

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**ORDINANCE ENTITLED:** AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

**ADOPTION DATE:** OCTOBER 22, 2019

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

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	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of Commissioner Ku, which carried 5-0 vote, 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: 11/12/19

UDOA2019-00007  
GCID2019-0994

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 Private Schools (230130.3.JJ), and inserting in lieu thereof the following:**

### **School, Private.**

Private schools shall conform to the following requirements. Properties not meeting these standards shall be required to obtain a Special Use Permit:

1. This use shall not be located except on property with direct access to a roadway designated as a collector or higher category on the latest Gwinnett County Long Range Road Classification Map.
2. Minimum Lot Size (based on the highest grade level offered):
  - a. Elementary School: two acres, plus one additional acre for each 100 students based on the design capacity of the school.
  - b. Middle School: three acres plus one additional acre for each 100 students based on the design capacity of the school.
  - c. High School: five acres, plus one additional acre for each 100 students based on the design capacity of the school.
3. When adjacent to a residential zoning district, the following additional standards shall apply:
  - a. A minimum 50-foot in depth natural, undisturbed buffer shall be maintained adjacent to residential zoning is required.
  - b. Driveways and parking areas must set back at least 25 feet from side property lines and five feet from any buffer.
  - c. Parking lots or outdoor lights shall be closer than 100 feet from residences on adjacent property.
  - d. Outdoor recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.
4. Accessory Uses and Facilities.

In addition to the accessory uses and facilities that are permitted in Chapter 230 for the zoning district in which the private school is located, additional accessory uses and facilities are permitted that are customarily associated with schools and intended primarily for the use of students, such as an auditorium, library, administrative offices, cafeteria and related kitchen and dining area, or outdoor recreational facilities.