

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in October 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 : ZVR2011-00066

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 (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD.

Applicant Name: KEN FIELDS

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 5995 LANIER HEIGHTS CIR, BUFORD, GA 30518

Parcel #: 7333 002

Reading and Adoption

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

Date of Action: 10/11/2011

Motion By: Joseph Hughes

Seconded By: Wayne Knox

Voting Carried: 4 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

1. All construction shall comply with current building code.
2. The architectural treatment and color of the accessory structure shall be consistent with the existing residence.
3. There shall be no paving for an additional driveway.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011



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 : ZVR2011-00067

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 (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD.
Applicant Name: MICHAEL STIEB
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 1133 WILLOW TRCE, GRAYSON, GA 30017
Parcel #: 5103 033

Reading and Adoption

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

Date of Action: 10/11/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 11/8/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011



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 : ZVR2011-00068

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: REDUCTION IN TREE DENSITY REQUIREMENTS FROM 20 UNITS TO 16 UNITS PER ACRE (OVERLAY DISTRICT)
Applicant Name: AMY HILLMAN
Development Type: Retail/Shopping Center
Ordinance: Other
Code Section: ZR1315.2.2A Landscaping Requirements
Property Address: 5025 WINTERS CHAPEL RD, DORAVILLE, GA 30360
Parcel #: 6280 018

Reading and Adoption

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

Date of Action: 10/11/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The site and landscape plan shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011



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 : ZVR2011-00069

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 MAXIMUM 30 FT.
Applicant Name: AMY HILLMAN
Development Type: Retail/Shopping Center
Ordinance: DRIVEWAY WIDTH
Code Section: ZR1006 Oversized Vehicle
Property Address: 5025 WINTERS CHAPEL RD, DORAVILLE, GA 30360
Parcel #: 6280 018

Reading and Adoption

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

Date of Action: 10/11/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The site and landscape plan shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development permit.
2. Shall provide a pedestrian walkway.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011



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 : ZVR2011-00070

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 201.96 SQ. FT.

Applicant Name: PETSMART

Development Type: Wall Sign

Ordinance: Wall Sign Area Increase

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

Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30519

Parcel #: 6274 051

Reading and Adoption

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

Date of Action: 10/11/2011

Motion By: Wayne Knox

Seconded By: Joseph Hughes

Voting Carried: 4 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

1. The increase in wall sign square footage shall be for the front elevation only.
2. The total aggregate square footage for all wall signage shall be 201.96 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011



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 : ZVR2011-00071

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 10 FT. TO 19 FT. AT A 10 FT. SETBACK FROM RIGHT OF WAY.

Applicant Name: ANIL PATEL

Development Type: Ground Sign

Ordinance: Ground Sign Height Increase

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

Property Address: 1980 SUGARLOAF PKWY, DULUTH, GA 30097

Parcel #: 7115 061

Reading and Adoption

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

Date of Action: 10/11/2011

Motion By: Wayne Knox

Seconded By: Joseph Hughes

Voting Carried: 4 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits and comply with overlay requirements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/11/2011