



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 : ZVR2016-00023

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: ALLOW ENCROACHMENT OF 15 FT INTO THE 20 FT REAR BUILDING SETBACK

Applicant Name: PARKER CONSTRUCTION MANAGEMENT & CONSULTING, LLC

Development Type: Single-Family Dwelling Addition

Ordinance: Rear Setback Encroachment

Code Section: UDO APPENDIX SECTION 5.0 - 30.15E CSO SETBACK/YARD

Property Address: 1973 JAMESON CIR, LAWRENCEVILLE, GA 30043

Parcel #: 7092 294

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Approve with Conditions

Date of Action: 4/12/2016

Motion By: Joseph Hughes

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits.
2. All construction shall comply with applicable building and fire-resistance rated construction codes.
3. The architectural treatment and color of the addition shall be consistent with the existing dwelling.
4. The existing retaining wall and fence that currently are located in the subdivision conservation space, shall be relocated onto the property owner's lot prior to issuance of the certificate of occupancy for the building addition.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00024

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: ALLOW ENCROACHMENT OF 10 FT INTO THE 30 FT REAR BUILDING SETBACK

Applicant Name: CHAMPION WINDOW COMPANY

Development Type: Single-Family Dwelling Addition

Ordinance: Rear Setback Encroachment

Code Section: UDO 230-10 LOT SIZE

Property Address: 2533 MORNING GLORY PL, LAWRENCEVILLE, GA 30044

Parcel #: 5018 371

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Approve with Conditions

Date of Action: 4/12/2016

Motion By: Joseph Hughes

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits.

2. The architectural elevations shall be consistent with the existing dwelling.

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00025

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

Appeal Description: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 128 FT (LOT 5)
Applicant Name: DEVELOPMENT PLANNING & ENGINEERING
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 5787 WHEELER RD, AUBURN, GA 30011
Parcel #: 3004 039

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Table
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Alex Silva
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled As Amendment to Agenda until 5/10/2016

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00026

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: ALLOW ENCROACHMENT OF 20 FT INTO THE 40 FT REAR BUILDING SETBACK
Applicant Name: CURRAHEE HOME BUILDERS, INC.
Development Type: Single-Family Dwelling
Ordinance: Rear Setback Encroachment
Code Section: UDO APPENDIX SECTION 5.0 - 30.15E CSO SETBACK/YARD
Property Address: 1297 WISTERIA BLUFF CT, HOSCHTON, GA 30548
Parcel #: 3003 763

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Alex Silva
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: *Cyndi Sloan*
Title: Development Review Manager
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00030

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: ALLOW ENCROACHMENT OF 9 FT INTO THE 20 FT SIDE YARD SETBACK
Applicant Name: SUSAN LAWRENCE
Development Type: Single-Family Dwelling Addition
Ordinance: Side Setback Encroachment
Code Section: UDO 230 - 10 SETBACK / YARD
Property Address: 2153 CAIN CIR, DACULA, GA 30019
Parcel #: 3002 026

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Alex Silva

Seconded By: Joseph Hughes

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

Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits.
2. The architectural treatment and color of the addition shall be consistent with the existing dwelling.

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00031

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 INTERIOR DRIVEWAY WIDTH FROM 24 FT TO 37 FT
Applicant Name: THE KROGER COMPANY
Development Type: Gasoline Pumps/Islands
Ordinance: Interior Driveway Width Increase
Code Section: UDO 240 - 70.1 INTERIOR DRIVEWAY
Property Address: 1195 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087
Parcel #: 6095 022

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Wayne Knox

Seconded By: Joseph Hughes

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

Action Taken: Approved with Amended Conditions

1. Provide a 5' landscape strip along the side and rear property lines. Landscape plan to be approved by the Director of Planning and Development.

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00032

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 INTERIOR DRIVEWAY WIDTH SURROUNDING GASOLINE PUMPS FROM 40 FT TO 71 FT

Applicant Name: THE KROGER COMPANY

Development Type: Gasoline Pumps/Islands

Ordinance: Interior Driveway Width Increase

Code Section: UDO 240 - 70.1 INTERIOR DRIVEWAY

Property Address: 1195 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087

Parcel #: 6095 022

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Wayne Knox

Seconded By: Joseph Hughes

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

Action Taken: Approved with Amended Conditions

1. Provide a 5' landscape strip along the side and rear property lines. Landscape plan to be approved by the Director of Planning and Development.

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00033

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 200 FT TO 50 FT (LOT 1)
Applicant Name: RINGO, ABERNATHY & ASSOCIATES, INC.
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 4851 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 344

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Alex Silva

Seconded By: Joseph Hughes

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: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00034

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 200 FT TO 178 FT (LOT 2)
Applicant Name: RINGO, ABERNATHY & ASSOCIATES, INC.
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 4851 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 344

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Alex Silva

Seconded By: Joseph Hughes

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: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00035

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 200 FT TO 196 FT (LOT 3)
Applicant Name: RINGO, ABERNATHY & ASSOCIATES, INC.
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 4851 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 344

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Alex Silva

Seconded By: Joseph Hughes

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: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00036

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: ALLOW LIVESTOCK QUARTERS TO BE LOCATED LESS THAN 100 FT FROM A PROPERTY LINE
Applicant Name: RINGO, ABERNATHY & ASSOCIATES, INC.
Development Type: Subdividing a Lot
Ordinance: Livestock Quarters Setback Encroachment
Code Section: UDO 230-130.3B.2 - LIVESTOCK QUARTERS SETBACK (RA-200)
Property Address: 4851 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 344

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Alex Silva	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016

Motion By: Alex Silva

Seconded By: Joseph Hughes

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: Cyndi Sloan

Title: Development Review Manager

Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00037

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00038

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 0 FT (LOT 6)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00039

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 7)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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 : ZVR2016-00040

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 0 FT (LOT 7)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00041

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 8)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00042

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 0 FT (LOT 8)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00043

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 9)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00044

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 0 FT (LOT 9)
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00045

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 ROAD FRONTAGE FOR A STORMWATER FACILITY FROM 30 FT TO 0 FT
Applicant Name: IMARA INVESTMENTS, LLC
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 5075 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6093 001

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Amended Conditions
Alex Silva	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2016
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. All homes shall be designed to meet the Architectural Design Standards for Category 3, the Architectural design Standards Color and Finish Chart.
2. The minimum heated floor area shall be at least 3,000 square feet and all dwellings shall have at least a double car garage.
3. Lots 8 and 9 shall have a minimum 100 ft. setback from the southeast property line.
4. No lot to have direct access to Five Forks Trickum Road or to Garner Road. All lots shall be accessed by way of the private drive and curb cut as shown on the concept plan for Garner Springs submitted with the variance application and dated February 29, 2016. The location of curb cut to be approved by Gwinnett Department of Transportation.
5. The private driveway shall be gated and the entire driveway shall be paved.
6. A 20 foot wide access easement shall be established for the driveway and shall be shown and recorded on the final plat.
7. A Hold Harmless Agreement for each lot shall be signed and recorded prior to approval of the final plat and shall be referenced on the final plat.
8. A double staggered row of evergreen trees, minimum six feet tall at time of planting, shall be provided along the rear property line of the stormwater management facility lot, outside of any easement. The landscaping shall be maintained by the Homeowners Association.
9. A 20 foot wide landscaped strip with a wrought iron style fence with brick and/or stacked stone columns 30-feet on center, shall be provided along Garner Road frontage and along the Five Forks Trickum Road frontage from the intersection with Garner Road to the common property line between Lot 5 and Lot 6. A 20 foot wide landscaped strip with a six foot high solid wooden fence shall be provided along entire length of the southeast property line adjacent to parcel 6093 001. The landscaped strip at the front of Lots 8 and 9 shall be 50' in width. The landscape strip along the wooden fence shall consist of a double row of staggered evergreen trees, minimum six feet tall at time of planting. The fence design and landscape plan shall be subject to the review and approval of the Director of Planning and Development and shall be maintained by the Homeowners Association.
10. A specimen tree survey and specimen tree concept plan shall be submitted for review and approval prior to submittal of development plans for review.

Action Certified by: *Cyndi Sloan*
Title: **Development Review Manager**
Date Certified: 4/12/2016