

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

CASE NUMBER BRD2015-00001  
GCID 2015-0384

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO REDUCE THE BUFFER ON PROPERTY

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 Reduce The Buffers on property by MICHAEL GREGORAKOS from 75 FEET to 20 FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of June, 2015 that the aforesaid application for a Buffer Reduction is hereby **APPROVED** with the following enumerated conditions:

1. Provide a landscaped buffer along the southern property line. The landscaped buffer shall be enhanced with additional plantings and shall be at least 20 feet in width between the stacked rock retaining wall / 8-foot wooden opaque fence and the rear property line. The landscaped buffer shall consist of Japanese Cryptomeria, Savannah Holly, Eastern Red Cedar and Southern Magnolia trees planted in two staggered rows, a minimum of 8 feet in height at the time of planting and spaced 10-15 feet on-center. The buffer plantings shall be installed prior to the issuance of a Certificate of Occupancy for the site.
2. Provide an 8-foot high opaque wooden fence along the interior of the proposed buffer. The exact location to be determined by the Director to maximize the effective screening of said fence. The fencing shall be installed prior to the issuance of a Certificate of Occupancy for the site.
3. Final landscape plans and opaque fencing materials shall be subject to review and approval by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 57 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A point marking the intersection of the southeastern right-of-way line of U.S. Highway No. 78 and the southwestern right-of-way of Mankin Drive; Thence along the right of way of Mankin Drive With A Curve Turning To The Left With An Arc Length Of 152.09', With A Radius Of 335.86', With A Chord Bearing Of S 46 DEGREES 13 MINUTES 57 SECONDS E, With A Chord Length Of 150.80', To A Point; Thence S 60 DEGREES 19 MINUTES 37 SECONDS E A Distance Of 95.66 Feet To A Point; Thence leaving said right-of-way S 62 DEGREES 04 MINUTES 08 SECONDS W A Distance Of 250.45 Feet To A Point; Thence N 21 DEGREES 42 MINUTES 53 SECONDS W A Distance Of 234.26 Feet To A Point along the right-of-way of U.S. Highway 78; Thence With A Curve Turning To The Left With An Arc Length Of 79.74', With A Radius Of 1589.32', With A Chord Bearing Of N 61 DEGREES 18 MINUTES 53 SECONDS E, With A Chord Length Of 79.73', To A Point; Thence S 30 DEGREES 16 MINUTES 13 SECONDS E A Distance Of 11.89 Feet To A Point; Thence N 59 DEGREES 43 MINUTES 43 SECONDS E A Distance Of 46.31 Feet To A Point; Which Is The Point Of Beginning.

Having An Area Of 40384.02 Square Feet, 0.927 Acres

RECEIVED BY

FEB 09 2015

Planning & Development

ORD 76 00 3

CASE NUMBER SUP2015-00011  
GCID 2015-0479

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ASHBURY 23, LLC for the proposed use of a SELF-STORAGE FACILITY (CLIMATE CONTROLLED) 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 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include a climate-controlled and non-climate controlled self-storage facility as a special use. The self-storage facility may include indoor automobile and boat storage.
2. Abide by all applicable conditions of CIC-05-010, and the Hamilton Mill Overlay District, except that the roof may be white in color.
3. Provide an 85-foot-wide natural buffer, undisturbed except for perpendicular utility crossings and replantings where sparsely vegetated, adjacent to residentially zoned property.
4. Outdoor storage shall be prohibited, except for boat, automobile and recreation vehicle storage which shall be screened or located behind buildings and not visible from Sardis Church Road.
5. Outdoor speakers or sound amplification systems shall be prohibited.
6. Provide an ingress/egress easement and interparcel access to parcel 3002 001 as required by the Gwinnett County Department of Transportation.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

9. 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: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All the tract or parcel of land lying and being in District 3, Land Lot 139 & G.M.D. 1397, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found at the Northwestern Right-of-Way of Interstate Highway 85 (R/W varies) and the Westerly Right-of-Way of Hamilton Mill Road (R/W varies), said Point being the True Point of Beginning. THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Interstate 85 the following two (2) courses and distances, South 64 degrees 22 minutes 48 seconds West for a distance of 280.21 feet to a Concrete Monument Found (CMF); THENCE South 46 degrees 03 minutes 58 seconds West for a distance of 24.39 feet to an Iron Pin Found (RBWC); THENCE leaving said Right-of-Way of Interstate 85 North 44 degrees 03 minutes 44 seconds West for a distance of 307.43 feet to an Iron Pin Found (RBWC) on the Easterly Right-of-Way of Sardis Church Road (R/W varies); THENCE South 53 degrees 52 minutes 21 seconds West for a distance of 323.38' to an Iron Pin Found (RBWC) on the Westerly Right-of-Way of Sardis Church Road (R/W varies), said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Sardis Church Road (R/W varies) the following two (2) courses and distances along a curve to the right having a radius of 17.10 feet and arc length of 16.84 feet being subtended by a chord of North 88 degrees 31 minutes 35 seconds West for a distance of 16.17 feet to an Iron Pin Found (RBWC); thence with a reverse curve to the left having a radius of 60.00 feet and arc length of 55.92 feet being subtended by a chord of North 82 degrees 31 minutes 39 seconds West for a distance of 53.92 feet to a Point; THENCE leaving said Right-of-Way North 19 degrees 13 minutes 40 seconds West for a distance of 10.00 feet to a Point; THENCE North 82 degrees 32 minutes 30 seconds West for a distance of 57.16 feet to a Point; THENCE North 64 degrees 16 minutes 09 seconds West for a distance of 126.98 feet to a Point; THENCE North 54 degrees 20 minutes 59 seconds West for a distance of 125.38 feet to a Point; THENCE South 35 degrees 39 minutes 01 seconds West for a distance of 222.56 feet to a Point; THENCE along a curve to the left having a radius of 36.00 feet and arc length of 42.26 feet being subtended by a chord of South 02 degrees 01 minutes 03 seconds West for a distance of 39.88 feet to a Point; THENCE South 31 degrees 36 minutes 55 seconds East for a distance of 147.80 feet to a Point; THENCE South 58 degrees 23 minutes 05 seconds West for a distance of 621.40 feet to a ½" rebar found; THENCE North 58 degrees 24 minutes 27 seconds West for a distance of 268.27 feet to a Point on the centerline of an unnamed creek; THENCE continuing along centerline of creek the following forty two (42) courses and distances North 80 degrees 55 minutes 58 seconds East for a distance of 11.13 feet to a Point; THENCE North 15 degrees 37 minutes 43 seconds East for a distance of 27.39 feet to a Point; THENCE North 11 degrees 33 minutes 20 seconds West for a distance of 10.44 feet to a Point; THENCE North 39 degrees 50 minutes 44 seconds East for a distance of 20.85 feet to a Point; THENCE North 76 degrees 03 minutes 29 seconds East for a distance of 7.50 feet to a Point; THENCE North 63 degrees 53 minutes 44 seconds East for a distance of 15.25 feet to a Point; THENCE North 04 degrees 01 minutes 19 seconds East for a distance of 23.57 feet to a Point; THENCE North 22 degrees 32 minutes 23 seconds East for a distance of 41.06 feet to a Point; THENCE North 73 degrees 30 minutes 23 seconds West for a distance of 25.33 feet to a Point;



THENCE North 12 degrees 05 minutes 26 seconds East for a distance of 31.47 feet to a Point;  
THENCE North 60 degrees 38 minutes 37 seconds East for a distance of 33.16 feet to a Point;  
THENCE North 57 degrees 07 minutes 43 seconds East for a distance of 29.81 feet to a Point;  
THENCE North 65 degrees 28 minutes 04 seconds East for a distance of 28.49 feet to a Point;  
THENCE North 71 degrees 06 minutes 57 seconds East for a distance of 35.68 feet to a Point;  
THENCE North 44 degrees 39 minutes 41 seconds West for a distance of 20.29 feet to a Point;  
THENCE North 14 degrees 26 minutes 18 seconds East for a distance of 41.43 feet to a Point;  
THENCE North 52 degrees 59 minutes 32 seconds East for a distance of 22.12 feet to a Point;  
THENCE North 14 degrees 09 minutes 42 seconds West for a distance of 17.70 feet to a Point;  
THENCE North 87 degrees 16 minutes 20 seconds West for a distance of 28.44 feet to a Point;  
THENCE North 31 degrees 04 minutes 03 seconds East for a distance of 56.57 feet to a Point;  
THENCE North 01 degrees 40 minutes 20 seconds West for a distance of 27.24 feet to a Point;  
THENCE North 32 degrees 05 minutes 45 seconds West for a distance of 44.79 feet to a Point;  
THENCE North 04 degrees 56 minutes 55 seconds East for a distance of 22.86 feet to a Point;  
THENCE North 25 degrees 25 minutes 50 seconds West for a distance of 37.54 feet to a Point;  
THENCE North 24 degrees 35 minutes 00 seconds West for a distance of 26.36 feet to a Point;  
THENCE North 18 degrees 54 minutes 38 seconds East for a distance of 40.22 feet to a Point;  
THENCE North 39 degrees 59 minutes 10 seconds West for a distance of 37.83 feet to a Point;  
THENCE North 41 degrees 37 minutes 10 seconds West for a distance of 31.25 feet to a Point;  
THENCE North 24 degrees 28 minutes 06 seconds West for a distance of 33.78 feet to a Point;  
THENCE North 47 degrees 39 minutes 43 seconds West for a distance of 17.18 feet to a Point;  
THENCE North 12 degrees 12 minutes 17 seconds East for a distance of 26.55 feet to a Point;  
THENCE South 52 degrees 20 minutes 19 seconds East for a distance of 16.00 feet to a Point;  
THENCE North 50 degrees 25 minutes 32 seconds East for a distance of 15.08 feet to a Point;  
THENCE South 68 degrees 10 minutes 30 seconds East for a distance of 12.55 feet to a Point;  
THENCE North 09 degrees 01 minutes 57 seconds East for a distance of 11.58 feet to a Point;  
THENCE North 55 degrees 55 minutes 08 seconds West for a distance of 25.05 feet to a Point;  
THENCE North 31 degrees 37 minutes 03 seconds West for a distance of 18.91 feet to a Point;  
THENCE North 59 degrees 03 minutes 29 seconds West for a distance of 5.99 feet to a Point;  
THENCE North 24 degrees 49 minutes 04 seconds East for a distance of 14.99 feet to a Point;  
THENCE North 35 degrees 25 minutes 16 seconds West for a distance of 9.65 feet to a Point;  
THENCE North 03 degrees 54 minutes 13 seconds East for a distance of 20.20 feet to a Point;  
THENCE North 00 degrees 48 minutes 26 seconds East for a distance of 30.55 feet to a Point;  
THENCE North 80 degrees 40 minutes 18 seconds East for a distance of 514.37 feet to an Iron Pin Found (RBWC); THENCE South 54 degrees 23 minutes 14 seconds East for a distance of 214.32 feet to a PK nail found; THENCE South 23 degrees 18 minutes 55 seconds West for a distance of 52.04 feet to an Iron Pin Found (RBWC); THENCE South 54 degrees 23 minutes 33 seconds East for a distance of 516.86 feet to an Iron Pin Found (RBWC); said point being **THE POINT OF BEGINNING**.

Said property contains 12.606 Acres (549122 Square Feet).

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 & MH to R-TH by MAISER ABONEAAJ for the proposed use of 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 JUNE 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015, that the aforesaid application to amend the Official Zoning Map from R-100 & MH to R-TH is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION

All that tract or parcel of land lying and being a part of Land Lot 44 of the 7<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the northerly right of way of Marie Way (50 foot right of way) and the Westerly right of way of Purcell Road (right of way varies) said point being the POINT OF BEGINNING.

Thence along the right of way of Marie Way the following two courses and distances North 63 degrees 24 minutes 00 seconds West for a distance of 82.29 feet to a point; Thence along a curve turning to the right having a radius of 140.86 feet, an arc length of 67.71 feet and being subtended by a chord having a bearing of North 46 degrees 28 minutes 17 seconds West for a distance of 67.06 feet to a 1/2 inch rebar found; Thence leaving said right of way North 48 degrees 55 minutes 30 seconds East for a distance of 120.02 feet to a 1/2 inch rebar found; Thence North 51 degrees 30 minutes 14 seconds West for a distance of 8.86 feet to a 1/2 inch rebar found; Thence North 20 degrees 11 minutes 14 seconds West for a distance of 229.14 feet to a 1/2 inch rebar found; Thence North 32 degrees 39 minutes 48 seconds East for a distance of 179.86 feet to a 1/2 inch rebar found; Thence South 69 degrees 30 minutes 18 seconds East for a distance of 260.62 feet to a 1/2 inch rebar found on the Westerly right of way of Purcell Road; Thence along the right of way of Purcell Road the following four courses and distances along a curve to the right having a radius of 1633.45 feet, an arc length of 185.93 feet and being subtended by a chord having a bearing of South 22 degrees 49 minutes 41 seconds West for a distance of 185.83 feet to a point; Thence South 27 degrees 40 minutes 42 seconds West for a distance of 204.89 feet to a 1/2 inch rebar found; Thence North 51 degrees 06 minutes 07 seconds West for a distance of 10.26 feet to a 1/2 inch rebar found; Thence South 26 degrees 34 minutes 21 seconds West for a distance of 107.74 feet to a 1/2 inch rebar found, said point being the POINT OF BEGINNING.

Said tract contains 2.344 acres and is shown as tract one and tract two on a survey for John Bambach and prepared by Bullard Land Planning, Inc., dated November 19, 2013.

RAM 11/19/13

11/19/13

CASE NUMBER CIC2015-00011  
GCID 2015-0560

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>NO</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

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On motion of COMM. HEARD, which carried 4-1, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by WAFFLE HOUSE, INC. for a CHANGE IN CONDITIONS OF ZONING TO REMOVE PROHIBITION ON 24-HOUR BUSINESS OPERATIONS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, service commercial and accessory uses.
  - B. Outparcel development fronting Bethesda School Road, excluding the corner, shall not be developed as a convenience store or fast-food restaurant with drive-through.
  - C. The development shall be limited to no more than four out parcels.
  - D. All uses permitted within the C-2 district, except for the following; (1) no adult entertainment establishments (2) no gas stations (3) no garages (4) no liquor stores (5) no hotel and motel facilities (6) no mini storage facilities (7) no emission testing facilities (8) no automotive repair facilities (9) no animal or veterinary clinics (10) no free standing drug stores (11) no automotive retail sales (12) no electrical or plumbing contractors (13) no equipment rentals.
  - E. No outparcel on corner of Bethesda School Road and Highway 29.
  - F. Development in general accordance with site plan submitted June 6, 2001, and changes shall be submitted and approved by the Director of Planning and Development. This development may be developed in phases.

2. To satisfy the following site development considerations:
  - A. Provide a 75-foot wide natural buffer, undisturbed except for perpendicular utility crossings and replanting where sparsely vegetated, adjacent to residentially-zoned property. The buffer along the northern property line shall be enhanced with an six-foot high opaque wood fence along the property line, and another six-foot high opaque wood fence along back elevation line of store down to lot 12 in Bethesda Place subdivision and a double row of evergreens where sparsely vegetated. The fence shall be maintained by the developer or future property owners.
  - B. Provide a 10-foot wide landscaped strip outside the dedicated rights-of-way of Lawrenceville Highway and Bethesda School Road.
  - C. Provide a five-foot wide landscaped strip adjacent to all internal property lines.
  - D. The number, design and location of exits/entrances shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.
  - E. Building exteriors shall be of glass and/or brick, stacked stone, or stucco. Submit architectural plans for review and approval of the Director of Planning and Development. Architectural treatment for all out parcels shall be consistent with shopping center design and submitted architectural elevations must be reviewed and approved by the Director of Planning and Development.
  - F. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign shall not exceed 10 feet in height.
  - 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. Billboards shall be prohibited.
  - I. Deliveries shall be restricted to between the hours of 7:00 a.m. and 9:00 p.m. Overnight parking or idling of delivery vehicles shall be prohibited.
  - J. Dumpsters shall be screened by an opaque brick wall with gate enclosure, and located a minimum of 100 feet from abutting residential property lines. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 9:00 p.m.

- K. Provide interparcel access throughout the development, and to adjacent commercial property to the west.
  - L. Lighting shall be contained in cut-off type luminaries and shall be directed inward so as not to reflect into adjacent and nearby residential properties.
3. To abide by the following requirements, dedications and improvements:
- A. Design required on-site water detention facilities such that they are not located within any required buffers.
  - B. No outdoor speakers shall be allowed. Indoor/outdoor intercom systems shall be permitted.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





ALL THAT TRACT OR PARCEL OF LAND lying in and being located in Land Lot 16 of the 5<sup>th</sup> district, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a point on the mitered intersection of the northerly right of way of Lawrenceville Highway (also known as U.S. Highway 29 & Georgia Highway 8) (having a publicly dedicated variable right of way) and the westerly right of way of Bethesda School Road (having a publicly dedicate variable right of way), thence leaving said right of way of Lawrenceville Highway and continuing along said right of way of Bethesda School Road the following courses and distances: North 10 degrees 49 minutes 49 seconds East a distance of 223.38 feet to a point; along a curve to the left, said curve having a radius of 1171.12 feet, with an arc distance of 213.73 feet, with a chord bearing of North 05 degrees 09 minutes 46 seconds East and a chord length of 213.43 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Bethesda School Road South 60 degrees 02 minutes 46 seconds West a distance of 115.83 feet to a point found on common line of land lot 16 of the 5<sup>th</sup> district and land lot 153 of the 6<sup>th</sup> district; Thence continuing along said common line North 29 degrees 54 minutes 27 seconds West a distance of 221.53 feet to a point; Thence leaving said common line North 86 degrees 24 minutes 21 seconds East a distance of 198.21 feet to a point on said westerly right of way of Bethesda School Road; Thence continuing along said right of way the following courses and distances: South 06 degrees 19 minutes 31 seconds East a distance of 113.01 feet to a point; along a curve to the right, said curve having a radius of 1171.12 feet, with an arc distance of 34.30 feet, with a chord bearing of South 00 degrees 54 minutes 16 seconds East and a chord length of 34.30 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.634 Acres (27,598 square feet).

PLANNING

APR 1 1968

PLANNING DEPARTMENT

CASE NUMBER SUP2015-00015  
GCID 2015-0562

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by PAULINE R. HUNT for the proposed use of a FAMILY PERSONAL CARE HOME 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 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015 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 up to a maximum of four elderly individuals (clients) residing in the home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. Provide fencing and/or evergreen plantings along the side and rear property lines to screen the rear yard from view of neighboring residences. Screening design and materials shall be subject to 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: 6/25/15

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk

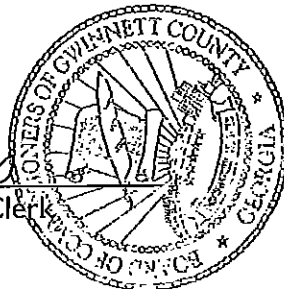


EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 318 of the 4<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of Lee Road, a variable-width right-of-way, being 100 feet wide at this point, with the northwesterly corner of the mitered right-of-way of Lenora Church Road; THENCE southwesterly along the right-of-way of Lee Road 538.35 feet to a point, THENCE continuing along said right-of-way North 31 degrees 13 minutes 35 seconds West for a distance of 10.04 feet to a 1/2" re-bar found; THENCE continuing along said right-of-way, being 80 feet wide at this point, South 54 degrees 10 minutes 38 seconds West for a distance of 144.97 feet to a scribe mark made in a concrete drive and THE TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way South 31 degrees 16 minutes 49 seconds East for a distance of 300.36 feet to a 3/4" open-top pipe found;

THENCE South 54 degrees 19 minutes 55 seconds West for a distance of 145.41 feet to a 3/4" open-top pipe found;

THENCE North 31 degrees 11 minutes 26 seconds West for a distance of 300.00 feet to a 1/2" re-bar set on the right-of-way of Lee Road being 80 feet wide at this point,

THENCE along said right-of-way North 54 degrees 10 minutes 38 seconds East for a distance of 144.97 feet to a scribe mark made in a concrete drive and THE TRUE POINT OF BEGINNING;

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

Said property contains 1.00 acres more or less as shown on that certain plat titled "BOUNDARY SURVEY FOR PAULINE R. HUNT" by Mark B. Lincoln, Georgia R.L.S. No. 2625, dated March 25, 2015, which survey is hereby made part of this legal description by this reference.



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Planning & Development

CASE NUMBER SUP2015-00016  
GCID 2015-0563

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of an automobile service and body repair shop as a special use.
2. Automotive salvage operations shall be prohibited.
3. Outdoor storage or display of tires, automobile parts, or merchandise shall be prohibited. All automobile body repair and service shall occur within the enclosed building.
4. Any new ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed 8 feet in height.
5. 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.
6. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
7. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard signs and bandit signs, sign-walkers and sign-twirlers shall be prohibited.

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

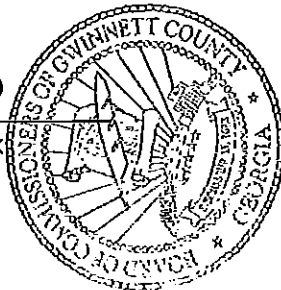
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 17 AND 48 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHERN INTERSECTION OF THE RIGHT-OF-WAY OF SHANNON WAY AND SHANNONDORAH WAY; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 29 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 201.16 FEET TO A POINT MARKED BY AN IRON PIN FOUND; THENCE RUN NORTH 60 DEGREES 13 MINUTES 46 SECONDS EAST A DISTANCE OF 216.54 FEET TO A POINT MARKED BY AN IRON PIN FOUND; THENCE RUN SOUTH 29 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 201.16 FEET TO A POINT MARKED BY AN IRON PIN FOUND; THENCE RUN SOUTH 60 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 216.54 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING.

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CASE NUMBER RZC2015-00013  
GCID 2015-0557

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to C-2 by HYUN WOO PARK for the proposed use of COMMERCIAL/RETAIL AND OFFICE USES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of JUNE 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. 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. Buildings shall be finished with architectural treatments of 50% brick or stacked stone on all sides. Final building elevations shall be submitted for review by the Director of Planning and Development.

2. To abide by the following site development considerations:

A. Provide a 10-foot wide landscaped strip adjacent to all rights-of-way.

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

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

D. Billboards or oversized signs shall be prohibited.

- E. Outdoor storage shall be prohibited.
  - F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
  - G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - I. Peddlers and/or parking lot sales shall be prohibited.
  - J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Coordinate with Gwinnett County D.O.T. regarding the right-of-way and easements needed for the improvement project for Harbins Road at SR 316.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/15

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

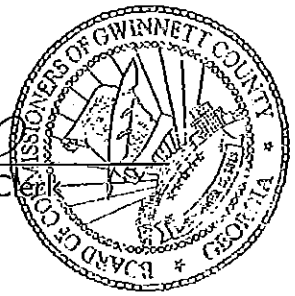


Exhibit "A" - Legal Description

782 Harbins Road

All that tract or parcel of land lying and being in Land Lot 300 of the 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To arrive at the True point of beginning begin at a point formed by the intersection of the northeasterly side of the center line of Dacula-Harbins Road with the northwesterly side of the center line of Old Harbins-Lawrenceville Road, running thence north 30 degrees 05 west a distance of 1070.00 feet to a point, running thence northeasterly a distance of 40.0 feet to the northeasterly side of Dacula-Harbins Road and the True point of beginning, running thence northwesterly a distance of 198.0 feet to a point; running thence north 58 degrees 48 minutes east a distance of 277.6 feet to a point; running thence south 30 degrees 05 minutes east a distance of 192.0 feet to a point; running thence south 58 degrees 48 minutes west a distance of 277.6 feet to the northeasterly side of Dacula-Harbins Road and the true point of beginning.

Parcel ID No. R5300 046

RZC 05 11 13

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Planning & Development

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

ORDINANCE ENTITLED: Unified Development Ordinance of Gwinnett County

READING AND ADOPTION: JUNE 24, 2015

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.

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	YES	YES
Jace Brooks, District 1	YES	YES
Lynette Howard, District 2	YES	YES
Tommy Hunter, District 3	YES	YES
John Heard, District 4	YES	NO

---

On motion of Commissioner Brooks, which carried 4-1, the Unified Development Ordinance of Gwinnett County, Title 2: Land Use and Zoning, is hereby amended.

**WHEREAS**, the Unified Development Ordinance contains regulations governing zoning and land use, development and permitting, landscape requirements and architectural guidelines, as well as procedures for the administration and application of those regulations; and

**WHEREAS**, by careful review of the rules and requirements contained therein, it has become evident that certain Chapters and Sections of the Unified Development Ordinance could be logically amended; and

**WHEREAS**, the Gwinnett County Board of Commissioners desires that the Unified Development Ordinance provide appropriate and sound regulation of land use, zoning, development and permitting; and

**WHEREAS**, the Unified Development Ordinance was adopted by the Gwinnett County Board of Commissioners on February 25, 2014; and

**WHEREAS**, the Unified Development Ordinance provides that the text, tables and drawings thereof may be amended from time to time by the Board of Commissioners following submission of certain items to the Municipal-Gwinnett County Planning Commission for review and recommendation; and

**WHEREAS**, the Board of Commissioners finds that the following amendment to the Unified Development Ordinance promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of Gwinnett County;

**NOW, THEREFORE, BE IT ORDAINED** by the Gwinnett County Board of Commissioners that the Unified Development Ordinance is hereby amended as follows:

**That Title 2, Section 230-100, Table 230.4 (Table of Permitted and Special Uses) is amended by inserting the entry of Permitted Use ("P") for the use of Beekeeping in the RA-200, R-LL, R-100, R-75, OSC, R-60, MH, TND, R-SR, R-TH, RM-13, RM-24, HRR, O-R, MU-N, MU-C and MU-R zoning districts. A Yes ("Y") shall also be inserted in the Supplemental Regulation column of the Table for Beekeeping.**

**That Title 2, Chapter 230, Subsection 230-130.3 Supplemental Use Standards (per Table of Permitted Uses) is amended by alphabetically inserting the following entry for Beekeeping, and renumbering the remaining items as necessary:**

**Beekeeping**

In all non-agricultural residential zoning districts, beekeeping shall meet the following requirements:

1. Honey bees shall not be kept on lots containing less than ten thousand (10,000) square feet. No more than two colonies or hives, with only two swarms, shall be allowed per ten thousand (10,000) square feet.
2. Hives shall be marked or identified to notify visitors.
3. No hive shall exceed twenty (20) cubic feet in volume.
4. No hive shall be located closer than ten (10) feet from any property line.
5. No hive shall be located closer than fifty (50) feet from a public right-of-way or twenty-five (25) feet from the principal building on an abutting lot.
6. A constant supply of water shall be provided for all hives.
7. A flyway barrier at least six (6) feet in height shall shield any part of a property line that is within twenty-five (25) feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof.
8. Any colony or hive which becomes a nuisance as defined by state law must be removed.
9. Abandoned colonies or hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/25/16

ATTEST:

By: Diane Kemp  
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Van Sten  
Chief Assistant County Attorney