Gwinnett County Board of Commissioners' Resolutions for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP Cases and Amendments acted upon in July 2017

CASE NUMBER CIC2017-00014
GCID 2017-0533

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: JULY 25, 2017

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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Absent	Absent
John Heard, District 4	Yes	Aye

On motion of COMM. HEARD, which carried a 3-0, 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 ISB HOLDING, LLC 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 JULY 25, 2017 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 automotive sales and associated automotive repair as a special use.

   B. All new buildings shall be of a brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.

   C. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area.

2. To satisfy the following site development considerations:

   A. The existing building and parking areas shall be demolished and removed from the property prior to the issuance of any Certificate of Occupancy for new construction.

   B. Erect an eight-foot high opaque fence along rear property line of automobile sales facility.

   C. Provide a 10-foot wide enhanced landscaped strip outside the dedicated right-of-way of U.S. Highway 29.

   F. No billboards are permitted.

   G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 10:00 p.m.

   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. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

H. Submit plans for a development permit and obtain all other necessary permits and inspections prior to the offering of any cars on the property for sale.

I. Special Use Permit for Taxi Service (SUP-17-89) shall be terminated upon approval of CIC2017-00014.

J. Parking for customers, employees, and inventory shall be limited to 53 spaces.

K. Provide a 37.5-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.

L. 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 signage shall not exceed eight-feet in height.

M. 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.

N. 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.

O. 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.

P. Peddlers and/or parking lot sales shall be prohibited.

Q. 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: 8/7/17

ATTEST:

County Clerk/Deputy County Clerk

In the year one thousand nine hundred eighty-seven, between G. D. FARMER, as party of the first part (hereinafter called "Grantor"), and RYNER D. WITTGENS and DEANE H. STOKES, as party of the second part (hereinafter collectively called "Grantee")(the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

> All that tract or parcel of land lying and being in Land Lot 50 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:
>
> Beginning at a point on the southeasterly right-of-way line of U.S. Highway Number 29 (as relocated) 578.62 feet northeasterly as measured along said right-of-way line (as relocated) from its intersection with the original right-of-way line of U.S. Highway Number 29; running thence along the southeasterly right-of-way line of U.S. Highway Number 29 (as relocated) in a northeasterly direction an arc distance of 227.33 feet to an iron pin set (said arc being subtended by a chord bearing North 62° 08' 42" East, a chord distance of 227.32 feet); running thence South 27° 38' 18" East, a distance of 24.78 feet to an iron pin set; running thence North 63° 31' 29" East, a distance of 26.70 feet to an open top pipe found; running thence South 10° 21' 28" East, a distance of 420.12 feet to an iron pin set; running thence South 45° 27' 56" West, a distance of 332.0 feet to an iron pin set; running thence North 07° 47' 30" West, a distance of 555.08 feet to an iron pin set at the point of beginning, said tract or parcel of land containing 2.961 acres , more or less, as shown on the plat of survey for Ryner D. Wittgens prepared by Crusselle, Rakestraw, and Twitty, Inc., certified by W. Carlton Rakestraw, Jr., GRLS Number 2236 which plat is incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyways appertaining, to the only proper use, benefit and behoof of the said Grantee, their heirs, personal representatives and assigns, forever in FEE SIMPLE.

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CIC '17 014

CHURCHILL & FERGUSON
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW
SUITE 1200

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX
$ 236.80
Date 3-7-88

SUP-17-89

CASE NUMBER RZC2017-00013
GCID 2017-0527

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: JULY 25, 2017

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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Absent	Absent
John Heard, District 4	Yes	Aye

On motion of COMM. HEARD, which carried a 3-0 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-100 to O-I by DOCHINGOZI HOUEY for the proposed use as a DAY CARE FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 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 R-100 to O-I is hereby **APPROVED** with the following enumerated conditions:

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

   A. Limited to use as a Day Care Facility pursuant to SUP2017-00020.

   B. Any new buildings shall be finished with architectural treatments of brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review by the Director of Planning and Development.

   C. The three existing buildings shall be repainted utilizing non-white earthtone colors.

2. To satisfy the following site development considerations:

   A. Provide a 20-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.

   B. Provide a ten-foot wide landscaped strip adjacent to Braselton Highway.

   C. Natural vegetation shall remain on the property until the issuance of a development permit.

   D. Ground signage shall be limited to one monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed six feet in height.

   E. 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.

   F. 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.

G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

H. 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.

I. Outdoor storage 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 a.m. and 7:00 p.m.

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

L. Any outdoor recreation fields shall not be lighted.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot No. 54 of the 7th Land District of Gwinnett County, Georgia, and containing 5.29 acres as per plat made by S. R. Fields, Surveyor, on Nov. 6, 1972, and plat made by Jean G. Norton, Surveyor, on Oct. 14, 1996, and said land is described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the R/W monument at the northeast corner of the intersection of Georgia Highway 124 (Braselton Highway) and Azalea Road; thence along a curvilinear line to the left having a chord bearing and distance of North 15 degrees 3 minutes East 343.4 feet and a radius of 768.51' to a point; thence North 02 degrees 09 minutes East 58.6 feet to a point and the TRUE POINT OF BEGINNING; thence North 18 degrees 56 minutes West 216.2 feet to a point; thence South 58 degrees 31 minutes West 168.8 feet to a point; thence North 36 degrees 56 minutes West 487.3 feet to a point; thence North 37 degrees 33 minutes East 132.6 feet a point; thence North 59 degrees 21 minutes East 298.6 feet to a point; thence South 17 degrees 18 minutes East 119 feet to a point; thence North 69 degrees 37 minutes East 180.1 feet to a point; thence South 02 degrees 02 minutes West 469.0 feet to a point; thence South 85 degrees 9 minutes West 174.8 feet to a point; thence North 87 degrees 51 minutes West 10.0 feet to a point; thence South 02 degrees 09 minutes West 67.6 feet to the point of beginning.

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Planning & Development

CASE NUMBER SUP2017-00020
GCID 2017-0528

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JULY 25, 2017

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

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

On motion of COMM. HEARD, which carried a 3-0 vote, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

CASE NUMBER SUP2017-00020
GCID 2017-0528

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25TH day of JULY 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a Day Care Facility not to exceed 9,000 square feet and a total of 100 students.
2. The hours of operation shall be limited to 6:00 a.m. to 7:00 p.m., Monday through Friday.
3. The playground area shall be completely surrounded with a minimum four-foot high chain link fence.
4. All outdoor activities shall be supervised by an employee of the day care facility.
5. Abide by all applicable conditions of RZC2017-00013.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot No. 54 of the 7th Land District of Gwinnett County, Georgia, and containing 5.29 acres as per plat made by S. R. Fields, Surveyor, on Nov. 6, 1972, and plat made by Jean G. Norton, Surveyor, on Oct. 14, 1996, and said land is described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the R/W monument at the northeast corner of the intersection of Georgia Highway 124 (Braselton Highway) and Azalea Road; thence along a curvilinear line to the left having a chord bearing and distance of North 15 degrees 3 minutes East 343.4 feet and a radius of 768.51' to a point; thence North 02 degrees 09 minutes East 58.6 feet to a point and the TRUE POINT OF BEGINNING; thence North 18 degrees 56 minutes West 216.2 feet to a point; thence South 58 degrees 31 minutes West 168.8 feet to a point; thence North 36 degrees 56 minutes West 487.3 feet to a point; thence North 37 degrees 33 minutes East 132.6 feet a point; thence North 59 degrees 21 minutes East 298.6 feet to a point; thence South 17 degrees 18 minutes East 119 feet to a point; thence North 69 degrees 37 minutes East 180.1 feet to a point; thence South 02 degrees 02 minutes West 469.0 feet to a point; thence South 85 degrees 9 minutes West 174.8 feet to a point; thence North 87 degrees 51 minutes West 10.0 feet to a point; thence South 02 degrees 09 minutes West 67.6 feet to the point of beginning.

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Planning & Development

CASE NUMBER RZM2017-00005
GCID 2017-0403

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: JULY 25, 2017

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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Absent	Absent
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 3-0 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 to RM-24 by GWINN-LIDELL ASSOCIATES, LLC for the proposed use as APARTMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 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 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential apartments and accessory uses and structures, not to exceed 292 total units.

2. To satisfy the following site development considerations:

   A. Buildings shall be constructed with internal corridors (no breezeways), with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be in general accordance with the Avonlea Pointe Pattern Book submitted at the July 10, 2017 Planning Commission Meeting. Final building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.

   B. Garages or structured parking shall be provided for a minimum of 10% of the units.

   C. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of 8% of units three-bedrooms or larger.

   D. Provide a 100-foot undisturbed landscape buffer along Highway 85. The landscape buffer shall be enhanced where sparsely vegetated subject to the review approval of the Director of Planning and Development.

   E. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be property maintained and functional at all times, with any required repairs to be made within one week.

   F. SUP-84-1987 shall terminate upon approval of this application and the existing billboard on the property shall be removed prior to issuances of building permits.

   G. Natural vegetation shall remain on the property prior to issuance of a Development Permit.

   H. All disturbed grassed areas shall be sodded.

   I. All utilities shall be placed underground.

   J. 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 signage shall not exceed eight-feet in height.

K. Dumpster locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

L. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from the street right-of-way of Satellite Pointe, Satellite Boulevard, or Interstate 85 unless otherwise required by law.

M. 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.

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

O. 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.

P. Clubhouse amenities shall be compatible with the new apartment elevations submitted at the July 10, 2017 Planning Commission meeting. Those amenities are to include all the amenities in the Avonlea Pointe Pattern Book with the addition of the dog wash amenity.

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

A. Provide a Cul-de-sac turn around on Satellite Pointe prior to gate access.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

Written Description - Satellite Pointe

All that tract or parcel of land lying and being in Land Lot 209, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at intersection of the westerly right of way of Lidell Road and the southerly right of way of Satellite Boulevard; thence southeasterly along the westerly right of way of Lidell Road for 420.81 feet to a point; thence leaving said right of way S 58°02'15" W a distance of 527.72 feet to a point; thence S 25°57'19" E a distance of 631.92 feet to an iron pin set and the **POINT OF BEGINNING**; thence S 25°56'38" E a distance of 954.08 feet to an iron pin set on the northerly right of way of Interstate 85 (300 foot right of way); thence along said right of way S 59°53'23" W a distance of 272.13 feet to an iron pin set; thence leaving said right of way N 29°46'37" W a distance of 75.00 feet to an iron pin set; thence S 60°13'23" W a distance of 231.27 feet to a point in the centerline of Beaver Ruin Creek; thence along said centerline of creek the following courses and distances: N 89°25'35" W a distance of 40.32 feet to a point; thence S 68°23'11" W a distance of 94.89 feet to a point; thence N 61°36'29" W a distance of 103.03 feet to a point; thence N 57°00'38" W a distance of 81.75 feet to a point; thence N 48°02'31" W a distance of 82.40 feet to a point; thence N 38°13'07" W a distance of 111.99 feet to a point; thence N 38°54'14" W a distance of 121.70 feet to a point; thence N 48°17'04" W a distance of 43.68 feet to a point; thence N 59°23'38" W a distance of 56.80 feet to a point; thence N 57°44'10" W a distance of 109.99 feet to a point; thence N 55°20'01" W a distance of 140.25 feet to a point; thence N 62°20'35" W a distance of 81.64 feet to a point; thence N 75°57'25" W a distance of 44.05 feet to a point; thence leaving said centerline of creek N 20°47'24" W a distance of 213.60 feet to a Georgia Power monument found; thence N 73°38'38" E a distance of 1,074.94 feet to the **POINT OF BEGINNING**. Said tract contains approximately 876,520 square feet or approximately 20.122 acres.

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Planning & Development

RZM '17 005

CASE NUMBER SUP2017-00031
GCID 2017-0655

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JULY 25, 2017

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

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

On motion of COMM. HEARD, which carried a 3-0 vote, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by PHILIP KOCH for the proposed use of a METAL BUILDING GREATER THAN 550 SQUARE FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

CASE NUMBER SUP2017-00031
GCID 2017-0655

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25TH day of JULY 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. The metal accessory building shall be a maximum of 1,200 square feet in area and 12 feet in height.
2. The metal accessory building shall be of a residential type of construction and painted a non-white neutral (earthtone) color, subject to the review and approval of the Director of Planning and Development.
3. The garage doors shall not be of a roll-up type, but shall be decorative in nature, subject to the review and approval of the Director of Planning and Development.
4. Existing natural vegetation shall be maintained to the front, sides, and rear of the metal structure as a visual screen.
5. The accessory building shall not be used in the conduct of a commercial business or home occupation.
6. No provision for plumbing shall be provided to the building.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

County Clerk/Deputy County Clerk

BK54650 PG0316

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

16 OCT 11 PM 2:00

RICHARD ALEXANDER, CLERK

Return to:
Brock & Scott, PLLC
4360 Chamblee
Dunwoody Road Suite
310
Atlanta, GA 30341

PT-61 #127-2016-026327
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
$ None
RICHARD T ALEXANDER, JR: CLERK OF
SUPERIOR COURT

Cross index Security Deed:
Book: 51324
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County: Gwinnett

STATE OF GEORGIA
COUNTY OF: GWINNETT

DEED UNDER POWER OF SALE

THIS INDENTURE, made this 6th day of September, 2016, by Jason S. Kytle (hereinafter collectively referred to as "Grantor(s)"), acting through this duly appointed attorney in fact, SunTrust Mortgage, Inc. (hereinafter referred to as "Lender"), as Party of the First Part, and Robin Warren Properties, LLC, whose address is 754 Lullwater Road NE, Atlanta, GA 30307, as Party of the Second Part

WITNESSETH:

WHEREAS, Grantor(s) executed and delivered that certain Security Deed given to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Residential Mortgage, Inc., dated March 30, 2012 and recorded on April 27, 2012 in Book 51324 at Page 405, Gwinnett County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment, recorded in Deed Book 53976, Page 710, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Seventy-Three Thousand Dollars and No Cents ($73,000 00);

WHEREAS, default in the payment of the required installments under said Note occurred, and by reason of said default, Lender elected, pursuant to the terms of the Security Deed and Note, and declared the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender on behalf of Grantor(s), and according to the terms of said Security Deed, did advertise said property for sale once a week for 4 weeks immediately preceding said sale in a newspaper in Gwinnett County, Georgia, wherein the Sheriff carried his advertisements, namely the Gwinnett Daily Post; and

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WHEREAS, notice was given in compliance with Georgia Laws 1981, Volume I, Page 834, codified as O C.G.A. Section 44-14-162 2 and Section 44-14-162.4. The notice so required was rendered by mailing a copy of the Notice of Sale submitted to the publisher to the "Debtor" (as that term is defined in O.C.G.A. Section 44-14-162 1) at least thirty days prior to the foreclosure sale date of September 6, 2016; and

WHEREAS, Lender did expose said property for sale to the highest bidder for cash on the first Tuesday in September, 2016 within the legal hours of sale at the usual place for conducting Sheriff's sales in Gwinnett County before the Courthouse door, and offered said property for sale at public outcry to the highest bidder for cash when and where the aforesaid Party of the Second Part bid; AND

WHEREAS, the said property was knocked off to the Party of the Second Part for consideration in the amount of $101,000.00.

NOW THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deed, the Party of the First Part has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to the Party of the Second Part, said party's representatives, heirs, successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District, Gwinnett County, Georgia, being Lot 3, Block A, Willow Springs Forest, Unit One, as per plat recorded in Plat Book Y, Page 136, Gwinnett County, Georgia, Records, which plat is hereby incorporated herein by reference and being known as 1092 Sandalwood Drive according to the present numbering property in Gwinnett County, Georgia.

Tax parcel: R7026 060
Street Address. **1092 Sandalwood Drive, Lawrenceville, GA 30043**

TOGETHER WITH all and singular the rights, members and appurtenances thereto appertaining; also all the estate, right, title, interest, claim or demand of the Party of the First Part, or said Party's representatives, heirs, successors and assigns, legal, equitable or otherwise, whatsoever, in and to the same.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed.

TO HAVE AND TO HOLD the said property and every part thereof unto the said Party of the Second Part, and said party's representatives, heirs, successors and assigns, to said Party's own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as the said Party of the First Part or said Party's representatives, heirs, successors and assigns, did hold and enjoy the same

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IN WITNESS WHEREOF, Lender as Agent and Attorney in Fact for Grantor(s) has hereunto affixed Lender's hand and seal on September 14 2016.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission Expires: 6/30/17

(Notary Seal)

LATOYA ROBINETTE ECK
Notary Public
Commonwealth of Virginia
368311
My Commission Expires Jun 30, 2017

SunTrust Mortgage, Inc. as Attorney in Fact for Jason S. Kytle

By #1:

Print Name: Doyle Mitchell
Vice President

Title.

By #2:

Print Name.

Title:

(CORPORATE SEAL)

SunTrust Mortgage, Inc. CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

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CASE NUMBER SUP2017-00032
GCID 2017-0656

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JULY 25, 2017

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

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

On motion of COMM. HEARD, which carried a 3-0 vote, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by STORAGE DEVELOPMENT GROUP, INC for the proposed use of a SELF-STORAGE FACILITY (INDOOR) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25TH day of JULY 2017 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 climate controlled, indoor self-storage facility as a special use.

   B. Buildings shall be constructed as urban-style, flat-roofed buildings with exterior treatments of brick or stacked stone on each elevation. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.

   C. Outdoor storage and truck rental shall be prohibited.

   D. External roll-up doors shall be prohibited.

2. To satisfy the following site development considerations:

   A. Property security enclosures shall be of a decorative masonry and/or wrought iron style fencing. All additional security fencing shall be black, vinyl-coated chain link.

   B. All mechanical equipment serving the proposed new building should be screened on all four sides as required in the Architectural Design Standards for Category 1 and Category 3, as specified in the Appendix of the Unified Development Ordinance, prior to the issuance of a development permit.

   C. Any detention ponds serving the property shall be screened with a single row of six foot to eight foot tall evergreens.

   D. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials.

E. 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 a.m. and 7:00 p.m.

F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

G. 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: 8/7/17

ATTEST:

County Clerk/Deputy County Clerk

Exhibit B

Outparcel
Sugarloaf Parkway & Grayson Highway
Grayson, Georgia

All that tract or parcel of land lying and being in Land Lots 138 and 139 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8 inch rebar set at the western end of the mitered intersection of the southerly right-of-way of Sugarloaf Parkway (a 120 foot right-of-way) with the westerly right-of-way of Grayson Highway, Georgia Highway 20 (a 100 foot right-of-way); Thence continuing with the said miter, South 64 degrees 25 minutes 04 seconds East, a distance of 95.53 feet to a 5/8 inch rebar set on the eastern end of the said mitered intersection; Thence continuing with the said westerly right-of-way of Grayson Highway the following three courses: South 13 degrees 21 minutes 57 seconds East, a distance of 85.65 feet to a 5/8 inch rebar set; Thence South 07 degrees 55 minutes 32 seconds East, a distance of 132.25 feet to a 5/8 inch rebar set; Thence South 15 degrees 03 minutes 02 seconds East, a distance of 44.12 feet to a 5/8 inch rebar set, said 5/8 inch rebar set being the TRUE POINT OF BEGINNING. Thence continuing with the said westerly right-of-way of Grayson Highway, South 15 degrees 03 minutes 02 seconds East, a distance of 267.56 feet to a 5/8 inch rebar set at the northern end of the mitered intersection of the said westerly right-of-way of Grayson Highway with the northerly right-of-way of Old Johnson Road (a 60 foot right-of-way); Thence continuing with the said miter, South 21 degrees 25 minutes 04 seconds West, a distance of 39.79 feet to a 5/8 inch rebar set at the southern end of the said mitered intersection; Thence continuing with the said northerly right-of-way of Old Johnson Road the following two courses: South 81 degrees 04 minutes 00 seconds West, a distance of 150.92 feet to a 5/8 inch rebar set; Thence South 72 degrees 07 minutes 44 seconds West, a distance of 34.32 feet to a 5/8 inch rebar set; Thence departing the said northerly right-of-way of Old Johnson Road and continuing through the property of CVS 75379 GA, L.L.C. (Deed Book 47268 at Page 595 and Deed Book 47788 at Pages 507 and 512) the following four courses: North 07 degrees 54 minutes 46 seconds West, a distance of 52.93 feet to a 5/8 inch rebar set; Thence North 15 degrees 31 minutes 24 seconds West, a distance of 216.66 feet to a 5/8 inch rebar set; Thence North 29 degrees 04 minutes 02 seconds East, a distance of 16.26 feet to a 5/8 inch rebar set; Thence North 73 degrees 39 minutes 28 seconds East, a distance of 191.93 feet to a 5/8 inch rebar set on the said westerly right-of-way of Grayson Highway, said 5/8 inch rebar set point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.336 Acres.

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CASE NUMBER RZC2017-00017
GCID 2017-0641

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: JULY 25, 2017

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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Absent	Absent
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 3-0 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-100 to M-1 by SESMAS TREE SERVICE, LLC for the proposed use as a CONTRACTOR'S OFFICE (LANDSCAPE) (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 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 R-100 to M-1 is hereby **APPROVED** with the following enumerated conditions:

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

   A. Light industrial, office and accessory uses and structures.

   B. Buildings shall be of a residential nature and primarily finished with architectural treatments of glass, brick and/or stone. Building design shall include massing, window types, window spacing and proportions, and roof slope and roof features (such as dormers, gables and/or covered porches) that are consistent with single family building design. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.

2. To satisfy the following site development considerations:

   A. Provide a 50-foot wide natural undisturbed buffer, with a minimum six-foot high opaque fence located internal to the buffer, adjacent to all residentially zoned property. The buffer shall be enhanced where sparsely vegetated. The existing driveway shall be relocated outside of the required buffer. Buffer, driveway and fence design shall be subject to the approval of the Director of Planning and Development and the Department of Transportation.

   B. 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.

   C. 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.

   D. Ground signage shall be limited to one monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed five feet in height, and shall not be internally illuminated.

   E. 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.

   F. 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.

G. Billboards or oversized signs shall be prohibited.

H. Outdoor loudspeakers shall be prohibited.

I. All parking areas shall be paved and any vehicles/equipment used for the business (trucks, trailers, etc.) shall be parked in the rear yard parking area. No more than two trailers shall be stored on-site.

J. No outdoor storage shall be allowed on the property except for parking referenced in condition 2.I above. No mulching, shredding, sale of firewood, or storage of landscaping debris on site.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA DECEMBER 15, 1818

LEGAL DESCRIPTION

Beginning at a PK nail set at the centerline of the intersection of Capital Circle and Purcell Road (said road being an 80' R/W) north 29 degrees 39 minutes 34 seconds east a distance of 411.74 feet to a ½ inch rebar found, said PK nail set being the true point of beginning; thence 339.36 feet along the arc of a curve said curve having a radius of 860.83 feet and being subtended by a chord of North 10 degrees 31 minutes 41 seconds east a distance of 337.17 feet to a ½ inch rebar found; thence south 30 degrees 00 minutes 59 seconds east a distance of 391.91 feet to a ½ inch rebar found; thence south 30 degrees 15 minutes 25 seconds east a distance of 444.90 feet to a ½ inch rebar set; thence north 50 degrees 53 minutes 19 seconds west a distance of 33.11 feet to a ½ inch rebar set; thence north 50 degree 53 minutes 19 seconds west a distance of 240.12 feet to a ½ inch rebar found; thence north 50 degree 50 minutes 11 seconds west a distance of 348.01 feet to a ½ inch rebar found said ½ inch rebar found being the true point of beginning. Said property being more particularly shown on that certain survey for Noel Sesmas prepared December 22, 2016 by A. Gordon Persons, GRLS# 1918.

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CASE NUMBER RZC2017-00020
GCID 2017-0646

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: JULY 25, 2017

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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Absent	Absent
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 3-0 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 O-I to C-2 by SATILMIS UZBEY for the proposed use as a CONTRACTOR'S OFFICE (LANDSCAPE) (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 and objections were filed.

CASE NUMBER RZC2017-00020
GCID 2017-0646

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from O-I to C-2 is hereby **DENIED.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/17

ATTEST:

County Clerk/Deputy County Clerk

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK C, BEAVER BEND ESTATE AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 80, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PROPERTY COMMONLY KNOWN AS: 1936 BEAVER RUIN ROAD, NORCROSS, GA 30071

PARCEL R6212A-001

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CASE NUMBER SUP2017-00035
GCID 2017-0647

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JULY 25, 2017

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

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

On motion of COMM. BROOKS, which carried a 3-0 vote, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SATILMIS UZBEY for the proposed use as a CONTRACTOR'S OFFICE (LANDSCAPE) (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

CASE NUMBER SUP2017-00035
GCID 2017-0647

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25TH day of JULY 2017 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: 8/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK C, BEAVER BEND ESTATE AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 80, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PROPERTY COMMONLY KNOWN AS: 1936 BEAVER RUIN ROAD, NORCROSS, GA 30071

PARCEL R6212A-001

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