

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

CASE NUMBER SUP2017-00014
GCID 2017-5011

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: SEPTEMBER 5, 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.

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by 78 CARWASH LLC for the proposed use of AUTOMOBILE SERVICE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 27, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 5TH day of SEPTEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include automotive service as a special use.
2. Prior to business occupancy, obtain all necessary development and building permits, and bring the site and structure up to applicable zoning, development and building codes for automobile service, including, but not limited to landscaping, buffering, parking lot striping, and painting of the building per the review and approval of the Director of Planning and Development.
3. No outdoor sales, storage or display of tires, parts, junk vehicles, vehicles without valid tags, or other junk/debris shall be allowed. No vehicles parked overnight shall be taller than the screening fence. No vehicles shall be stored or parked for longer than a 48-hour period.
4. 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.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. All required buffers shall be planted with a mixture of native trees and shrubs commensurate with existing native vegetation in the area. Buffers shall be brought up to County buffer standards per the Unified Development Ordinance within 90 days of approval of this Special Use Permit. The property owner shall submit landscape plans to the Director of Planning and Development for review and approval of all replanting and enhancement.
8. Automotive service garage walls and doors adjacent to the Lake Lucerne residential community shall be insulated to achieve a Sound Transmission Class (STC) rating of at least 52, and the ceiling shall be insulated to achieve an STC rating of 39, to aid in the abatement of sound being emitted from the garage area. Garage doors shall be closed when air wrenches are in use.

- 9. These conditions shall be strictly enforced. Failure to abide by the conditions shall result in loss of permits.

- 10. The use as a tire store shall be excluded under this Special Use Permit application.

- 11. The automotive service garage area shall continue to be equipped with its current separating-system floor drain (in order to separate oil, water and other residue) for treating any garage surface run-off prior to entering into the sanitary sewer system.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: October 17, 2017

ATTEST:

Sina M. King
County Clerk/Deputy County Clerk



~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
Legal Description
Tract 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 63 of the 6th Land District of Gwinnett County, Georgia and being Tract 1 containing 1,2778 acres all as more particularly shown and delineated on a plat of survey for Kirkwood Investment Company #8, LLC, et al prepared by Columbia Engineering, Ben E. Butterworth, Georgia Registered Land Surveyor #22294, said plat being recorded at Plat Book 113, Page 87, Gwinnett County Plat Records, said plat being incorporated herein by reference thereto for a more particular and complete description thereof. Said property is known as 4747 U.S. Highway 78, Lilburn, Georgia according to the present system of numbering in effect in Gwinnett County, Georgia.

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Planning & Development

SUP '17 014

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 19, 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	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. 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 TAYLOR & MATHIS PROPERTIES V, LLC for the proposed use as LIGHT INDUSTRIAL OFFICE/WAREHOUSE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 22, 2017 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 R-ZT to M-I is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. 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 site plan dated August 11, 2017 and prepared by Kimley-Horn & Associates, Inc. as presented at the August 22, 2017 Board of Commissioners public hearing. Substantial variations from the site plan shall be subject to review and approval by the Director of Planning and Development.
 - C. Buildings shall be constructed with architecturally designed sidecast, concrete tilt panels, with treatments of glass storefront and finished with a textured paint system and color scheme in general accordance with the existing Horizon Pointe buildings 100, 200, 300 and the building elevations submitted with the application.
 - D. Outdoor storage of materials shall be limited to the area shown as “possible future outdoor storage area” on the site plan dated June 28, 2017 titled “Outdoor Storage” and submitted at the August 1, 2017 Planning Commission public hearing. Areas of outdoor storage of equipment or materials shall be screened from view by a six-foot tall opaque fence, and pallet storage shall be prohibited.
 - E. Sole construction and access to the property shall be via Horizon Drive. No access shall be permitted from Spriggs Road, including temporary construction access, or access for surveying, testing, etc. The number, location and design of all driveways shall be subject to Gwinnett County Department of Transportation review and approval. This includes all truck access on to Rock Springs Road.
2. To satisfy the following site development considerations:
 - A. Provide a landscaped buffer and tree save area located in general accordance with the conceptual landscaped buffer exhibit dated August 8, 2017, revised September 14, 2017 and prepared by Reece, Hoopes, & Fincher, Inc. and submitted to the Gwinnett County Department of Planning and Development on September 18, 2017. 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, 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.
 - D. 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.
 - E. 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.
 - F. Outdoor loudspeakers shall be prohibited.
 - G. 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(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. Signs shall be designed to be consistent with those previously approved and installed at Horizon Pointe buildings 100, 200, and 300.
 - 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. Signs shall be designed to be consistent with those previously approved and installed at Horizon Pointe buildings 100, 200, and 300.
 - J. Billboards or oversized signs shall be prohibited.
 - K. Design required stormwater detention facilities such that they are not located within any required landscaped strips or buffers. The location of stormwater detention facilities shall be in general accordance with the site plan, however the shape and contours of said stormwater facilities may vary due to physical characteristics of the property and/or engineering restraints.
3. To abide by the following requirements, dedications, and improvements:
- A. Abide by all applicable requirements of the DRI #2688 GRTA Notice of Decision.
 - B. If the Ivy Creek Greenway Trail is expanded to include the subject property, the property owner shall coordinate with the County regarding the location with consideration for safety, security, and utility of existing development and dedication at no cost to Gwinnett County all necessary right-of-way/easements for said trail. Greenway access dedication of right-of-way/easements and construction requirements

shall be provided in accordance with the Gwinnett County Open Space and Greenway Master Plan and the Unified Development Ordinance. Dedication and construction shall be subject the Department of Community Services review and approval.

- C. Coordinate with Gwinnett DOT to amend the required traffic study to include an existing improvement project to the intersection of Horizon Drive and Old Peachtree Road as well as an existing Pedestrian Safety project on Old Peachtree Road, Project #F-1118.
- D. Coordinate with the owner of adjacent property bearing tax parcel number R7173 001 or representative thereof to provide for the installation of Leland Cypress or other comparable species of evergreen screen trees on said property in general accordance with the conceptual landscape buffer exhibit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

TAYLOR & MATHIS PROPERTIES V, LLC (HORIZON POINTE 400)

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

BEGINNING at an iron pin located on the southeasterly right-of-way of Interstate 85 (a Limited Access Highway with a variable right-of-way), said iron being located 1857.34 feet from the intersection of the said southeasterly right-of-way of Interstate 85 with the common line between Land Lot 171 and Land Lot 172 of the said 7th District, as measured in a northeasterly direction along and following the said southeasterly right-of-way of Interstate 85; having thus established the **TRUE POINT OF BEGINNING**, leaving said **TRUE POINT OF BEGINNING** and running N56°31'07"E along the southeasterly right-of-way of Interstate 85 for a distance of 555.70 feet to an iron pin; thence running N51°26'14"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 592.48 feet to an iron pin; thence running N61°45'17"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance 257.49 feet to an iron pin; thence leaving said right-of-way and running S29°13'41"E for a distance of 1127.42 feet to an iron pin located in the center of a 100 foot wide Georgia Power Company Transmission Line Easement; thence running S13°37'00"E for a distance of 828.11 feet to an iron pin located on the southeasterly line of said Land Lot 172; thence running S59°49'53"W along the said southeasterly line of Land Lot 172 for a distance of 151.30 feet to iron pin; thence leaving said Land Lot line and running N44°30'40"W for a distance of 33.13 feet to an iron pin located on the southeasterly line of said 100 foot wide Georgia Power Company Transmission Line Easement; thence running S60°07'56"W along the southeasterly line of said 100 foot wide Georgia Power Company Transmission Line Easement for a distance 772.23 feet to an iron pin; thence leaving the said

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southeasterly line of said Georgia Power Company Easement and running N29°52'04"W for a distance of 142.17 feet to a point located in the centerline of a creek; thence running in a southwesterly direction along the centerline of said creek and following the meanderings thereof for a distance of ±69 feet to an iron pin; thence leaving said creek and running N25°52'27"E for a distance of 200.99 feet to an iron pin; thence running N32°34'55"W for a distance of 615.06 feet to an iron pin; thence running N48°21'10"W for a distance of 937.26 feet to an iron pin located on the southeasterly right-of-way of Interstate 85 which is the **TRUE POINT OF BEGINNING**. Said tract contains ±47.866 acres (2,085,033 sq. ft.).

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Planning & Development

RZC '17 018

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 19, 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	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:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 & O-1 to C-2 by PARAN HOMES, LLC for the proposed use as a COMMERICAL/RETAIL DEVELOPMENT (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 AUGUST 22, 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 C-2 & O-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail, service commercial, office and accessory uses. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractors offices
 - emissions inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
 - yard trimmings composting facilities
 - B. No more than 25,000 square feet of gross floor area shall be constructed within a single building.
 - C. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. Buffers shall not be required on the property.
 - B. No more than 75% of the total parking shall be allowed in front of the proposed commercial buildings.
 - C. No loading docks shall be allowed.
 - D. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.

- F. Provide two vehicular connections and two pedestrian connections between the subject property and the property zoned R-SR pursuant to RZR2017-00012, subject to the review and approval of the Director of Planning and Development.
- G. No fences shall be allowed along the rear of the property.
- H. 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 buildings' architectural treatments. 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 ten feet in height.
- I. 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.
- J. 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.
- K. Billboards or oversized signs shall be prohibited.
- L. 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.
- 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. 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.
- O. Outdoor storage shall be prohibited.
- P. 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.
- Q. Peddlers and/or parking lot sales shall be prohibited.
- R. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications, and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T.
 - C. All design and construction will be subject to D.O.T. review and approval.
 - D. Coordinate with the existing project for intersection improvements at Grayson Highway SR 20 and Oak Grove Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**DESCRIPTION OF
TRACT II**

All that tract or parcel of land lying and being in Land Lot 156 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southwesterly R/W line of Loganville Highway (aka State Route No. 20) (variable width R/W) with the northwesterly R/W line of Oak Grove Road (variable width R/W); , THENCE running along said R/W line of Oak Grove Road the following courses and distances: South 19 degrees 37 minutes 35 seconds West a distance of 32.54 feet to a point; THENCE South 34 degrees 45 minutes 53 seconds West a distance of 122.53 feet to a point; THENCE South 10 degrees 42 minutes 20 seconds West a distance of 113.40 feet to a point; THENCE leaving said R/W line South 82 degrees 35 minutes 31 seconds West a distance of 233.63 feet to a point; THENCE North 17 degrees 58 minutes 19 seconds West a distance of 287.87 feet to a point; THENCE North 55 degrees 05 minutes 38 seconds West a distance of 241.85 feet to a point; THENCE North 59 degrees 56 minutes 40 seconds West a distance of 446.17 feet to a point; THENCE South 30 degrees 03 minutes 20 seconds West a distance of 32.40 feet to a point; THENCE North 59 degrees 56 minutes 40 seconds West a distance of 271.00 feet to a point; THENCE North 59 degrees 56 minutes 40 seconds West a distance of 321.25 feet to a point; THENCE North 43 degrees 25 minutes 07 seconds East a distance of 283.54 feet to a point on the southwesterly R/W line of Loganville Highway; THENCE running along said R/W line of Loganville Highway the following courses and distances: South 59 degrees 40 minutes 12 seconds East a distance of 546.52 feet to a point; THENCE North 16 degrees 58 minutes 17 seconds East a distance of 2.00 feet to a point; THENCE South 59 degrees 50 minutes 55 seconds East a distance of 80.58 feet to a point; THENCE South 32 degrees 29 minutes 44 seconds East a distance of 68.68 feet to a point; THENCE South 69 degrees 00 minutes 57 seconds East a distance of 101.11 feet to a point; THENCE North 31 degrees 18 minutes 08 seconds East a distance of 15.44 feet to a point; THENCE South 59 degrees 50 minutes 37 seconds East a distance of 78.02 feet to a point; THENCE South 58 degrees 41 minutes 54 seconds East a distance of 123.01 feet to a point; THENCE South 55 degrees 05 minutes 38 seconds East a distance of 181.30 feet to a point; THENCE South 59 degrees 27 minutes 59 seconds East a distance of 19.18 feet to a point; THENCE South 42 degrees 06 minutes 43 seconds East a distance of 52.92 feet to a point; THENCE South 59 degrees 50 minutes 22 seconds East a distance of 26.39 feet to a point; THENCE South 57 degrees 33 minutes 33 seconds East a distance of 125.70 feet to a point; THENCE South 47 degrees 11 minutes 19 seconds East a distance of 100.45 feet to a point; THENCE South 66 degrees 06 minutes 38 seconds East a distance of 91.55 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 10.08 acres.

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RZC '17 019

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 19, 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	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:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 & O-1 to R-SR by PARAN HOMES, LLC for the proposed use as 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 AUGUST 22, 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 C-2 & O-1 to R-SR is hereby **APPROVED** with the following enumerated conditions:

Approval as R-SR (Senior Oriented Residence District), subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Villa dwellings and accessory uses and structures, not to exceed 112 units. The project is to be deed restricted to ownership by residents that are 55 years old or older.
 - B. The minimum heated floor area per dwelling unit shall be 1,200 square feet. (from TND villas across street)
 - C. Villas shall be constructed with architectural treatments of brick or stone and/or fibrous cement siding on all sides. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D. Each villa shall have a minimum two-car garage.
 - E. Special Use Permit SUP2000-00008 (assisted living facility) shall terminate upon approval of this rezoning.
 - F. A mandatory homeowners association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by-laws including rules and regulations which shall at minimum regulate and control the following:
 1. Exterior home maintenance to include roofing and painting.
 2. All grounds and common area maintenance, including pocket parks, village green areas, street frontage landscaping, amenities area and detention facilities.
 3. Exterior fence maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
 4. Restrictions on single-family residential use only of units. No more than ten percent of the total units may be leased by individual owners at any time.
 - G. The entrance feature on Oak Grove Road shall be made of brick or stone with a four board horse fence, a minimum of four-foot high, shall be installed along the exterior road frontage with brick or stone columns 50 foot on center that match the look of the entry feature. The final design shall be approved by the Director of Planning and Development.

2. To satisfy the following site development considerations:
- A. Provide a Tree Specimen Concept Plan prior to the approval of a development permit, subject to the review and approval of the Director of Planning and Development.
 - B. Provide two vehicular connections and two pedestrian connections between the subject property and the property zoned R-SR pursuant to RZR2017-00012, subject to the review and approval of the Director of Planning and Development.
 - C. Provide a minimum ten foot wide landscape strip along Oak Grove Road.
 - D. All utilities shall be placed underground.
 - E. Detention pond(s) shall be fenced with a black four board horse 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. Final screening plans shall be subject to the review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION
TRACT I

All that tract or parcel of land lying and being in Land Lot 156 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southwesterly R/W line of Loganville Highway (aka State Route No. 20) (variable width R/W) with the northwesterly R/W line of Oak Grove Road (variable width R/W), THENCE running along said R/W line of Oak Grove Road the following courses and distances: South 19 degrees 37 minutes 35 seconds West a distance of 32.54 feet to a point; THENCE South 34 degrees 45 minutes 53 seconds West a distance of 122.53 feet to a point; THENCE South 10 degrees 42 minutes 20 seconds West a distance of 113.40 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE South 07 degrees 24 minutes 29 seconds East a distance of 135.29 feet to a point; THENCE along a curve to the left having a radius of 560.02 feet and a length of 108.88 feet, said curve having a chord bearing of South 12 degrees 21 minutes 46 seconds East and a chord distance of 108.71 feet to a point; THENCE South 17 degrees 16 minutes 33 seconds East a distance of 63.67 feet to a point; THENCE leaving said R/W line of Oak Grove Road South 60 degrees 15 minutes 35 seconds West a distance of 207.95 feet to a point; THENCE South 60 degrees 15 minutes 35 seconds West a distance of 380.41 feet to a point; THENCE North 54 degrees 59 minutes 36 seconds West a distance of 899.50 feet to a point; THENCE North 55 degrees 04 minutes 16 seconds West a distance of 817.96 feet to a point; THENCE North 42 degrees 49 minutes 27 seconds East a distance of 296.12 feet to a point; THENCE North 46 degrees 15 minutes 15 seconds West a distance of 20.25 feet to a point; THENCE North 43 degrees 25 minutes 07 seconds East a distance of 346.40 feet to a point; THENCE South 59 degrees 56 minutes 40 seconds East a distance of 321.25 feet to a point; THENCE South 59 degrees 56 minutes 40 seconds East a distance of 271.00 feet to a point; THENCE North 30 degrees 03 minutes 20 seconds East a distance of 32.40 feet to a point; THENCE South 59 degrees 56 minutes 40 seconds East a distance of 446.17 feet to a point; THENCE South 55 degrees 05 minutes 38 seconds East a distance of 241.85 feet to a point; THENCE South 17 degrees 58 minutes 19 seconds East a distance of 287.87 feet to a point; THENCE North 82 degrees 35 minutes 31 seconds East a distance of 233.63 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 29.13 acres.

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RZR '17012

CASE NUMBER SUP2017-00027
GCID 2017-0544
GCID 2017-5013

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HUNTER, which carried a 5-0 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 VERONICA ILENRE for the proposed use of a PERSONAL CARE HOME (FAMILY) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of three residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Existing vehicle parking areas in the driveway shall not be further expanded, and spaces may not be striped.
4. This Special Use Permit shall be valid for 2 years. At that time the owner shall make an application to renew this Special Use Permit if continuation is desired.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



WINNETT COURT GA
16 OCT -7 PM 2:00
RICHARD ALEXANDER, CLERK

EXHIBIT "A" - LEGAL DESCRIPTION

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

PT-61 # 167-2016-025957
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 90.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

THIS INDENTURE, made on 15th day of September, 2016, between

Paula Zitello

(hereinafter referred to as "Grantor") and

ACM 3, LLC

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

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

All that tract or parcel of land lying and being in Land Lot 52 of the 5th District, Gwinnett County, Georgia, being Lot 16, Block A, Patterson East Subdivision, Unit One; as per plat recorded at Plat Book X; Page 112, Gwinnett County, Georgia Records, said plat incorporated herein and made a part of by reference

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions")

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

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

Signed this 15 day of September, 2016 in the presence of

[Signature]
Unofficial Witness

[Signature]
Paula Zitello n/k/a Paula J. Johnston

Notary Public
Commission expires: 10/14/18



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SUP '17 027

Planning & Development

CASE NUMBER RZC2017-00016

GCID 2017-0640

GCID 2017-5017

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 26, 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	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Out of Room	Out of Room

On motion of COMM. BROOKS, which carried a 4-0 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 C-2 by MONTECITO DEVELOPMENT LLC for the proposed use as a CONVENIENCE STORE WITH FUEL PUMPS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 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 RA-200 to C-2 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that parcel of land lying and being in Land Lot 117 of the 7th District of Gwinnett County, Georgia, containing 2.589 acres, and said tract being more fully described as follows:

Commencing at the iron pin set on the intersection of the eastern Right of Way line of Northmont Parkway and the southern Right of way line of Georgia State Route 120 having an 80' Right of Way width, said point being the POINT OF BEGINNING; Thence along said southern Right of Way line the following three courses; North 75 degrees 17 minutes 15 seconds East a distance of 36.06 feet; Along an arc 71.37 feet having a radius of 1246.61 feet and chord South 85 degrees 12 minutes 25 seconds East a distance of 71.36 feet; South 86 degrees 50 minutes 50 seconds East a distance of 309.91 feet; Thence leaving said Right of Way line South 03 degrees 09 minutes 10 seconds West a distance of 327.71 feet; Thence South 60 degrees 00 minutes 13 seconds West a distance of 173.66 feet; Thence North 29 degrees 59 minutes 47 seconds West a distance of 494.06 feet to the POINT OF BEGINNING, containing 2.589 acres.

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MAY 05 2017

Planning & Development

RZC '17 016

CASE NUMBER SUP2017-00033
GCID 2017-0701
GCID 2017-5030

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HOWARD, which carried a 5-0 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 YEN TRINH for the proposed use of a PLACE OF WORSHIP on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 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. A place of worship and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s). Residency shall be restricted to no more than three nuns.
 - B. There shall be no modification or additions to the exterior of the building except for customary maintenance and painting.
 - C. Any statuary shall be located in the rear yard with a maximum height of ten feet.
 - D. Modular buildings shall be prohibited.
 - E. No additional accessory structures shall be permitted.
 - F. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.
2. To satisfy the following site development considerations:
 - A. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
 - B. The existing gravel parking lot shall be removed. All parking shall be on a hard surface pavement (i.e., asphalt, concrete, porous concrete or porous asphalt) within lined spaces per the Unified Development Ordinance Section 240-60.3 guidelines.
 - C. Lighted outdoor recreation facilities shall be prohibited.
 - D. Outdoor loudspeakers shall be prohibited.

- 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. Billboards or oversized signs 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. Outdoor storage shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- J. 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.
- 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: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK53648 PG0809

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 171 of the 6th District Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the southwesterly right of way of Harbins Road (80 foot right of way), 1,133.07 feet southeasterly, as measured along the southwesterly right of way of Harbins Road, from the southeasterly right of way of Cobb Meadow, thence south 54 degrees 40 minutes 02 seconds east along the southwesterly right of way of Harbins Road a distance of 168.44 feet to a point; thence southeasterly along the arc of a curve, and following said right of way, a distance 302.95 feet to an iron pin, said arc having a chord bearing of south 41 degrees 58 minutes 15 seconds east, a chord distance of 302.40 feet, and a radius of 1,443.62 feet; thence south 58 degrees 38 minutes 34 seconds west a distance of 433.56 feet to an iron pins; thence north 58 degrees 55 minutes 27 seconds west a distance of 275.00 feet to an iron pins; thence north 33 degrees 15 minutes 01 seconds east a distance of 485.37 feet to the point of beginning, said property being shown of plat of survey for Zachary Johnson by Matthew V Ingram, Georgia Registered Land Surveyor No. 2288, dated April 21, 1992, and being shown as 3,945 acres with an address of 1085 Harbins Road, Norcross, Georgia under the current numbering system for Norcross, Georgia.

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Planning & Development

SUP '17 033

CASE NUMBER SUP2017-00041
GCID 2017-0708
GCID 2017-5034

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HUNTER, which carried a 5-0 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 PEP BOYS AUTO SALES for the proposed use of AUTOMOBILE SALES AND RELATED SERVICES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 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: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION (AS SURVEYED) – 4900 Stone Mountain Highway

All that tract or parcel of land lying or being in Land Lot 57 of the 8th District, Gwinnett County, Georgia, as shown on that certain survey of 4900 Stone Mountain Highway, prepared for Bohler Engineering, Inc., dated May 24, 2017, prepared by Land Engineering, Inc. and bearing the seal of Mitchell J. Paulk, Georgia Registered Land Surveyor Number 2775, and being more particularly described as follows:

Beginning at a 5/8" rebar with cap set, inscribed "GA LSF #0946", on the southeasterly right of way of Stone Mountain Highway (also known as U.S. Highway 78 and Georgia State Route 10), having a variable width right of way per GDOT Project#: STP-0003-00(406) (said rebar set at Georgia West Zone State Plane Coordinates: Northing: 1391718.84; Easting: 2317503.53). Thence leaving said right of way along the common boundary line with (now or formerly) Harmony Management Group, LLC South 22 Degrees 52 Minutes 22 Seconds East a distance of 233.29 feet to a 1.25" open top pipe found; Thence along the common boundary line with Beverly Woods, Unit 3 Subdivision (Plat Book 21, Page 249) South 54 Degrees 56 Minutes 15 Seconds West a distance of 241.09 feet to a 1.25" open top pipe found; Thence South 74 Degrees 03 Minutes 32 Seconds West a distance of 55.98 feet to a 1.25" open top pipe found; Thence South 76 Degrees 44 Minutes 56 Seconds West a distance of 120.12 feet to an axle found; Thence along the common boundary line with (now or formerly) Mrs. Eunice C Spence North 20 Degrees 11 Minutes 33 Seconds West a distance of 287.50 feet to a 5/8" rebar with cap set on the aforesaid southeasterly right of way of Stone Mountain Highway; Thence along said right of way North 77 Degrees 27 Minutes 23 Seconds East a distance of 40.14 feet to a nail set in concrete; Thence along a curve to the left having a radius of 1,450.42 feet and an arc length of 185.70 feet, being subtended by a chord North 73 Degrees 47 Minutes 15 Seconds East for a distance of 185.58 feet to a nail set in concrete; Thence along a non-tangent curve to the left having a radius of 1,492.39 feet and an arc length of 172.49 feet, being subtended by a chord North 67 Degrees 29 Minutes 38 Seconds East for a distance of 172.39 feet to a 5/8" rebar with cap set; said rebar also being the POINT OF BEGINNING.

Said property contains 109,400 square feet or 2.51 acres more or less.

SUP '17 04 1

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JUN 9 2017

Planning & Development

CASE NUMBER SUP2017-00036
GCID 2017-0702
GCID 2017-5031

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HOWARD, which carried a 5-0 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 BYRAN GAYLOR for the proposed CONVERSION OF BILLBOARD TO ELECTRONIC SIGN on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A two-faced, electronic oversized sign, one facing southbound and one facing northbound traffic on Interstate 85, at the same height and sign size as the existing.
2. Comply with all requirements of the County's Sign Ordinance.
3. Prior to the installation of the electronic signs, the applicant shall provide screening along Dawson Boulevard between subject property and the High Pointe Village apartments. Landscape and screening plans shall be subject to review and approval by the Director of the Department of Transportation and Director of the Department of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 218 of the 8th District of Gwinnett County, Georgia, being more particularly described as follows:

COMMENCING at a point on the southerly right-of-way of Crescent Drive 180 feet, more or less, from the intersection of Crescent Drive and Button Gwinnett Road; THENCE proceeding SOUTH 80 DEGREES 38 MINUTES 49 SECONDS EAST, 453.78 feet to a point; THENCE proceeding SOUTH 48 DEGREES 37 MINUTES 31 SECONDS EAST, 138.18 feet to a point; THENCE proceeding 108.21 feet along the arc of a curve to the left, said arc having a radius of 11609.18 feet and being subtended by a chord bearing SOUTH 65 DEGREES 00 MINUTES 08 SECONDS WEST, a chord distance of 108.21 feet to a point, said point being the POINT OF BEGINNING.

THENCE proceeding 80.00 feet along the arc of a curve to the left, said arc having a radius of 11609.18 feet and being subtended by a chord bearing SOUTH 65 DEGREES 32 MINUTES 32 SECONDS WEST, a chord distance of 80.00 feet to a point; THENCE proceeding NORTH 24 DEGREES 27 MINUTE 28 SECONDS WEST, 85.07 feet to a point; THENCE proceeding NORTH 85 DEGREES 32 MINUTES 32 SECONDS EAST, 80.00 feet to a point; THENCE proceeding SOUTH 24 DEGREES 27 MINUTES 28 SECONDS EAST, 85.07 feet to a point, said point being the POINT OF BEGINNING.

Said tract contains 5201.9 square feet or 0.12 acres.

CASE NUMBER RZM2017-00002

GCID 2017-0144

GCID 2017-5063

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 26, 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	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. 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 C-2 to R-TH by NDI DEVELOPMENT, LLC for the proposed use as TOWNHOMES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 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 C-2 to R-TH is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



TRACT 4

All that tract or parcel of land lying and being In Land Lot 211 of the 6th District of Gwinnett County, Georgia, as shown on the Paragon at Satellite for Cornerstone Investment Group, LLC Subdivision Plat dated November 28, 2005 and being more particularly described as follows:

Commencing at a 1/2 inch rebar found at the intersection of the Northwest right—of—way of Hopkins Mill Road (80' right—of—way) with the Northern right—of—way of Satellite Boulevard (130' right—of—way): Thence crossing said right—of—way South 43 degrees 26 minutes 32 seconds West a distance of 248.94 feet to a 1/2 inch rebar found at the Southern right—of—way of Satellite Boulevard, said 1/2 inch rebar found being the TRUE POINT OF BEGINNING; Thence along said right—of—way the following courses and distances: North 74 degrees 48 minutes 47 seconds East a distance of 339.82 feet to a 1/2" rebar found; along a curve to the left with an arc length of 451.24 feet, said curve having a radius of 1499.62 feet, with a chord distance of 449.54 feet, at North 66 degrees 14 minutes 39 seconds East, to a point; thence leaving said right—of—way line South 47 degrees 44 minutes 57 seconds East a distance of 204.89 feet to a point; thence South 77 degrees 37 minutes 50 seconds West a distance of 164.81 feet to a point; thence North 84 degrees 51 minutes 24 seconds West a distance of 75.70 feet to a point; thence South 41 degrees 36 minutes 18 seconds West a distance of 41.63 feet to a point; thence South 13 degrees 55 minutes 21 seconds West a distance of 68.16 feet to a point; thence South 30 degrees 03 minutes 59 seconds West a distance of 95.23 feet to a point; thence South 72 degrees 54 minutes 05 seconds West a distance of 106.14 feet to a point; thence South 49 degrees 09 minutes 55 seconds West a distance of 173.32 feet to a point; thence South 46 degrees 12 minutes 50 seconds West a distance of 47.43 feet to a point, thence South 67 degrees 28 minutes 27 seconds West a distance of 140.65 feet to a point; thence North 57 degrees 47 minutes 04 seconds West a distance of 94.86 feet to a 1/2 inch rebar found; thence North 18 degrees 31 minutes 11 seconds West a distance of 270.56 feet to a 1/2 inch rebar found, said 1/2 inch rebar found being on the southerly right—of—way line of Satellite Boulevard and being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.485 Acres, more or less.

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Planning & Development

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HOWARD, which carried a 5-0 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 UNITED SEAFOOD, LLC for the proposed use of a SEAFOOD PROCESSING PLANT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 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. Limited to a meat and fish processing facility to include seafood processing.
2. To abide by the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. Dumpsters shall be enclosed within the truck dock area, or screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure within 90-days of closing on the property.
 - C. All waste from the processing of meat and seafood shall be kept within the building prior to disposal. All transfer and loading of this waste product shall occur indoors. The outdoor disposal or storage of these waste materials is strictly prohibited.
 - D. A ventilator and odor neutralizer system shall be installed. The system design and components shall be subject to review and approval of the Director of Planning and Development.
 - E. 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: 10/9/17

ATTEST:

Dave Kemp
County Clerk/Deputy County Clerk



Legal Description of the Land

All that tract or parcel of land lying and being in Land Lots 194 and 195 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the corner common to Land Lots 193, 194, 217 and 218 of said 6th District; run thence in a northeasterly direction along the line dividing said Land Lots 194 and 217 a distance of 3020.12 feet to the Point of Beginning; from said POINT OF BEGINNING as thus established proceed thence North 59 degrees 17 minutes 25 seconds East along the line dividing said Land Lots 194 and 217 and along the line dividing Land Lots 195 and 216 of said 6th District, 178.00 feet to iron pin; thence South 31 degrees 00 minutes 35 seconds East 313.28 feet to a nail on the northwesterly line of the right-of-way of McDonough Drive; thence South 58 degrees 59 minutes 00 seconds West along the northwesterly line of the right-of-way of McDonough Drive 178 feet to an iron pin; thence North 31 degrees 00 minutes 35 seconds West 314.23 feet to the point of beginning; said tract containing 1.2821 acres more or less, and being shown on the Boundary Survey for F&B Group and SouthTrust Bank, N.A. by Boutwell Engineering, Inc., Cleveland S. Boutwell, Jr., registered land surveyor No. 1704, dated April 7, 1999, which survey is incorporated herein by this reference.

TOGETHER WITH a non-exclusive easement for ingress and egress purposes in, to, on, over and across the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 194 and 195 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the corner common to Land Lots 193, 194, 217, and 218 of said 6th District and run thence in a northeasterly direction along the line dividing said Land Lots 194 and 217 and along the line dividing Land Lots 195 and 216 of said 6th District, a distance of 3,198.12 feet to an iron pin; run thence South 31 degrees 00 minutes 35 seconds East 313.28 feet to a nail on the northwesterly line of the right-of-way of McDonough Drive, said nail being at the Point of Beginning; from said POINT OF BEGINNING as thus established PROCEED THENCE along said right of way line North 58 degrees 59 minutes 00 seconds East 15.00 feet to a point; thence North 31 degrees 00 minutes 35 seconds West 125.00 feet to a point; thence North 58 degrees 59 minutes 25 seconds East 27.00 feet to a point; thence North 31 degrees 00 minutes 35 seconds West 157.00 feet to a point; thence South 58 degrees 59 minutes 25 seconds West 42.00 feet to a point; thence South 31 degrees 00 minutes 35 seconds East 282.00 feet to the Point of Beginning, as shown on the above referenced survey.

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JUN 20 2017

SUP '17 04 2

Planning & Development

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HOWARD, which carried a 5-0 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 DINH PHAN for the proposed use of a TRADE/VOCATIONAL SCHOOL (BEAUTY SCHOOL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a trade/vocational school as a special use within Condominium Unit 19 as indicated on the submitted site plan.
2. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. 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.
4. 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.
5. 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: _____

10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk





EXHIBIT "A" TO
COMMERCIAL PURCHASE AND SALE AGREEMENT



Legal Description
[Insert legal description]

2017 Printing

All that tract or parcel of land lying and being in Land Lot 195 of the 6th District, Gwinnett County, Georgia, being Lot Number 19, Oakbrook Square Business Center Condominium, pursuant to Declaration of Covenants, Conditions and Restrictions for Oakbrook Square Business Center Condominium recorded in Deed Book 2462, page 255, Gwinnett County records, as amended.

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JUL 03 2017

SUP '17 043

Planning & Development

Buyer's Initials: _____

Seller's Initials: TL AAL

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CF3, Exhibit "A" Legal Description, 01/01/17

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HEARD, which carried a 5-0 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 CHUNG C. CHANG for the proposed use of a PLACE OF WORSHIP (EXPANSION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 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. A place of worship and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s).
 - B. Any statuary shall be located in the rear yard with a maximum height of ten feet.
 - C. Modular buildings shall be prohibited.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. Lighted outdoor recreation facilities shall be prohibited.
 - C. Outdoor loudspeakers shall be prohibited.
 - 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. Ground sign(s) shall not exceed six feet in height.
 - 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. Outdoor storage shall be prohibited.

- G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

- 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Dra Kemp
County Clerk/Deputy County Clerk



BK 51813 P00015

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

12 NOV 26 AM 8:00

RICHARD ALEXANDER, CLERK

After Recording Return To
Beau Kaye & Associates, LLC
258 North Broad Street,
Winder, Georgia 30680
File No 12W269X

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF BARROW

This Indenture made this 19th day of October, in the year Two Thousand Twelve, between Ralph E. Drawhorn, Sr., Melvin Hicks, and Thomas A. Warren, Jr., as Trustees for the Thompson Mill Congregation of Jehovah's Witnesses of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Daniel Wonchae Chung and Charity Kim Chung, as Trustees for the Seventh Day Adventist Atlanta Korean Mission Church, as party or parties of the second part, hereinafter 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Puckett G.M.D. 1397 of Gwinnett County, Georgia, 30518, and being Lots 1 and 2 of the Terry Cohron Subdivision as shown on plat of survey recorded in Plat Book 64, page 267, Gwinnett County Records, which plat is incorporated herein by reference for a full legal description of said property.

Georgia, Gwinnett County
This is to certify this is a true and correct copy of W.D. as the same appears of record in Gwinnett County Superior Court.

Given under my official signature and seal of the Court this 15th day of January 2013

Rachel Wheeler
Deputy Clerk Superior Court, Gwinnett County, Georgia

Parcel Number R1001 460
See Exhibit "A" attached hereto
THIS CONVEYANCE is subject to all restrictions and encumbrances of record.

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 anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Notary Public


[Signature] (Seal)
Ralph E. Drawhorn, Sr., as Trustee
for the Thompson Mill Congregation
of Jehovah's Witnesses

[Signature] (Seal)
Melvin Hicks, as Trustee for the
Thompson Mill Congregation of
Jehovah's Witnesses

[Signature] (Seal)
Thomas A. Warren, Jr., as Trustee
for the Thompson Mill Congregation
of Jehovah's Witnesses

PT-81 #067-2012-034348
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 400.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

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JUL 05 2017
Planning & Development
SUP '17 04 4

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0121974

CASE NUMBER SUP2017-00045
GCID 2017-5109

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: SEPTEMBER 26, 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.

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

On motion of COMM. HUNTER, which carried a 5-0 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 VIVENE L.M. HOLLEY for the proposed use of a CUSTOMARY HOME OCCUPATION (BEAUTY SALON) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 26TH day of SEPTEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of a beauty salon as a home occupation within the existing single-family residential dwelling.
2. No more than one client shall be permitted on the site at a time. Client parking shall be limited to the existing driveway only. On-street parking shall be prohibited.
3. Limit the hours of operation from 10:00 a.m. to 5:00 p.m., Tuesday through Saturday.
4. No outside employees shall be permitted.
5. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
6. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.
7. The Special Use Permit shall be valid for no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed 10/9/17

ATTEST:

Dawn Kemp
County Clerk/Deputy County Clerk



27542
8259

Legal Document

BK 27542 P60259

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

02 MAY 31 PM 2:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 14250
TOM LAWLER CLERK OF
SUPERIOR COURT

#H02-1088

STATE OF GEORGIA
DEKALB COUNTY

RETURN THIS INSTRUMENT TO:
David Markowitz, P.C., Attorney At Law
1800 Century Blvd/Suite 930
Atlanta, Georgia 30345

WARRANTY DEED

THIS INDENTURE, made May 29, 2002, between Jeffery H. Garvin and Sandra L. Garvin, of the County of Gwinnett in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Vivene L.M. Holley, of the County of Gwinnett in the State of Georgia as party or parties of the second part, hereinafter 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 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 47, 6th District, Gwinnett County, Georgia, being Lot 22, Block A, Unit One, Springridge Subdivision, according to plat of survey recorded in Plat Book 59, Page 226, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

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Planning & Development

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in FEE SIMPLE.

AND THE SAID Grantor, and his heirs, executors, and administrators, will warrant and forever defend the right and title to the said described property unto the said Grantee against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness

Renee

NOTARY PUBLIC:
My commission expires:



Jeffery H. Garvin

Sandra L. Garvin

(Seal)

(Seal)

097298 -99

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 26, 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	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:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 & C-2 to RM-13 by PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY 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 SEPTEMBER 26, 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 O-I & C-2 to RM-13 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multi-family residential apartments and accessory uses and structures, not to exceed 256 total units.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. Buildings shall be constructed with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - C. Garages or covered parking shall be provided for a minimum of 10% of the units.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of 10% of units as three-bedrooms or larger.
 - E. Provide a 25-foot landscaped buffer adjacent to single-family residential zoning to the south. The buffer is to be located outside of power easement. The buffer shall be enhanced where sparsely vegetated and subject to the review and approval of the Director of Planning and Development.
 - F. All existing specimen trees indicated on the site plan submitted shall be preserved. A Specimen Tree Survey and Specimen Tree Concept Plan shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any development permits.
 - G. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - H. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - I. All disturbed grassed areas shall be sodded.
 - J. All utilities shall be placed underground.

- K. 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. Ground signage shall not exceed eight-feet in height.
- L. Dumpster locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- M. 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 Laurel Crossing Parkway unless otherwise required by law.
- N. 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.
- O. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. 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: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN VARIABLE WIDTH RIGHT-OF-WAY OF STATE ROUTE 20 (BUFORD DRIVE) AND THE SOUTHERN 100' RIGHT-OF-WAY OF LAUREL CROSSING PARKWAY, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF LAUREL CROSSING PARKWAY N 32°27'22" E A DISTANCE OF 49.71' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 72°09'01" E A DISTANCE OF 149.63' TO A POINT; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 208.55', WITH A RADIUS OF 807.00', WITH A CHORD OF N 65°16'14" E, WITH A CHORD LENGTH OF 207.97' TO A POINT; THENCE N 57°53'42" E A DISTANCE OF 135.97' TO AN IRON PIN FOUND (1/2" REBAR); THENCE N 57°53'42" E A DISTANCE OF 727.84' TO A POINT, WHICH IS THE POINT OF BEGINNING;

THENCE WITH THE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING N 57°53'42" E A DISTANCE OF 549.35' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 515.86', WITH A RADIUS OF 850.00', WITH A CHORD BEARING OF N 40°29'56" E, WITH A CHORD LENGTH OF 507.98', TO A POINT; THENCE N 23°06'46" E A DISTANCE OF 491.69' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 180.87', WITH A RADIUS OF 750.00', WITH A CHORD BEARING OF N 30°01'17" E, WITH A CHORD LENGTH OF 180.43', TO AN IRON PIN FOUND (1/2" REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING S 30°08'43" E A DISTANCE OF 1054.05' TO AN IRON PIN FOUND (1/2" REBAR); THENCE S 60°09'49" W A DISTANCE OF 1574.24' TO A POINT; THENCE N 30°42'12" W A DISTANCE OF 474.54' TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF LAUREL CROSSING PARKWAY, WHICH IS THE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 23.203 ACRES (BEING 1,010,761 +/- SQUARE FEET), INCLUDING AREA WITH ALL ONSITE EASEMENTS.

RECEIVED BY

JUL 07 2017

RZM '17 009

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: SEPTEMBER 26, 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	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:

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 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 RA-200 to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling shall be 2,800 square feet.
 - C. Homes shall be constructed with front facades of brick and/or stacked stone. The sides and rear of the homes may be the same, cedar plank or fiber-cement siding with a minimum three-foot brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. No direct lot access shall be allowed to Braselton Highway.
 - D. Provide a 19,000-square foot pocket park as shown on the submitted site plan dated June 29, 2017.
 - E. The Braselton Highway frontage shall be landscaped, and shall include a landscaped entrance feature with an opaque, six-foot high wood fence and landscaping along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development and maintained by the Homeowner's Association.
 - F. All grassed areas on dwelling lots shall be sodded.
 - G. Underground utilities shall be provided throughout the development.
 - H. 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.
 - I. Install a six foot high solid wood fence along the common property line with Holland Park behind lots 27 through 36. It is to be owned and maintained by the mandatory HOA for the project.

3. To abide by the following requirements, dedications and improvements:
- A. A left turn lane shall be provided at the project entrance as requested by the Gwinnett County Department of Transportation. Braselton Highway is a state route (GA 124) and all design and construction shall be coordinated with the Georgia Department of Transportation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/9/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION EXHIBIT

All that tract or parcel of land lying in Land Lots 94 and 95, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin corner on the right of way line of the Northwesterly side of state highway 124, formerly at the property of L J Holland as designated on Plat of Survey prepared by SR Fields, Surveyor, Dated July 27, 1963, Recorded in Plat Book L, Page 19, Gwinnett County Records. Thence 814.603' North 30 degrees 39 minutes 32.63 seconds West to a point. Thence 904.038' North 30 degrees 28 minutes 23.13 seconds to a point. Thence 330.806' North 31 degrees 57 minutes 18.48 seconds West to a point. Thence 195.086' South 60 degrees 0 minutes 40.33 seconds West to a point. Thence 778.106' South 30 degrees 24 minutes 0.82 seconds East to a point. Thence 310.178' South 60 degrees 25 minutes 01.61 minutes West to a point. Thence 1384.184' South 29 degrees 56 minutes 19.73 seconds East to a point. Thence 283.672' North 50 degrees 54 minutes 45.64 seconds East to a point. Thence 143.912' North 49 degrees 09 minutes 11.30 seconds East to a point. Thence 43.440' North 42 degrees 47 minutes 21.35 seconds East to a point. Thence 71.40' North 38 degrees 35 minutes 20.10 seconds East to an iron pin.

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