



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30046
Phone : 678.518.6000 Fax : 678.518.6240
www.gwinnettcounty.com

RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00041

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 hereof by reference:

Appeal Description: Fence height increase from 4 ft. to 7ft. in a front yard
Applicant Name: Laura Dang
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 2479 Luke Edwards RD, Dacula, GA 30019
Parcel #: 5283 014

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Out of Room	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. No portion of the fence/wall shall extend into the public right-of-way.
2. Brick/stone columns to be spaced a maximum of 30' on center.
3. All materials shall be of brick, stone or wrought iron fence type.
4. The sides of the front yard fence shall not exceed 5' in height and shall be of wrought iron fence type material.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00042

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 hereof by reference:

Appeal Description: Remove condition (number 3) of prior variance ZVR2009-00052.
Applicant Name: Florian D. Pop
Development Type: Personal Care Home
Ordinance: Conditions of Approval Modification/Elimination
Code Section: ZR1710 Conditional Zoning
Property Address: 1399 Harris RD, Lawrenceville, GA 30043
Parcel #: 7056 392

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Deny
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00043

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 hereof by reference:

Appeal Description: Allow gravel parking and connector in lieu of paved parking in an Overlay District.
Applicant Name: Dan Curry
Development Type: Parking Lot
Ordinance: Parking Lot Paving
Code Section: ZR1001.03 Improvements to Parking Lots
Property Address: 3594 Centerville HWY, Snellville, GA 30039
Parcel #: 6013 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The gravel parking shall be allowed for a period of time of 12 months. At the end of 12 months, the parking lot shall either be paved or removed. The applicant has the option of filing a new variance request at that time for an additional 12 months.
2. The gravel area shall not be expanded in size.
3. The gravel connector shall not be used as an entrance/exit onto Laurel Falls Drive.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00044

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 hereof by reference:

Appeal Description: Modular Building (28 x 60 ft) to be used for a classroom in an Overlay District.
Applicant Name: Dan Curry
Development Type: Educational Building
Ordinance: Waive Overlay District Requirements
Code Section: Waive Overlay District Requirements
Property Address: 3594 Centerville HWY, Snellville, GA 30039
Parcel #: 6013 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The gravel parking shall be allowed for a period of time of 12 months. At the end of 12 months, the parking lot shall either be paved or removed. The applicant has the option of filing a new variance request at that time for an additional 12 months.
2. The gravel area shall not be expanded in size.
3. The gravel connector shall not be used as an entrance/exit onto Laurel Falls Drive.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00045

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 hereof by reference:

Appeal Description: Allow exterior building facade other than what is required in an Overlay District.
Applicant Name: Dan Curry
Development Type: Educational Building
Ordinance: Waive Overlay District Requirements
Code Section: Waive Overlay District Requirements
Property Address: 3594 Centerville HWY, Snellville, GA 30039
Parcel #: 6013 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The gravel parking shall be allowed for a period of time of 12 months. At the end of 12 months, the parking lot shall either be paved or removed. The applicant has the option of filing a new variance request at that time for an additional 12 months.
2. The gravel area shall not be expanded in size.
3. The gravel connector shall not be used as an entrance/exit onto Laurel Falls Drive.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00046

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 hereof by reference:

Appeal Description: Allow building in Overlay District to have the pitch roof less than 4 in 12.
 Applicant Name: Dan Curry
 Development Type: Educational Building
 Ordinance: Waive Overlay District Requirements
 Code Section: Waive Overlay District Requirements
 Property Address: 3594 Centerville HWY, Snellville, GA 30039
 Parcel #: 6013 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
 Motion By: Mike Royal
 Seconded By: Wayne Knox
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The gravel parking shall be allowed for a period of time of 12 months. At the end of 12 months, the parking lot shall either be paved or removed. The applicant has the option of filing a new variance request at that time for an additional 12 months.
2. The gravel area shall not be expanded in size.
3. The gravel connector shall not be used as an entrance/exit onto Laurel Falls Drive.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00047

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 hereof by reference:

Appeal Description: Increase required parking from 129 spaces to 163 spaces.
Applicant Name: JH Holdings LTD c/o Andersen, Tate & Carr, P.C.
Development Type: Retail Business
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 6684 Jimmy Carter BLVD, Norcross, GA 30071
Parcel #: 6252 046

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Out of Room	
Wayne Knox	District 2	Present	Aye	Approve
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Wayne Knox
Seconded By: Jodie Rosser
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00048

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 hereof by reference:

Appeal Description: Increase the percentage of gross floor area allowed for accessory retail sales from 15% to 25%.

Applicant Name: JH Holdings LTD c/o Andersen, Tate & Carr, P.C.

Development Type: Retail Business

Ordinance: Retail Gross Floor Area > 15%

Code Section: ZR1310A.52 Retail Gross Floor Area > 15%

Property Address: 6684 Jimmy Carter BLVD, Norcross, GA 30071

Parcel #: 6252 046

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Out of Room	
Wayne Knox	District 2	Present	Aye	Approve
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010

Motion By: Wayne Knox

Seconded By: Jodie Rosser

Voting Carried: 3 Aye(s), 0 No(s)

Action Taken: Approved

Action Certified by: Michael Jenness

Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00049

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 hereof by reference:

Appeal Description: Increase wall sign square footage on the front elevation from 60 sq. ft. to 110 sq. ft.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 3490 Centerville HWY, Snellville, GA 30039
Parcel #: 6020 025

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Julianne Thompson
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signage not to exceed 120 sq. ft. aggregate total for wall signage.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00050

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 hereof by reference:

Appeal Description: Allow two ground signs on a single road frontage.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 3490 Centerville HWY, Snellville, GA 30039
Parcel #: 6020 025

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Mike Royal
Seconded By: Julianne Thompson
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signage not to exceed 120 sq. ft. aggregate total for wall signage.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00051

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 hereof by reference:

Appeal Description: Increase interior driveway width from 11 ft. to 15 ft. per travel lane.
 Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
 Development Type: Convenience Store
 Ordinance: Interior Driveway Width Plus OR Minus
 Code Section: X-1001-2C Interior Driveway Width Plus OR Minus
 Property Address: 3665 Club DR, Duluth, GA 30096
 Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
 Motion By: Julianne Thompson
 Seconded By: Wayne Knox
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00052

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 hereof by reference:

Appeal Description: Increase interior driveway around gas canopy from 14 ft. to 17.66 ft. per travel lane.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Interior Driveway Width Plus OR Minus
Code Section: ZR1001-2D Interior Driveway
Property Address: 3665 Club DR, Duluth, GA 30096
Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Julianne Thompson
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00053

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 hereof by reference:

Appeal Description: Canopy sign size increase from 8 sq. ft. to 13 sq. ft.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Canopy Sign Area/Size
Code Section: SO86-117.A.1 Canopy Signs
Property Address: 3665 Club DR, Duluth, GA 30096
Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Julianne Thompson
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnet County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00054

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 hereof by reference:

Appeal Description: Parking space width increase from 9 ft. to 9.5 ft.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Parking Space Sizes
Code Section: X-1001-1A Parking Space Size
Property Address: 3665 Club DR, Duluth, GA 30096
Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Julianne Thompson
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00055

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 hereof by reference:

Appeal Description: Increase number of parking spaces from 23 to 31.
 Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
 Development Type: Convenience Store
 Ordinance: Parking Quantity
 Code Section: ZR1002 Parking Space Quantity
 Property Address: 3665 Club DR, Duluth, GA 30096
 Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
 Motion By: Julianne Thompson
 Seconded By: Wayne Knox
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 6/8/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00056

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 hereof by reference:

Appeal Description: Allow accessory structure (dumpster) in a front yard.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 3665 Club DR, Duluth, GA 30096
Parcel #: 6203 010

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 6/8/2010
Motion By: Julianne Thompson
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 6/8/2010