



MEMORANDUM

TO: To Whom It May Concern

From: Kathy S. Holland,
Director

Subject: 2018 Amendments

Date: December 31, 2018

The Gwinnett County Board of Commissioners approved several amendments in 2018. Below is a list of the amendments with a description of key changes.

Gwinnett County Unified Development Ordinance

UDOA2018-00001, effective July 24, 2018, amends the brick category of the Color and Finish Chart, Table 9.0.0 of the Architectural Design Standards within the Appendix, to clarify natural clay colors, or painted earth tone and neutral colors of brick are allowed and embossed synthetic panels or stucco or EFIS panels with simulated brick patterns are prohibited in non-residential and residential zoning districts.

UDOA2018-00002, effective October 23, 2018, amends the Supplemental Use Standards, Subsection 230-130.3, specifically the Automobile, Truck, or Vehicle Storage Lot paragraph, to require a minimum of 10 acres for the storing of commercial vehicles, semis and/or tractor trailers.

UDOA2018-00003, effective October 23, 2018, amends the Off-Street Parking Standards, Chapter 240 by inserting a new section 240-140 to require one electric vehicle charging station in new commercial and multi-family developments which exceed 50 parking spaces. Redeveloped sites are required to meet the same requirement where site work and/or repaving of existing parking areas and driveways exceeds 50% of the total parking area.

Gwinnett County Construction Code

CCA2018-00001, effective October 16, 2018, amends the Construction Code to require reserved space on the electrical panel for a 2-pole single-phase circuit in commercial, multifamily, and single-family residential buildings for the purpose of future electric vehicle charging systems.

Planning and Development Land Development and Other Services Fee Schedule

PDFEE2018-00001, effective October 23, 2018, amends the Planning and Development Land Development and other Services Fee Schedule to provide a 5% reduction in building permit fees for:

- Construction that complies with LEED certification for commercial buildings; or,
- EarthCraft Multifamily certification for multifamily residential buildings; or,
- EarthCraft House certification for single-family residential buildings.

The previous three amendments are in response to Gwinnett County's application for Platinum Certification evaluated by Atlanta Regional Commission's Green Community Program; a voluntary certification program that assists local governments in implementing measures to reduce environmental impacts. Gwinnett County received Bronze, Silver and Gold certification in 2010, 2012 and 2014 respectively and obtained Platinum certification in December 2018.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

ADOPTION DATE: OCTOBER 23, 2018

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

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

On motion of Commissioner Howard, which carried 5-0, the Unified Development Ordinance of Gwinnett County, Title 2 Land Use & Zoning is hereby amended.

A RESOLUTION TO AMEND 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 certain Chapters and Sections of the Unified Development Ordinance could be logically amended; and

WHEREAS, the Gwinnett County Board of Commissioners desires that the Unified Development Ordinance provide appropriate and sound 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 Unified Development Ordinance of Gwinnett County, Appendix is hereby amended 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: 11/1/18

ATTEST:

By: Diane Kemp
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Melanie Wilson
Melanie Wilson, Senior Assistant County Attorney

Exhibit A

That Title 2, Section 230-130 Supplemental Use Standards, Subsection 230-130.3 is amended by deleting the current Supplemental Use Standard for Automobile, Truck or Vehicle Storage Lot, and inserting in lieu thereof the following:

Automobile, Truck or Vehicle Storage Lot (other than impound lot).

Automobile, Truck or Vehicle Storage Lots shall be subject to the following requirements and restrictions:

1. Storage lots for commercial vehicles, semis and/or tractor trailers shall be located on a site containing no less than 10 acres.
2. The entire lot shall be surrounded by a 15-foot in depth buffer adjacent to any public street, a 25-foot in depth buffer adjacent to a non-residential zoning district, and a 50-foot in depth buffer adjacent to any mixed-use or residential zoning district.
3. A security fence or wall is required enclosing the lot. The security fence or wall shall meet the requirements of Section 230.80.
4. No outdoor sound amplification device is permitted.
5. No inoperable or junk vehicles are permitted.
6. Outdoor lighting shall consist of cut-off luminaires that shall be directed inward so as not to direct light onto adjacent residential property. When adjacent to residentially-zoned property, any outdoor light fixtures shall not exceed 35 feet in height.