
Zoning Board of Appeals
Tuesday, March 12, 2024, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Jeff Timler, Jason Graham, Bess Walthour, Denise Rumbaugh, Jim Nash

- A. Call To Order, Pledge to Flag
- B. Other Business – Election of Officers

Chair:

{Action: Appoint Jeff Timler; Motion: Nash Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

Vice Chair:

{Action: Appoint Denise Rumbaugh; Motion: Nash Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
{Action: Approved; Motion: Walthour Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Approval of Minutes:

February 13, 2024
{Action: Approved; Motion: Walthour Second: Rumbaugh; Vote: 4-0-1: Timler-Yes; Graham-Abstained; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- F. Announcements

G. New Business

1. Case Number: **ZVR2024-00007**
Applicant: ADC Scenic, LLC
Owner: VS Holding Company LLC
Contact: Justin Abernathy
Phone Number: 678.858.0415
Zoning: C-2
Location: 1160 Scenic Highway
Map Number: R5086 700
Variance Requested: Allow a second primary ground sign
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **ZVR2024-00008**
Applicant: ADC Scenic, LLC
Owner: VS Holding Company LLC
Contact: Justin Abernathy
Phone Number: 678.858.0415
Zoning: C-2
Location: 1160 Scenic Highway
Map Number: R5086 700
Variance Requested: Wall sign to exceed maximum square footage
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

3. Case Number: **ZVR2024-00015**
Applicant: ADC Scenic, LLC
Owner: VS Holding Company LLC
Contact: Justin Abernathy
Phone Number: 678.858.0415
Zoning: C-2
Location: 1160 Scenic Highway
Map Number: R5086 700
Variance Requested: Decrease stacking space requirement for drive-through
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

4. Case Number: **ZVR2024-00013 (PUBLIC HEARING HELD)**
Applicant/Owner/Contact: Elizabeth Galvin
Phone Number: 678.858.0415
Zoning: R-100
Location: 2044 Poplar Ridge
Map Number: R7004 053
Variance Requested: Side setback encroachment
Commission District: (3) Watkins
{Action: Tabled to April 10, 2024; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

5. Case Number: **ZVR2024-00014**
Applicant: Cherokee Growth, LLC
c/o Mahaffey Pickens Tucker, LLP
Owner: Multiple
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 3466 and 3476 Fence Road
704 and 751 Auburn Road
Map Number: R2002 190, 136, 144, 040, and 036
Variance Requested: Increase maximum parking
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

{Action: Approved Motion: Nash Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }