



# LAWRENCEVILLE

## GEORGIA

### VARIANCE

**CASE NUMBER: VAR2023-00112**

- Appeal Description:** Allow 46.7-foot encroachment into the 50-foot front setback along Professional Drive.
- Applicant Name:** Interplan LLC, Heather Zahradnik on behalf of Chick-Fil-A
- Development Type:** BG (General Business District)
- Ordinance:** Zoning Ordinance
- Code Section:** Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards
- Subdivision:** N/A
- Property Address:** 680 Duluth Highway
- Parcel #:** R7009 023

### Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards reads as follows:

#### 102.11 BG General Business District

##### A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

##### B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

### Variance Request:

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
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Chick-fil-A is proposing to demolish the existing Chick-fil-A restaurant to build a new drive-thru-only restaurant with associated site work to include a relocated dumpster enclosure, as well as an updated parking layout and the addition of an isolated dual-drive thru with new canopies proposed over the ordering points and meal delivery area. The applicant requests a Variance to allow an encroachment into the front setback by forty-six-point-six (46.7) feet due to the proposed Order Meal Delivery (OMD) Canopy.

In 1993, Gwinnett County did a Right-of-Way acquisition along Professional Drive and was not updated in the title work or on the survey until recently, due to the documents being misfiled upon recording. This is unique to the land and structures involved and solely outside of Chick-fil-A's or the design team's control.



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## *Reading and Adoption*

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	