



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045

Phone: 678.518.6000 Fax: 678.518.6240

www.gwinnettcounty.com

RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00155

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: REDUCTION OF PARKING SPACES FROM 26 TO 13

Applicant Name: ROCKBRIDGE SELF STORAGE LLC

Proposed Development: SELF STORAGE WAREHOUSE FACILITY

Property Address: 1935 ROCKBRIDGE ROAD SM

MRN: R6060 009

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Table

Action Taken: Tabled - New Hearing

New Hearing Date: November 12, 2008

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00169

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: ENCROACHMENT OF 14' 6" INTO 15' REAR SETBACK (TRACT 1)

Applicant Name: YONG HEE KIM

Proposed Development: RETAIL BUSINESS

Property Address: 4400 SATELLITE BOULEVARD DUL

MRN: R6210 035

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Deny

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00170

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: ENCROACHMENT OF 49'-6" INTO 50' FRONT SETBACK (TRACT 2)

Applicant Name: YONG HEE KIM

Proposed Development: RECREATION AREA

Property Address: 4400 SATELLITE BOULEVARD DUL

MRN: R6210 035

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Deny

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00171

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: REDUCTION OF REQUIRED NUMBER OF PARKING SPACES FROM 65 TO 0 (TRACT 2)

Applicant Name: YONG HEE KIM

Proposed Development: RECREATION AREA

Property Address: 4400 SATELLITE BOULEVARD DUL

MRN: R6210 035

Reading and Adoption: **MEMBERS** **VOTE**

JIM NASH	Aye
MARCIA BUMBALOUGH	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Deny

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00172

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: REDUCTION OF REQUIRED ROAD FRONTAGE FROM 40' TO 0' (TRACT 2)

Applicant Name: YONG HEE KIM

Proposed Development: RECREATION AREA

Property Address: 4400 SATELLITE BOULEVARD DUL

MRN: R6210 035

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Deny

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00186

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: ALLOW AN INCREASE IN THE PARKING LOT LIGHTING FROM 4.5 FOOT-CANDLES TO 12 FOOT-CANDLES (OVERLAY DISTRICT)

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 2918 BUFORD DRIVE BUF

MRN: R7146 009

Reading and Adoption:

MEMBERS	VOTE
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JIM NASH	Aye
MARCIA BUMBALOUGH	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: September 09, 2008

Motion To: Approve

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00190

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: ALLOW SITE TO BE GRADED PRIOR TO SUBMISSION OF A DEVELOPMENT PERMIT WITHIN AN OVERLAY DISTRICT

Applicant Name: HAMILTON RIDGE VENTURES LLC

Proposed Development: RETAIL BUSINESS

Property Address: 2583 HAMILTON MILL ROAD (TR 1 PHASE 3) BUF

MRN: R1001 631

Reading and Adoption: **MEMBERS** **VOTE**

JIM NASH	Aye
MARCIA BUMBALOUGH	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: September 09, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT SHALL ESTABLISH AND MAINTAIN A 10' LANDSCAPE STRIP, PLANTED WITH TREES AS REQUIRED BY THE BUFFER, LANDSCAPE & TREE ORDINANCE, ALONG THE FRONTAGE ON HAMILTON MILL ROAD.
 2. THE APPLICANT SHALL RECEIVE APPROVAL FROM STORM WATER FOR ALL TEMPORARY DRAINAGE AND DETENTION FACILITIES PRIOR TO THE START OF ANY WORK. THE APPLICANT SHALL MAINTAIN ALL THESE FACILITIES UNTIL A FULL DEVELOPMENT PERMIT HAS BEEN OBTAINED.
 3. ALL SPECIAL CONDITIONS FOR LANDSCAPING AND DETENTION PLACED ON THE SITE BY THE COMMISSIONERS DURING REZONING SHALL BE ESTABLISHED AND MAINTAINED DURING THE CLEARING AND GRADING PROCESS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00191

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: INCREASE SHARED DRIVEWAY WIDTH FROM 24' TO 48'

Applicant Name: HAMILTON RIDGE VENTURES LLC

Proposed Development: RETAIL BUSINESS

Property Address: 2583 HAMILTON MILL ROAD (TR 1 PHASE 3) BUF

MRN: R1001 631

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: September 09, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT SHALL ESTABLISH AND MAINTAIN A 10' LANDSCAPE STRIP, PLANTED WITH TREES AS REQUIRED BY THE BUFFER, LANDSCAPE & TREE ORDINANCE, ALONG THE FRONTAGE ON HAMILTON MILL ROAD.
 2. THE APPLICANT SHALL RECEIVE APPROVAL FROM STORM WATER FOR ALL TEMPORARY DRAINAGE AND DETENTION FACILITIES PRIOR TO THE START OF ANY WORK. THE APPLICANT SHALL MAINTAIN ALL THESE FACILITIES UNTIL A FULL DEVELOPMENT PERMIT HAS BEEN OBTAINED.
 3. ALL SPECIAL CONDITIONS FOR LANDSCAPING AND DETENTION PLACED ON THE SITE BY THE COMMISSIONERS DURING REZONING SHALL BE ESTABLISHED AND MAINTAINED DURING THE CLEARING AND GRADING PROCESS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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CASE NUMBER : ZVR2008-00192

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: ALLOW ACCESSORY USE (PLAY GROUND) IN A FRONT YARD

Applicant Name: NEXGEN PROPERTIES

Proposed Development: DAY CARE FACILITY

Property Address: 3926 NE HOLCOMB BRIDGE ROAD NOR

MRN: R6313 001A

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE OUTSIDE PLAY AREA SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SITE PLAN.
 2. THE PLAY AREA BE FENCED AND MEET ALL THE OTHER REQUIREMENTS OF THE COUNTY AND STATE REGULATIONS FOR PLAYGROUNDS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00193

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: INCREASE GROUND SIGN HEIGHT FROM 5' TO 12'

Applicant Name: CHIP RANDALL

Proposed Development: RECREATION AREA

Property Address: 2789 SATELLITE BOULEVARD NA

MRN: R7078 002

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SIGN SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SIGN DRAWINGS, INCLUDING THE BASE AND COLUMNS.
 2. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION OF THE SIGN.
 3. THE SIGN SHALL NOT HAVE ANY INTERNAL LIGHTING.
 4. THE SIGN SHALL NOT HAVE ANY ROTATION, MOVEMENT OR ANIMATION.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



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CASE NUMBER : ZVR2008-00194

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: September 09, 2008

Variance Request: INCREASE GROUND SIGN SQUARE FOOTAGE FROM 48' TO 75'

Applicant Name: CHIP RANDALL

Proposed Development: RECREATION AREA

Property Address: 2789 SATELLITE BOULEVARD NA

MRN: R7078 002

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 09, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SIGN SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SIGN DRAWINGS, INCLUDING THE BASE AND COLUMNS.
 2. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION OF THE SIGN.
 3. THE SIGN SHALL NOT HAVE ANY INTERNAL LIGHTING.
 4. THE SIGN SHALL NOT HAVE ANY ROTATION, MOVEMENT OR ANIMATION.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner