ±51.87 ACRE TRACT)

All that tract or parcel of land lying and being located in Land Lot 172 of the 7th District,
Gwinnett County, Georgia and being more particularly described as follows:

Planning & Development

RZC '16 012

To find the **TRUE POINT OF BEGINNING** commence at an iron pin (#4 rebar) located at the intersection of the southeasterly right-of-way of Interstate 85 and the common line between Land Lot 171 and 172 and running thence $N49^{\circ}34'48''E$ along the said southeasterly right-of-way of Interstate 85 for a distance of 456.31 feet to an iron pin located in the centerline of a creek which is the **TRUE POINT OF BEGINNING**; thence from said **TRUE POINT OF BEGINNING** as thus established, leaving said centerline of creek and running $N49^{\circ}34'48''E$ along the southeasterly right-of-way of Interstate 85 for a distance of 82.31 feet to an iron pin (#4 rebar); thence running $N53^{\circ}36'41''E$ and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 889.52 feet to an iron pin (#4 rebar); thence running $N56^{\circ}31'03''E$ and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 429.44 feet to an iron pin (#4 rebar); thence leaving said right-of-way and running $S48^{\circ}21'10''E$ for a distance of 392.37 feet to an iron pin (#4 rebar); thence running $S48^{\circ}21'10''E$ for a distance of 544.87 feet to an iron pin (#4 rebar); thence running $S32^{\circ}34'55''E$ for a distance of 615.06 feet to an iron pin (#4 rebar); thence running $S25^{\circ}52'27''W$ for a distance of ±200.46 feet to a point located in the centerline of a creek said point being designated as Point "A"; thence running in a northwesterly direction along the centerline of said creek and following the meanderings thereof for a distance of ±1618 feet to a point located at the intersection of the centerline of said creek with the centerline of another creek, said intersection point being designated as Point "B", (Point "B" being located $N73^{\circ}37'49''W$ – 1280.89 feet from Point "A"); thence leaving said Point "B" and running

in a northwesterly direction along the centerline of said creek for the following courses and distances, N35°33'25"W-40.54 feet, N46°36'23"W-47.18 feet, N41°01'38"W-32.51 feet, N55°45'36"W-30.19 feet, N48°31'18"W-25.55 feet, N51°05'20"W-24.56 feet, N57°15'22"W-26.04 feet, N53°18'02"W-28.45 feet, N45°55'35"W-28.99 feet, N40°50'40"W-18.94 feet, N50°07'38"W-16.87 feet, N84°37'46"W-20.40 feet, S04°44'24"E-8.47 feet, S07°19'31"W-21.16 feet, S43°08'58"W-17.77 feet, S57°47'33"W-22.70 feet, S66°48'49"W-29.51 feet, N51°56'47"W-24.13 feet, N55°28'29"W-12.24 feet, S88°36'12"W-9.18 feet, N58°58'36"W-11.62 feet, N41°53'46"W-18.86 feet, N11°23'14"E-20.25 feet, N15°43'55"E-22.43 feet, N53°02'02"E-14.87 feet, S52°16'24"E-10.90 feet, S48°19'41"E-13.37 feet, S67°00'47"E-14.77 feet, N01°43'01"E-18.63 feet, N27°32'02"W-22.19 feet, N41°42'53"W-32.66 feet, S71°11'39"W-25.04 feet, S69°22'06"W-19.63 feet, N76°02'31"W-16.50 feet, N69°11'19"W-37.30 feet, N63°33'48"W-42.91 feet, N65°17'25"W-29.05 feet, N53°50'56"W-17.21 feet, N38°06'22"W-20.96 feet, N23°14'24"W-23.33 feet, N50°01'02"W-19.57 feet, N60°12'04"W-46.28 feet, S87°46'07"W-10.54 feet, S49°48'10"W-10.58 feet, S12°27'52"W-19.37 feet, S31°36'17"W-6.71 feet, N89°21'21"W-20.04 feet, N56°30'16"W-20.17 feet, N50°48'31"W-11.63 feet, N25°35'31"E-37.44 feet, N03°49'12"E-13.36 feet, N75°44'24"W-30.73 feet, N38°40'06"W-33.36 feet, N76°24'40"W-27.05 feet, N89°35'05"W-33.27 feet, N59°57'43"W-14.71 feet, N41°34'23"W-29.34 feet, N63°31'53"W-34.26 feet, N13°44'26"E-15.71 feet, N24°15'03"W-44.30 feet, N13°18'31"W-20.94 feet, N67°43'14"W-37.61 feet, N31°26'26"W-25.54 feet, N14°55'26"E-18.33 feet, N09°19'34"W-67.98 feet, N17°24'29"W-54.06 feet, N02°07'46"W-32.50 feet, N18°36'45"E-25.08 feet, N55°40'52"E-28.64 feet and N01°11'51"E-23.08 feet to an iron pin (#4 rebar) located on the southeasterly right-of-way of Interstate 85, said iron pin being the **TRUE POINT OF BEGINNING**. Said tract contains ±51.87 acres (±2,259,412 sq. ft.).

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Planning & Development

CASE NUMBER SUP2016-00031
GCID 2016-0461

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 T&M PROPERTIES V. LLC for a BUILDING HEIGHT INCREASE TO 62 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 JUNE 28, 2016 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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. Office, office/warehouse/distribution, light manufacturing and accessory uses. The following uses shall be prohibited:
 - Aircraft landing pads
 - Recovered materials processing facilities
 - Truck terminals
 - Wood chipping and shredding
 - Yard trimmings composting facilities
 - B. The development shall be in general accordance with the submitted site plan. Variations from the plan shall be subject to review and approval by the Director of Planning and Development.
 - C. Buildings shall be constructed using architecturally designed site-cast concrete tilt panels with treatments of glass store-front and finished with a textured paint system. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.
 - D. Outdoor storage shall be limited to areas shown as "possible future outdoor storage areas" on the site plan dated February 25, 2016 and submitted on February 29, 2016 to the Gwinnett County Department of Planning and Development. Areas of outdoor storage shall be screened from view by a six foot tall opaque fence. Pallet storage shall be prohibited.
 - E. The applicant shall include notification to potential tenants/buyers: "Please note Old Peachtree Road prohibits commercial truck traffic between Horizon Drive and S.R. 20/Buford Drive."
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural, undisturbed buffer adjacent to all residentially-zoned property, unless truck docks or outdoor storage areas are located adjacent to residential zoning, then the applicant shall provide an additional 25-foot landscape buffer.

Where sparsely vegetated, buffers shall be enhanced with a double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting.

- B. Provide a minimum 150-foot building setback adjacent to all residentially zoned property.
 - C. Provide a minimum 25 foot wide landscaped strip on both sides of the extension of Horizon Drive, planted with a double row of trees matching the frontage landscaping of the adjacent office/warehouse to the west. Trees planted within the slopes of the extension of Horizon Drive over the creek shall be a maximum of 1.5-inch diameter at breast height (DBH) to ensure the slopes are not undermined. In all other areas, the trees planted within the landscape strips shall be a minimum of two-inch DBH.
 - D. Provide, at a minimum, 20 Tree Density Units per acre. Plantings shall be in compliance with UDO requirements. Landscape plans shall be submitted for review and approval by the Director of Planning and Development.
 - E. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
 - F. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
 - G. Outdoor loudspeakers shall be prohibited.
 - H. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - I. Billboards or oversized signs shall be prohibited.
3. To abide by the following requirements, dedications, and improvements:
- A. Abide by all applicable requirements of the DRI #2563 GRTA Notice of Decision.
 - B. At no cost to Gwinnet County, dedicate 60 feet of right-of-way, design and construct the extension of Horizon Drive to a cul-de-sac on the westerly side of the subject property as shown on the site plan dated February 25, 2016 and submitted to the Gwinnett County Department of Planning and Development on February 29, 2016. Design and specifications shall be subject to review and approval of the Gwinnett County Department of Transportation.

- C. Sole project access shall be via commercial driveway cuts onto the extension of Horizon Drive. The number, locations and design of all driveways shall be subject to Gwinnett County Department of Transportation review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

HORIZON 200 & 300 (OVERALL ±51.87 ACRE TRACT)

All that tract or parcel of land lying and being located in Land Lot 172 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING** commence at an iron pin (#4 rebar) located at the intersection of the southeasterly right-of-way of Interstate 85 and the common line between Land Lot 171 and 172 and running thence N49°34'48"E along the said southeasterly right-of-way of Interstate 85 for a distance of 456.31 feet to an iron pin located in the centerline of a creek which is the **TRUE POINT OF BEGINNING**; thence from said **TRUE POINT OF BEGINNING** as thus established, leaving said centerline of creek and running N49°34'48"E along the southeasterly right-of-way of Interstate 85 for a distance of 82.31 feet to an iron pin (#4 rebar); thence running N53°36'41"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 889.52 feet to an iron pin (#4 rebar); thence running N56°31'03"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 429.44 feet to an iron pin (#4 rebar); thence leaving said right-of-way and running S48°21'10"E for a distance of 392.37 feet to an iron pin (#4 rebar); thence running S48°21'10"E for a distance of 544.87 feet to an iron pin (#4 rebar); thence running S32°34'55"E for a distance of 615.06 feet to an iron pin (#4 rebar); thence running S25°52'27"W for a distance of ±200.46 feet to a point located in the centerline of a creek said point being designated as Point "A"; thence running in a northwesterly direction along the centerline of said creek and following the meanderings thereof for a distance of ±1618 feet to a point located at the intersection of the centerline of said creek with the centerline of another creek, said intersection point being designated as Point "B", (Point "B" being located N73°37'49"W – 1280.89 feet from Point "A"); thence leaving said Point "B" and running

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in a northwesterly direction along the centerline of said creek for the following courses and distances, N35°33'25"W-40.54 feet, N46°36'23"W-47.18 feet, N41°01'38"W-32.51 feet, N55°45'36"W-30.19 feet, N48°31'18"W-25.55 feet, N51°05'20"W-24.56 feet, N57°15'22"W-26.04 feet, N53°18'02"W-28.45 feet, N45°55'35"W-28.99 feet, N40°50'40"W-18.94 feet, N50°07'38"W-16.87 feet, N84°37'46"W-20.40 feet, S04°44'24"E-8.47 feet, S07°19'31"W-21.16 feet, S43°08'58"W-17.77 feet, S57°47'33"W-22.70 feet, S66°48'49"W-29.51 feet, N51°56'47"W-24.13 feet, N55°28'29"W-12.24 feet, S88°36'12"W-9.18 feet, N58°58'36"W-11.62 feet, N41°53'46"W-18.86 feet, N11°23'14"E-20.25 feet, N15°43'55"E-22.43 feet, N53°02'02"E-14.87 feet, S52°16'24"E-10.90 feet, S48°19'41"E-13.37 feet, S67°00'47"E-14.77 feet, N01°43'01"E-18.63 feet, N27°32'02"W-22.19 feet, N41°42'53"W-32.66 feet, S71°11'39"W-25.04 feet, S69°22'06"W-19.63 feet, N76°02'31"W-16.50 feet, N69°11'19"W-37.30 feet, N63°33'48"W-42.91 feet, N65°17'25"W-29.05 feet, N53°50'56"W-17.21 feet, N38°06'22"W-20.96 feet, N23°14'24"W-23.33 feet, N50°01'02"W-19.57 feet, N60°12'04"W-46.28 feet, S87°46'07"W-10.54 feet, S49°48'10"W-10.58 feet, S12°27'52"W-19.37 feet, S31°36'17"W-6.71 feet, N89°21'21"W-20.04 feet, N56°30'16"W-20.17 feet, N50°48'31"W-11.63 feet, N25°35'31"E-37.44 feet, N03°49'12"E-13.36 feet, N75°44'24"W-30.73 feet, N38°40'06"W-33.36 feet, N76°24'40"W-27.05 feet, N89°35'05"W-33.27 feet, N59°57'43"W-14.71 feet, N41°34'23"W-29.34 feet, N63°31'53"W-34.26 feet, N13°44'26"E-15.71 feet, N24°15'03"W-44.30 feet, N13°18'31"W-20.94 feet, N67°43'14"W-37.61 feet, N31°26'26"W-25.54 feet, N14°55'26"E-18.33 feet, N09°19'34"W-67.98 feet, N17°24'29"W-54.06 feet, N02°07'46"W-32.50 feet, N18°36'45"E-25.08 feet, N55°40'52"E-28.64 feet and N01°11'51"E-23.08 feet to an iron pin (#4 rebar) located on the southeasterly right-of-way of Interstate 85, said iron pin being the **TRUE POINT OF BEGINNING**. Said tract contains ±51.87 acres (±2,259,412 sq. ft.).

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Planning & Development

CASE NUMBER SUP2016-00033
GCID 2016-0470

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 4-1 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 JOHNSON DEVELOPMENT ASSOCIATES, INC. for the proposed use of a MINI-WAREHOUSE STORAGE FACILITY WITH RV PARKING 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 JUNE 28, 2016 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

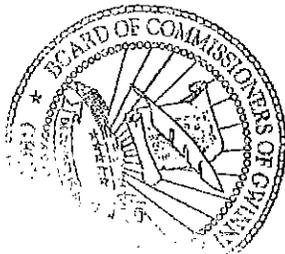
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Property Description

All that tract or parcel of land lying and being in Land Lots 146, 147, 174, and 175 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found located the intersection of the southerly right-of-way of Interstate 85 (variable public right-of-way) with the westerly right-of-way of Georgia Highway No. 20 (aka Buford Drive)(variable public right-of-way), Thence continuing with said southerly right-of-way of Interstate 85 along a curve to the right having an arc length of 485.28 feet, with a radius of 754.48 feet, being subtended by a chord bearing of North 75 degrees 54 minutes 19 seconds West, for a distance of 476.96 feet to a point; Thence North 62 degrees 30 minutes 13 seconds West, a distance of 142.94 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the **POINT OF BEGINNING**; Thence departing said right-of-way South 36 degrees 37 minutes 08 seconds West, a distance of 270.40 feet to a 5/8-inch rebar set; Thence South 77 degrees 11 minutes 13 seconds West, a distance of 120.14 feet to a 5/8-inch rebar set; Thence South 64 degrees 36 minutes 23 seconds West, a distance of 189.51 feet to a 5/8-inch rebar set; Thence South 31 degrees 04 minutes 14 seconds East, a distance of 131.88 feet to a 1-inch open top pipe found; Thence South 57 degrees 08 minutes 52 seconds West, a distance of 182.18 feet to a point located in the center of a creek; Thence continuing along said creek centerline the following forty (40) courses and distances: North 45 degrees 11 minutes 14 seconds West, a distance of 12.99 feet to a point; Thence North 82 degrees 03 minutes 42 seconds West, a distance of 18.23 feet to a point; Thence South 65 degrees 17 minutes 31 seconds West, a distance of 13.60 feet to a point; Thence South 56 degrees 37 minutes 03 seconds West, a distance of 15.89 feet to a point; Thence North 59 degrees 19 minutes 34 seconds West, a distance of 10.64 feet to a point; Thence North 35 degrees 10 minutes 15 seconds West, a distance of 18.73 feet to a point; Thence North 52 degrees 34 minutes 37 seconds West, a distance of 14.65 feet to a point; Thence North 08 degrees 49 minutes 43 seconds West, a distance of 11.89 feet to a point; Thence North 24 degrees 41 minutes 38 seconds East, a distance of 22.46 feet to a point; Thence North 50 degrees 17 minutes 27 seconds West, a distance of 12.02 feet to a point; Thence North 72 degrees 09 minutes 20 seconds West, a distance of 12.83 feet to a point; Thence North 45 degrees 49 minutes 45 seconds West, a distance of 9.70 feet to a point; Thence North 08 degrees 46 minutes 30 seconds East, a distance of 18.07 feet to a point; Thence North 29 degrees 02 minutes 49 seconds East, a distance of 9.90 feet to a point; Thence North 44 degrees 51 minutes 47 seconds West, a distance of 17.78 feet to a point; Thence North 61 degrees 34 minutes 57 seconds West, a distance of 19.28 feet to a point; Thence North 85 degrees 51 minutes 51 seconds West, a distance of 58.53 feet to a point; Thence North 29 degrees 30 minutes 09 seconds West, a distance of 30.47 feet to a point; Thence North 20 degrees 58 minutes 17 seconds West, a distance of 32.91 feet to a point; Thence North 71 degrees 21 minutes 39 seconds West, a distance of 29.45 feet to a point; Thence North 61 degrees 37 minutes 17 seconds West, a distance of 33.72 feet to a point; Thence North 33 degrees 05 minutes 53 seconds West, a distance of 61.27 feet to a point; Thence North 58 degrees 21 minutes 04 seconds West, a distance of 46.08 feet to a point; Thence North 05 degrees 27 minutes 42 seconds West, a distance of 14.24 feet to a point; Thence North 30 degrees 26 minutes 49 seconds East, a distance of 8.31 feet to a point; Thence North 85 degrees 16 minutes 23 seconds East, a distance of 31.88 feet to a point; Thence North 42 degrees 56 minutes 29 seconds East, a distance of 8.10 feet to a point; Thence North 00 degrees 24 minutes 36 seconds West, a distance of 19.71 feet to a point; Thence North 11 degrees 59 minutes 59 seconds West, a distance of 39.07 feet to a point; Thence North 16 degrees 40 minutes

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30 seconds West, a distance of 32.92 feet to a point; Thence North 46 degrees 28 minutes 33 seconds West, a distance of 15.97 feet to a point; Thence North 08 degrees 24 minutes 11 seconds West, a distance of 25.44 feet to a point; Thence North 45 degrees 50 minutes 30 seconds West, a distance of 31.92 feet to a point; Thence North 61 degrees 04 minutes 14 seconds West, a distance of 30.69 feet to a point; Thence North 51 degrees 04 minutes 22 seconds West, a distance of 20.41 feet to a point; Thence North 44 degrees 47 minutes 52 seconds East, a distance of 18.17 feet to a point; Thence North 05 degrees 18 minutes 36 seconds West, a distance of 8.96 feet to a point; Thence North 40 degrees 11 minutes 47 seconds West, a distance of 59.84 feet to a point; Thence North 33 degrees 45 minutes 38 seconds West, a distance of 96.16 feet to a point; Thence North 09 degrees 15 minutes 02 seconds West, a distance of 27.05 feet to a point located where the centerline of said creek intersects with the southerly right-of-way of Interstate 85; Thence departing said creek centerline and continuing with said southerly right-of-way North 78 degrees 55 minutes 41 seconds East, a distance of 74.96 feet to a concrete monument found; Thence North 10 degrees 54 minutes 58 seconds West, a distance of 34.80 feet to a 5/8-inch rebar set; Thence North 79 degrees 48 minutes 45 seconds East, a distance of 262.19 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 258.12 feet, with a radius of 985.92 feet, being subtended by a chord bearing of North 89 degrees 33 minutes 45 seconds East, for a distance of 257.38 feet to a 5/8-inch rebar set; Thence South 62 degrees 30 minutes 13 seconds East, a distance of 493.58 feet to a 5/8-inch rebar set, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 10.228 Acres and being the same property described as "Parcel 5" on a Final Plat prepared by Planners and Engineers Collaborative, dated July 17, 2012, last revised on March 12, 2015, and recorded in Plat Book 134, at Page 14, records of Gwinnett County, Georgia.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Nay
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 4-1 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 MAHAFFEY, PICKENS, TUCKER, LLP for the proposed use of a MINI-WAREHOUSE STORAGE FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said 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 JUNE 28, 2016 and objections were filed.

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

- I. To restrict the use of the property as follows;
 - A. Retail and service commercial and accessory uses, which may include a three-story climate-controlled, self-storage facility as a special use.
 - B. Outdoor storage and truck rental shall be prohibited.
2. To satisfy the following site development considerations;
 - A. Provide a 30-foot wide buffer adjacent to RM-13 zoning.
 - B. External roll-up doors shall be prohibited.
 - C. Property security enclosures visible from Brandsmart Way shall be a decorative masonry and/or wrought iron style fencing. All additional security fencing shall be black, vinyl-coated chain link.
 - D. Buildings shall be constructed of four sides brick or stone. Stucco may only be used as an accent material. The building elevation submitted at the June 7, 2016 Planning Commission public hearing shall be submitted for review and approval by the Director of Planning & Development.
 - E. All mechanical equipment serving the proposed new building should be screened on all four sides, to the satisfaction of the Director of Planning and Development prior to the issuance of a development permit.
 - F. Any detention ponds serving the property shall be screened with a single row of 6'-8' tall evergreens.
 - G. 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 sign cabinet shall be fully recessed and surrounded by the same materials.

- H. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- I. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- J. 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.
- 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 146, 147, 174 and 175 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin set at the intersection of the southerly right-of-way line of Interstate 85 (R/W varies) and the westerly right-of-way line of Georgia Highway 20 (R/W varies) said point being the TRUE POINT OF BEGINNING; thence along the westerly right-of-way line of Georgia Highway 20 the following courses and distances: South 05 degrees 48 minutes 33 seconds West a distance of 207.89 feet to a point; thence South 07 degrees 52 minutes 18 seconds East a distance of 77.83 feet to a point; thence leaving said right-of-way line, South 82 degrees 07 minutes 42 seconds West a distance of 171.99 feet to a point; thence South 07 degrees 41 minutes 18 seconds East a distance of 220.90 feet to a point; thence South 80 degrees 47 minutes 19 seconds West a distance of 64.63 feet to a point; thence South 07 degrees 53 minutes 04 seconds East a distance of 78.74 feet to a point; thence South 63 degrees 59 minutes 15 seconds East a distance of 88.33 feet to a point; thence North 81 degrees 56 minutes 39 seconds East a distance of 127.63 feet to a point; thence North 08 degrees 04 minutes 53 seconds West a distance of 19.25 feet to a point; thence North 81 degrees 55 minutes 07 seconds East a distance of 27.31 feet to a point; thence North 47 degrees 59 minutes 06 seconds East a distance of 18.28 feet to a point on said right-of-way line; thence along said right-of-way line, South 12 degrees 44 minutes 04 seconds East a distance of 37.36 feet to a point; thence leaving said right-of-way line, South 50 degrees 19 minutes 41 seconds West a distance of 38.61 feet to a point; thence South 83 degrees 01 minutes 58 seconds West a distance of 195.82 feet to a point; thence North 82 degrees 26 minutes 36 seconds West a distance of 67.69 feet to a point; thence 65.48 feet along an arc of a curve to the left, said curve having a radius of 424.77 feet and a chord bearing and distance of South 01 degrees 04 minutes 49 seconds West 65.41 feet to a point; thence South 07 degrees 25 minutes 51 seconds East a distance of 139.56 feet to a point; thence 90.54 feet along an arc of a curve to the left, said curve having a radius of 215.14 feet and a chord bearing and distance of South 15 degrees 53 minutes 10 seconds East 89.87 feet to a point; thence South 29 degrees 01 minutes 42 seconds East a distance of 42.43 feet to a point on the northerly side of a Private Drive called Brandsmart Way; thence along said Private Drive the following courses and distances: South 59 degrees 02 minutes 27 seconds West a distance of 69.72 feet to a point; thence South 59 degrees 02 minutes 27 seconds West a distance of 34.83 feet to a point; thence 83.97 feet along an arc of a curve to the left, said curve having a radius of 731.00 feet and a chord bearing and distance of South 55 degrees 45 minutes 02 seconds West 83.92 feet to a point; thence South 52 degrees 27 minutes 36 seconds West a distance of 102.52 feet to a point; thence leaving said Private Drive, North 31 degrees 04 minutes 14 seconds West a distance of 402.90 feet to a point; thence continue northwesterly along said line, a distance of 9.80 feet; thence North 82 degrees 04 minutes 37 seconds East a distance of 101.48 feet to a point; thence North 07 degrees 55 minutes 23 seconds West a distance of 130.38 feet to a point; thence North 82 degrees 08 minutes 53 seconds East a distance of 41.32 feet to a point; thence continue easterly along said line, a distance of 109.11 feet; thence North 84 degrees 23 minutes 15 seconds East a distance of 59.15 feet to a point; thence South 75 degrees 20 minutes 06 seconds East a distance of 39.07 feet to a point; thence South 06 degrees 23 minutes 49 seconds West a distance of 21.11 feet to a point; thence 43.09 feet along an arc of a curve to the left, said curve having a radius of 278.62 feet and a chord bearing and distance of South 03 degrees 30 minutes 42 seconds West 43.04 feet to a point; thence 59.20 feet along an arc of a curve to the left, said curve having a radius of 614.73 feet and a chord bearing and distance of South 03 degrees 40 minutes 38

MAP 67-2016

Planning & Development

SUP '16035

seconds East 59.18 feet to a point; thence South 07 degrees 21 minutes 55 seconds East a distance of 19.94 feet to a point; thence 17.31 feet along an arc of a curve to the left, said curve having a radius of 40.24 feet and a chord bearing and distance of South 17 degrees 25 minutes 35 seconds East 17.18 feet to a point; thence South 25 degrees 53 minutes 11 seconds East a distance of 26.56 feet to a point; thence 10.00 feet along an arc of a curve to the right, said curve having a radius of 20.85 feet and a chord bearing and distance of South 16 degrees 43 minutes 51 seconds East 9.91 feet to a point; thence South 07 degrees 50 minutes 10 seconds East a distance of 125.67 feet to a point; thence 54.74 feet along an arc of a curve to the left, said curve having a radius of 131.13 feet and a chord bearing and distance of South 21 degrees 14 minutes 49 seconds East 54.34 feet to a point; thence South 30 degrees 24 minutes 52 seconds East a distance of 8.64 feet to a point; thence 10.89 feet along an arc of a curve to the right, said curve having a radius of 20.86 feet and a chord bearing and distance of South 16 degrees 59 minutes 04 seconds East 10.76 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.755 acres.

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CASE NUMBER SUP2016-00038
GCID 2016-0474

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 STACEY BRITT for the proposed use of a TRUCK STORAGE LOT (GRAVEL) 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 JUNE 28, 2016 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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. Light industrial uses, which may include a parking/storage lot for tractor trailers and heavy equipment as a special use.
- B. Buildings shall be finished with architectural treatments of glass, brick or stacked stone. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development. Temporary mobile office facilities are allowed.
- C. The parking surface can be gravel or pervious granular materials.

2. To abide by the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. Along the entire right-of-way of Cedars Road, the applicant shall provide a four foot high berm with a double staggered row of Leland Cypress, eight feet on center and six feet in height at the time of planting. The Leland Cypress shall be planted at the top of the slope on the berm facing Cedars Road. All screening shall be subject to review and approval by the Director of Planning and Development.
- C. Outdoor parking/storage of tractor trailers and heavy equipment shall be solely within the screened parking area.
- D. Exit/entrance design and location shall be subject to review and approval of the Gwinnett County Department of Transportation.
- E. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign 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 sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed six feet in height.

- F. Dumpsters shall be located within the fenced and screened parking/storage area.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

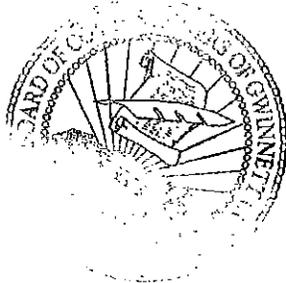
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



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All that tract or parcel of land lying and being in land lot 236 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at at point on the easterly right of way of Cedars Road (80 foot right of way width) and the southerly right of way of Seaboard Coastline Railroad (100 foot right of way width) being the True Point of Beginning.

Thence along said right of way of Seaboard Coastline Railroad N 55°27'00" E for a distance of 274.50' to a point;

Thence continuing along aforesaid right of way

N 55°28'30" E for a distance of 148.55' to a point in the centerline of the Alcovy River;

Thence along said centerline a distance of 706 feet +/-, as described as follows;

Thence S 48°03'09" E for a distance of 59.07';

Thence S 35°21'25" E for a distance of 95.26';

Thence S 45°16'54" E for a distance of 60.30';

Thence S 50°35'00" E for a distance of 110.38';

Thence S 48°04'24" E for a distance of 100.24';

Thence S 41°02'00" E for a distance of 12.40';

Thence S 14°32'51" E for a distance of 44.01';

Thence S 17°08'22" E for a distance of 62.30';

Thence S 32°54'15" E for a distance of 29.04';

Thence S 20°40'46" E for a distance of 36.27';

Thence S 48°16'22" E for a distance of 25.60';

Thence S 66°30'01" E for a distance of 34.59';

Thence S 77°02'26" E for a distance of 36.40';

Thence leaving the centerline of Alcovy River;

Thence S 16°14'56" W for a distance of 645.11'

to a point on the easterly right of way of Cedars Road (80 foot

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right of way width);

Thence along aforesaid right of way N 35°17'00" W

for a distance of 981.08' to a point;

Thence continuing along aforesaid right of way N 33°25'00" W for a

distance of 100.72' to a point beginning the True Point of

Beginning.

Said property contains 9.557 acres more or less.

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Page 2

SUP '16 038

CASE NUMBER CIC2016-00016
GCID 2016-0507

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. HEARD, which carried a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby 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 by EBC PRQ to Change the Conditions of Zoning on a tract of land zoned C-2 and 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include a truck and trailer rental as a special use, not to exceed 8,500 square feet of gross floor area per acre zoned.
 - B. Truck rental shall be limited to no more than eight trucks or trailers, and all must be parked in the rear of the building.
 - C. The following uses shall be prohibited:
 1. Automobile sales, service, and maintenance establishments
 2. Businesses requiring outside storage of equipment or supplies except truck and trailer rental
 3. Plant nursery sales facilities
 4. Convenience stores
2. To satisfy the following site development considerations:
 - A. Provide a minimum eight-foot high opaque wooden fence to the rear of the building, subject to the approval of the Director of Planning and Development.
 - B. No billboards are permitted.
 - C. Dumpsters shall be screened by a fence or wall. There shall be no trash pickup between the hours of 9:00 p.m. to 7:00 a.m.
 - D. Provide interparcel access if required by the Development Division.
 - E. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, or split faced block.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.

- G. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 50-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least one tree per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review.
- H. Signage identifying truck and trailer rental shall be limited to existing shopping center monument signs.
- I. One window sign shall be allowed that shows which area is used to rent the truck and trailers. The sign is to be inside the building and can be no larger than 28 inches by 18 inches. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

**PROPOSED U-HAUL SITE
A PORTION OF TRACT ONE
PARKSIDE 120, UNIT ONE, BLOCK A**

All that tract or parcel of land lying and being in Land Lot 32 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the intersection formed by the northeast Right-of-Way of Georgia Highway No. 120 (150-foot Right-of-Way) and the Southeast Right-of-Way of Parkside Walk Lane (Right-of-Way varies), said point being the southerly tip of a mitered corner; THENCE leaving the Right-of-Way of Georgia Highway No. 120 and traveling along the Right-of-Way of Parkside Walk Lane the following courses and distances: North 30 degrees 18 minutes 49 seconds West for a distance of 74.31 feet to a point; THENCE North 12 degrees 52 minutes 35 seconds West for a distance of 74.31 feet to a point; THENCE North 56 degrees 08 minutes 27seconds West for a distance of 5.00 feet to a point; THENCE North 33 degrees 51 minutes 33 seconds East for a distance of 80.62 feet to a point; THENCE along a curve to the left having a radius of 323.20 feet and an arc length of 107.79 feet, chord bearing of North 24 degrees 22 minutes 01 second East, and chord distance of 107.29 feet to a Point; THENCE departing said Right-of-Way South 75 degrees 11 minutes 14 seconds East for a distance of 132.06 feet to **THE POINT OF BEGINNING**.

THENCE from said Point as thus established, North 14 degrees 32 minutes 52 seconds East for a distance of 45.31 feet to a Point; THENCE North 29 degrees 49 minutes 12 seconds East for a distance of 46.18 feet to a Point; THENCE North 58 degrees 38 minutes 42 seconds East for a distance of 89.85 feet to a Point; THENCE along a curve to the right having a radius of 109.37 feet and arc length of 68.02 feet being subtended by a chord of North 79 degrees 28 minutes 58 seconds East for a distance of 66.93 feet to a Point; THENCE South 08 degrees 54 minutes 38 seconds West for a distance of 192.58 feet to a Point; THENCE North 75 degrees 45 minutes 03 seconds West for a distance of 110.24 feet to a Point; THENCE North 63 degrees 17 minutes 29 seconds West for a distance of 45.00 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 0.500 Acres as shown on the Exhibit for the Special Use Permit for the proposed U-Haul site at 919 Parkside Walk Lane (PPI Job # 16123).

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CIC '16 024

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 EBC PRO for the proposed use of TRUCK AND TRAILER 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 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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 and service commercial and accessory uses, which may include a truck and trailer rental as a special use, not to exceed 8,500 square feet of gross floor area per acre zoned.
 - B. Truck rental shall be limited to no more than eight trucks or trailers, and all must be parked in the rear of the building.
 - C. The following uses shall be prohibited:
 1. Automobile sales, service, and maintenance establishments
 2. Businesses requiring outside storage of equipment or supplies except truck and trailer rental
 3. Plant nursery sales facilities
 4. Convenience stores
2. To satisfy the following site development considerations:
 - A. Provide a minimum eight-foot high opaque wooden fence to the rear of the building, subject to the approval of the Director of Planning and Development.
 - B. No billboards are permitted.
 - C. Dumpsters shall be screened by a fence or wall. There shall be no trash pickup between the hours of 9:00 p.m. to 7:00 a.m.
 - D. Provide interparcel access if required by the Development Division.
 - E. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, or split faced block.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.

- G. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 50-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least one tree per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review.
- H. Signage identifying truck and trailer rental shall be limited to existing shopping center monument signs.
- I. One window sign shall be allowed that shows which area is used to rent the truck and trailers. The sign is to be inside the building and can be no larger than 28 inches by 18 inches. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

PROPOSED U-HAUL SITE
A PORTION OF TRACT ONE
PARKSIDE 120, UNIT ONE, BLOCK A

All that tract or parcel of land lying and being in Land Lot 32 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at the intersection formed by the northeast Right-of-Way of Georgia Highway No. 120 (150-foot Right-of-Way) and the Southeast Right-of-Way of Parkside Walk Lane (Right-of-Way varies), said point being the southerly tip of a mitered corner; THENCE leaving the Right-of-Way of Georgia Highway No. 120 and traveling along the Right-of-Way of Parkside Walk Lane the following courses and distances: North 30 degrees 18 minutes 49 seconds West for a distance of 74.31 feet to a point; THENCE North 12 degrees 52 minutes 35 seconds West for a distance of 74.31 feet to a point; THENCE North 56 degrees 08 minutes 27 seconds West for a distance of 5.00 feet to a point; THENCE North 33 degrees 51 minutes 33 seconds East for a distance of 80.62 feet to a point; THENCE along a curve to the left having a radius of 323.20 feet and an arc length of 107.79 feet, chord bearing of North 24 degrees 22 minutes 01 second East, and chord distance of 107.29 feet to a Point; THENCE departing said Right-of-Way South 75 degrees 11 minutes 14 seconds East for a distance of 132.06 feet to THE POINT OF BEGINNING.

THENCE from said Point as thus established, North 14 degrees 32 minutes 52 seconds East for a distance of 45.31 feet to a Point; THENCE North 29 degrees 49 minutes 12 seconds East for a distance of 46.18 feet to a Point; THENCE North 58 degrees 38 minutes 42 seconds East for a distance of 89.85 feet to a Point; THENCE along a curve to the right having a radius of 109.37 feet and arc length of 68.02 feet being subtended by a chord of North 79 degrees 28 minutes 58 seconds East for a distance of 66.93 feet to a Point; THENCE South 08 degrees 54 minutes 38 seconds West for a distance of 192.58 feet to a Point; THENCE North 75 degrees 45 minutes 03 seconds West for a distance of 110.24 feet to a Point; THENCE North 63 degrees 17 minutes 29 seconds West for a distance of 45.00 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.500 Acres as shown on the Exhibit for the Special Use Permit for the proposed U-Haul site at 919 Parkside Walk Lane (PPI Job # 16123).

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Planning & Development

SUP '16 039

CASE NUMBER CIC2016-00017
GCID 2016-0509

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby 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 by TIDAL WAVE AUTO SPA to Change the Conditions of Zoning on a tract of land zoned C-2 and 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby

APPROVED subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. For the C-2 portion - Retail, service commercial and accessory uses, which may include an automotive car wash (express service) as a special use; provided, however, that the following uses shall be prohibited: adult entertainment establishments; automotive parts stores; billboards or oversized signs; building, electrical or plumbing contractors; funeral homes and mausoleums; equipment rental; hotels and motels; self-service laundries; liquor stores; pest control businesses; radio, recording or television studios and broadcasting stations; recreation facilities (including bowling alleys, skating rinks, shooting ranges and movie theaters); recovered materials processing facility; taxidermist; yard trimmings and composting facility; emission inspection stations; locksmith shops; pawn shops and mechanic's shops and/or garages; tattoo parlors; gas stations.
 - B. For a distance of 975 feet from Braselton Highway, the property shall be zoned C-2. All of the subject property beyond the 975-foot mark shall be zoned as O-1.
 - C. 24-hour sales shall be prohibited. The location of the stand-alone drive-through restaurant shall be limited to the outparcel labeled Number 1 on the conceptual site plan presented at the October 23, 2012 Board of Commissioners Meeting (roughly at the corner of Enclave Mill Court and the property's frontage along Braselton Highway). The hours of operation for retail operations shall be prohibited between the hours of 11:00 p.m. to 6:00 a.m. Deliveries and pick-ups, including trash, shall be between 7:00 a.m. and 7:00 p.m.
 - D. Outdoor storage or sales are prohibited.
 - E. Development shall abide by all requirements of Section 1315 Activity Center/Corridor Overlay District with the following changes:
 1. Addition of Braselton Highway to the road list indicated on 2.D (1).
 2. Street trees planted along the right-of-way within the 10-foot landscape strip must be a minimum of 4-inch caliper and of the species of a Willow Oak or Pin Oak.

3. Buildings shall be finished with a mixture of brick, stone, glass, and hard-coat stucco accents, on all four sides. Primary use of stucco shall be prohibited. Building and site plans shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of a Building Permit. Lighting shall comply with the Overlay Standards.
 4. Buildings shall be limited to two stories in height.
2. To satisfy the following site development considerations:
- A. Provide a 75-foot wide buffer, wherein no additional planting or grading will occur, adjacent to residentially-zoned property for the C-2 and O-I development; with the exception of the rear property line, which shall have a 125-foot wide undisturbed buffer. The detention pond shall be prohibited inside the buffer. Provide a double row of evergreens six feet tall, and ten feet on-center, beginning at the southernmost point of the retaining wall existing on the northeast edge of the property, and to continue along the existing rear curb line, around to the existing curb corner, located above the existing detention pond. Plantings will not be allowed within any sanitary sewer or detention easement(s). Provide a double row of evergreens six feet tall, and ten feet on-center, for 100 feet along the Enclave Mill Court side of the detention pond access road. The existing fire hydrant located along the western side of the pond access road, nearest the pond, shall serve as the center-point for this 100 foot length of run. All required plantings shall be completed within 180 days of this Change in Conditions case being approved by the Board of Commissioners.
 - B. Provide a 10-foot wide landscaped strip outside the dedicated right-of-way of Braselton Highway.
 - C. Hours of dumpster pickup shall be limited to between the hours of 7:00 am and 7:00 pm. Dumpster shall not be placed at a distance less than 100-feet from a residentially zoned property.
 - D. Peddlers or parking lot sales shall be prohibited.
 - E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - F. Provide interparcel access to the adjacent commercial property to the east along with a connection to Enclave Mill Court. Interparcel access shall also be provided throughout the development and to neighboring commercial developments.
 - G. Provide a 6-foot wide concrete sidewalk connection to the Enclave Mill subdivision to the intersection of Braselton Highway and Jim Moore Road. There is currently a sidewalk running from the Chevron property line to the intersection of Braselton

Highway and Jim Moore Road, if remaining, developer shall tie on to this existing sidewalk.

- H. The Director of Planning and Development is encouraged to grant a 10% reduction in minimum parking requirements.
- 3. As part of the overall retail/office project (RZC-05-037 and RZC-05-038), abide by the following requirements, dedications and improvements:
 - A. Contribute to Gwinnett County Department of Transportation the amount of \$500,000 toward area road improvements. The amount shall be provided within 60 days of the issuance of a Development Permit. All R-O-W and easements for Braselton Highway road improvements required by the Georgia or Gwinnett D.O.T. shall be provided at no cost to the County.
 - B. The development shall be limited to two curb cuts on Braselton Highway. Access to Braselton Highway shall be subject to review and approval by Georgia D.O.T. Access to Enclave Mill Court shall be subject to review and approval by Gwinnett D.O.T.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in Land Lot 235 of the 13th District of Bibb County, Georgia, containing 0.79 acres, and being designated as Tract E-10 on the Plat prepared for Southern Pine Plantations of Georgia, Inc. by Theodore W. Waddell, Jr., Georgia Registered Land Surveyor No. 2139, dated March 25, 1998, recorded in the Clerk's Office of Bibb Superior Court in Plat Book 89, Page 238, reference to which is hereby made for a more complete and accurate description of the property hereby conveyed. The property hereby conveyed is more particularly described according to said plat as follows: Begin at the PK Nail set by said surveyor on the Westerly right-of-way line of Peake Road at a point located 302.01 feet Southerly of the centerline of Zebulon Road and run thence in a Southerly direction along the Westerly right-of-way line of Peake Road, which is along the arc of a curve to the left having a radius of 1,004.93 feet, on arc distance of 241.99 feet to an iron pin set by said surveyor at a point located South 05 degrees 40 minutes 56 seconds East of and a chord distance of 241.41 feet from the PK Nail hereinabove referred to; run thence North 89 degrees 27 minutes 09 seconds West a distance of 224.29 feet to an iron pin set by said surveyor; run thence in a generally Northerly direction along the arc of a curve to the right having a radius of 310.00 feet an arc distance of 26.24 feet to a Point located North 00 degrees 52 minutes 38 seconds West of and a chord distance of 26.23 feet from the point herein above last established; run thence North 01 degree 32 minutes 51 seconds East a distance of 213.28 feet to a PK Nail; run thence South 88 degrees 27 minutes 09 seconds East a distance of 195.02 feet to the PK Nail herein above first referred to, which is back to the Point of Beginning.

Together with the access easements and drainage easements and other rights appurtenant to said Tract E-10 (one of the Southerly lots referred to in the Mutual Easements and Maintenance Agreement hereinafter referred to in this paragraph) contained in the Mutual Easement and Maintenance Agreement entered into among Southern Pine Plantation of Georgia, Inc. and others, dated June 30, 1995, recorded in the Clerk's office of Bibb Superior Court in Deed Book 2701, Page 71, as amended by the First Amendment to Mutual Easement and Maintenance Agreement dated February 28, 1997, recorded in said Clerk's office in Deed Book 3054, page 157, subject to the easements and other rights of Jameson Inns, Inc. as the owner of the other Southerly lot referred to in said Mutual Easement and Maintenance Agreement and subject to the easements and other rights of the other parties to said Mutual Easement and Maintenance Agreement and said First Amendment to Mutual Easement and Maintenance Agreement.

Together with the sanitary sewer easement, the water line easement, the drainage easement, and the non-exclusive Mutual Access Easement and other rights and obligations conveyed to Rap IV, LLC as set out in the Mutual Easement and Maintenance Agreement this day entered into between Southern Pine Plantations of Georgia, Inc. and Rap IV, LLC, being filed for record simultaneously herewith.

Subject to a five-foot wide Utility Easement hereby reserved by Southern Pine Plantations of Georgia, Inc., shown on the plat recorded in the Clerk's Office of Bibb Superior Court in Plat Book 89, Page 238, as extending in a Northerly-Southerly direction adjacent to and Easterly of the future right-of-way of Plantation Inn Drive as shown on said plat. Said Utility Easement may be used by Southern Pine Plantations of Georgia, Inc., its successors and assigns, for the installation, inspection, maintenance, repair and replacement from time to time of any of all utilities, including water, gas, sanitary sewer, electrical power, cable, or other utilities. Said Utility Easement shall be an appurtenance to the adjoining property located Southerly of Tract E-10A shown on said plat or any portion thereof and shall pass with the ownership of said adjoining property. Southern Pine Plantations of Georgia, Inc. shall have the right to dedicate any of said utilities to public use or grant easements to appropriate bodies, agencies, or authorities in said five-foot wide strip of land for utility purposes. Southern Pine Plantation of Georgia, Inc., shall be responsible for putting the property back in its previous condition caused by any disturbance by Southern Pine Plantations of Georgia, Inc., in the exercise of its rights in said Utility Easement.

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APR 01 2016

CIC '16017

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 TIDAL WAVE AUTO SPA for the proposed use of a CAR WASH (EXPRESS-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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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. For the C-2 portion - Retail, service commercial and accessory uses, which may include an automotive car wash (express service) as a special use; provided, however, that the following uses shall be prohibited: adult entertainment establishments; automotive parts stores; billboards or oversized signs; building, electrical or plumbing contractors; funeral homes and mausoleums; equipment rental; hotels and motels; self-service laundries; liquor stores; pest control businesses; radio, recording or television studios and broadcasting stations; recreation facilities (including bowling alleys, skating rinks, shooting ranges and movie theaters); recovered materials processing facility; taxidermist; yard trimmings and composting facility; emission inspection stations; locksmith shops; pawn shops and mechanic's shops and/or garages; tattoo parlors; gas stations.
 - B. For a distance of 975 feet from Braselton Highway, the property shall be zoned C-2. All of the subject property beyond the 975-foot mark shall be zoned as O-1.
 - C. 24-hour sales shall be prohibited. The location of the stand-alone drive-through restaurant shall be limited to the outparcel labeled Number 1 on the conceptual site plan presented at the October 23, 2012 Board of Commissioners Meeting (roughly at the corner of Enclave Mill Court and the property's frontage along Braselton Highway). The hours of operation for retail operations shall be prohibited between the hours of 11:00 p.m. to 6:00 a.m. Deliveries and pick-ups, including trash, shall be between 7:00 a.m. and 7:00 p.m.
 - D. Outdoor storage or sales are prohibited.
 - E. Development shall abide by all requirements of Section 1315 Activity Center/Corridor Overlay District with the following changes:
 1. Addition of Braselton Highway to the road list indicated on 2.D (1).
 2. Street trees planted along the right-of-way within the 10-foot landscape strip must be a minimum of 4-inch caliper and of the species of a Willow Oak or Pin Oak.

3. Buildings shall be finished with a mixture of brick, stone, glass, and hard-coat stucco accents, on all four sides. Primary use of stucco shall be prohibited. Building and site plans shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of a Building Permit. Lighting shall comply with the Overlay Standards.
 4. Buildings shall be limited to two stories in height.
2. To satisfy the following site development considerations:
- A. Provide a 75-foot wide buffer, wherein no additional planting or grading will occur, adjacent to residentially-zoned property for the C-2 and O-I development; with the exception of the rear property line, which shall have a 125-foot wide undisturbed buffer. The detention pond shall be prohibited inside the buffer. Provide a double row of evergreens six feet tall, and ten feet on-center, beginning at the southernmost point of the retaining wall existing on the northeast edge of the property, and to continue along the existing rear curb line, around to the existing curb corner, located above the existing detention pond. Plantings will not be allowed within any sanitary sewer or detention easement(s). Provide a double row of evergreens six feet tall, and ten feet on-center, for 100 feet along the Enclave Mill Court side of the detention pond access road. The existing fire hydrant located along the western side of the pond access road, nearest the pond, shall serve as the center-point for this 100 foot length of run. All required plantings shall be completed within 180 days of this Change in Conditions case being approved by the Board of Commissioners.
 - B. Provide a 10-foot wide landscaped strip outside the dedicated right-of-way of Braselton Highway.
 - C. Hours of dumpster pickup shall be limited to between the hours of 7:00 am and 7:00 pm. Dumpster shall not be placed at a distance less than 100-feet from a residentially zoned property.
 - D. Peddlers or parking lot sales shall be prohibited.
 - E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - F. Provide interparcel access to the adjacent commercial property to the east along with a connection to Enclave Mill Court. Interparcel access shall also be provided throughout the development and to neighboring commercial developments.
 - G. Provide a 6-foot wide concrete sidewalk connection to the Enclave Mill subdivision to the intersection of Braselton Highway and Jim Moore Road. There is currently a

sidewalk running from the Chevron property line to the intersection of Braselton Highway and Jim Moore Road, if remaining, developer shall tie on to this existing sidewalk.

- H. The Director of Planning and Development is encouraged to grant a 10% reduction in minimum parking requirements.
- 3. As part of the overall retail/office project (RZC-05-037 and RZC-05-038), abide by the following requirements, dedications and improvements:
 - A. Contribute to Gwinnett County Department of Transportation the amount of \$500,000 toward area road improvements. The amount shall be provided within 60 days of the issuance of a Development Permit. All R-O-W and easements for Braselton Highway road improvements required by the Georgia or Gwinnett D.O.T. shall be provided at no cost to the County.
 - B. The development shall be limited to two curb cuts on Braselton Highway. Access to Braselton Highway shall be subject to review and approval by Georgia D.O.T. Access to Enclave Mill Court shall be subject to review and approval by Gwinnett D.O.T.

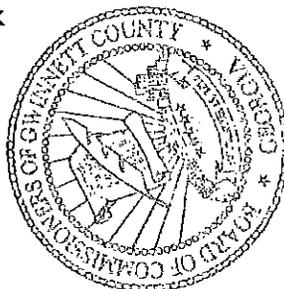
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in Land Lot 235 of the 13th District of Bibb County, Georgia, containing 0.79 acres, and being designated as Tract E-10 on the Plat prepared for Southern Pine Plantations of Georgia, Inc. by Theodore W. Waddell, Jr., Georgia Registered Land Surveyor No. 2139, dated March 25, 1998, recorded in the Clerk's Office of Bibb Superior Court in Plat Book 89, Page 238, reference to which is hereby made for a more complete and accurate description of the property hereby conveyed. The property hereby conveyed is more particularly described according to said plat as follows: Begin at the PK Nail set by said surveyor on the Westerly right-of-way line of Peake Road at a point located 302.01 feet Southerly of the centerline of Zebulon Road and run thence in a Southerly direction along the Westerly right-of-way line of Peake Road, which is along the arc of a curve to the left having a radius of 1,004.93 feet, on arc distance of 241.99 feet to an iron pin set by said surveyor at a point located South 05 degrees 40 minutes 56 seconds East of and a chord distance of 241.41 feet from the PK Nail hereinabove referred to; run thence North 89 degrees 27 minutes 09 seconds West a distance of 224.29 feet to an iron pin set by said surveyor; run thence in a generally Northerly direction along the arc of a curve to the right having a radius of 310.00 feet an arc distance of 26.24 feet to a Point located North 00 degrees 52 minutes 38 seconds West of and a chord distance of 26.23 feet from the point herein above last established; run thence North 01 degree 32 minutes 51 seconds East a distance of 213.28 feet to a PK Nail; run thence South 88 degrees 27 minutes 09 seconds East a distance of 195.02 feet to the PK Nail herein above first referred to, which is back to the Point of Beginning.

Together with the access easements and drainage easements and other rights appurtenant to said Tract E-10 (one of the Southerly lots referred to in the Mutual Easements and Maintenance Agreement hereinafter referred to in this paragraph) contained in the Mutual Easement and Maintenance Agreement entered into among Southern pine Plantation of Georgia, Inc. and others, dated June 30, 1995, recorded in the Clerk's office of Bibb Superior Court in Deed Book 2701, Page 71, as amended by the First Amendment to Mutual Easement and Maintenance Agreement dated February 28, 1997, recorded in said Clerk's office in Deed Book 3054, page 157, subject to the easements and other rights of Jameson Inns, Inc. as the owner of the other Southerly lot referred to in said Mutual Easement and Maintenance Agreement and subject to the easements and other rights of the other parties to said Mutual Easement and Maintenance Agreement and said First Amendment to Mutual Easement and Maintenance Agreement.

Together with the sanitary sewer easement, the water line easement, the drainage easement, and the non-exclusive Mutual Access Easement and other rights and obligations conveyed to Rap IV, LLC as set out in the Mutual Easement and Maintenance Agreement this day entered into between Southern Pine Plantations of Georgia, Inc. and Rap IV, LLC, being filed for record simultaneously herewith.

Subject to a five-foot wide Utility Easement hereby reserved by Southern Pine Plantations of Georgia, Inc., shown on the plat recorded in the Clerk's Office of Bibb Superior Court in Plat Book 89, Page 238, as extending in a Northerly-Southerly direction adjacent to and Easterly of the future right-of-way of Plantation Inn Drive as shown on said plat. Said Utility Easement may be used by Southern Pine Plantations of Georgia, Inc., its successors and assigns, for the installation, inspection, maintenance, repair and replacement from time to time of any of all utilities, including water, gas, sanitary sewer, electrical power, cable, or other utilities. Said Utility Easement shall be an appurtenance to the adjoining property located Southerly of Tract E-10A shown on said plat or any portion thereof and shall pass with the ownership of said adjoining property. Southern Pine Plantations of Georgia, Inc. shall have the right to dedicate any of said utilities to public use or grant easements to appropriate bodies, agencies, or authorities in said five-foot wide strip of land for utility purposes. Southern Pine Plantation of Georgia, Inc., shall be responsible for putting the property back in its previous condition caused by any disturbance by Southern Pine Plantations of Georgia, Inc., in the exercise of its rights in said Utility Easement.

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Planning & Development

SUP 16045

CASE NUMBER SUP2016-00041
GCID 2016-0512

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Nay

On motion of Commissioner COMM. HOWARD, which carried a 4-1 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 JOHN L. ANDERSON, JR. for the proposed use of TATTOO AND BODY PIERCING 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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 tattoo and body piercing as a Special Use.
2. The tattoo and body piercing studio leased space shall not exceed 1,250 square feet.
3. The hours of operation of the tattoo and body piercing studio shall not extend past 10:00 p.m.
4. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
5. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT A
[Legal Description]

All that tract or parcel of land lying and being in Land Lots 60 and 61 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin at the intersection of the northeast right-of-way of Rockbridge Road (having a 70 foot right-of-way) and the southeast right-of-way of Park Place (having a 100 foot right-of-way); running thence South 64 degrees 35 minutes 00 seconds East, along the northeasterly right-of-way of Rockbridge Road, a distance of 152.96 feet to a point; continuing thence South 63 degrees 52 minutes 00 seconds East, along said right-of-way, a distance of 28.04 feet to an iron pin and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING thus established, running thence North 26 degrees 25 minutes 00 seconds East, a distance of 180.00 feet to a spike found; running thence North 64 degrees 28 minutes 40 seconds West, a distance of 180.00 feet to an iron pin found on the southeasterly right-of-way of said Park Place; running thence North 26 degrees 44 minutes 00 seconds East, along said right-of-way, a distance of 200.00 feet to an iron pin; running thence South 64 degrees 01 minutes 45 seconds East a distance of 200.00 feet to an iron pin; running thence North 26 degrees 56 minutes 45 seconds East, a distance of 120.00 feet to an iron pin; running thence South 64 degrees 01 minutes 50 seconds East, a distance of 470.00 feet to an iron pin; running thence South 26 degrees 47 minutes 10 seconds West, a distance of 350.00 feet to an iron pin; running thence South 63 degrees 52 minutes 00 seconds East, a distance of 58.00 feet to a nail set in concrete; running thence South 26 degrees 47 minutes 10 seconds West, a distance of 150.00 feet to an iron pin located on the northeasterly right-of-way of said Rockbridge Road; running thence North 63 degrees 52 minutes 00 seconds West, along said right-of-way, a distance of 178.00 feet to an iron pin; continuing thence North 63 degrees 52 minutes 00 seconds West, along said right-of-way, a distance of 369.00 feet to an iron pin and the TRUE POINT OF BEGINNING; said parcel of land containing 6.5832 acres, as described on that certain ALTA/ACSM Land Title Survey prepared by Pedersen-Ruppert & Associates, Inc., certified by James W. Woolley, GRLS No. 1478, dated June 11, 1993, updated May 2, 1996; Project No. E7-647.

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Planning & Development

Page 1 of Four

SUP '16041

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 FULMER PROPERTY MANAGEMENT, LLC for the proposed use of an OUTDOOR DOG RUN 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 JUNE 28, 2016 and objections were not filed.

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

1. Retail and service uses, and accessory uses, which may include an outdoor dog run as an accessory special use to a veterinary clinic.
2. Abide by all conditions of CIC2015-00001.
3. The outdoor dog run facility shall be located as shown on the submitted site plan, and shall be enclosed by a minimum five-foot black vinyl coated chain link fence. Final fence layout and design shall be subject to review and approval by the Director of Planning and Development.
4. The fenced area of the outdoor dog run shall be screened by evergreen shrubbery. Leyland Cypress plant material is prohibited.

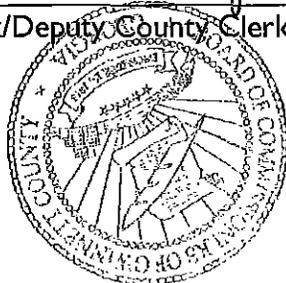
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7/21/16

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
LOT 3 - 12STONE CHURCH/HAMILTON MILL

ALL THAT TRACT OR PARCEL OF LAND LYING and being in GMD 1749; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a 1/2-inch rebar found at the intersection of the southwesterly right-of-way line for East Rock Quarry Road (60-foot right-of-way) with the northwesterly right-of-way line for Braselton Highway (a/k/a Georgia Highway No. 124; right-of-way varies); THENCE along the northwesterly right-of-way line for Braselton Highway, in a southwesterly direction, a distance of 558.24 feet to a 5/8-inch rebar set, said rebar being the POINT OF BEGINNING. THENCE along said right-of-way line South 57 degrees 04 minutes 01 seconds West, a distance of 166.93 feet to a mag-nail set; THENCE leaving said right-of-way line North 32 degrees 55 minutes 24 seconds West, a distance of 234.98 feet to a 5/8-inch rebar set; THENCE North 57 degrees 04 minutes 36 seconds East, a distance of 166.93 feet to a 5/8-inch rebar set; THENCE South 32 degrees 55 minutes 24 seconds East, a distance of 234.95 feet to an aforementioned 5/8-inch rebar set on the northwesterly right-of-way line for Braselton Highway (a/k/a Georgia Highway No. 124), said rebar set being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.900 acres, or 39,223 square-feet, more or less.

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SUP '16042

CASE NUMBER SUP2016-00044
GCID 2016-0515

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Grant of Special Use Permit

ADOPTION DATE: JUNE 28, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HOWARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 ERIC RAMSARAN for the proposed use of AUTOMOBILE SERVICE (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 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 JUNE 28, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, 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: 7/26/16

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 53, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an Iron pin found on the northwesterly right-of-way line of U.S. Highway No. 78 (a 100-foot right-of-way) 240.67 feet southwesterly along said right-of-way line from the intersection of said right-of-way line with the southwesterly right-of-way line of Memorial Bridge Road (an 80-foot right-of-way); thence running South $59^{\circ}07'00''$ West along the northwesterly right-of-way line of U.S. Highway No. 78, a distance of 125.01 feet to an Iron pin found; thence running North $30^{\circ}52'39''$ West along the boundary of property now or formerly owned by Steech Brothers Stores, Inc., a distance of 200.00 feet to an Iron pin set; thence running North $59^{\circ}07'00''$ East a distance of 125.01 feet to an Iron pin found; thence running South $30^{\circ}52'39''$ East along the boundary of property now or formerly owned by Dr. J.F. Phelps, a distance of 200.00 feet to an Iron pin found and the POINT OF BEGINNING, all as shown on boundary and Topographic Survey for Elepar Enterprises by Southeast Consultants, Inc., dated April 3, 1965 and certified by Benny L. Bruner, Georgia Registered Land Surveyor No. 1646.

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