



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 : ZVR2017-00085

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

Appeal Description: REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 63 FT (TRACT 1)
Applicant Name: JOSEPH YOON
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 2722 DULUTH HWY, DULUTH, GA 30096
Parcel #: 7160 008

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Approve with Conditions
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017
Motion By: Tim Thornberry
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED UPON APPROVAL.

Action Certified by: **Lauren Tidwell**
Title: Development Planner II
Date Certified: 11/14/2017



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CASE NUMBER : ZVR2017-00086

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

Appeal Description: INCREASE ALLOWABLE STEEPLE HEIGHT FROM 100 FT TO 121.9 FT
Applicant Name: SIZEMORE GROUP
Development Type: Church Steeple
Ordinance: Building /Structure Height Measurements and Exceptions
Code Section: UDO 230-30.1 - Building/Structure Height Measurements and Exceptions
Property Address: 4545 TIMMERS WAY, NORCROSS, GA 30093
Parcel #: 6211 006

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Approve with Conditions
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017
Motion By: Tim Thornberry
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN STEEPLE HEIGHT SHALL NOT EXCEED 121.9 FT.
2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS.

Action Certified by: **Lauren Tidwell**
Title: Development Planner II
Date Certified: 11/14/2017



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CASE NUMBER : ZVR2017-00087

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 Unified Development Ordinance 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 10 FT SETBACK FROM RIGHT-OF-WAY

Applicant Name: GWINNETT MEDICAL CENTER C/O ANDERSEN, TATE & CARR, P.C.

Development Type: Ground Sign

Ordinance: Ground Sign Height Increase

Code Section: SO86-114A NON-RESIDENTIAL GROUND SIGN HEIGHT

Property Address: 2108 TERON TRCE, DACULA, GA 30019

Parcel #: 3002B515

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	Approve
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017

Motion By: Jeff Timler

Seconded By: Michelle West

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

Action Taken: Approved

Action Certified by: **Lauren Tidwell**

Title: Development Planner II

Date Certified: 11/14/2017



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CASE NUMBER : ZVR2017-00088

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Appeal Description: ALLOW ENCROACHMENT OF 6 FT INTO THE 30 FT REAR BUILDING SETBACK
Applicant Name: INTERPLAN, LLC C/O CHICK-FIL-A, INC.
Development Type: Restaurant
Ordinance: Rear Setback Encroachment
Code Section: UDO 230 - 10 SETBACK / YARD
Property Address: 5075 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6062 080

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	Approve
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017
Motion By: Michelle West
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: **Lauren Tidwell**
Title: Development Planner II
Date Certified: 11/14/2017



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CASE NUMBER : ZVR2017-00089

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Appeal Description: ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD
Applicant Name: INTERPLAN, LLC C/O CHICK-FIL-A, INC.
Development Type: Restaurant
Ordinance: Accessory Structure or Use Yard Location
Code Section: UDO 240 - 120.3 LOADING/ UNLOADING SPACE QUANTITY
Property Address: 5075 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6062 080

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	Approve
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017
Motion By: Michelle West
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: **Lauren Tidwell**
Title: Development Planner II
Date Certified: 11/14/2017



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Appeal Description: ELIMINATE STACKING LANE EMERGENCY BY-PASS REQUIREMENT
Applicant Name: INTERPLAN, LLC C/O CHICK-FIL-A, INC.
Development Type: Restaurant
Ordinance: Stacking Lane
Code Section: UDO 240-80.3 STACKING LANE STANDARDS
Property Address: 5075 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6062 080

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	Approve
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 11/14/2017
Motion By: Michelle West
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: **Lauren Tidwell**
Title: Development Planner II
Date Certified: 11/14/2017