



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00241**

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:** December 10, 2008

**Variance Request:** INCREASE INTERIOR DRIVE LANE WIDTH AROUND CANOPY FROM 28' TO 50' AT THE WIDEST POINT

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00242**

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:** December 10, 2008

**Variance Request:** INCREASE INTERIOR DRIVEWAY WIDTH ON SOUTH SIDE OF BUILDING FROM 28' TO 40'

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00243**

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:** December 10, 2008

**Variance Request:** INCREASE PERCENTAGE OF PARKING SPACES IN FRONT AND SIDES OF BUILDING FROM 20% TO 72%

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00244**

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:** December 10, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (DUMPSTER) IN FRONT YARD

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:**

1. THE DUMPSTER SHALL BE SCREENED WITH WALLS AS REQUIRED BY THE OVERLAY DISTRICT REQUIREMENTS.
2. THE GATE(S) TO THE DUMPSTER SHALL BE SOLID METAL AND REMAIN CLOSED AND LOCKED, EXCEPT WHEN THE DUMPSTER IS BEING SERVICED.
3. THE DUMPSTER SHALL BE LANDSCAPED AS SHOWN ON SUBMITTED LANDSCAPE PLAN.
4. THE 10' LANDSCAPE STRIP REQUIRED BY THE DEVELOPMENT REGULATIONS ALONG THE RIGHT OF WAYS SHALL BE MAINTAINED UNLESS WAIVED BY THE BOARD OF COMMISSIONERS.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00245**

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:** December 10, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (AIR/WATER AND VACUUM STAND) IN FRONT YARD

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00246**

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:** December 10, 2008

**Variance Request:** ENCROACHMENT OF 10' INTO 40' REAR SETBACK

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00247**

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:** December 10, 2008

**Variance Request:** REDUCTION OF REQUIRED SHADE TREES ALONG STREET FRONTAGE

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 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 : ZVR2008-00248**

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:** December 10, 2008

**Variance Request:** INCREASE NUMBER OF PARKING SPACES FROM 25 TO 27

**Applicant Name:** RACETRAC PETROLEUM INC

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 1385 GRAYSON HIGHWAY LAW

**MRN:** R5138 010B

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. APPROVAL IS CONTINGENT UPON SIGNIFICANT CONFORMITY WITH THE ELEVATION SUBMITTED AT TONIGHT'S MEETING AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**





# 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 : ZVR2008-00249**

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:** December 10, 2008

**Variance Request:** REDUCTION OF REQUIRED LOT AREA FROM 12,000 SQUARE FT TO 9,562 SQUARE FEET, LOT 8

**Applicant Name:** SONYA TATUM

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 5844 PINE ROAD DOR

**MRN:** R6245 138

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. A SURVEY SHOWING THE NEW PROPERTY LINE BETWEEN LOTS 8 AND 9 SHALL BE SUBMITTED AND APPROVED BY THE DEVELOPMENT REVIEW SECTION OF PLANNING AND DEVELOPMENT PRIOR TO THE SALE OF EITHER LOT.
  2. THE SHED THAT ENCROACHES EACH PROPERTY SHALL BE REMOVED PRIOR TO THE APPROVAL OF THE SURVEY. THE SURVEY SHALL BE REVISED TO SHOW THE STRUCTURE HAS BEEN REMOVED.
  3. THE SIDE YARD VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY NOT TO EXCEED 4.63', INCLUDING ANY ROOF OVERHANGS.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00250**

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:** December 10, 2008

**Variance Request:** REDUCTION OF LOT WIDTH FROM 75' TO 62.5', LOT 8

**Applicant Name:** SONYA TATUM

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 5844 PINE ROAD DOR

**MRN:** R6245 138

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. A SURVEY SHOWING THE NEW PROPERTY LINE BETWEEN LOTS 8 AND 9 SHALL BE SUBMITTED AND APPROVED BY THE DEVELOPMENT REVIEW SECTION OF PLANNING AND DEVELOPMENT PRIOR TO THE SALE OF EITHER LOT.
  2. THE SHED THAT ENCROACHES EACH PROPERTY SHALL BE REMOVED PRIOR TO THE APPROVAL OF THE SURVEY. THE SURVEY SHALL BE REVISED TO SHOW THE STRUCTURE HAS BEEN REMOVED.
  3. THE SIDE YARD VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY NOT TO EXCEED 4.63', INCLUDING ANY ROOF OVERHANGS.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00251**

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:** December 10, 2008

**Variance Request:** ENCROACHMENT OF 4.63' INTO THE 10' RIGHT SIDE YARD SETBACK, LOT 9

**Applicant Name:** SONYA TATUM

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 5840 PINE ROAD DOR

**MRN:** R6245 137

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. A SURVEY SHOWING THE NEW PROPERTY LINE BETWEEN LOTS 8 AND 9 SHALL BE SUBMITTED AND APPROVED BY THE DEVELOPMENT REVIEW SECTION OF PLANNING AND DEVELOPMENT PRIOR TO THE SALE OF EITHER LOT.
  2. THE SHED THAT ENCROACHES EACH PROPERTY SHALL BE REMOVED PRIOR TO THE APPROVAL OF THE SURVEY. THE SURVEY SHALL BE REVISED TO SHOW THE STRUCTURE HAS BEEN REMOVED.
  3. THE SIDE YARD VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY NOT TO EXCEED 4.63', INCLUDING ANY ROOF OVERHANGS.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00252**

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:** December 10, 2008

**Variance Request:** REDUCE LOT WIDTH AT FRONT BUILDING LINE FROM 100' TO 74.17', LOT 2

**Applicant Name:** GURTEJ GILL

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 636 COLE DRIVE LIL

**MRN:** R6101 208

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR SALE OF ANY LOTS.
  2. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR THE REAR LOT AT THE TIME OF APPROVAL OF THE EXEMPTION PLAT.
  3. AN ACCESS AND UTILITY EASEMENT SHALL BE CREATED AND RECORDED IN CONJUNCTION WITH THE EXEMPTION PLAT.
  4. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.
  5. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM 20' IN WIDTH. ALL PORTIONS OF THE DRIVEWAY WITHIN THE RIGHT OF WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00253**

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:** December 10, 2008

**Variance Request:** INCREASE HEIGHT OF A GROUND SIGN FROM 10' TO 13.82' AT A 15' SETBACK

**Applicant Name:** MAGNOLIA PLAZA

**Proposed Development:** GROUND SIGN

**Property Address:** 5245 BUFORD HIGHWAY NOR

**MRN:** R6256 006A

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** December 10, 2008

**Motion To:** Table

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** January 13, 2009

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00254**

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:** December 10, 2008

**Variance Request:** REDUCE MINIMUM LOT SIZE FROM 1 ACRE TO 0.60 ACRES (TRACT 2)

**Applicant Name:** SCOTT SMITH

**Proposed Development:** OFFICE

**Property Address:** 674 BUFORD HIGHWAY BUF

**MRN:** R7256 140

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:**

1. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO ANY PERMITS BEING ISSUED ON THE PROPERTY.
2. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.
3. PRESENT OR FUTURE USAGE OF BOTH TRACTS SHALL BE LIMITED STRICTLY TO PRESENT ZONING CLASSIFICATION M-1 WITH NO OUTSIDE STORAGE UNLESS SCREENED AND SITUATED IN THE SIDE YARD.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00255**

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:** December 10, 2008

**Variance Request:** REDUCE MINIMUM LOT SIZE FROM 1 ACRE TO 0.75 ACRE (TRACT 1)

**Applicant Name:** SCOTT SMITH

**Proposed Development:** AUTOMOTIVE REPAIR/SERVICE FACILITY

**Property Address:** 664 BUFORD HIGHWAY BUF

**MRN:** R7256 003

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:**

1. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO ANY PERMITS BEING ISSUED ON THE PROPERTY.
2. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.
3. PRESENT OR FUTURE USAGE OF BOTH TRACTS SHALL BE LIMITED STRICTLY TO PRESENT ZONING CLASSIFICATION M-1 WITH NO OUTSIDE STORAGE UNLESS SCREENED AND SITUATED IN THE SIDE YARD.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00256**

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:** December 10, 2008

**Variance Request:** ENCROACHMENT OF 15 FEET INTO 50 FOOT FRONT SETBACK

**Applicant Name:** AMANDA LACKEY

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 2206 NEW HOPE ROAD LAW

**MRN:** R5231 025

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent
	JIM NASH	Aye

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** MARCIA BUMBALOUGH

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. THE VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY AND INCLUDE ANY ROOF OVERHANGS, IF ANY. THE EXISTING 50' SETBACK LINE SHALL REMAIN UNCHANGED.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**





# 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 : ZVR2008-00257**

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:** December 10, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (STORAGE SHED) IN A SIDE YARD

**Applicant Name:** WESLEY A SCOTT

**Proposed Development:** STORAGE BUILDING

**Property Address:** 315 ROCKY COVE TRAIL LAW

**MRN:** R5045 301

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** JIM NASH

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE APPLICANT HAVE A REGISTERED SURVEYOR LOCATE ALL EASEMENTS AND SHOW PROPOSED LOCATION OF THE STORAGE BUILDING.
  2. THE STORAGE BUILDING SHALL BE REMOVED FROM ALL EASEMENTS.
  3. THE APPLICANT SHALL SUBMIT THIS SURVEY FOR APPROVAL ALONG WITH BUILDING PERMIT APPLICATION.
  4. A BUILDING PERMIT SHALL BE OBTAINED WITHIN 60 DAYS OF ACTION OF VARIANCE.
  5. THE STRUCTURE SHALL BE REMOVED FROM ALL EASEMENTS WITHIN 75 DAYS OF VARIANCE ACTION.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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.gwinnettcountry.com

## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00258**

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:** December 10, 2008

**Variance Request:** REDUCTION IN REQUIRED ACREAGE FROM 3 ACRES TO 1.7 ACRES TO HAVE LIVESTOCK (2 MINI HORSES)

**Applicant Name:** HILARY LIGHTBODY

**Proposed Development:** LIVESTOCK QUARTERS

**Property Address:** 1753 PROSPECT ROAD LAW

**MRN:** R7063 013

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE VARIANCE APPROVAL IS FOR A MAXIMUM OF 2 MINI HORSES. THESE 2 HORSES SHALL BE THE 2 ALREADY ON SITE.
  2. NO ADDITIONAL HORSES SHALL BE ADDED TO THE SITE AND THE EXISTING ANIMALS SHALL NOT BE REPLACED IF SOMETHING HAPPENS TO THEM.
  3. ANY FUTURE STRUCTURE THAT MIGHT BE CONSTRUCTED FOR HOUSING THE ANIMALS SHALL MEET ALL SETBACK REQUIREMENTS.
  4. ALL MEASURES SHALL BE USED REGULARLY TO CONTROL FLIES AND OTHER INSECTS KNOWN TO EXIST AROUND LIVESTOCK.
  5. MANURE SHALL BE REMOVED FROM THE PROPERTY ON A REGULAR BASIS WITH NO ALLOWED MANURE ACCUMULATION SITES.

**Action Certified by:** *Samuel L. Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



# 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 : ZVR2008-00259**

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:** December 10, 2008

**Variance Request:** REDUCTION OF LEFT SIDE SETBACK FOR SHED HOUSING HORSES FROM 100' TO 19'

**Applicant Name:** HILARY LIGHTBODY

**Proposed Development:** BARN

**Property Address:** 1753 PROSPECT ROAD LAW

**MRN:** R7063 013

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE VARIANCE APPROVAL IS FOR A MAXIMUM OF 2 MINI HORSES. THESE 2 HORSES SHALL BE THE 2 ALREADY ON SITE.
  2. NO ADDITIONAL HORSES SHALL BE ADDED TO THE SITE AND THE EXISTING ANIMALS SHALL NOT BE REPLACED IF SOMETHING HAPPENS TO THEM.
  3. ANY FUTURE STRUCTURE THAT MIGHT BE CONSTRUCTED FOR HOUSING THE ANIMALS SHALL MEET ALL SETBACK REQUIREMENTS.
  4. ALL MEASURES SHALL BE USED REGULARLY TO CONTROL FLIES AND OTHER INSECTS KNOWN TO EXIST AROUND LIVESTOCK.
  5. MANURE SHALL BE REMOVED FROM THE PROPERTY ON A REGULAR BASIS WITH NO ALLOWED MANURE ACCUMULATION SITES.

**Action Certified by:** *Samuel L. Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00260**

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:** December 10, 2008

**Variance Request:** REDUCTION OF REQUIRED LOT WIDTH FROM 200' TO 40' AT 50' SETBACK, TRACT 2

**Applicant Name:** DOUGLAS EVANS

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 3791 INDIAN SHOALS ROAD BET

**MRN:** R5354 004

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** JIM NASH

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. A SURVEY OR EXEMPTION PLAT SHALL BE PREPARED AND APPROVED SHOWING THE NEW LOT LAYOUTS OF BOTH LOTS.
  2. A BUILDING PERMIT SHALL BE OBTAINED FOR THE NEW UTILITY BUILDING WITHIN 30 DAYS OF THE VARIANCE ACTION.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00261**

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:** December 10, 2008

**Variance Request:** INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4' TO 8' CORNER LOT SIDE STREET

**Applicant Name:** DAVID B PICKLE

**Proposed Development:** FENCE

**Property Address:** 1 PATRICIA TERRACE GRA

**MRN:** R5155 080

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:**

1. THE FENCE SHALL BE LIMITED TO A WOODEN PRIVACY FENCE AND SHALL BE NO MORE THAN 8' IN HEIGHT.
2. THE OWNER SHALL REPAIR OR REPAINT ANY GRAFFITI OR VANDALISM THAT OCCURS ON THE FENCE WITHIN 72 HOURS.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00262**

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:** December 10, 2008

**Variance Request:** ALLOW GRAVEL PARKING SURFACE FOR 26 OF REQUIRED 70 PARKING SPACES

**Applicant Name:** ROBERT SLIGH

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 1522 HARBINS ROAD DAC

**MRN:** R5312 065

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** JIM NASH

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. THE GRAVEL PARKING SHALL BE ALLOWED FOR A MAXIMUM 2 YEARS FROM THE DATE OF CERTIFICATE OF COMPLETION. AT THAT TIME, THE GRAVEL PARKING SHALL BE PAVED, GRAVEL REMOVED AND USE DISCONTINUED OR A NEW VARIANCE REQUESTED FOR ADDITIONAL TIME.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00263**

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:** December 10, 2008

**Variance Request:** ENCROACHMENT OF 26.2' INTO THE 50' FRONT YARD SETBACK

**Applicant Name:** MALIK INVESTMENTS INC

**Proposed Development:** HOTEL OR MOTEL

**Property Address:** 1790 EAST PARK PLACE BOULEVARD SM

**MRN:** R6061 228

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Absent

**Voting Carried:** 4 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** December 10, 2008

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

**Conditions:** 1. THE VARIANCE APPROVAL SHALL BE FOR AN ENCROACHMENT ONLY OFF PARK PLAZA CIRCLE ONLY AND SHALL INCLUDE THE ROOF OVERHANG. THE EXISTING 50' SETBACK LINE SHALL REMAIN IN PLACE.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**