

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER AUDITORIUM,
75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046
HEARING DATE: MAY 11, 2021
PUBLIC HEARING AT 6:30 P.M.
OFFICIAL MINUTES**

**ATTENDANCE: PAULA HASTINGS (VIA TELECONFERENCE) JASON GRAHAM, JEFF TIMLER,
MATT PEEVY, JIM NASH**

**STAFF MEMBERS IN ATTENDANCE: SUSAN CANON, MATT DICKISON, CYNDI SLOAN,
CATHERINE LONG. TYLER LASSER, DAVID SCHLIFKA,
MICHELLE PHULPS**

APPROVAL OF AGENDA:

MOTION	2nd	ACTION TAKEN	VOTES
NASH	TIMLER	APPROVED	5-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES:

MOTION	2nd	ACTION TAKEN	VOTES
HASTINGS	NASH	APPROVED WITH AMENDMENTS	5-0

**ANNOUNCEMENTS: TRAINING WILL BE HELD FOR ZONING BOARD OF APPEALS ON MAY
24, 2021, FROM 4 TO 6 PM AT THE SENIOR CENTER FACILITY AT
RHODES JORDAN PARK**

OLD BUSINESS:

**CASE NUMBERS: ZVR2021-00048
APPLICANT: BILLY SACHSE
LOCATION: 2431 DOC HUGHES ROAD
ZONING: RA200
MRN (DIST, LL, PARCEL): R1002 129
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED: ALLOW ACCESSORY DWELLING TO BE LOCATED IN A FRONT YARD**

COMMISSION DISTRICT: 3 (WATKINS)

- 1. The applicant shall obtain a residential building permit and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.**

**APPLICANT PRESENT: (PUBLIC HEARING HELD)
OPPOSITION:
MOTION: TIMLER
SECOND: NASH
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN/VOTES: 5-0**

NEW BUSINESS:

CASE NUMBERS: ZVR2021-00054 – ZVR2021-00057

APPLICANT: LIDL US OPERATIONS, LLC

LOCATION: 4990 JIMMY CARTER BLVD

ZONING: C2

MRN (DIST, LL, PARCEL): R6169 064

PROPOSED DEVELOPMENT: GROCERY STORE

VARIANCES REQUESTED:

ZVR2021-00054	INCREASE ALLOWABLE WALL SIGN AREA ON A FRONT ELEVATION FROM 100 SQ FT TO 128.4 SQ FT (JIMMY CARTER BLVD.)
ZVR2021-00055	INCREASE ALLOWABLE WALL SIGN AREA ON A FRONT ELEVATION FROM 100 SQ FT TO 128.4 SQ FT (SHELBY)
ZVR2021-00056	INCREASE AGGREGATE TOTAL OF WALL SIGN AREA FROM 200 SQ FT TO 256.8 SQ FT
ZVR2021-00057	INCREASE INTERIOR DRIVEWAY WIDTH FROM 28 FT TO 30 FT

COMMISSION DISTRICT: 2 (KU)

1. Signs shall be in general conformance with the renderings submitted to Planning and Development, prepared by Federal Heath Visual Communications, and dated July 11, 2019.
2. Driveway shall be constructed in general conformance with the Variance Site Plan submitted to Planning and Development, prepared by CHA, and dated March 25, 2021.

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: GRAHAM

SECOND: TIMLER

MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS

ACTION TAKEN/VOTES: 5-0

CASE NUMBERS: ZVR2021-00058
APPLICANT: STEVEN M. VANDERVEST
LOCATION: 96 RUSSELL ROAD
ZONING: R100
MRN (DIST, LL, PARCEL): R7067 021
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 8 FT IN A FRONT SETBACK

COMMISSION DISTRICT: 4 (FOSQUE)

1. Fencing within the front building setback shall not exceed four feet in height beyond the location shown on the Variance Site Plan submitted to Planning and Development on March 31, 2021.
2. Front fence shall be no taller than 5 feet, constructed in black aluminum and shall extend to the front corner of the house.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: PEEVY
SECOND: TIMLER
MOTION TO: APPROVE WITH AMENDED STAFF CONDITIONS
ACTION TAKEN / VOTES: 5-0

CASE NUMBERS: ZVR2021-00059
APPLICANT: VERRIA HAIRSTON
LOCATION: 4704 AMANDA LOUISA CT
ZONING: R100
MRN (DIST, LL, PARCEL): R4301 104
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 8 FT IN A FRONT SETBACK

COMMISSION DISTRICT: 3 (WATKINS)

(NO CONDITIONS RECOMMENDED)

APPLICANT PRESENT: YES
OPPOSITION: YES
MOTION: TIMLER
SECOND: NASH
MOTION TO: TABLE TO THE JUNE 8, 2021, HEARING
ACTION TAKEN / VOTES: 5-0

ADJOURN:

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
TIMLER	NASH	5-0	7:30 pm