



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, April 4, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy

Board Member Jack "Jay" Johnston, Jr.

Board Member James Nash

Board Member Jen Young

Board Member Marshall Boutwell

Approval of Agenda

Motion made to **AMEND the Agenda as PRESENTED**, pursuant to a Staff recommendation to change the order of New Business by moving Item No. 4 "An Ordinance to Amend Article 7 Signs, Section 702.1 Billboards to the beginning of New Business as Item No. 1 and subsequently renumbering the remaining Items in sequential order" by Board Member Nash and Seconded by Board Member Hardy,

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

Motion made to **APPROVE the Agenda as AMENDED** by Board Member Nash, and Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell, Board Member Nash

Approval of Prior Meeting Minutes

Motion made to **approve the Tuesday, March 1, 2022 Planning Commission Meeting Minutes** by Board Member Nash, and Seconded by Board Member Young

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

New Business

1. An Ordinance to Amend Article 7, Signs, Section 702.1 Billboards

Motion made **to recommend APPROVAL of Ordinance to Amend Article 7, Signs, Section 702.1 Billboards with Staff recommended conditions as presented to the Planning Commission on Monday, April 4, 2022** by Board Member Nash, Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young

Abstained: Board Member Boutwell

2. RZC2022-00033, SUP2022-00059 and SUP2022-00065 – Applicant: DeThomas Investments, LLC., City Of Lawrenceville; Property Owners: DeThomas Investments, LLC., City Of Lawrenceville; An application to rezone the subject property from GDOT (GDOT Ramp “Z”) to HSB (Highway Service Business District), with a Special Use Permit to allow a Billboard with an Electronic Message Center (EMC) and a Special Use Permit to allow an increase in the overall height of a Billboard from forty-five (45) feet to seventy-five (75) feet; Street Address: 733 Buford Drive, 346 Reynolds Road, and northeast intersection of State Route 20 (Buford Drive) and State Route 316 (Ramp “Z”); Parcel Identification Number: R7012 016a, R7012 017, R7012 020; Approximately 1.87 acres.

Motion made **to recommend APPROVAL of RZC2022-00033, SUP2022-00059 and SUP2022-00065 with Staff recommended conditions** by Board Member Johnston, Jr., Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

3. RZM2022-00012 – Applicant: WSE Development LLC, c/o The Worthing Company; Property Owners: Ingles Markets, Inc., Saint Nirankari Mission, c/o Must Sell Realty, Inc., Lawrenceville Center Associates, LLC; An application to rezone the subject property from BG (General Business District) to CMU (Community Mixed-Use District); Street Address: 641 Buford Drive, 655 Buford Drive, 3675 Buford Drive; Parcel Identification Number: R7011 012, R7011 078, R7011 087, R7011 097, R7011 144; Approximately 17.387 acres.

Motion made **to recommend APPROVAL of RZM2022-00012 with Staff recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Boutwell

Abstained: Board Member Young

4. **RZM2022-00011** – Applicant: Avrohom Wolf; Property Owners: Balfour 419; An application to rezone the subject property from (RM-12) General Residence 3,600 SQ FT District to RM-12 (Multifamily Residential District); Street Address: 419 Hurricane Shoals Road; Parcel Identification Number: R5145 080; Approximately 7.31 acres.

Motion made **to recommend APPROVAL of RZM2022-00011 with Planning Commission recommended conditions** by Board Member Young, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:35 p.m.** by Board Member Nash, and Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

AN ORDINANCE TO AMEND

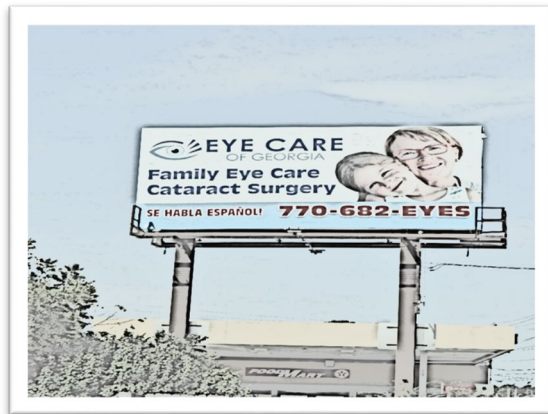
THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE

The City Council of the City of Lawrenceville, Georgia hereby ordains that The Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1. **Delete Article 7, Signs, Section 702.1 Billboard in its entirety and replace it as follows:**

702.1 Billboard

A sign, larger than 200 square feet in area.



Permitted Sign Dimensions

Maximum Height (including structure)

45 feet

Minimum Setback from Right-of-Way

60 feet

Maximum Sign Display Size

672 square feet- 14 feet (H) x 48 feet (W)

Quantity Permitted

Special Use Permit required

The standards for billboards shall also apply to digital billboards, electronic message centers (EMCs) billboards and multiple-display area billboards, unless otherwise provided in this Section;

A. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification with the approval of a Special Use Permit;

B. Restrictions

1. Georgia Highway 316/University Parkway

- a.** Billboards shall be strictly limited to parcels of land adjacent to and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;
- b.** Billboards shall be strictly prohibited at any other location;

- a.** Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;
- b.** The bottom of a Billboard Sign Surface Display Area shall be thirty-one (31) feet above normal grade to the lowest attached component;
- c.** Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted permission to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway with the approval of a Variance by the Board of Appeals. Variance request shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property;

3. Maximum Sign Surface Display Area

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

- a.** Billboards containing a double-faced Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width;
- b.** Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;
- c.** Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Sign Surface Display Area of 672 square feet. The Maximum Sign Surface Display Area for each Sign Surface

Staff Recommendation Display Area shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;
Presented: April 4, 2022
Planning and Development Department

- d.** Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;

4. Separation

Sign separation standards are not subject to variation;

- a.** Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;
- b.** Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;
- c.** Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

- a.** Billboard base shall be setback a minimum of sixty (60) feet, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);
- b.** Billboard Sign Surface Display Area shall be setback a minimum of twelve (12) feet from the right-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);

6. Design Standards

- a.** Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
- b.** Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;

- c. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
- d. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;
- e. No portion of the supporting structure shall be visible above the top of the sign display area;
- f. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions (See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area);
- g. Billboards shall not rotate or have any moving parts;
- h. No auditory message or mechanical sounds may be emitted from the sign;
- i. All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

C. EMC Design Standards and Restrictions

Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Surface Display Area;

1. EMCs shall not interfere with any public safety vehicle or traffic control device;
2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall

Staff Recommendation provide a certification of the light intensity indicating compliance with
Presented: April 4, 2022 the minimum standards of this Section. If the owner of a sign fails to
Planning and Development Department control brightness within these limits the sign permit will be revoked.

Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;

4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;
5. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
6. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
7. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
8. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
9. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.
10. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.
11. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not

Staff Recommendation limited to, dates and times of meetings of the Mayor and Council of the
Presented: April 4, 2022 City, and the date, time, and place of City elections. These
Planning and Development Department announcements would be published in accordance with an agreement
consented to by the applicant and made a part of the Special Use Permit.

12.All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to own a fee simple property interest in the site large enough for a Fall Zone. A Fall Zone shall be defined as an area large enough and set back far enough from any buildings, structures or property lines equal to 133% of the height of the entire structure in every direction. Within the Fall Zone, no buildings or other structures may be constructed;

E. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

The addition of a “for rent” panel or a phone number shall not qualify as a message for purposes of this subsection, but a self-promotional copy covering at least one entire sign face, advertising copy benefitting charitable, nonprofit, religious, or other noncommercial groups shall qualify as a message;

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Staff Recommendation: Billboards, together with their supports, braces, guy-wires, and anchors
Presented: April 4, 2021 shall be kept in good repair. All trash and unused materials shall be
Planning and Development Department removed from the area by the sign owner;

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;
3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.H.2 above and an inspection report pursuant to paragraph 702.1.H.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

IT IS SO ORDAINED, this ____ day of _____, 2022.

Mayor David R. Still

Attest: _____
City Clerk

PLANNING COMMISSION ATTACHMENTS_04042022

RZC2022-00033 SUP2022-00059 SUP2022-00065

1. Planning Commission Recommendations
2. Applicant Recommendations (SUP2022-00059 & SUP2022-00065)

PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Accessories Sales and Installation
- C.** Automobile Body Repair, Painting or Rebuilding
- D.** Automobile Broker
- E.** Automobile Manufacturing Plant
- F.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- G.** Automobile Parts Store (with/without installation)
- H.** Automobile Repair and Maintenance (Principal Use)
- I.** Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- J.** Automobile Wash (Carwash)
- K.** Bail Bonding
- L.** Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be

prohibited;

B. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;

F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;
- C.** Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of ~~224~~672 square each, or fourteen (14) feet in height and ~~sixteen-forty eight~~ (~~1648~~) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed ~~672~~ 2016 square feet;
- C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center
(EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of ~~224~~672 square feet or fourteen (14) feet in height and ~~sixteen~~forty eight (~~16~~48) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed ~~672~~2016 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

PLANNING COMMISSION ATTACHMENTS_04042022

RZM2022-00012

1. Planning Commission Recommendations
2. Applicant Power Point Presentation

PLANNING COMMISSION RECOMMENDATION_04042022

RZM2022-00012

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.
- B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities

- C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
 - D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - E. Garages shall be provided for a minimum of 20% of the units.
 - F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.
 - B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.
 - C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - F. Billboards or oversized signs shall be prohibited.
 - G. Outdoor storage shall be prohibited.
 - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales shall be prohibited.
 - L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity for future development.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.



WORTHING

Lawrenceville Corners





Lawrenceville Corners

Presentation to Planning Commission

April 4, 2022

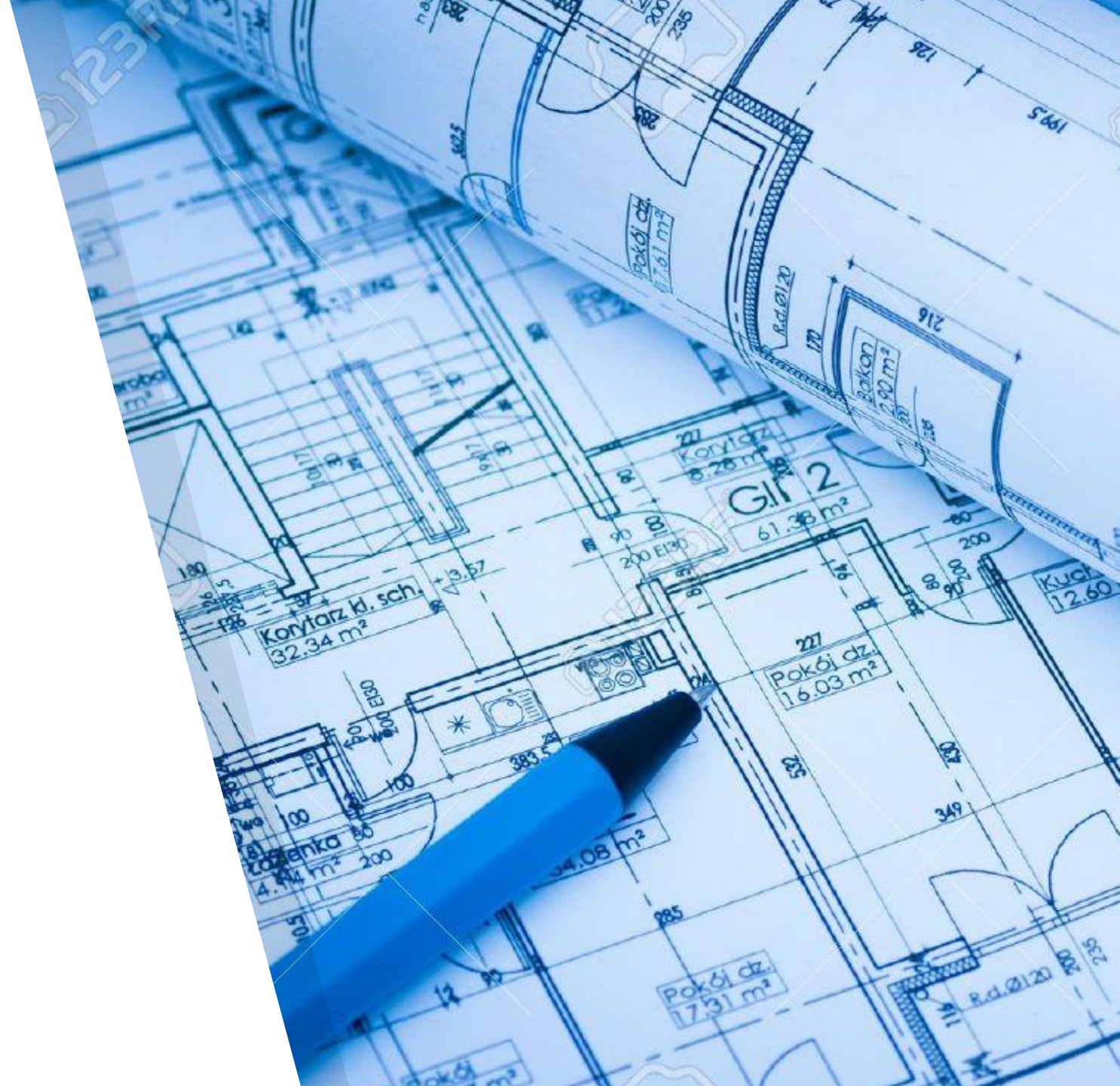
Darin W. Collier
Managing Partner
The Worthing Companies
dwcollier@worthngse.com
www.worthingse.com
770.522.5775

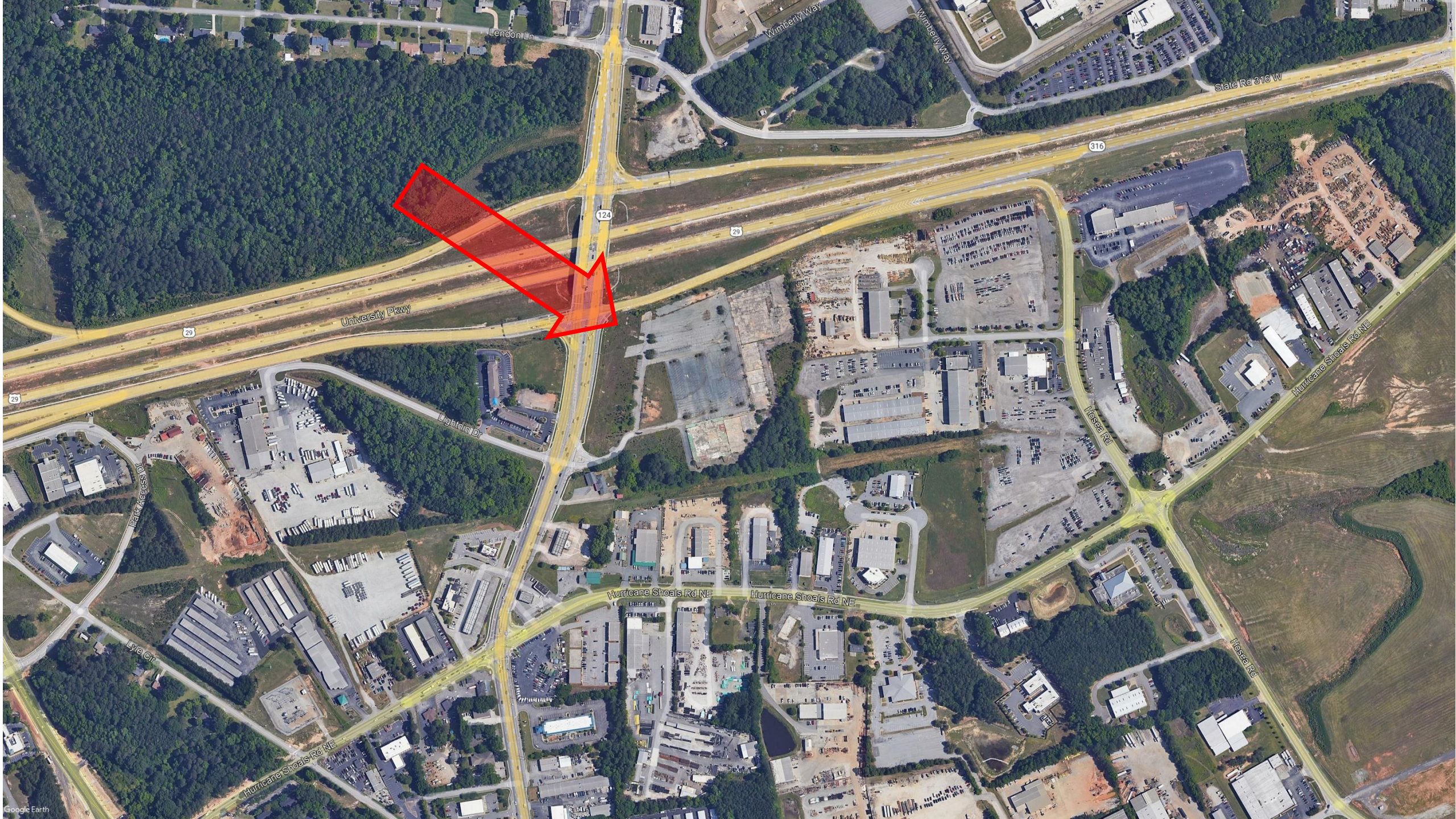


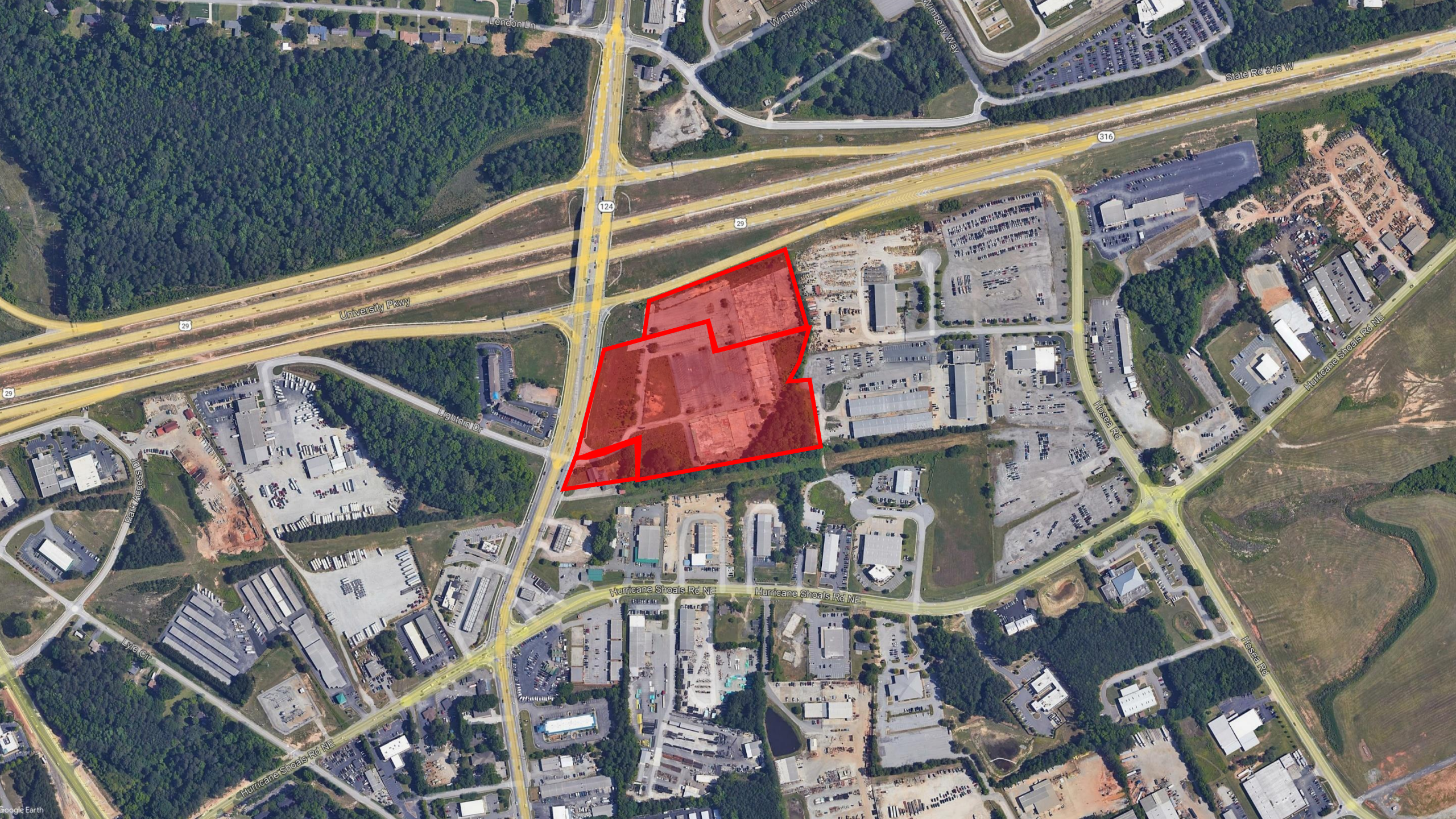


Ready, Willing & Stable

We are a privately-owned, principal-driven, Atlanta-based, boutique multifamily development firm in continuous operation since 1985.









Georgia Gwinnett
College

Gwinnett County Airport
Briscoe Field

Downtown Lawrenceville
1.5 Miles

LAWRENCEVILLE FORWARD

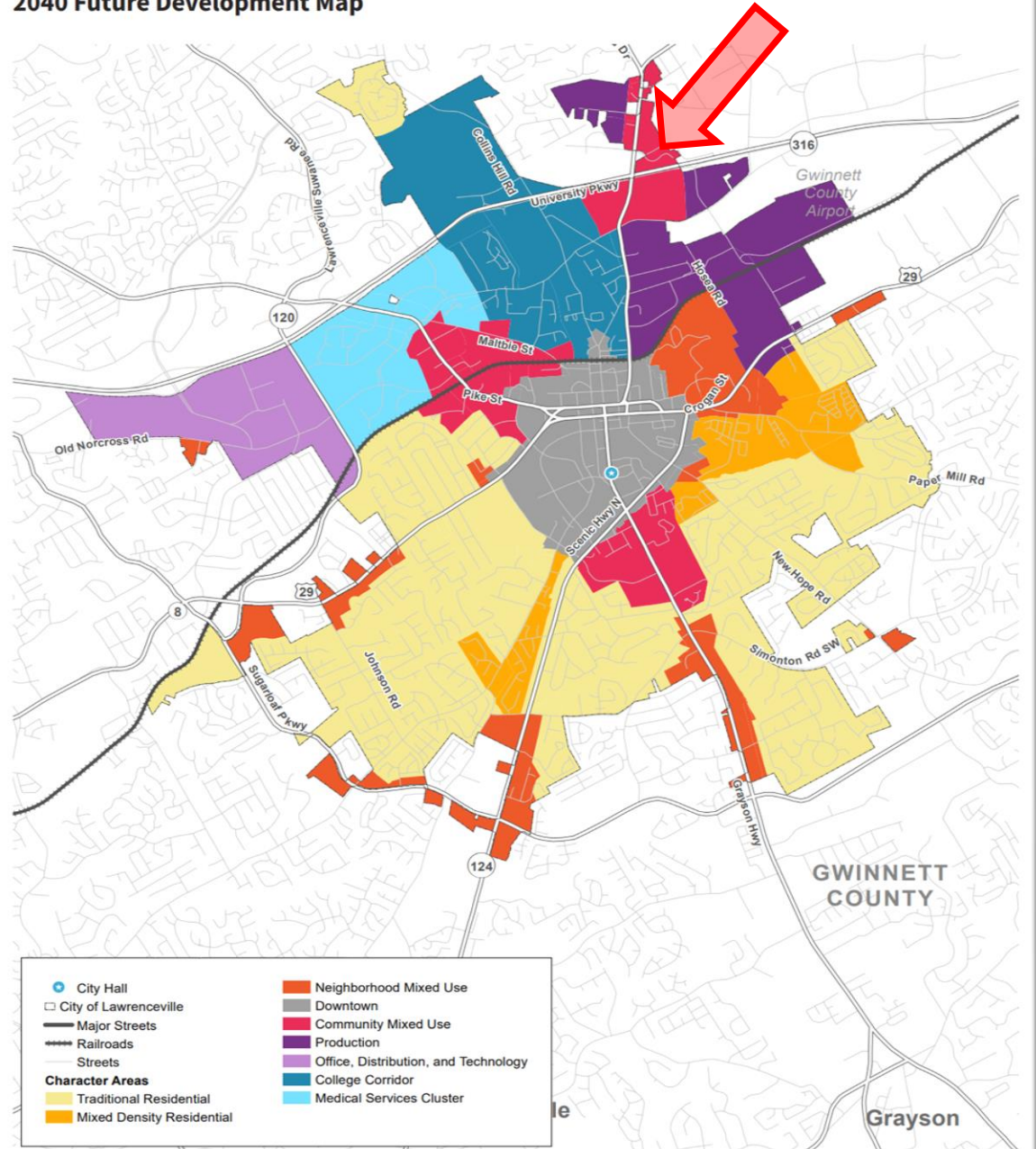
A Smarter Strategy for our Future



LAWRENCEVILLE
GWINNETT • METRO ATLANTA

ADOPTED DECEMBER 2018

2040 Future Development Map



COMMUNITY MIXED USE



Overview

The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

Design

The look and feel of Community Mixed Use areas will likely vary between neighborhoods depending on the types of uses that are developed, as well as the density. In general, strip centers with large surface parking lots will be discouraged. Instead, the emphasis will be on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots.

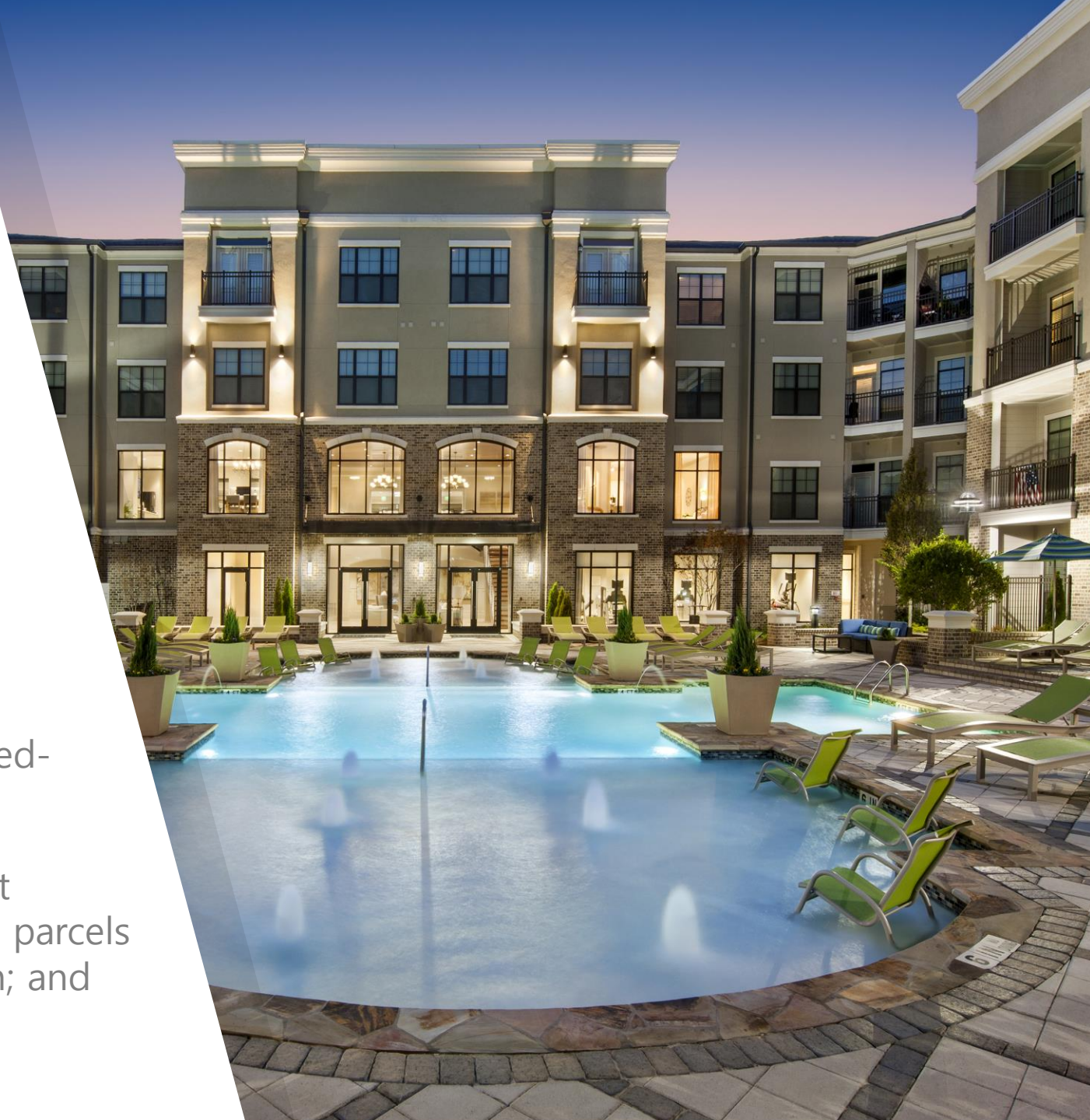




Implementation

Key Policies

- LU1.1 – Encourage a mix and concentration of residential and retail uses at key locations;
- LU8.4 – promote new, compact development patterns;
- H2.2 – plan for a variety of housing types, particularly infill housing and housing in mixed-use contexts where none exists today.
- T1.2 – provide for interparcel connectivity first through the assemblage of separately-owned parcels and then through future points of connection; and



Development Summary

Retail	20,000 sf
Residential	363 units



Retail opening on to shared green space creating village atmosphere

Residential clubhouse anchoring green space

Create new street connecting to the east with on street parking and framed by the residential buildings

Retail out parcel

Garages for residential

Residential building framing street and wrapping green spaces

Parking kept in the core of the development and screened from streets by buildings

Future Connection

Provide the ability to connect street network to the south as future development blocks are created

Future Connection



WORTHING



WORTHING



WORTHING





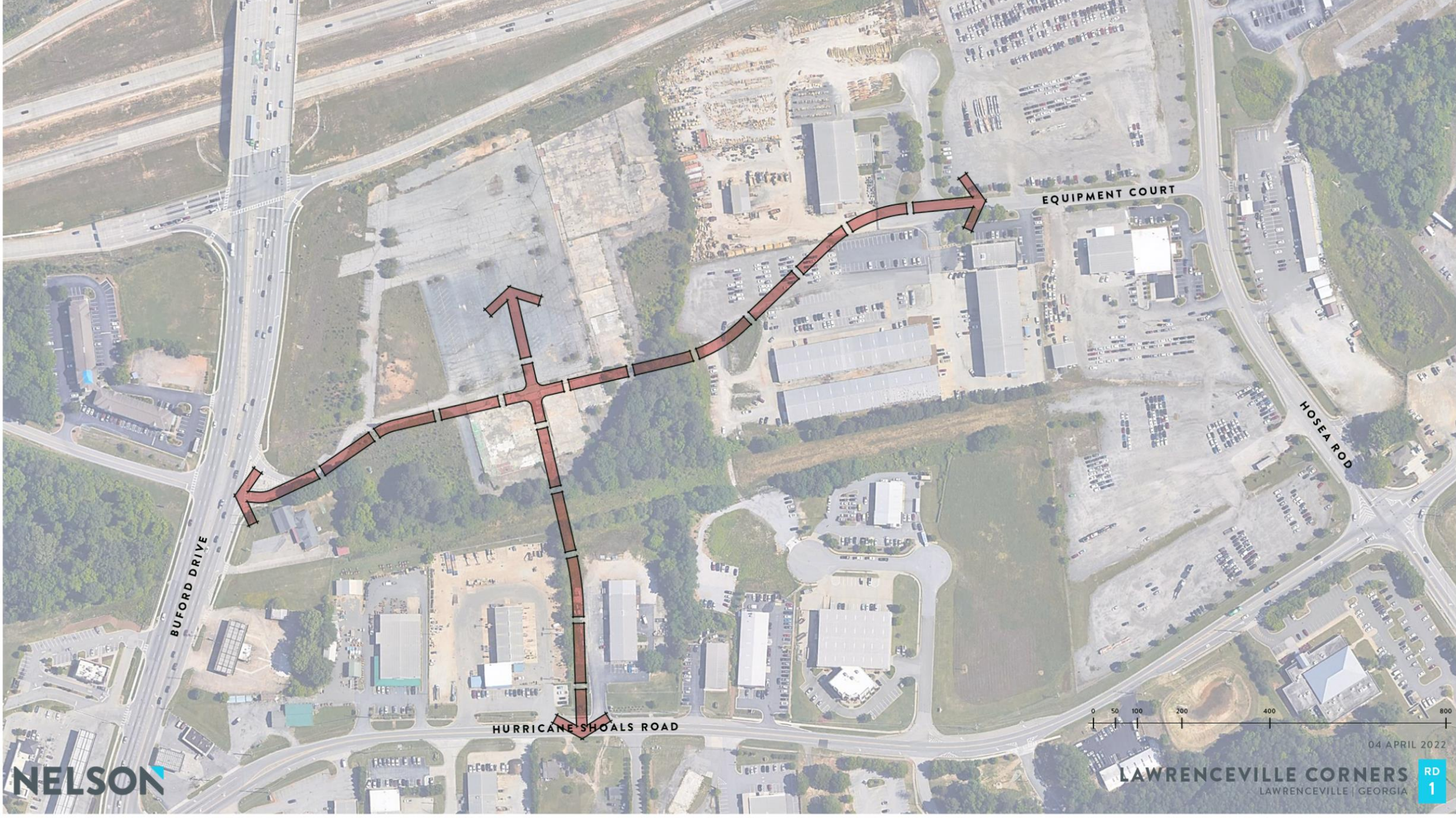
WORTHING



WORTHING

Lawrenceville Corners

Multifamily Elevation - Typical

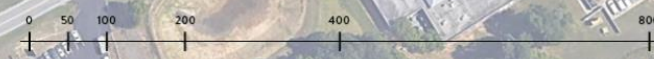


BUFORD DRIVE

EQUIPMENT COURT

HOSEA ROAD

HURRICANE SHOALS ROAD



04 APRIL 2022

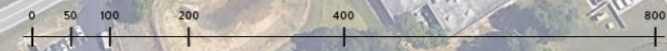


BUFORD DRIVE

EQUIPMENT COURT

HOSEA ROAD

HURRICANE SHOALS ROAD



04 APRIL 2022

Lawrenceville: Vision & Goals

. . . what kind of place do we want to be in 20 years?

LU1.2 – Provide for neighborhood-level services near residential areas;

LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;

LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;

LU1.6 – Lead by example and set positive development patterns where none exist today;

LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

LU5.3 – Address conditions that are conducive to concentration of blight;

LU6.1 and .2 – Promote proper planning and compatibility of infill development;

LU8.4 and .5 – Promote compact, sustainable development patterns;

T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;

T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).

H1.1 – Maintain high standards for housing;

H2.1 – Encourage housing in mixed-used environments;

QL6.1 and .2 – create integrated, shared spaces in residential developments.



WORTHING

Leading the Way Home

















THE WORTHING
COMPANIES





THE WORTHING
COMPANIES









WORTHING



PLANNING COMMISSION ATTACHMENTS_04042022

RZM2022-00011

1. Planning Commission Recommendations
2. Applicant Power Point Presentation

PLANNING COMMISSION RECOMMENDATION_04042022

RZM2022-00011

Approval of a RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Multifamily residential dwellings and accessory uses at a maximum of 87 multifamily units at a density of 11.9 Units Per Acre.
- B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
- E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the exterior of the existing units shall be submitted to the Planning and Development Department. ~~prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units.~~

2. To satisfy the following site development considerations:

- A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.

- E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- G. Outdoor storage shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Allow encroachments of existing structures into the required twenty-five (25) foot Side Yard Setback as shown on an ALTA/NSPS Land Title Survey prepared for Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns, prepared by DuSouth Surveying & Engineering, Inc., dated May 26, 2021, last revised June 14, 2021.

First American Title Insurance Company
Commitment No. 21-34
Effective Date March 18, 2021

EXHIBIT "B"

- Drainage rights as contained in that certain Right of Way Deed from Mr. V.L. Roebuck to Gwinnett County, Georgia, dated June 7, 1958, and recorded at Deed Book 148, Page 74, Gwinnett County, Georgia Records. Affects - Not Platiable
- Easement from GSC Properties LP to J.T. Knight & Gregory H. Stephens, dated October 25, 2000, and recorded at Deed Book 21577, Page 18, Gwinnett County, Georgia Records, as assigned by that certain Assignment Easement from J.T. Knight & Gregory H. Stephens to Gwinnett County Water and Sewerage Authority, undated, and recorded at Deed Book 33226, Page 59, aforesaid Records. Affects - See Plat
- Easement from GSC Properties, L.P., to Gwinnett County Public Utilities, dated March 17, 2004, and recorded at Deed Book 46407, Page 722, Gwinnett County, Georgia Records. Affects - See Plat
- Nonexclusive Installation and Service Agreement by and between Cable Equities Colorado, LLC and GSC Properties, L.P., dated October 14, 2011, and recorded at Deed Book 51140, Page 619, Gwinnett County, Georgia Records. Affects - Not Platiable
- Those matters as disclosed by that certain survey entitled ALTA/ACSM Land Title Survey for Greenleaf Investment Partners L028, LLC, State Bank and Trust Company, and Chicago Title Insurance Company, prepared by DuSouth Surveying & Engineering, Inc., bearing the seal and certification of Jerry D. Wood, GRLS No. 2999, dated January 21, 2016, last revised January 26, 2016, being designated as Project No. 16-006-015, as follows:
 - Fence crossing the northeasterly and southerly boundary lines of subject property;
 - Sign located in the northerly portion of subject property;
 - Pavement crossing the southerly boundary line of subject property;
 - Fifty (50') foot building setback line along Rights-of-Way of Hurricane Shoals Road and Curtis Road;

EXHIBIT "B"

- Twenty-five (25') foot building setback line along the northeasterly, westerly and northeasterly boundary lines of subject property;
- Forty (40') foot building setback line along the southerly boundary line of subject property;
- Buildings A and B in the northern portion of subject property lying within the twenty-five (25') building setback lines in the northerly portion of subject property;
- Building C in the central portion of subject property lying within the twenty-five (25') foot building setback line along the northeasterly boundary line of subject property; and
- Building D encroaches upon the sanitary sewer easement in the southerly portion of subject property.

N/T
KOC INVESTORS, LLC
P/N: R5145 090
DEED BOOK 18908 PAGE 56

N/T
BRISTOL COURT KUTON LLC
P/N: R5145 108
DEED BOOK 58588 PAGE 891

LINE	BEARING	CHORD
L1	S72°08'20"W	95.06'
L2	N86°07'27"W	144.85'

GRAPHIC SCALE

SCALE: 1" = 60'

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- Fire Hydrant
- Sanitary Sewer
- Power Pole
- Transformer
- Drop Inlet
- Light Pole

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

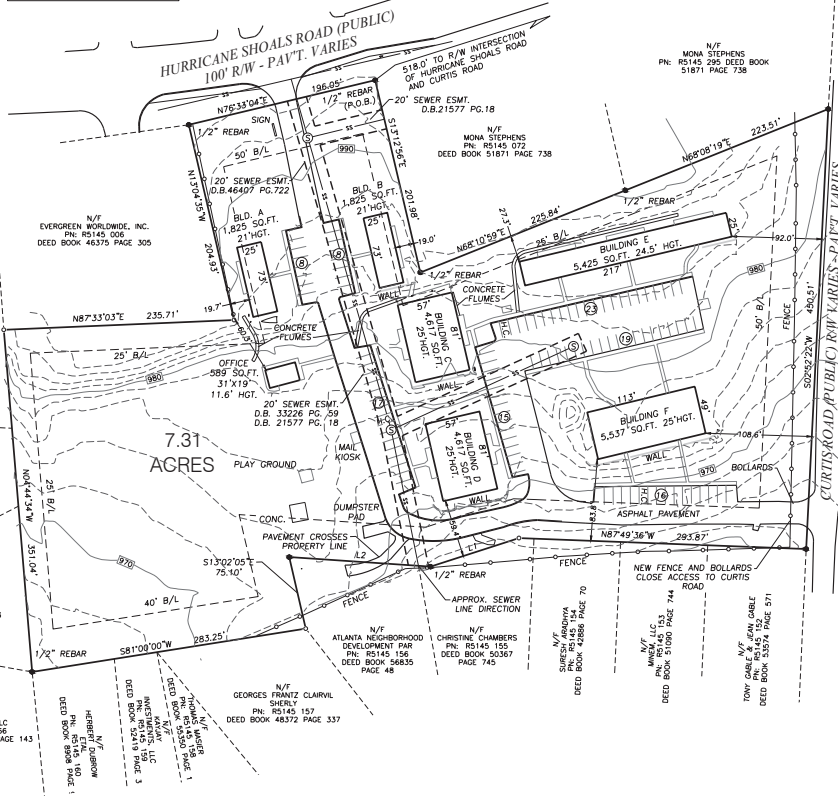
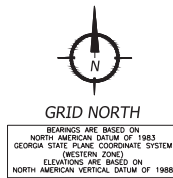
Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southeastly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning, running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.88 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Western right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to a 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.33 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 195.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC, Balfour 419 LLC, First American Title Insurance Company, Baker & Hostetter LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/26/21, certified by Jerry D. Wood, Georgia RLS No. 2999. The property shown herein is the same property described in First American Title Insurance Company Commitment No. 21-34.

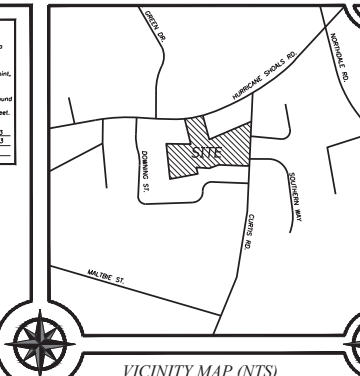
Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 6b, 7b, 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The Field Work was completed on May 25, 2021.

Date: 05/25/21
Jerry D. Wood
Registration No. 2999



SURVEY CLOSURE STATEMENT
The Field Data upon which this plat is based has a closure precision of one foot in 108,110 feet, and an angular error of 1" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
Linear Measurement obtained using SINUS II-503
Angular Measurement obtained using SINUS II-503
Field Work completed: 5/25/21



SURVEY FOR:
Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

419 HURRICANE SHOALS ROAD
CITY OF LAWRENCEVILLE
LAND LOT 145
OF THE 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

PROJECT DATA

* CLIENT: Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

- TOTAL PROJECT ACRES: 7.31 ACRES
- TAX PARCEL #: R5145 080
- FLOOD PLAIN: THIS PROPERTY LIES WITHIN A "ZONE X" FLOOD ZONE ACCORDING TO FIRM COMMUNITY PLAN NUMBER 13135C0073F DATED SEPTEMBER 29, 2006.
- WATER SUPPLY: GWINNETT COUNTY WATER SUPPLY
- SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
- EXISTING ZONING: CITY OF LAWRENCEVILLE RM-12
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- EXISTING PARKING: 103 REGULAR PARKING SPACES, 3 HANDICAP PARKING SPACES
- REQUIRED SETBACKS ACCORDING TO ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 05/11/2021:

FRONT	50'
SIDE	25'
REAR	40'
- NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
- NO EVIDENCE OF RECENT EARTH MOVING WORK; BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN FOUND.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE SUBJECT PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CURTIS ROAD, PUBLIC RIGHT OF WAY, AND TO HURRICANE SHOALS ROAD, PUBLIC RIGHT OF WAY.

ZONING AND SITE REQUIREMENTS SUMMARY

- ZONING REPORT PROVIDED BY PZR REPORT, THE PLANNING & ZONING RESOURCE COMPANY DATED 05/11/2021
- EXISTING ZONING DESIGNATION: RM-12 MULTIFAMILY RESIDENTIAL DISTRICT
 - SETBACK REQUIREMENTS:

A. FRONT	50'
B. SIDE	25'
C. REAR	40'
 - MAXIMUM BUILDING HEIGHT: 3 STORIES / 35'
 - PARKING SPACE REQUIREMENTS: 208 TOTAL PARKING SPACES, INCLUDING 104 CAR GARAGE SPACES

RZM2022-00011
Received: February 28, 2022
Planning and Development Department

ALTA/NSPS
LAND TITLE SURVEY

SHEET
1 OF 1



Ridgewood Before and after

419 Hurricane Shoals

RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old entrances



R2M2022-00011
Received: April 4, 2022
Planning and Development Department

New Entrances



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old kitchen



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Kitchen



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old Bath



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Bath



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old Floor and walls



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Floor and walls



RZM2022-00011
Received: April 4, 2022
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