



**Zoning Board of Appeals
Tuesday, January 14, 2025, at 6:30pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

A. Call To Order, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda

D. Approval of Minutes – December 11, 2024

E. Announcements

F. New Business

1. Case Number: **ZVR2024-00105**
Applicant: Pet Supplies Plus
Owner: Thomas Prandato
Contact: Felicia Johnson
Phone Number: 678.539.0443
Zoning: C-2
Location: 3280 Hamilton Mill Road
Map Number: R7182 002
Variance Requested: Exceed maximum wall sign area per facade
Commission District: (4) Holtkamp

2. Case Number: **ZVR2024-00106**
Applicant: Pet Supplies Plus
Owner: Thomas Prandato
Contact: Felicia Johnson
Phone Number: 678.539.0443
Zoning: C-2
Location: 3280 Hamilton Mill Road
Map Number: R7182 002
Variance Requested: Exceed maximum wall sign area
Commission District: (4) Holtkamp

3. Case Number: **ZVR2025-00001**
Applicant/Owner/Contact: Vanessa Canty
Phone Number: 470.222.6480
Zoning: R-100
Location: 2331 Laura Court
Map Number: R6054 218
Variance Requested: Reduce minimum lot size for personal care home
Commission District: (2) Ku

4. Case Number: **ZVR2025-00002 – Administratively Withdrawn**

5. Case Number: **ZVR2025-00003**
Applicant: Boersma Bros., LLC
Owner: Fuqua BCDC Ballpark Project Owner, LLC
Contact: Harry Raft
Phone Number: 541.955.4700
Zoning: C-2
Location: 2505 Buford Drive
Map Number: R7132 071
Variance Requested: Exceed maximum parking
Commission District: (4) Holtkamp

6. Case Number: **ZVR2025-00004 – Administratively Withdrawn**

7. Case Number: **ZVR2025-00005 – Administratively Held**

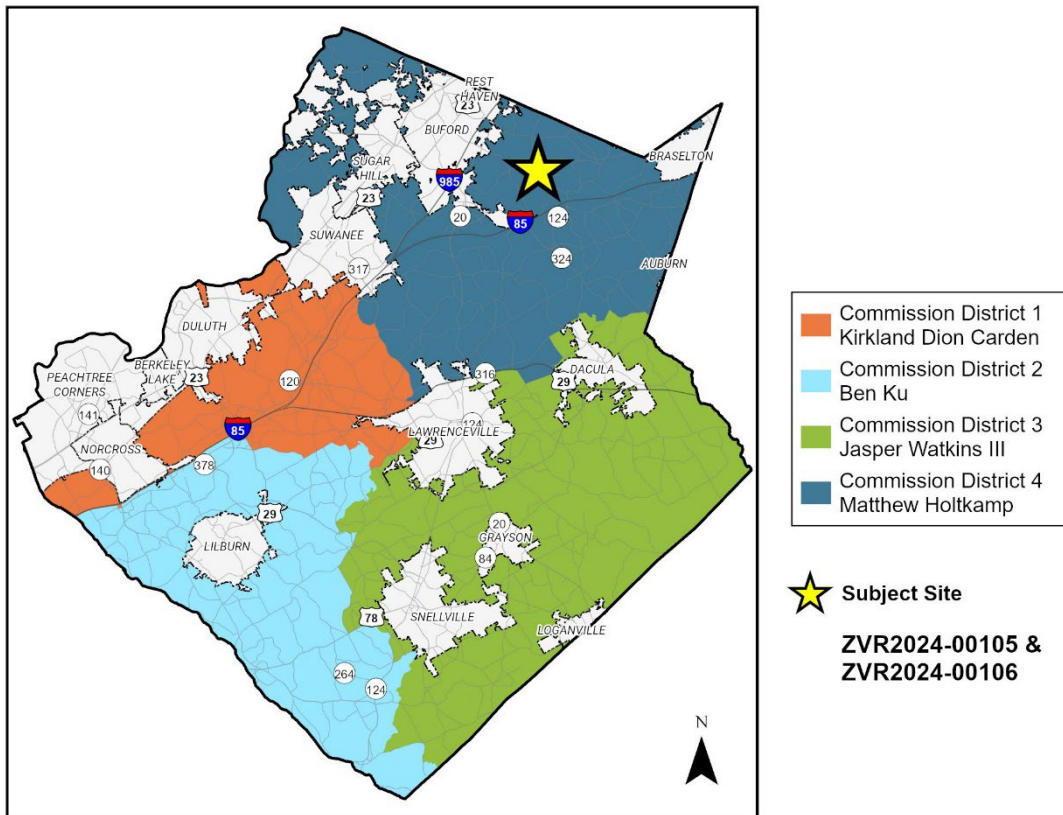
G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

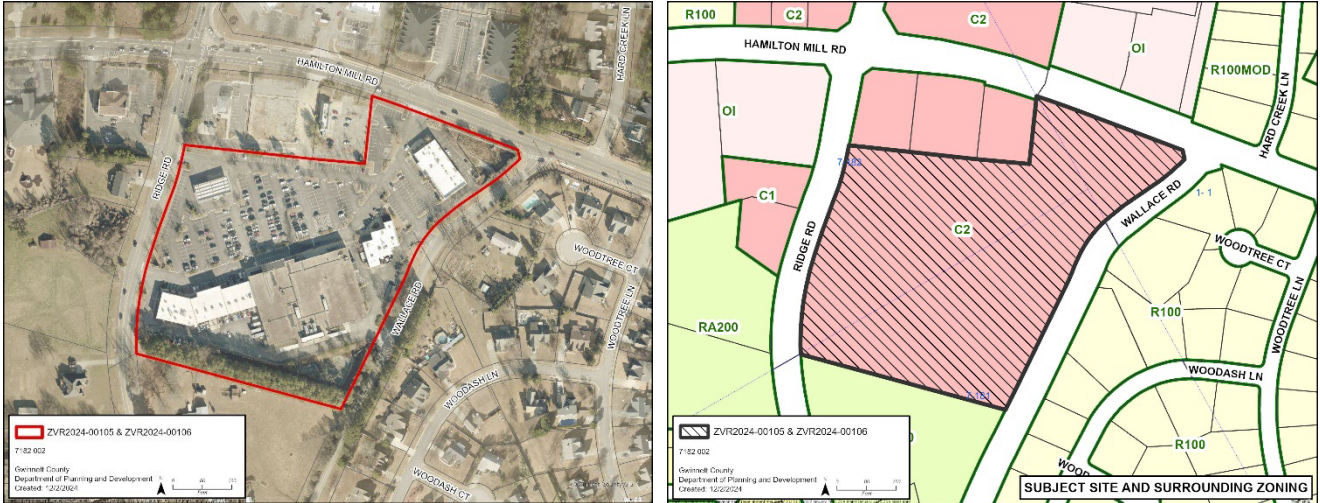
ZONING BOARD OF APPEALS CASE REPORT

Case Numbers: ZVR2024-00105, 106
Requests: Exceed maximum wall sign area per façade
 Exceed maximum cumulative wall sign area
Address: 3280 Hamilton Mill Road
Map Number: R7182 002
Site Area: 11.11 acres
Proposed Development: Wall Signage
Applicant: Pet Supplies Plus
Owner: Thomas Prandato
Contact Information: Felicia Johnson, 678.539.0443
Commission District: District 4 – Commissioner Holtkamp/Rumbaugh



Existing Site Conditions

The subject property is an 11.1-acre parcel located on Hamilton Mill Road, east of its intersection with Ridge Road. The property contains a large multitenant shopping center anchored by a Kroger. The Pet Supplies Plus store is 5,600 square feet and located in an outbuilding on the northeast corner of the property. The store has existing permitted signage on the front and the rear facades. The property is zoned C-2 (General Commercial District) and surrounded by other commercially and residentially zoned properties.



Project Summary

The applicant proposes a wall sign including:

- A 3' 3 1/2" x 10' 11 1/4" green channel letter "Grooming Dog Wash" sign located on the front façade.



Site plan (Pet Supplies Plus highlighted)



Exterior signage site plan



A	B	C	D	Boxed Sq. Footage
16"	3'-3 1/2"	10'-11 1/4"	7 1/2"	36

Green channel letter "Grooming Dog Wash"



Existing signage (front façade)



Existing signage (rear façade)

Variance Requests

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO), to exceed the maximum 60 square feet of wall signage per façade by 34.84 square feet resulting in 94.84 square feet of signage on the front façade:

Section 78-113A: Signage Dimensional Standard Table. Maximum wall signage per a façade for a 2,501–15,000 square foot building is 60 square feet per façade.

The applicant requests a variance from the following section of the UDO, to exceed the maximum 120 cumulative square feet of wall signage by 33.68 square feet resulting in 153.68 square feet of wall signage:

Section 78-113A: Signage Dimensional Standard Table. Maximum cumulative wall signage for a 2,501–15,000 square foot building is 120 square feet.

Staff Recommended Conditions

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The wall sign placement shall be in general conformance with the exterior signage site plan dated received November 19, 2024.
2. The wall sign design shall be in general conformance with the sign elevation detail dated received November 19, 2024.

Exhibit: Application



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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11/19/2024

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street Suite 300 | Lawrenceville GA 30046 2446
678 518 6000
GwinnettCounty.com

VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application

Property Information:

Property Address 3280 HAMILTON MILL RD. Property Parcel ID R 71 82 002)

Variance(s) Requested INCREASE SIGN OVERALL SIGN ALLOWANCE FROM 120 SF TO 161 25SF

Unified Development Ordinance (UDO) Code Section(s) _____

Section 78-113 A 7 Primary ground sign for planned office commercial mixed-use industrial or retail center Maximum 60 square feet of signage per facade

Sign Ordinance Code Section(s): Maximum 120 square feet of total wall signage

Applicant Information:

Name PET SUPPLIES PLUS

Contact Person FELICIA JOHNSON

Mailing Address 549 WEBB INDUSTRIAL DR

City, State, Zip Code MARIETTA GA 30062

Phone Number: 678-539-0443 Email Address: FJOHNSON@ALTAIRSIGN.COM

Applicant is (check, if applicable) [] Property Owner [X] Owner's Agent

Property Owner Information (if property owner is not the applicant):

Name THOMAS PRANDATO

Telephone Number 678-576-1068 Email Address: tprandato@phillipsedison.com

Signatures:

Applicant Signature Felicia Johnson

Property Owner Signature Thomas Prandato

Name of Applicant: FELICIA JOHNSON

Name of Property Owner THOMAS PRANDATO

Date 11/19/2024

Date 11/19/24

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11/19/2024

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: This tenant space is on the corner and fronts a parking lot and a freestanding
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: This tenant space is on the corner and fronts a parking lot and a freestanding building within the plaza.
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: No. There are other tenants that have/deserve the same level variance consideration with respect to advertising their business.
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: Yes. the front elevation does not allow for more than 60sf of signage
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: Granting the variance would allow customers to better see the name of the establishment and know that Pet Supplies also does grooming.
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: Yes. The sf of the proposed sign is standard for the brand
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: yes, it meets the general spirit and intent of Title 2 of the UDO due to the fact that the request is standard branding for this sized shopping center.

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September 20, 2024

Gwinnett County Planning & Development
446 West Crogan St. Ste 300
Lawrenceville, GA 30046

Re: VARIANCE REQUEST- PET SUPPLIES PLUS- 3280 HAMILON MILL RD.

Please accept this as our request to increase the aggregate square footage allowed under Section 78-113.A.7- maximum 60 square feet of signage allowed per elevation and 120 square feet of signage total wall signage allowed.

The Pet Supplies Plus brand offers services for pets that extend beyond purchase of supplies. They have been grooming and providing dog wash services for a while and wish to advertise those services as a part of their brand.

The request is to add an additional 36 square feet to the existing 117.7sf that was recently approved under permit# SLP2024-00421. It is important for customers to be able to identify with which locations offer these services, along with maintaining the standard brand sizing for each location. We are also requesting the allowance increase due to the distance from the street frontage and location inside the shopping center where a freestanding building blocks the front elevation.

We are hopeful that the board will honor the variance request as stated which is in alignment with the surrounding community.

Sincerely,

Felicia Johnson

ALTAIR SIGN & LIGHT
Representative for Pet Supplies Plus

HAMILTON RIDGE

3280 Hamilton Mill Road | Buford, GA 30519

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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SPACE TENANT	SQ. FT.
OPI01 bb.q Chicken	1,789 SF
OPI02 Vitality Bowls	1,201 SF
OPI03 AllCare	2,955 SF
OUT1 Waffle House	1,500 SF
0100 Kroger	54,166 SF
0101 Donuts Now	1,400 SF
0102 U Got Mail	1,400 SF
0103 COMING AVAILABLE	2,800 SF
0105 Sparkling Health Spa	1,400 SF
0106 Natural Smiles	1,808 SF
0107 Tropical Nails & Tan	1,400 SF
0108 Chiropractic	1,808 SF
0109 PT Solutions Physical Therapy	2,384 SF
0110 Friend's House	1,750 SF
0111 Cloud FX Smoke Vape & CBD	1,050 SF
0112 Joy Cleaners	1,400 SF
0201 COMING AVAILABLE	6,580 SF
0301 Jersey Mike's Subs	1,750 SF
0302 Kumon Math & Reading Center of Buford-Bogan Park	1,400 SF
0303 Marco's Pizza	1,400 SF
0306 Pet Supplies Plus	5,600 SF
TOTAL SQ. FT.	96,941

SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



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SIGN ID	DESCRIPTION	QTY
S1	16" GROOMING/DOG WASH CHANNEL LETTER	1

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PET SUPPLIES PLUS

STORE #
TBD

Issue Date: 8/21/2024
Drawn By: Mike C.

REV	DATE	DESCRIPTION
5	8/22/24	UPDATE AS PER REQUEST
6	8/26/24	UPDATE AS PER REQUEST
7	8/27/24	UPDATE AS PER REQUEST

EXTERIOR SIGNAGE
PLAN

Page 3

Rev: 7
Date: 8/27/2024
Doc #: AD-PSP-110848-Buford-variance
Blair Project #: 110848
Blair Sales Order #: 89188

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Altoona, PA 16601
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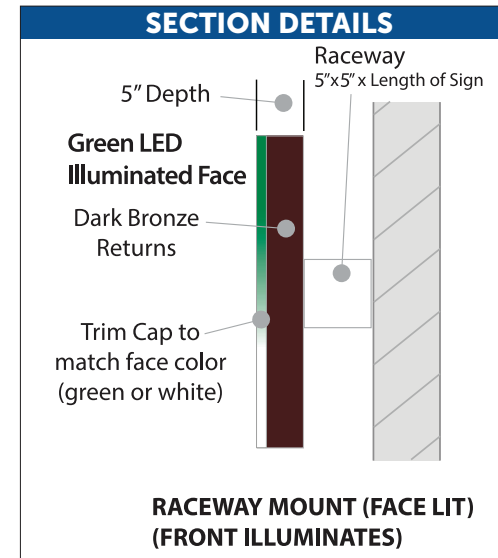
11/19/2024

BLAIR ITEM #



A	B	C	D	Boxed Sq. Footage
16"	3'-3 1/2"	10'-11 1/4"	7 1/2"	36

<p>LETTER FACES</p> <p>3M 3630-156 Vivid Green Vinyl</p> 	<p>White #2447 Pigmented Acrylic</p> 	<p>RETURNS</p> <p>Dark Bronze</p> 
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GENERAL SPECIFICATIONS:

Materials:
GREEN ACRYLIC FACES
BRONZE ALUMINUM RETURNS
GREEN TRIM CAP

Face Decoration:
3M 3630-156 VIVID GREEN VINYL

Cabinet Depth:
5"

Area (SQ FT):
Identify if boxed, area, etc.
36 SQFT

Wind Load:
N/A

ELECTRICAL:
Internal Illumination:
N/A

LED Power Supply:
N/A

ALL ELECTRICAL CONNECTIONS WITHIN LOCAL, STATE AND NATIONAL WIRING CODE.

LUMEN OUTPUT UPON REQUEST

ADDITIONAL NOTES:
RACEWAY COLOR: SW 7551

NOTE: TOTAL STORE SQUARE FOOTAGE IS 5,600 SQ FT

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PET SUPPLIES PLUS

STORE #
TBD

Issue Date: 8/21/2024
Drawn By: Mike C.

REV	DATE	DESCRIPTION
5	8/22/24	UPDATE AS PER REQUEST
6	8/26/24	UPDATE AS PER REQUEST
7	8/27/24	UPDATE AS PER REQUEST

S1 - DETAILS

Page 6

Rev: 7
Date: 8/27/2024
Doc #: AD-PSP-110848-Buford-variance
Blair Project #: 110848
Blair Sales Order #: 89188

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WALL SIGNS	ALLOWED total sf	CURRENTLY INSTALLED	PROPOSED	CODE	VARIANCE (Y/N)
S1 27" CHANNEL LETTER SET	60 SQFT	N/A	58.84 SQ FT	Section 78-113A	N
S2 27" CHANNEL LETTER SET	60 SQFT		58.84 SQ FT		N
S3- 18" channel letters			36 SQ FT		Y
FREESTANDING MONUMENT	ALLOWED total sf	CURRENTLY INSTALLED	PROPOSED	CODE	VARIANCE (Y/N)

COMMENTS

Gross Building Space: 2501-15000 = Max Sign Area Per Elevation is 60 SQFT.

Signs may not exceed 50% of the total permitted square footage on any building elevation

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STORE #
TBD

Issue Date: 6/5/2024	
Drawn By: Mike C.	
REV	DATE DESCRIPTION
6	8/22/24 UPDATE AS PER REQUEST
7	8/26/24 UPDATE AS PER REQUEST
8	8/28/24 UPDATE AS PER REQUEST

CODE CHECK SUMMARY

Page 8

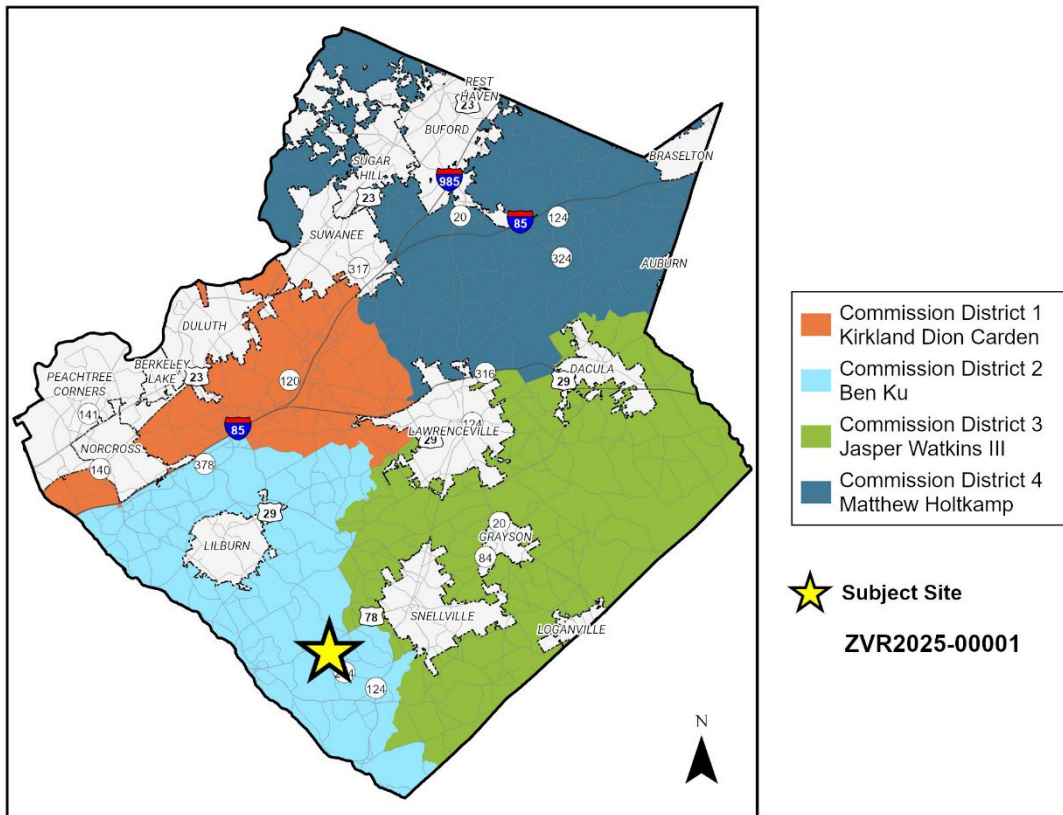
Rev: 8
Date: 8/28/2024
Doc #: AD-PSP-110848-Buford-REV8A
Blair Project #: 110848
Blair Sales Order #: 89188

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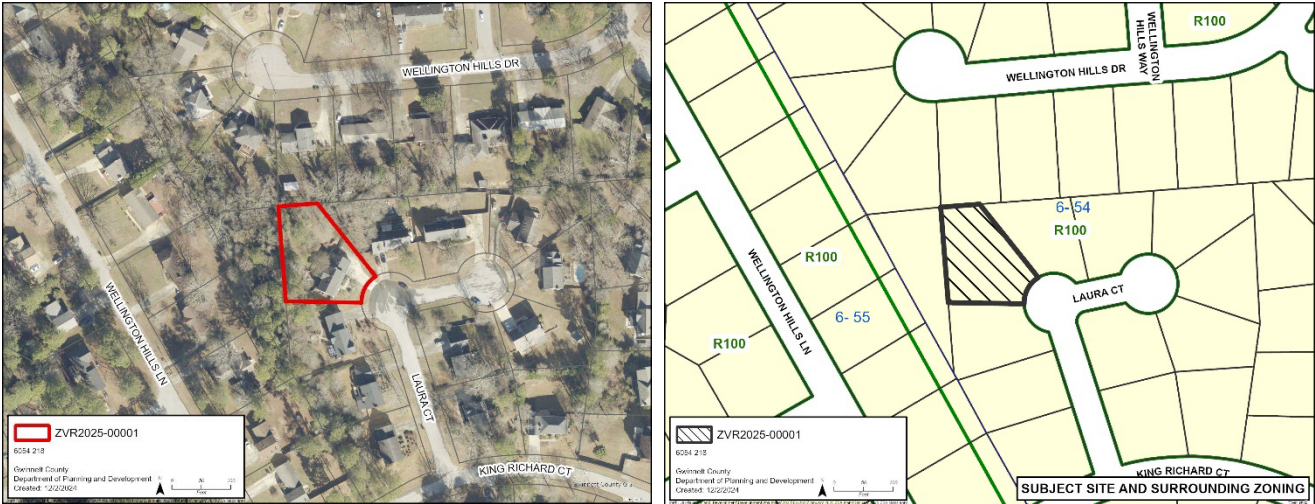
ZONING BOARD OF APPEALS CASE REPORT

Case Number: ZVR2025-00001
Request: Reduce minimum lot size for a Personal Care Home
Address: 2331 Laura Court
Map Number: R6054 218
Site Area: 0.31 acres
Proposed Development: Personal Care Home
Applicant/Owner: Vanessa Canty
Contact Information: Vanessa Canty, 470.222.6480
Commission District: District 2 – Commissioner Ku/Edinger



Existing Site Conditions

The subject property is a 0.31-acre parcel located on Laura Court in the Knots Landing subdivision, north of its intersection with King Richard Court. The property is zoned R-100 (Single-Family Residence District) and contains a two-story residence. The site is surrounded by single-family detached residences.



Project Summary

The applicant proposes to operate a personal care home including:

- A 2,304 square feet home.
- Care services for three senior residents.



Site plan



Site photo

Variance Request

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO), to allow a personal care home on a lot less than one acre in size:

Section 210-140.26.: Family Personal Care Homes shall be located on a lot of at least 1 acre in size.

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following condition of approval:

1. The number of residents receiving care in the home shall be limited to three residents.

Exhibit: Application



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 2331 Lark Ct SW Property Parcel ID: 6054218

Variance(s) Requested: Personal Care Home or less

Unified Development Ordinance (UDO) Code Section(s): 210.140.26 Then more

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Vanessa Canty

Contact Person: Vanessa Canty

Mailing Address: 4002 Highway 28 W St. 530-263

City, State, Zip Code: Snellville Ga 30039

Phone Number: 470 222 6480 Email Address: halyrca@me.com

Applicant is (check, if applicable): [] Property Owner [] Owner's Agent

Property Owner Information (if property owner is not the applicant):

Name: _____

Telephone Number: _____ Email Address: _____

Signatures:

Applicant Signature: [Signature] Property Owner Signature: [Signature]

Name of Applicant: Vanessa Canty Name of Property Owner: Vanessa Canty

Date: 11/2/24 Date: 11/2/24

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11/13/2024

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: yes I need the variance because the property is under 1 acre. However property is ideal for personal care home.
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: yes due to size of property
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: Conditions would found in similar properties.
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: yes caused by title 2. Cause is due to size of property
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: No
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: yes
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: yes the spirit of the UDO is to serve the people of Gwinnett County

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11/13/2024

6054053
4194

6054062
4184

6054061
4174

6054
220
2314

6054 219
2321

6054 084
4194

6054 218
2331

6055 077
4298

6055 076
4308

6054 217
2341

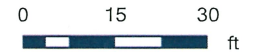
R/W

LAURA CT



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Map Title

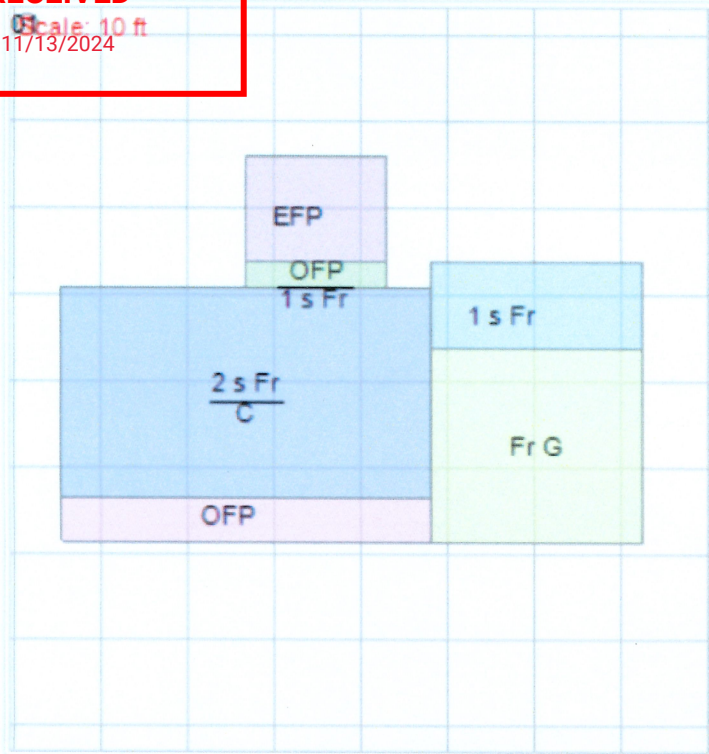


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Scale: 10 ft
11/13/2024



Attributes

Floor Areas

Exterior Features

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,296	1,296	Wood frame
2.0	Floor Level	1,008	1,008	Wood frame

Total Area		2,304	2,304	
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Address	2331 LAURA CT
Type	2 Story Conventional
Grade	C+
Year Built	1985

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11/18/2024

November 18th 2024

Re: Letter of Intent

To whom it may concern:

The description of the variance requested is to have a Senior Care Facility at 2331 Laura Ct SW, Snellville GA 30039. In this home I plan to house Veterans that have served our country and currently needs assistance with their care. Code section 210.140.26.

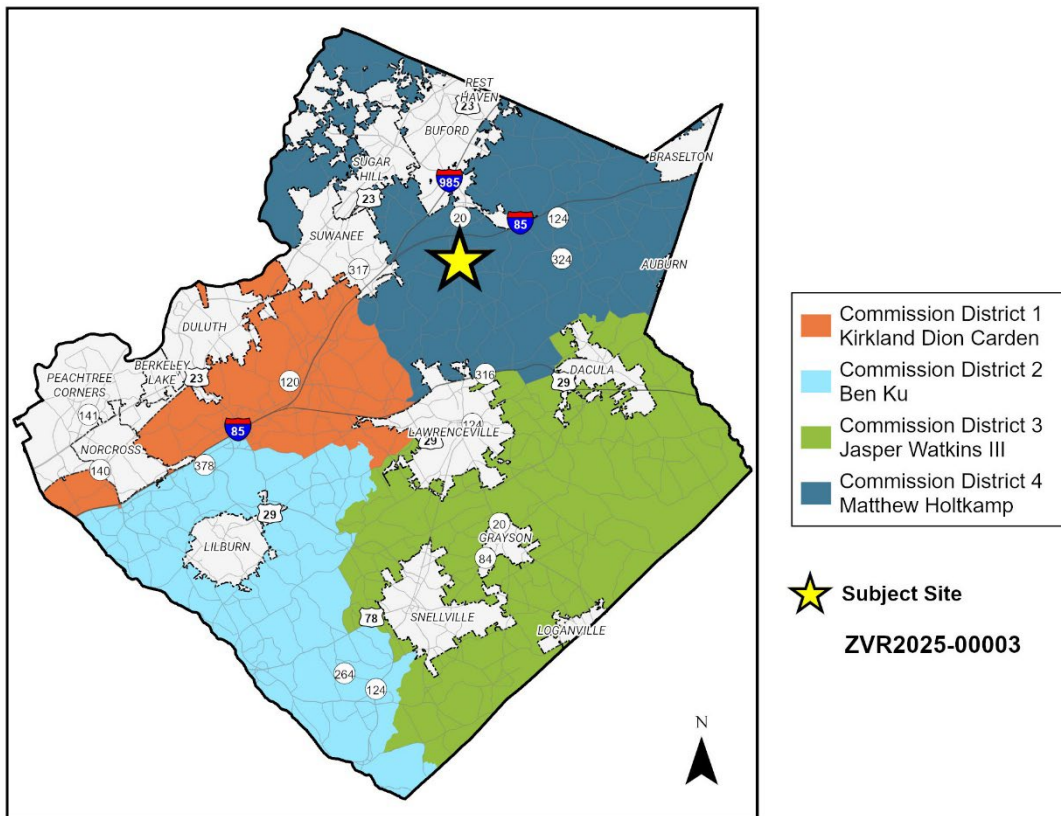
The reason for this variance is to solely have a Senior Care Facility on less than an acre property.

The requested variance is constant with the UDO as less clients can be requested.

210.140.26 Personal Care Home, Family. Family Personal Care Homes shall be located on a lot of at least 1 acre in size and **shall be limited to no more than six residents.**

ZONING BOARD OF APPEALS CASE REPORT

Case Number: ZVR2025-00003
Request: Exceed maximum parking
Address: 2505 Buford Drive
Map Number: R7132 071
Site Area: 0.79 acres
Proposed Development: Drive-through Restaurant
Applicant: Boersma Bros. LLC
Owner: Fuqua BCDC Ballpark Project Owner, LLC
Contact Information: Harry Raft, 541.955.4700
Commission District: District 4- Commissioner Holtkamp/Rumbaugh



Site plan



View from Buford Drive



Site photo

Variance Request

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to exceed the maximum parking spaces by 7 spaces for a total of 16 spaces:

Section 240-20.2 The maximum parking for a restaurant is 1 space per 100 square feet.

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The proposed development shall be constructed in general conformance with Site Plan dated received November 14, 2024, with revisions required by the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.

Exhibit: Application



GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000

GwinnettCounty.com
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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11/20/2024

VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 2505 Buford Drive, Lawrenceville, GA 30043 Property Parcel ID: 7132 071

Variance(s) Requested: Variance from section 240-20.1 to exceed the maximum allowed parking of 9 to 16 parking spaces.

Unified Development Ordinance (UDO) Code Section(s): Section 240-20.1

Sign Ordinance Code Section(s): N/A

Applicant Information:

Name: Boersma Bros. LLC

Contact Person: Harry Raft

Mailing Address: 300 North Valley Dr.

City, State, Zip Code: Grants Pass, OR 97526

Phone Number: 541-955-4700 Email Address: cred@dutchbros.com / TNA-Permits@bohlereng.com

Applicant is (check, if applicable): Property Owner Owner's Agent

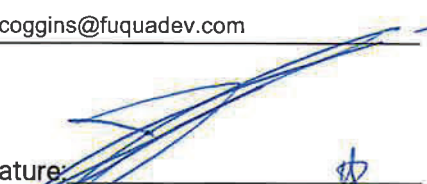
Property Owner Information (if property owner is not the applicant):

Name: Fuqua BCDC Ballpark Project Owner, LLC

Telephone Number: 404-907-1717 Email Address: greer.scoggins@fuquadev.com

Signatures:

Applicant Signature:  Signed by: A87D479EE2784D5...

Property Owner Signature: 

Name of Applicant: Harry Raft

Name of Property Owner: Jeff Fuqua, President

Date: November 19, 2024

Date: November 19, 2024

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11/14/2024

Standards for Granting Variances:

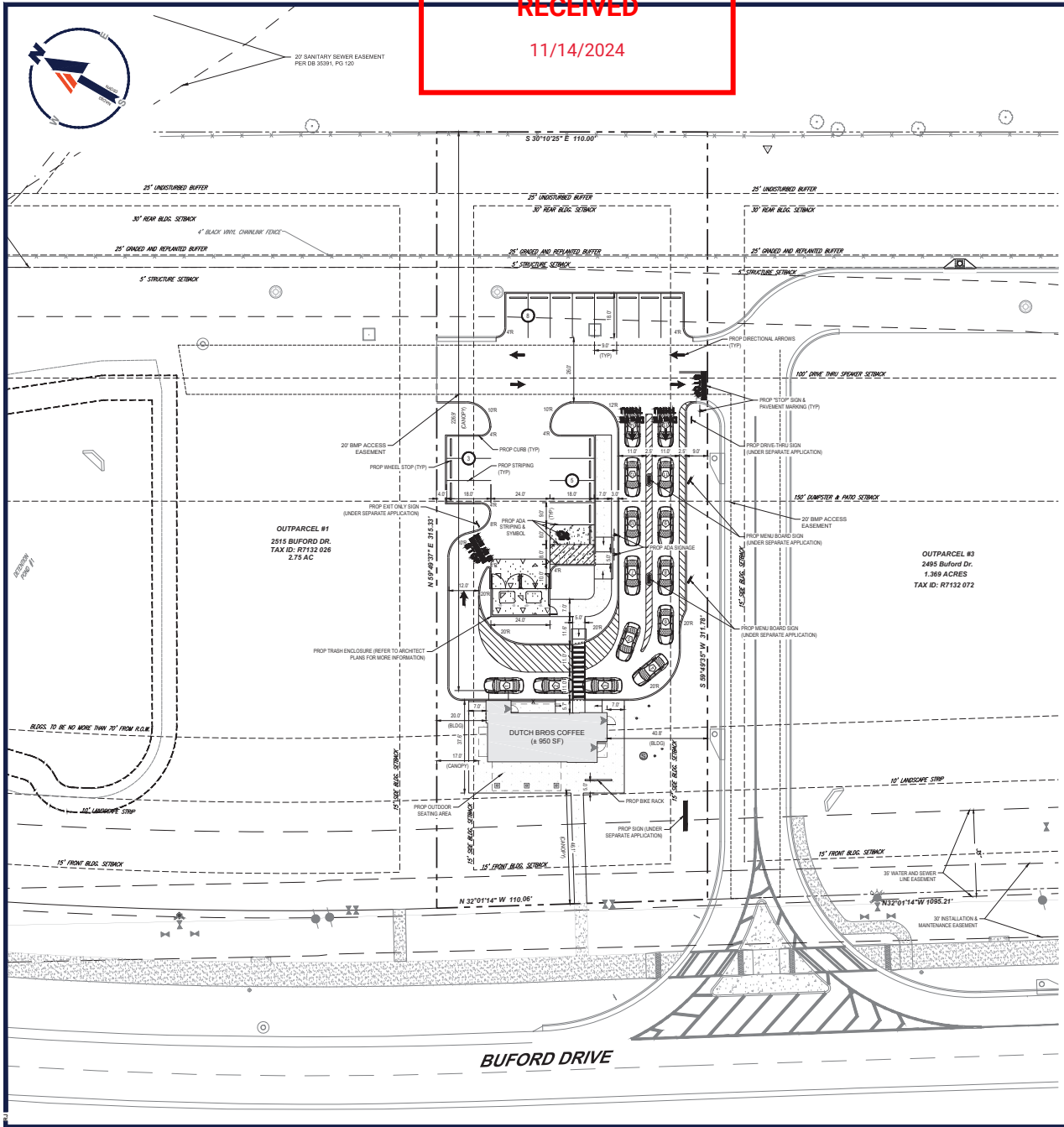
Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: Yes, the variance is requested to provide additional parking spaces beyond the maximum permitted for a structure of this size. Due to the relatively small size, 9 parking spaces will not be sufficient for operations of the facility while also allowing parking for customers.
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: Yes, the noted variance is requested to allow for the operations of the proposed business while not impacting parking needed for customers.
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: No, this request seem to be relatively common for commercial uses in the area with similar operations that require more parking for their staff and customers.
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: Yes, the result is created by the UDO for the maximum allowed parking stalls, limiting the amount the user may provide without requesting a variance.
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: No. The amount of parking above the maximum permitted by code would result in less traffic concerns that would impact the overall development by providing more options to park and utilize the commercial uses in the area.
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: Yes, the variance is the minimum possible relief that would make the business operate to sufficiently serve the public.
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: Yes, the variance meets the general spirit of Title 2 of the UDO and the purpose of the County's Unified Plan by providing more accessibility to new development for the community to enjoy.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

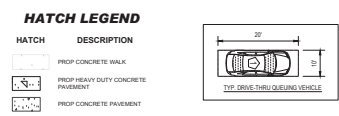
11/14/2024



ZONING TABLE			
ZONE C2 - GENERAL BUSINESS DISTRICT & THE MALL OF GEORGIA OVERLAY DISTRICT USE: RESTAURANT, WITH DRIVE THRU SERVICE (A PERMITTED USE) (ORDINANCES OF GWINNETT COUNTY § 21-70)			
APPLICANT OWNER INFORMATION			
APPLICANT:	BOHRMAN BROS. LLC 300 NORTH VALLEY DR. GRANTY PARK, GA 30008		
PROPERTY OWNER:	JEFF FUGIA 3075 FREEMONT ROAD NE, SUITE 600 ATLANTA, GA 30305		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	N/A	34,408 SF (0.79 AC)
MIN LOT WIDTH	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	N/A	110'
MIN YARD SETBACKS			
FRONT YARD	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	0'	45.1'
SIDE YARD	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	0'	17.0'
REAR YARD	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	0'	226.9'
MAX PERMITTED HEIGHT	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	45.0'	42.4'
MAX LOT COVERAGE	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	4,27,682.3 (98%)	4,266,113 (98.4%)
MAX FAR	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 21-70)	1	0.93
MIN FRONT YARD LANDSCAPE BUFFER	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 600-10.1)	10'	COMPLIES
MIN STRUCTURE SETBACK TO BUFFER	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 610-20.1)	5'	COMPLIES

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.1)	9' X 18'	9' X 18'
MIN AISLE WIDTH	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-75.1 C)	10' (ONE-WAY) 24' (TWO-WAY)	11' (ONE-WAY) 24' (TWO-WAY)
MIN NUMBER OF STALLS	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.1)	5 STALLS	16 STALLS
MAX NUMBER OF STALLS	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.1)	9 STALLS	16 STALLS
MIN DRIVE-THRU STACKING	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.1)	5 CARS / LANE	COMPLIES
MIN STACKING SIZE	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.2 B)	20' X 10'	20' X 10'
MIN DRIVE-THRU LANE WIDTH	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-20.1)	10'	11'
MIN BUSSTOP STOP SIZE	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 240-61.1 C)	6' 0" X 8' 0"	COMPLIES
REQUIREMENTS FOR RESTAURANT: MINIMUM REQUIRED STALLS: 1 STALL PER 200 SF MINIMUM REQUIRED STALLS: 5 STALLS PER 100 SF REQUIRED = 900 SF / 200 SF PER STALL = 4.5 STALLS + 5 STALLS (MIN) REQUIRED = 900 SF / 100 SF PER STALL = 9 STALLS + 9 STALLS (MAX) (PROPOSED = 16 STALLS (INCL. 1 ADA STALL))			
VARIANCE REQUIRED			

THE MALL OF GEORGIA OVERLAY DISTRICT REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
FRONT YARD LANDSCAPE BUFFER	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 214-20.3 D)	Provide a minimum 10-foot wide landscaped strip between all street right-of-way and the lateral curb of all existing off-street parking lots. At a minimum, landscaped strip shall be planted in accordance with the LCO.	COMPLIES
BUILDING LOCATION TO RIGHT-OF-WAY	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 214-20.3 E)	Private building facades and entrances shall be located no more than 70 feet from the public right-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.	COMPLIES
BICYCLE PARKING	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 214-20.3 E)	Decorative, commercial-quality bicycle racks subject to all bicycle parking regulations of this LCO shall be provided for all multi-family, commercial, and office developments.	COMPLIES
PARKING IN FRONT YARD	CODE OF ORDINANCES OF GWINNETT COUNTY (§ 214-20.3 E)	No more than 10 percent of parking spaces may be located between the front building line of a building and the right-of-way. This parking shall be visible to more than one double view of parking. No more than 30 percent of all street parking spaces may be located to the side of buildings. No less than 50 percent of parking located to the rear the building.	COMPLIES



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED

GEORGIA811
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GEORGIA
YOU MUST CALL TO BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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www.georgia811.com

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

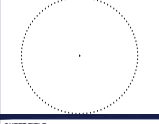
PROJECT No.: GAA23017-01-01
DRAWN BY: RJ / GA
CHECKED BY: MT / CR
DATE: 08/30/2024
CAD ID: P-CIVL-PROP

CIVIL SITE PLANS

FOR
DurchBoos

PROPOSED DEVELOPMENT
2808 BUFORD DRIVE
GWINNETT COUNTY
LAWRENCEVILLE, GA 30043
PARCEL ID: 7132 071

BOHLER
211 PERIMETER CENTER PKWY NE, SUITE 428
ATLANTA, GEORGIA 30346
Phone: (770) 855-6800
GA@BohlerEng.com



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE: 08/30/2024

November 18, 2024

Gwinnett County
Department of Planning and Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046
678.518.6000

Attention: Planning & Zoning Members

**Re: GA0201 DBC (Lawrenceville, GA)
2505 Buford Drive
Lawrenceville, GA 30043
Parcel ID #: R7132 071
Letter of Intent**

Dear Planning & Zoning Members:

The variance being requested for the above referenced address is from Section 240-20.1 to exceed the maximum allowed parking of 9 to 16 parking spaces. Based on the calculation found in Section 240-20.1, a maximum of 9 parking spaces is permitted by right due to the square footage of the proposed coffee shop.

The reason for the requested variance is to allow the proposed coffee shop facility to operate sufficiently during shift changes, while also providing parking spaces for customers visiting the business. Having the additional parking spaces on site would allow for a more enjoyable experience for both the employees, and the customers in the community.

The variance is consistent with the intent of the UDO and promoting developments that best service the community. By allowing this variance, the community will have a better experience with more options to park their vehicles and decreasing traffic between the individual parcels of the overall development when visiting the new business in the community.

The hardship encountered when requesting this variance is the calculation identified in Section 240-20.1 in the County's code for the maximum allowed parking spaces being based on the square footage of the business instead of employee count. With the drive-thru being a large part of the business, the required employees per shift to maintain operations is similar to a more traditional business of this nature that includes indoor seating even with a smaller building footprint. This presents a challenge during the change in shift periods where more staff arrive before staff on the previous shift leave. The additional spaces would allow for this transition period to be smoother by providing spaces for all employees, as well as community members enjoying the walk-up order windows of the coffee shop.

If you have any questions or require additional information, please feel free to contact our office.

Sincerely,

BOHLER ENGINEERING TN, LLC



Kevin Eakes, P.E.
Branch Manager

KE/rj

Enclosures

M:\GA\2023\GAA230217.00\Engineering\Permitting\Applications\Gwinnett County\ZBA\2024.11.19 - ZBA Re-Submission\Working Documents\2024.11.18 - GAA2302017.00 - ZBA Letter of Intent.doc