

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in June 2011



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 : ZVR2011-00028

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 HEIGHT OF DIRECTIONAL SIGN FROM 4 FT. TO 7 FT. (SIGN D1)
Applicant Name: RETAIL PLANNING CORPORATION
Development Type: Retail/Shopping Center
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 3200 PEACHTREE IND BLVD, NORCROSS, GA 30092
Parcel #: 6274 029

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00030

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 GROUND SIGN HEIGHT FROM 5 FT. TO 29 FT. AT A 1 FT. SETBACK FROM RIGHT OF WAY (LOCATION #2)
Applicant Name: RETAIL PLANNING CORPORATION
Development Type: Retail/Shopping Center
Ordinance: Ground Sign Height Increase
Code Section: SO86-114A Non-Residential Ground Sign Height
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply with overlay requirements and be consistent with the architectural features of the building.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00029

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 HEIGHT OF DIRECTIONAL SIGN FROM 4 FT. TO 7 FT. (SIGN D2)
Applicant Name: RETAIL PLANNING CORPORATION
Development Type: Retail/Shopping Center
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00031

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 GROUND SIGN AREA FROM 200 SQ. FT. TO 242 SQ. FT.
(LOCATION #2)

Applicant Name: RETAIL PLANNING CORPORATION

Development Type: Retail/Shopping Center

Ordinance: Ground Sign Area/Size Increase

Code Section: SO86-114A Non-Residential Ground Sign Area

Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092

Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Deny
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011

Motion By: Wayne Knox

Seconded By: Joseph Hughes

Voting Carried: 5 Aye(s), 0 No(s)

Action Taken: Denied

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00032

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 GROUND SIGN HEIGHT FROM 5 FT. TO 20 FT. AT A 1 FT. SETBACK FROM RIGHT OF WAY (LOCATION #3)
Applicant Name: RETAIL PLANNING CORPORATION
Development Type: Retail/Shopping Center
Ordinance: Ground Sign Height Increase
Code Section: SO86-114A Non-Residential Ground Sign Height
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00033

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 GROUND SIGN AREA FROM 200 SQ. FT. TO 242 SQ. FT.
(LOCATION #3)

Applicant Name: RETAIL PLANNING CORPORATION

Development Type: Retail/Shopping Center

Ordinance: Ground Sign Area/Size Increase

Code Section: SO86-114A Non-Residential Ground Sign Area

Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092

Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Deny
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011

Motion By: Wayne Knox

Seconded By: Joseph Hughes

Voting Carried: 5 Aye(s), 0 No(s)

Action Taken: Denied

Action Certified by: Michael Jenness

Title: Development Review Manager

Date Certified: 6/14/2011



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Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00034

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 GROUND SIGN HEIGHT FROM 5 FT. TO 29 FT. AT A 1 FT. SETBACK FROM RIGHT OF WAY (LOCATION #4)
Applicant Name: RETAIL PLANNING CORPORATION
Development Type: Retail/Shopping Center
Ordinance: Ground Sign Height Increase
Code Section: SO86-114A Non-Residential Ground Sign Height
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00035

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 GROUND SIGN AREA FROM 200 SQ. FT. TO 242 SQ. FT.
(LOCATION #4)

Applicant Name: RETAIL PLANNING CORPORATION

Development Type: Retail/Shopping Center

Ordinance: Ground Sign Area/Size Increase

Code Section: SO86-114A Non-Residential Ground Sign Area

Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092

Parcel #: 6274 051

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Deny
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011

Motion By: Wayne Knox

Seconded By: Joseph Hughes

Voting Carried: 5 Aye(s), 0 No(s)

Action Taken: Denied

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00038

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: ENCROACHMENT OF 12.5 FT. INTO THE 35 FT. FRONT YARD SETBACK.
Applicant Name: MARK GAITAN
Development Type: Single-Family Dwelling
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6188 JANE RD, DORAVILLE, GA 30340
Parcel #: 6246B119

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. The applicant shall obtain all required permits within 30 days of the variance action and all construction and inspections be completed within 120 days of the issuance of a building permit.
3. The applicant shall plant foundation shrubs at the base of the addition on either side of the entry stairs and on the north side of the addition. Two understory trees such as Cornus florida, Dogwood, Cercis Canadensis, Eastern Redbud, or Amalanchier arborea, Serviceberry shall be planted on the northeast corner and on the north side of the addition prior issuance of a Certificate of Occupancy.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00039

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: ENCROACHMENT OF 40 FT INTO THE 40 FT REAR YARD SETBACK
Applicant Name: FRED HANSARD
Development Type: Single-Family Dwelling
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6355 LAKEVIEW DR, BUFORD, GA 30518
Parcel #: 7361 053

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Approve with Conditions

Date of Action: 6/14/2011
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. All construction shall meet and comply with applicable building codes.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00040

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: DEAN BERKLEY

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
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011

Motion By: Mike Royal

Seconded By: Joseph Hughes

Voting Carried: 5 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: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00041

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: MODULAR BUILDING (28 X 60 FT) TO BE USED FOR A CLASSROOM IN AN OVERLAY DISTRICT

Applicant Name: DEAN BERKLEY

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
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011

Motion By: Mike Royal

Seconded By: Joseph Hughes

Voting Carried: 5 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: 6/14/2011



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00042

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: INCREASE FENCE HEIGHT FROM FROM 4 FT TO 6 FT IN FRONT YARD
Applicant Name: VASIL MITRIK
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 692 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 025

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. No portion of the fence shall extend into the public right of way.
2. Submit an entrance landscape plan to enhance proposed fence by providing two (2) trees and two (2) shrubs for every 50 foot along Bailey Woods Road for approval by the Planning and Development Director. Trees shall be of a genus and species from Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of a five (5) gallon container at time of planting.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00043

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: INCREASE MAXIMUM NUMBER OF PARKING SPACES FROM 21 TO 36
Applicant Name: TRUDY CARABALLO, ESQ
Development Type: Bank
Ordinance: Parking Quantity
Code Section: ZR1315.2.3.3C Side Yard Parking Percent Increase
Property Address: 3496 CENTERVILLE HWY, SNELLVILLE, GA 30078
Parcel #: 6020 292

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. At the time of Commercial Development Permit submit a landscaping plan that enhances the ten (10) ft landscape strip requirements fronting Centerville Highway and Centerville Rosebud Road, by adding five (5) additional deciduous trees and ten (10) evergreen shrubs. Trees shall be of a genus and species from Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Provide a note on plans that states "Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of five (5) gallon container at time of planting." Trees may be located outside the strip.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00044

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: INCREASE FRONT YARD PARKING PERCENTAGE MORE THAN 20 % IN AN OVERLAY DISTRICT
Applicant Name: TRUDY CARABALLO, ESQ
Development Type: Bank
Ordinance: Parking Percentage
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase
Property Address: 3496 CENTERVILLE HWY, SNELLVILLE, GA 30078
Parcel #: 6020 292

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. At the time of Commercial Development Permit submit a landscaping plan that enhances the ten (10) ft landscape strip requirements fronting Centerville Highway and Centerville Rosebud Road, by adding five (5) additional deciduous trees and ten (10) evergreen shrubs. Trees shall be of a genus and species from the Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Provide a note on plans that states "Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of five (5) gallon container at time of planting." Trees may be located outside the strip.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
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446 West Crogan Street, Lawrenceville, Georgia 30045
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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00045

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: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT
Applicant Name: HAYES, JAMES & ASSOCIATES, INC.
Development Type: Personal Care Home
Ordinance: Road Frontage Reduction
Code Section: ZR0505 Road Frontage
Property Address: 2320 MEADOW CHURCH RD, DULUTH, GA 30097
Parcel #: 7117 025

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Commission Chairman	Present	Aye	
John Fanning	District 1	Present	Aye	Table
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: John Fanning
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 7/12/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



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 : ZVR2011-00046

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 TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE
Applicant Name: MICHELE RITSCH
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 3650 STEVE REYNOLDS BLV, DULUTH, GA 30096
Parcel #: 6203 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Approve
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00047

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 HEIGHT OF INTERIOR PROJECT DIRECTIONAL SIGN FROM 4 FT. TO 15 FT. (LOCATION #1)
Applicant Name: MICHELE RITSCH
Development Type: Directional Sign
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 3650 STEVE REYNOLDS BLV, DULUTH, GA 30096
Parcel #: 6203 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Table
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: John Fanning
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 7/12/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00048

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 HEIGHT OF INTERIOR PROJECT DIRECTIONAL SIGN FROM 4 FT. TO 15 FT. (LOCATION #2)
Applicant Name: MICHELE RITSCH
Development Type: Directional Sign
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 3650 STEVE REYNOLDS BLV, DULUTH, GA 30096
Parcel #: 6203 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Table
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 6/14/2011
Motion By: John Fanning
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 7/12/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/14/2011