

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in January 2012



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 : ZVR2011-00082

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 199 TO 328
Applicant Name: MARK KILBY
Development Type: School
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 5515 TRIANGLE PKWY, NORCROSS, GA 30092
Parcel #: 6302 121

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: 1/10/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE PARKING LOT AND SITE BE CONSTRUCTED IN GENERAL ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE AND WATER MANAGEMENT PLAN SUBMITTED JANUARY 10, 2012.
2. VARIANCE IS GRANTED FOR PARKING REQUIREMENTS ASSOCIATED WITH A 450 TO 500 ADULT STUDENT EDUCATION FACILITY AND SHALL EXPIRE WHEN FACILITY CEASES TO BE USED FOR THAT PURPOSE AND / OR STUDENT POPULATION FALLS BELOW 100 ON SITE.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00086

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: ALSTON & BIRD LLP
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 2442 PLEASANT HILL RD, DULUTH, GA 30096
Parcel #: 6236 212

Reading and Adoption

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

Date of Action: 1/10/2012
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE TOTAL AGGREGATE SQ. FT. FOR THE GROUND SIGN(S) SHALL BE 156.8 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00087

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 100 SQ FT TO 156.8 SQ FT
Applicant Name: ALSTON & BIRD LLP
Development Type: Ground Sign
Ordinance: Ground Sign Area/Size Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 2442 PLEASANT HILL RD, DULUTH, GA 30096
Parcel #: 6236 212

Reading and Adoption

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

Date of Action: 1/10/2012
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE TOTAL AGGREGATE SQ. FT. FOR THE GROUND SIGN(S) SHALL BE 156.8 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00001

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 IN FRONT YARD FROM 4 FT TO 6 FT
Applicant Name: SHERRI GROOVER
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 761 COLLINGSWORTH LN, LAWRENCEVILLE, GA 30043
Parcel #: 7023 491

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: 1/10/2012
Motion By: Mike Royal
Seconded By: Wayne Knox
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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00002

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 359 SQ FT
Applicant Name: PARAGON TOWN CENTER
Development Type: Ground Sign
Ordinance: Ground Sign Area/Size Increase
Code Section: SO86-114A Non-Residential Ground Sign Area
Property Address: 4500 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6211 223

Reading and Adoption

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

Date of Action: 1/10/2012
Motion By: John Fanning
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. SIGNS SHALL BE CONSISTENT WITH THE ARCHITECTURAL FEATURES OF THE BUILDINGS.
2. APPROVAL OF SUCH SIGN SHALL BE SUBJECT TO APPROVAL AND REVIEW BY THE DIRECTOR OF PLANNING & DEVELOPMENT FOR DETERMINATION OF GRAPHIC AND FONT (NO LESS THAN 1 1/2 FT).

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00003

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: PARAGON TOWN CENTER
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Area
Property Address: 4500 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6211 223

Reading and Adoption

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

Date of Action: 1/10/2012
Motion By: John Fanning
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. SIGNS SHALL BE CONSISTENT WITH THE ARCHITECTURAL FEATURES OF THE BUILDINGS.
2. APPROVAL OF SUCH SIGN SHALL BE SUBJECT TO APPROVAL AND REVIEW BY THE DIRECTOR OF PLANNING & DEVELOPMENT FOR DETERMINATION OF GRAPHIC AND FONT (NO LESS THAN 1 1/2 FT).

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00004

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 OF REQUIRED LOT WIDTH FROM 200 FT TO 156.86 FT
Applicant Name: MARY PUCKETT
Development Type: Single-Family Dwelling
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 4086 NORTH PUCKETT RD, BUFORD, GA 30519
Parcel #: 1003 005

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: 1/10/2012
Motion By: Joseph Hughes
Seconded By: John Fanning
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED AND APPROVED.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00005

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 2.1 FT INTO THE 5 FT SIDE YARD SETBACK
Applicant Name: ROBERT J. PIXLER
Development Type: Building Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 3809 COURTSIDE TER, NORCROSS, GA 30092
Parcel #: 6304 101

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: 1/10/2012
Motion By: Wayne Knox
Seconded By: John Fanning
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS. NOTHING COMBUSTIBLE SHALL BE IN THE ENCROACHED AREA ON THE ADDITION.
2. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00006

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 AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN A SIDE YARD
Applicant Name: DALE JONES
Development Type: Garage
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 4175 THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 7224 015

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: 1/10/2012
Motion By: Joseph Hughes
Seconded By: Jim Nash
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 / INSPECTIONS SHALL BE COMPLETED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMIT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00007

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 20 FT AT A 15 FT SETBACK FROM RIGHT OF WAY

Applicant Name: MALIK INVESTMENTS, INC.

Development Type: Ground Sign

Ordinance: Ground Sign Height Increase

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

Property Address: 1790 EAST PARK PLACE BLVD, STONE MOUNTAIN, GA 30087

Parcel #: 6061 228

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: 1/10/2012

Motion By: Mike Royal

Seconded By: Wayne Knox

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

Action Taken: Approved with Conditions

1. THE SIGN 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: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00009

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 14% INCREASE IN TOTAL AGGREGATE SIGN SQUARE FOOTAGE
Applicant Name: BET INVESTMENTS
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 5295 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6061 009

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: 1/10/2012
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN WALL SIGN SQ. FT. SHALL BE FOR THE FRONT ELEVATION ONLY.
2. THE TOTAL AGGREGATE SQ. FT. FOR ALL WALL SIGNAGE SHALL NOT EXCEED 228 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00010

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 100 SQ FT TO 228 SQ FT
Applicant Name: BET INVESTMENTS
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 5295 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6061 009

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: 1/10/2012
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN WALL SIGN SQ. FT. SHALL BE FOR THE FRONT ELEVATION ONLY.
2. THE TOTAL AGGREGATE SQ. FT. FOR ALL WALL SIGNAGE SHALL NOT EXCEED 228 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 1/10/2012