

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: Gwinnett County Unified Development Ordinance

READING AND ADOPTION: December 20, 2016

At the regular meeting of the Gwinnett County Board of Commissioners held in the Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Nay
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner Heard, which carried 3-2 the Code of Ordinances of Gwinnett County is hereby amended by amending Appendix A, the "Unified Development Ordinance" by repealing Subsection 230-130.3 Z in its entirety and inserting a new Subsection 230-130.3 Z in Chapter 230 of Title 2 of the Unified Development Ordinance.

WHEREAS, the Unified Development Ordinance contains regulations governing zoning and land use, development and permitting, landscape requirements and architectural guidelines, as well as procedures for the administration and application of those regulations; and

WHEREAS, by careful review of the rules and requirements contained therein, it has become evident that the Unified Development Ordinance could be enhanced by revising the Supplemental Use Standards regulating Hotels and Motels; and

WHEREAS, the Gwinnett County Board of Commissioners desires that the Unified Development Ordinance provide appropriate and logical regulation of land use, zoning, development and permitting; and

WHEREAS, the Unified Development Ordinance was adopted by the Gwinnett County Board of Commissioners on February 25, 2014; and

WHEREAS, the Unified Development Ordinance provides that the text, tables and drawings thereof may be amended from time to time by the Board of Commissioners following submission of certain items to the Municipal-Gwinnett Planning Commission for review and recommendation; and

WHEREAS, the Board of Commissioners finds that the following amendment to the Unified Development Ordinance promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of Gwinnett County;

NOW, THEREFORE, BE IT ORDAINED that the Gwinnett County Board of Commissioners hereby amends Appendix A, the "Unified Development Ordinance" by repealing Subsection 230-130.3 Z in its entirety and inserting a new Subsection 230-130.3 Z in Chapter 230 of Title 2 of the Unified Development Ordinance as set forth in Exhibit A which is attached hereto.

BE IT FURTHER RESOLVED that all regulations or parts of the same in conflict with this Resolution are hereby rescinded to the extent of said conflict.

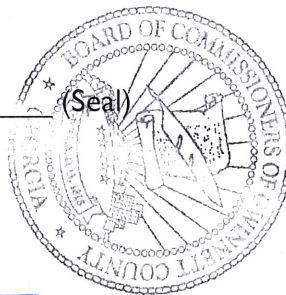
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 1/5/17

ATTEST:

By: Diane Kemp
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Van Stephens
Van Stephens, Chief Assistant County Attorney

EXHIBIT A

That Title 2, Chapter 230, Subsection 130.3 Z, is repealed in its entirety, and a new Subsection 130.3 Z is inserted in lieu thereof as follows:

130.3 Z. Hotel or Motel.

Hotels and Motels shall be subject to the following requirements:

1. Guest rooms shall be accessed internally to the building with no direct room access to the outside.
2. Each hotel/motel site shall be a minimum of two acres.
3. Each hotel/motel must provide management on duty 24 hours a day.
4. Each guest room shall be accessed with a magnetic keycard entry-locking device.
5. Outside storage of commercial equipment is prohibited.
6. No business license shall be issued for any business operating from any guest room of the facility.
7. Provide a 75-foot natural buffer, enhanced with an additional 25-foot landscaped buffer (total 100 feet) adjacent to residentially-zoned property.