

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: May 10, 2011
PUBLIC HEARING AT 6:30 P.M.**

CASE NUMBER ZVR2011-00022
APPLICANT TTM HOLDINGS, LLC
LOCATION 2000 BLOCK OF DULUTH HIGHWAY,
LAWRENCEVILLE
ZIP CODE 30043
ZONING C-2
MRN (DIST,LL,PARCEL) R7080 128
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN AREA/SIZE INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE GROUND SIGN AREA
FROM 200 SQ. FT. TO 299.125 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2011-00023
APPLICANT TTM HOLDINGS, LLC
LOCATION 2000 BLOCK OF DULUTH HIGHWAY,
LAWRENCEVILLE
ZIP CODE 30043
ZONING C-2
MRN (DIST,LL,PARCEL) R7080 128
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 5 FT.
TO 29 FT. AT 3 FT. SETBACK FROM RIGHT OF
WAY
COMMISSION DISTRICT 1

CASE NUMBER ZVR2011-00024
APPLICANT MARY BERLY
LOCATION 2618 WINDMERE DRIVE, NORCROSS
ZIP CODE 30071
ZONING R-75
MRN (DIST,LL,PARCEL) R6241 230
PROPOSED DEVELOPMENT STORAGE BUILDING
VARIANCE TYPE ACCESSORY STRUCTURE SETBACK
ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 4.4 FT. INTO THE 5 FT.
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00025
APPLICANT DANA PAGAN
LOCATION 89 PURPLETOP DRIVE, GRAYSON
ZIP CODE 30017
ZONING R-100
MRN (DIST,LL,PARCEL) R5169 203
PROPOSED DEVELOPMENT FENCE
VARIANCE TYPE FENCE HEIGHT INCREASE (FRONT/SIDE FRONT)
VARIANCE REQUEST INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4 FT. TO 6 FT.
COMMISSION DISTRICT 3

CASE NUMBER ZVR2011-00026
APPLICANT MARVIN W. MARTIN, JR.
LOCATION 3850 MINK LIVSEY ROAD, SNELLVILLE
ZIP CODE 30039
ZONING R-100
MRN (DIST,LL,PARCEL) R6015 021
PROPOSED DEVELOPMENT CARPORT ADDITION
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST ALLOW AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT 3

CASE NUMBER ZVR2011-00028
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD., NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT DIRECTIONAL SIGN
VARIANCE TYPE DIRECTIONAL SIGN
VARIANCE REQUEST INCREASE HEIGHT OF DIRECTIONAL SIGN FROM 4 FT. TO 7 FT. (SIGN D1)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00029
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT DIRECTIONAL SIGN
VARIANCE TYPE DIRECTIONAL SIGN
VARIANCE REQUEST INCREASE HEIGHT OF DIRECTIONAL SIGN
FROM 4 FT. TO 7 FT. (SIGN D2)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00030
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 5 FT.
TO 32 FT. 10 IN. AT A 1 FT. SETBACK FROM
RIGHT OF WAY (LOCATION #2)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00031
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN AREA/SIZE INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN AREA FROM 200 SQ.
FT. TO 242 SQ. FT. (LOCATION #2)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00032
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 5 FT.
TO 32 FT. 10 IN. AT A 1 FT. SETBACK FROM
RIGHT OF WAY (LOCATION #3)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00033
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN AREA/SIZE INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN AREA FROM 200 SQ.
FT. TO 242 SQ. FT. (LOCATION #3)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00034
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 5 FT.
TO 32 FT. 10 IN. AT A 1 FT. SETBACK FROM
RIGHT OF WAY (LOCATION #4)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00035
APPLICANT RETAIL PLANNING CORPORATION
LOCATION 3200 PEACHTREE INDUSTRIAL BLVD.,
NORCROSS
ZIP CODE 30092
ZONING C-2
MRN (DIST,LL,PARCEL) R6274 029
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN AREA/SIZE INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN AREA FROM 200 SQ.
FT. TO 242 SQ. FT. (LOCATION #4)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2011-00036
APPLICANT FRANK WINDLE
LOCATION 625 OLD PEACHTREE ROAD, SUWANEE
ZIP CODE 30024
ZONING M-1
MRN (DIST,LL,PARCEL) R7125 143
PROPOSED DEVELOPMENT EDUCATIONAL BUILDING
VARIANCE TYPE PARKING QUANTITY
VARIANCE REQUEST INCREASE MAXIMUM ALLOWABLE PARKING
SPACES FROM 179 TO 539.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2011-00037
APPLICANT DENYSE COMPANIES
LOCATION 3675 SATELLITE BLVD., DULUTH
ZIP CODE 30096
ZONING C-2
MRN (DIST,LL,PARCEL) R6231 012
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 10 FT.
TO 17 FT. LOCATED AT A 10 FT. SETBACK
FROM RIGHT OF WAY.
COMMISSION DISTRICT 1

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00022 & ZVR2011-00023**
ZONING : C-2
LOCATION : 2000 BLOCK DULUTH HIGHWAY
MAP NUMBER : R7080 128
PROPOSED DEVELOPMENT : GROUND SIGN
VARIANCE REQUESTED : **ZVR2011-00022** – INCREASE ALLOWABLE
GROUND SIGN AREA FROM 200 SQ. FT. TO
299.125 SQ. FT.
ZVR2011-00023 – INCREASE GROUND SIGN
HEIGHT FROM 5 FT. TO 29 FT. AT A 3 FT.
SETBACK FROM RIGHT-OF-WAY
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: TTM HOLDINGS, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE GA 30043

CONTACT: IVA HOYLE PHONE: 770.963.8520 EXT. 105

OWNER: TTM HOLDINGS, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE GA 30043

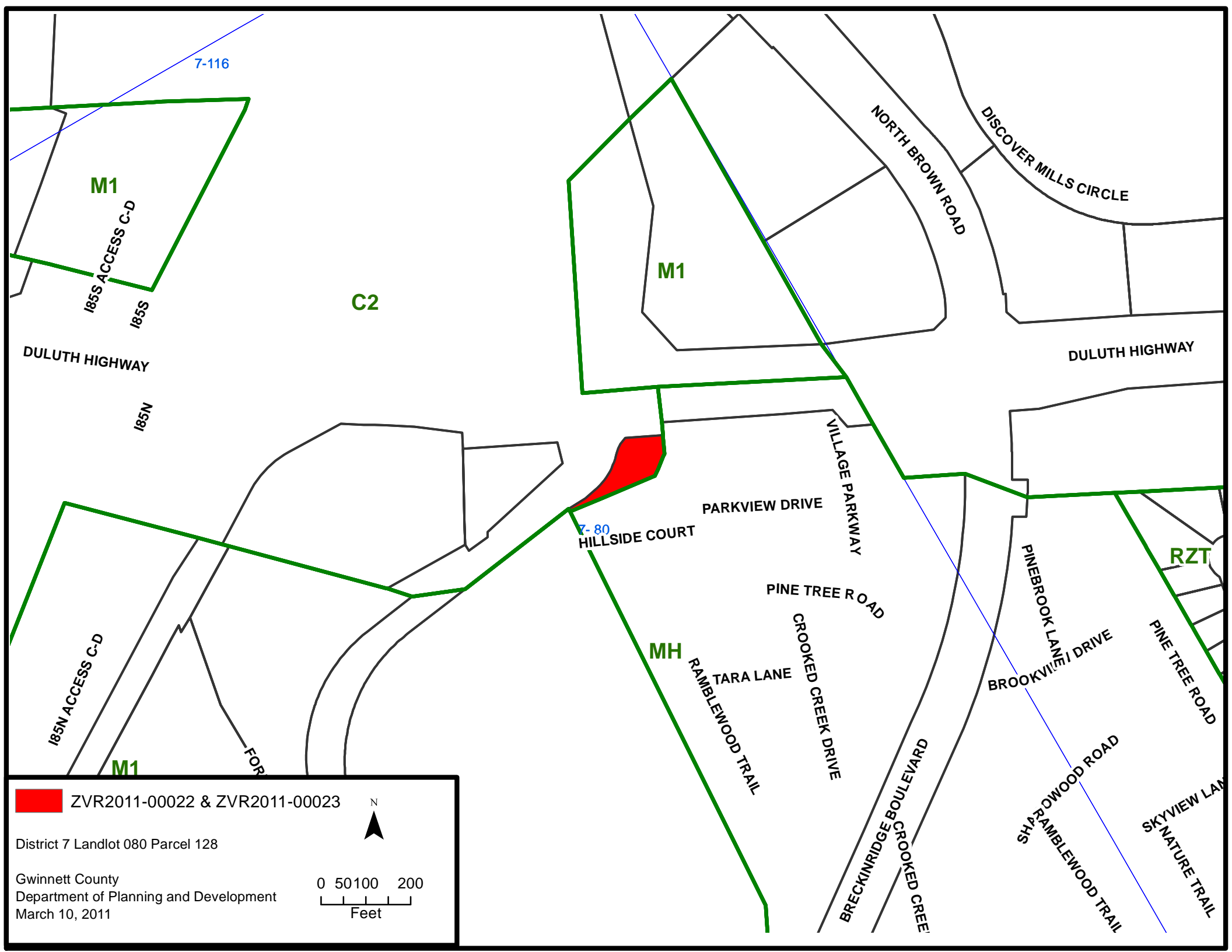
ZONING HISTORY:

The subject property is a vacant 0.80 acre C-2 zoned tract (per REZ1987-00034) in the Newpoint Place development, located at the intersection of Duluth Highway (SR120) and Newpoint Parkway. The tract is located within the Civic Center Overlay District. Adjacent tracts are zoned M-I and MH.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of two variances. The first variance is to increase the allowable sign area of a ground sign from 200 square feet to 299.125 square feet in area. The second variance is to increase ground sign height from 5 feet to 29 feet at a 3 foot setback from the right-of-way.

Newpoint Place is a commercial/industrial development located along Duluth Highway with frontage on Breckinridge Boulevard and Interstate I-85. The applicant proposes to construct a sign at the entrance of the development on Duluth Highway to serve 11 buildings; including 26 businesses totaling 2,448,598 square feet of tenant space. The applicant's intent is to entice new businesses to the project by providing exposure with the sign. The letter of intent states that the increase in sign area and height is needed to adequately serve the tenants. The proposed 3 foot sign setback is determined by a 75 foot undisturbed buffer and 5 foot structure setback adjacent to the residentially zoned property (Friendly Village of Crooked Creek Mobile Home Park). The sign will be a monument sign constructed of stone and stucco.



7-116

M1

185S ACCESS C-D
185S

C2

DULUTH HIGHWAY

185N

M1

NORTH BROWN ROAD

DISCOVER MILLS CIRCLE

DULUTH HIGHWAY

VILLAGE PARKWAY

PARKVIEW DRIVE

7-80
HILLSIDE COURT

RZT

PINE TREE ROAD

PINEBROOK LANE
BROOKVILLE DRIVE

PINE TREE ROAD

185N ACCESS C-D

MH

RAMBLEWOOD TRAIL
TARA LANE

CROOKED CREEK DRIVE

BROOKVILLE DRIVE


M1

FOR

BRECKINRIDGE BOULEVARD
CROOKED CREEK

SHAROWOOD ROAD
RAMBLEWOOD TRAIL

SKYVIEW LANE
NATURE TRAIL

 ZVR2011-00022 & ZVR2011-00023

District 7 Landlot 080 Parcel 128

Gwinnett County
Department of Planning and Development
March 10, 2011

N

0 50 100 200
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00024**
ZONING : R-75
LOCATION : 2618 WINDMERE DRIVE, NORCROSS
MAP NUMBER : R6241 230
PROPOSED DEVELOPMENT : STORAGE BUILDING
VARIANCE REQUESTED : ENCROACHMENT OF 4.4 FT. INTO THE 5 FT.
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: MARY BERLY
2618 WINDMERE DRIVE
NORCROSS GA 30071

CONTACT: MARY BERLY PHONE: 678.575.5295

OWNER: MARY BERLY
2618 WINDMERE DRIVE
NORCROSS GA 30071

ZONING HISTORY:

The subject property is a 0.34 acre R-75 zoned corner lot with an existing single family dwelling located in the Garden Forest Estates subdivision. The adjacent lots are zoned R-75 with existing single family dwellings.

DEPARTMENT ANALYSIS:

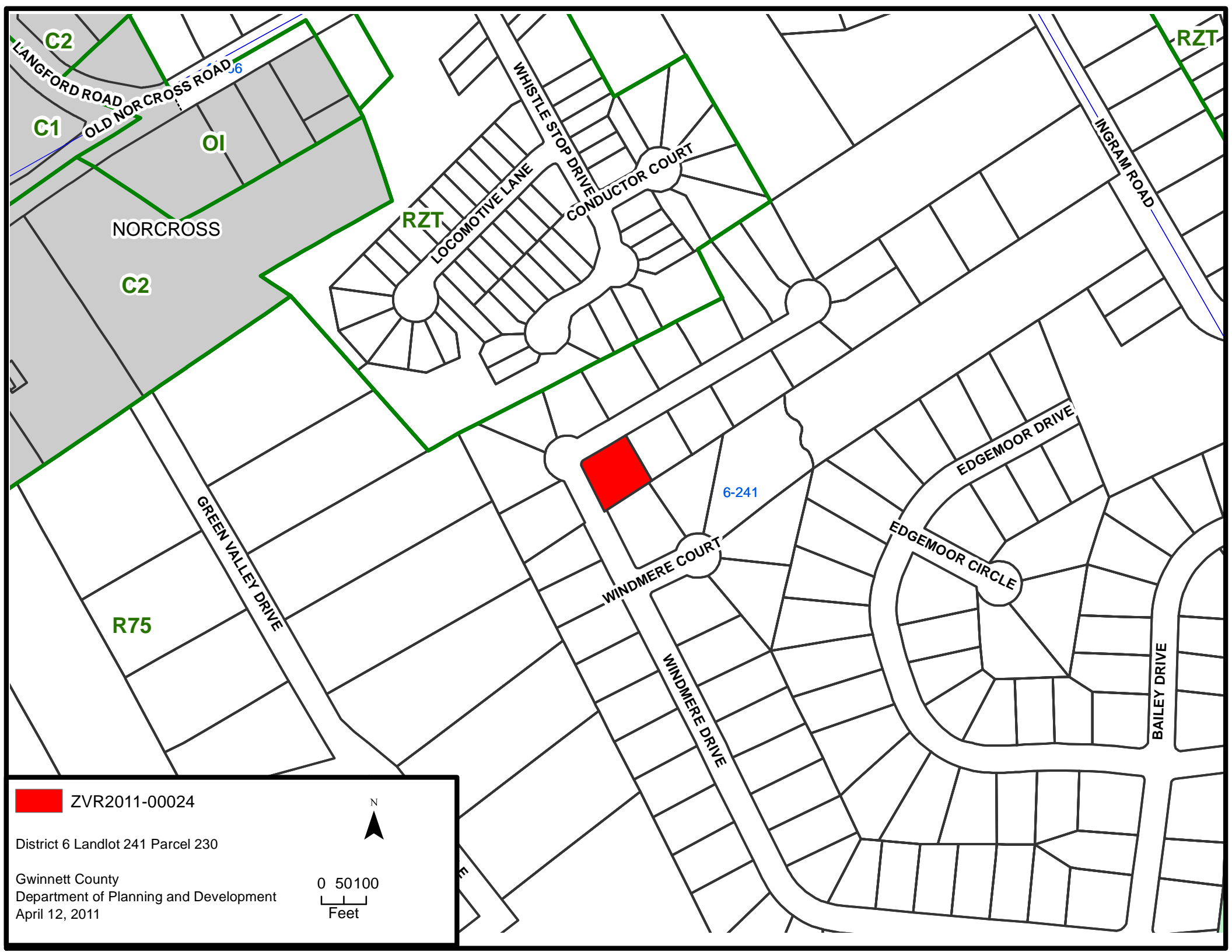
The applicant is seeking approval of a variance to encroach 4.4 ft. into the 5 ft. accessory structure setback for a storage shed. The applicant began construction of a storage shed unaware that a building permit was needed. The letter of intent states that the proposed storage shed is replacing an old shed that was damaged by inclement weather. The new storage shed will be built on the existing concrete slab constructed by a previous property owner without a building permit. The applicant has provided letters of approval from neighbors that do not object to the encroachment.


This application is the result of a citizen complaint with the Code Enforcement Unit (CEU2011-01835).

There is a pending administrative variance (AVR2011-00018) to allow a 2.5 ft. encroachment into the 40 ft. rear yard setback for a sunroom addition.

Should the Board consider approval of this request, staff would recommend the following conditions:


- 1. The encroachment shall include all overhangs.**
- 2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**
- 3. The applicant shall obtain all required permits within 30 days of the variance action and all construction/inspections be completed within 60 days of the issuance of a building permit.**

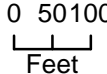


 ZVR2011-00024

District 6 Landlot 241 Parcel 230

Gwinnett County
Department of Planning and Development
April 12, 2011

 N

 0 50 100
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00025**
ZONING : R-100
LOCATION : 89 PURPLETOP DRIVE, GRAYSON
MAP NUMBER : R5169 203
PROPOSED DEVELOPMENT : FENCE
VARIANCE REQUESTED : INCREASE FENCE HEIGHT IN A FRONT YARD
FROM 4 FT. TO 6 FT.
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: DANA PAGAN
89 PURPLE TOP DRIVE
GRAYSON GA 30017

CONTACT: DANA PAGAN PHONE: 678.682.4447

OWNER: DANA PAGAN
89 PURPLE TOP DRIVE
GRAYSON GA 30017

ZONING HISTORY:

The subject property is a 0.34 acre R-100 zoned lot with an existing single-family dwelling within the Wheatfield's Reserve subdivision. The adjacent tracts are R-100 with existing single-family homes.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the fence height from 4 ft. to 6 ft. in a front yard. The subject property is a corner lot with two front yards. The applicant's letter of intent states the fence would provide safety and privacy for their young children. The applicant obtained approval from Wheatfield's Reserve Homeowners Association with the condition they seek approval of a variance from the county.

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. No portion of the fence shall extend into the public right of way.**



RA200


R100CSO

R100

5-169


5-152


R100CSO

 ZVR2011-00025

District 5 Landlot 169 Parcel 203

Gwinnett County
 Department of Planning and Development
 April 12, 2011

N


0 50 100

 Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00026**
ZONING : R-100
LOCATION : 3850 MINK LIVSEY ROAD, SNELLVILLE
MAP NUMBER : R6015 021
PROPOSED DEVELOPMENT : CARPORT
VARIANCE REQUESTED : ALLOW AN ACCESSORY STRUCTURE
(CARPORT) TO BE LOCATED IN A FRONT
YARD
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: MARVIN W. MARTIN, JR.
3850 MINK LIVSEY ROAD
SNELLVILLE GA 30039-5608

CONTACT: JR MARTIN PHONE: 404.274.1681

OWNER: MARVIN W. MARTIN, JR.
3850 MINK LIVSEY ROAD
SNELLVILLE GA 30039-5608

ZONING HISTORY:

The subject property is a 4.63 acre R-100 zoned lot with an existing single-family dwelling. The adjacent tracts are R-100 with existing single-family homes.

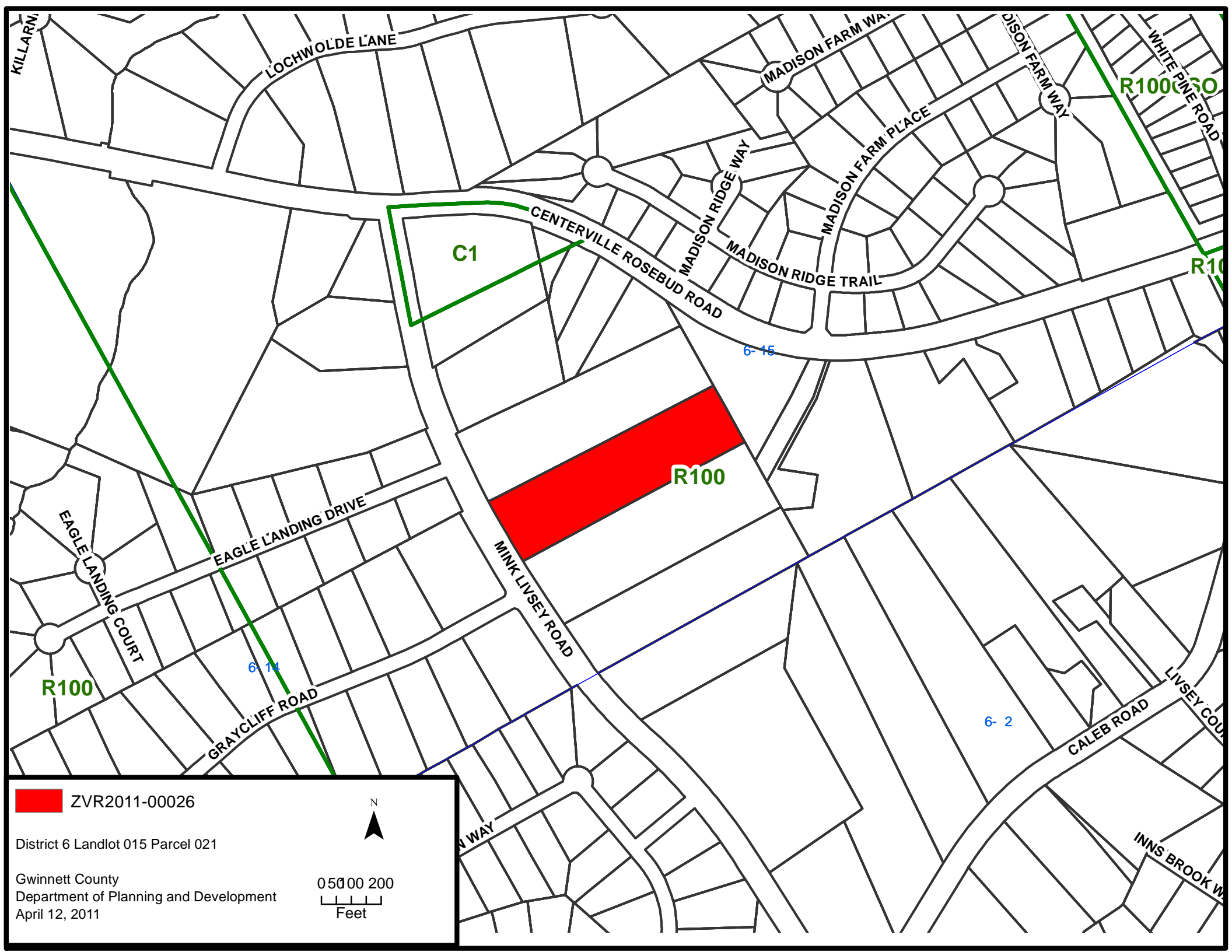
DEPARTMENT ANALYSIS:

The applicant is seeking approval to allow an accessory structure (carport) to be located in a front yard. The applicant's letter of intent states that this location minimizes environmental impacts and makes the best use of the natural surroundings and topography. The applicant has provided letters from adjacent neighbors that do not object to the carport being in the front yard.

This application is the result of a citizen complaint to the Code Enforcement Unit (CEU2011-00475).

Should the Board consider approval of this request, staff would suggest the following conditions:

- 1. The applicant shall obtain all required permits within 30 days of the variance action and all construction and inspections be completed within 120 days of the issuance of a building permit.**
- 2. All construction shall comply with current building code requirements.**
- 3. The architectural treatment and color of the accessory structure shall be consistent with the existing residence.**



KILLARN

LOCHWOLDE LANE

MADISON FARM WAY

DISON FARM WAY

WHITE PINE ROAD

C1

CENTERVILLE ROSEBUD ROAD

MADISON RIDGE WAY

MADISON FARM PLACE

MADISON RIDGE TRAIL

R100SO

6-15

R100

EAGLE LANDING COURT

EAGLE LANDING DRIVE

MINK LIVSEY ROAD

R100


6-14

GRAYCLIFF ROAD

6-2


CALEB ROAD

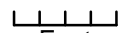
LIVSEY COURT

 ZVR2011-00026

District 6 Landlot 015 Parcel 021

Gwinnett County
Department of Planning and Development
April 12, 2011

 N

 0 50 100 200
Feet

N WAY

INNS BROOK WAY

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00028 thru ZVR2011-00035**
ZONING : C-2
LOCATION : 3200 PEACHTREE INDUSTRIAL BLVD., NORCROSS
MAP NUMBER : R6274-029
PROPOSED DEVELOPMENT : DIRECTIONAL SIGNS/GROUND SIGNS
VARIANCE REQUESTED : **ZVR2011-00028** – INCREASE HEIGHT OF DIRECTIONAL
SIGN FROM 4 FT. TO 7 FT. (SIGN D1)
ZVR2011-00029 – INCREASE HEIGHT OF DIRECTIONAL
SIGN FROM 4 FT. TO 7 FT. (SIGN D2)
ZVR2011-00030 – INCREASE GROUND SIGN HEIGHT
FROM 5 FT. TO 32 FT. 10 IN. AT A 1 FT. SETBACK
FROM RIGHT OF WAY (LOCATION # 2)
ZVR2011-00031 – INCREASE GROUND SIGN AREA FROM
200 SQ. FT. TO 242 SQ. FT. (LOCATION #2)
ZVR2011-00032 - INCREASE GROUND SIGN HEIGHT
FROM 5 FT. TO 32 FT. 10 IN. AT A 1 FT. SETBACK FROM
RIGHT OF WAY (LOCATION #3)
ZVR2011-00033 - INCREASE GROUND SIGN AREA FROM
200 SQ. FT. TO 242 SQ. FT (LOCATION #3)
ZVR2011-00034 - INCREASE GROUND SIGN HEIGHT
FROM 5 FT. TO 32 FT. 10 IN. AT A 1 FT. SETBACK FROM
RIGHT OF WAY (LOCATION 4)
ZVR2011-00035 - INCREASE GROUND SIGN AREA FROM
200 SQ. FT. TO 242 SQ. FT. (LOCATION #4)

COMMISSION DISTRICT : (2) HOWARD

APPLICANT: RETAIL PLANNING CORPORATION
35 JOHNSON FERRY ROAD
MARIETTA GA 30068

CONTACT: HAROLD BUCKLEY PHONE: 404.881.7860
GAYLE LEE 404.881.7745

OWNER: NORCROSS PEACHTREE SQUARE NORTH, LLC
c/o RETAIL PLANNING CORPORATION
MR. G. OWEN BOWEN
35 JOHNSON FERRY ROAD
MARIETTA GA 30068

ZONING HISTORY:

The subject property is a 41.97 acre C-2 zoned development with an existing retail business center located at the intersections of Peachtree Parkway, Holcomb Bridge Road and Peachtree Industrial Boulevard in the Peachtree Corners Overlay District. The adjacent tracts are zoned C-2 and M-1 with existing commercial, retail and hotels.

DEPARTMENT ANALYSIS:

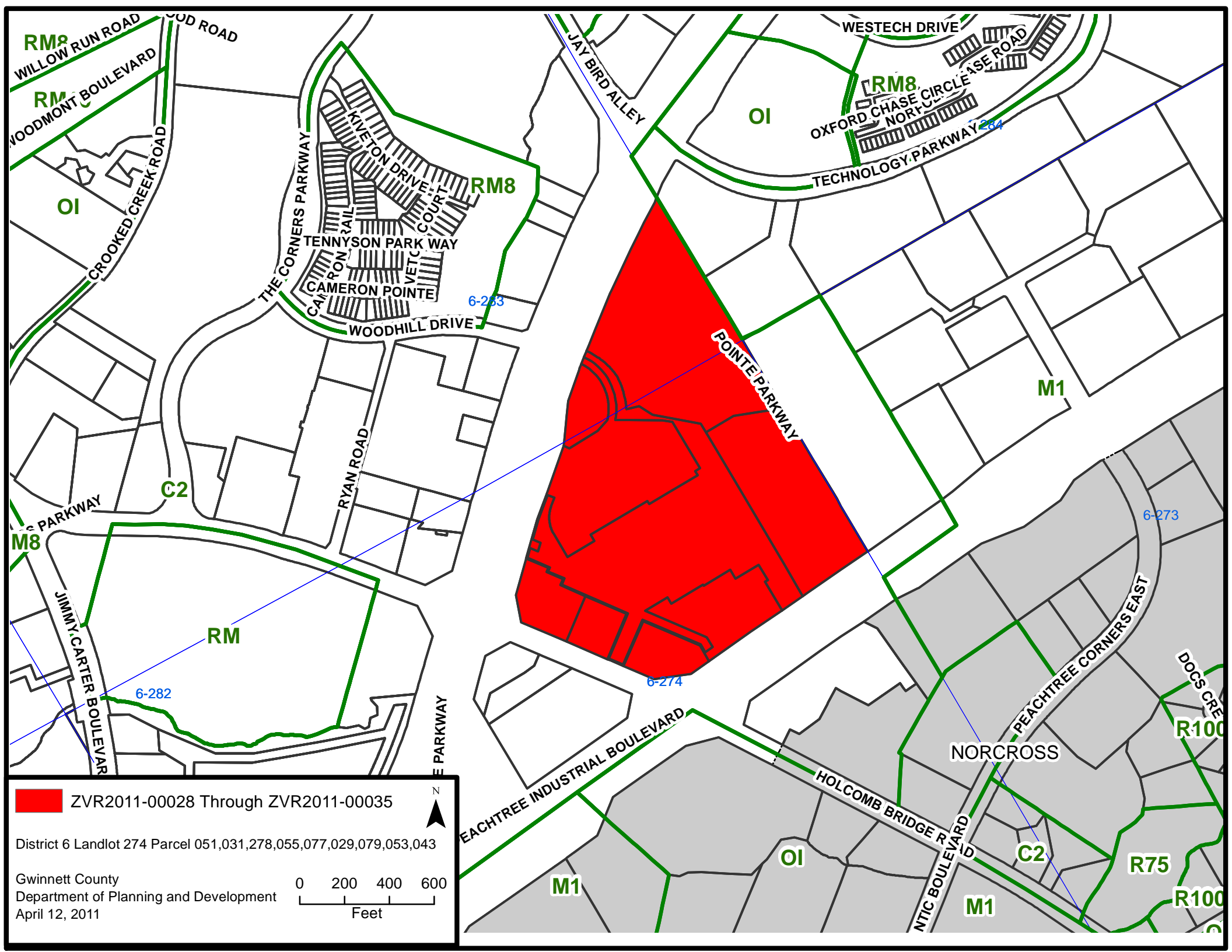
The applicant is seeking approval of eight (8) variances for signage at the Peachtree Square North Shopping Center. The overall development consists of several buildings on multiple parcels. The first two variance requests are to increase the height of a directional sign from 4 ft. to 7 ft. The proposed directional signs (ZVR2011-00028) are located on parcel R6274 029 (sign D1) and (ZVR2011-00029) on parcel R6274 029 (sign D2).

The remaining six (6) variance requests involve three proposed ground signs. The applicant requests to increase the height of each ground sign from 5 ft. to 32 ft. 10 in., and to increase the allowable square footage of each ground sign from 200 sq. ft. to 242 sq. ft. The proposed ground signs will be located at a setback of 1 ft. from the right-of-way as shown on the submitted site plan.

The applicant's letter of intent states they are proposing to remove all the existing signage and replace them with new brick base monument signs as part of the renovation and redevelopment of this shopping center. The applicant states the new ground signs will be taller than the existing signage; however the overall aggregate total will be more than 100 sq. ft. less than the existing signage.

Should the Board consider approval of this request, staff would suggest the following conditions:

- I. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.**



WILLOW RUN ROAD
 WOODMONT BOULEVARD
 CROOKED CREEK ROAD

THE CORNERS PARKWAY
 KIVETON DRIVE
 TENNYSON PARK WAY
 CAMERON POINT
 WOODHILL DRIVE

RYAN ROAD
 JIMMY CARTER BOULEVARD

PEACHTREE INDUSTRIAL BOULEVARD

JAY BIRD ALLEY
 WESTTECH DRIVE
 OXFORD CHASE CIRCLE
 TECHNOLOGY PARKWAY

POINTE PARKWAY

PEACHTREE CORNERS EAST
 NORCROSS
 HOLCOMB BRIDGE ROAD
 PEACHTREE INDUSTRIAL BOULEVARD

NTIC BOULEVARD

ZVR2011-00028 Through ZVR2011-00035

District 6 Landlot 274 Parcel 051,031,278,055,077,029,079,053,043

Gwinnett County
 Department of Planning and Development
 April 12, 2011

0 200 400 600
 Feet

RM8
 RM8
 OI
 RM8
 RM8
 OI
 C2
 M8
 RM

OI
 RM8
 RM8
 M1

6-283
 6-274
 6-282
 6-273

M1
 R100
 R75
 R100
 M1
 C2
 M1

OI
 C2
 M1
 R75
 R100

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00036**
ZONING : M-1
LOCATION : 625 OLD PEACHTREE RD., SUWANEE
MAP NUMBER : R7125 143
PROPOSED DEVELOPMENT : EDUCATIONAL BUILDING
VARIANCE REQUESTED : INCREASE MAXIMUM ALLOWABLE PARKING
SPACES FROM 179 TO 539
COMMISSION DISTRICT : (1) LASSETER

APPLICANT: FRANK WINDLE
4170 CITY AVENUE
PHILADELPHIA PA 19131

CONTACT: JASON SMITH PHONE: 706.894.2331

OWNER: PHILADELPHIA COLLEGE OF OSTEOPATHIC MEDICINE (PCOM)
4170 CITY AVENUE
PHILADELPHIA PA 19131

ZONING HISTORY:

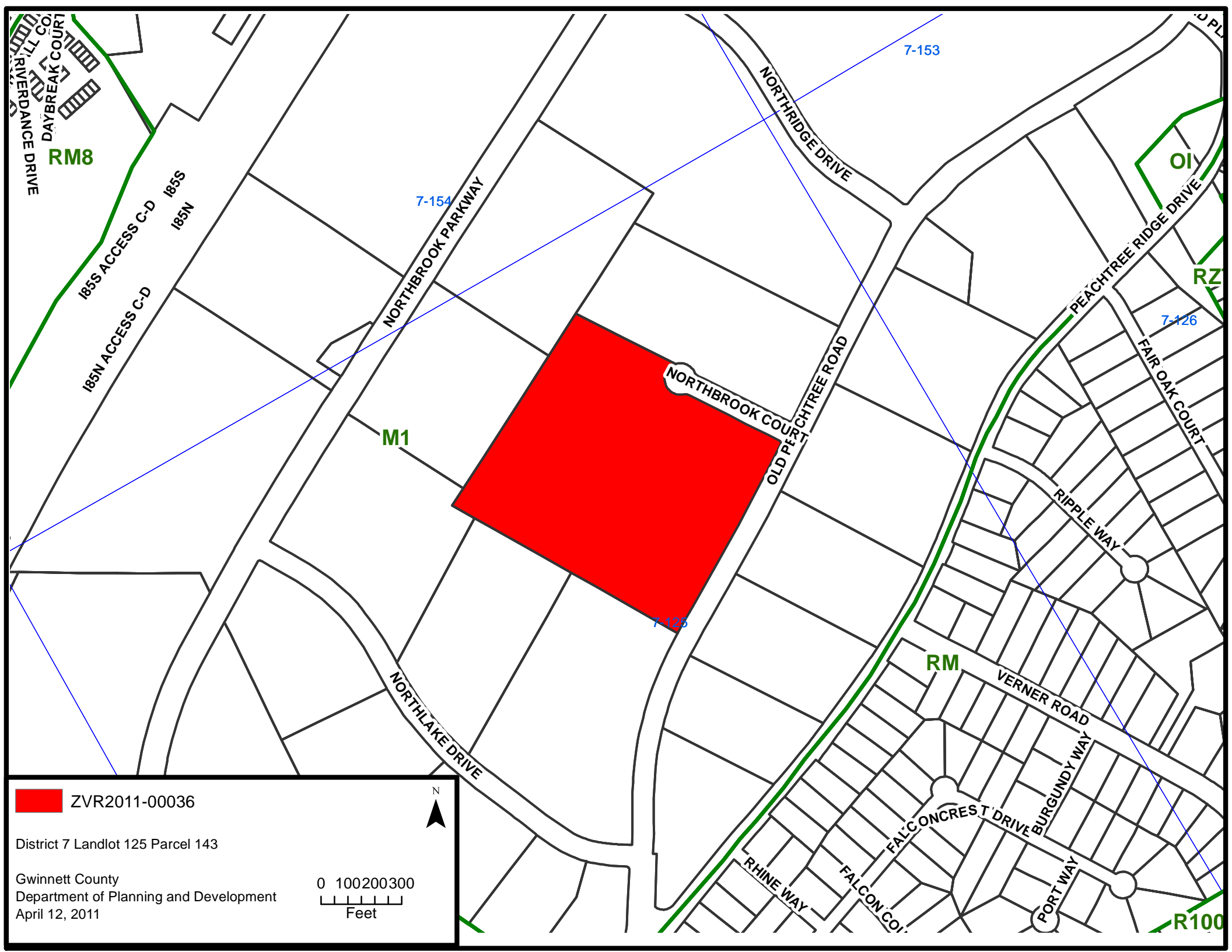
The subject property is a 17.63 acre M-1 (SUP2004-00058 and REZ1985-002047) zoned tract with an existing office building located at the intersection of Old Peachtree Road with Northbrook Court. The adjacent tracts are zoned M-1 with office warehouse facilities.

DEPARTMENT ANALYSIS:

The applicant is seeking approval to increase the maximum number of parking spaces from 179 to 539. The applicant's letter of intent states that parking conditions at the site are inadequate to meet the growing needs of the existing Philadelphia College of Osteopathic Medicine Georgia Campus. The site contains 319 existing parking spaces. Based on existing and projected on-campus enrollment, the number of students is expected to increase by 2.5 times within the next 3 years. An additional 220 spaces are proposed to be added.

Should the Board consider approval of this request, staff would suggest the following conditions:

- I. **Prior to approval of a Commercial Development Permit submit a landscaping plan that enhances the proposed parking lot by providing two (2) trees and two (2) shrubs for every 7 parking spaces (twice the planting requirement). Trees shall be of a genus and species from Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of a five (5) gallon container at time of planting.**



RM8


M1

RM

OI

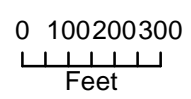
RZ

R100

 ZVR2011-00036

District 7 Landlot 125 Parcel 143

Gwinnett County
Department of Planning and Development
April 12, 2011



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00037**
ZONING : C-2
LOCATION : 3675 SATELLITE BLVD., DULUTH
MAP NUMBER : R6231 012
PROPOSED DEVELOPMENT : GROUND SIGN
VARIANCE REQUESTED : INCREASE GROUND SIGN HEIGHT FROM
10 FT. TO 17 FT. AT A 10 FT. SETBACK
FROM RIGHT OF WAY
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: DeNYSE COMPANIES
4521 INDUSTRIAL ACCESS RD
DOUGLASVILLE GA 30134

CONTACT: STEVE WESTER PHONE: 678.480.1558

OWNER: GWINNETT MARKETFAIR OWNER, LLC
c/o BEN CARTER PROPERTIES, LLC
3050 PEACHTREE RD NW SUITE 300
ATLANTA GA 30305

ZONING HISTORY:

The subject property is a 17.86 acre C-2 zoned (per REZ1986-00012) tract with an existing retail shopping center (Gwinnett Market Fair). The tract has road frontage on Pleasant Hill Road and Satellite Boulevard. The adjacent tracts are zoned C-2 with existing retail businesses.

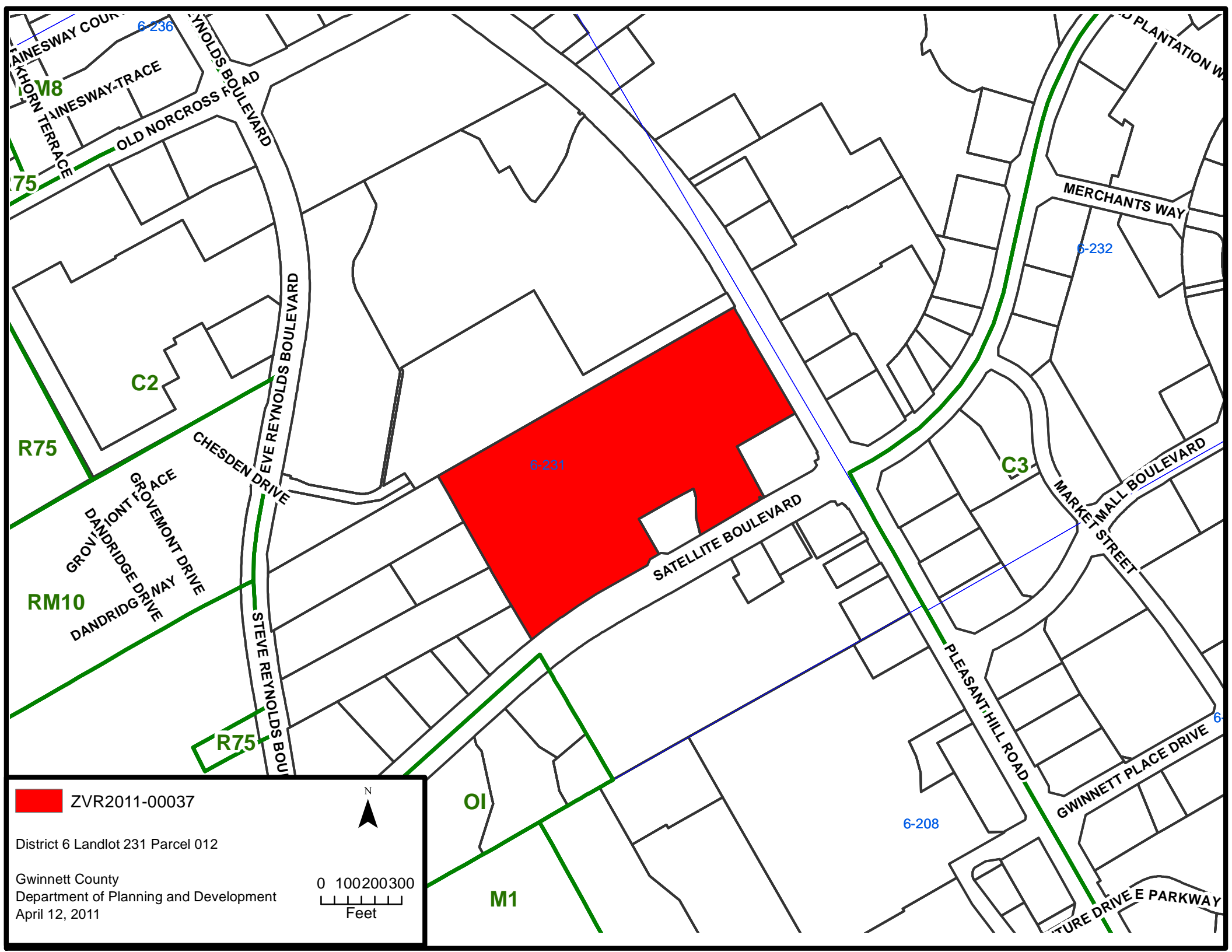
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the ground sign height from 10 ft. to 17 ft. located at a 10 ft. setback from the right-of-way. The applicant is proposing to replace the existing shopping center identification sign with a new sign utilizing the existing base and footings. The letter of intent states that the location of the sign is vital for maximum exposure. Staff notes there is no record of a sign permit for the existing sign.

This application is the result of a sign permit application (SLP2011-00135).

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. At such time as the existing sign shall be removed, replaced or abandoned for 30 days, variance shall terminate and any subsequent signage of the property shall adhere to current sign ordinance requirements.**



FAINESWAY COURT
KHOHN TERRACE
M8
FAINESWAY TRACE
75
OLD NORCROSS BOULEVARD
REYNOLDS BOULEVARD
C2
R75
CHESDEN DRIVE
EVE REYNOLDS BOULEVARD
GRACE GROVEMONT DRIVE
DANDRIDGE DRIVE
DANDRIDGE DRIVE
RM10
DANDRIDGE DRIVE
STEVE REYNOLDS BOULEVARD
R75

6-231
SATellite BOULEVARD
OI
M1

PLANTATION WAY
MERCHANTS WAY
6-232
C3
MARKET MALL BOULEVARD
PLEASANT HILL ROAD
6-208
GWINNETT PLACE DRIVE
6
ATURE DRIVE E PARKWAY

 ZVR2011-00037

District 6 Landlot 231 Parcel 012

Gwinnett County
Department of Planning and Development
April 12, 2011

0 100 200 300
Feet

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