



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, July 08, 2019
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Prior Meeting Minutes

Approval of Agenda

Old Business

- [1.](#) SU-19-12, 176 Scenic Highway, Enterprise Leasing Company

New Business

- [2.](#) SUP2019-00012; 655 Duluth Highway; Security Vault Works, Inc.
- [3.](#) RZC2019-00008; 1024 and 1026 Lawrenceville Highway; City of Lawrenceville

Adjournment

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Item Attachment Documents:

1. SU-19-12, Accessory Car Wash, Enterprise Leasing Company



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: OLD BUSINESS

Item: SU-19-12, Accessory Car Wash, Enterprise Leasing Company

Department: Planning and Development

Date of Meeting: Monday, June 10, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Department Recommendation: Denial

Summary: The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash.

Attachments/Exhibits:
SU-19-12 Report
Su-19-12 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER	SU-19-12
APPLICANT	ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
CONTACT	JOSH STRICKLAND
PHONE NUMBER	706.248.7421
ZONING CHANGE	-
LOCATION	176 SCENIC HWY
PARCEL ID	R5147 152
ACREAGE	+/- 0.49
PROPOSED DEVELOPMENT	EXPANSION OF CAR WASH
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

In 2017, the property was rezoned to BG (General Business District), with a Special Use Permit for transportation rental (car) and the existing gravel parking area, pursuant to RZ-17-08 and SU-17-09.

ANALYSIS:

The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash. The property is located along the eastern right-of-way of Scenic Highway, north of its intersection with Grayson Highway.

According to the applicant's site plan, the existing concrete pad at the rear of the building would be expanded 5 feet by 8 feet. The expanded concrete pad would be graded to allow runoff to be collected in an oil/water separator. The overhang above the concrete pad would be replaced with a taller canopy at a height of 13 feet 2 inches. Per the letter of intent, the applicant currently uses the existing concrete pad to wash one car at a time. If the request is approved, the expanded concrete pad would allow for two cars to be washed at the same time.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Policies in this character area emphasize the importance of the design of buildings and structures, encouraging well-designed, attractive

features. The overhang of the current carwash is metal, which is inconsistent with the Zoning Ordinance's minimum architectural standards. Because of its proximity to residential properties across Neal Boulevard, a replacement would remain an unattractive feature that could be seen by nearby residences and inconsistent with the Zoning Ordinance.

The surrounding area is characterized by commercial developments. To the north across Scenic Highway is a property zoned BG (General Business District) developed with a fast food restaurant. To the east and west, adjacent properties are zoned BG, developed with auto repair shops. To the rear is a parcel zoned BG and developed with a gravel parking lot owned by the property owner.

The City of Lawrenceville's Illicit Discharge and Illegal Connection Ordinance prohibits the washing of vehicles or equipment in the parking lot of commercially zoned properties, unless connected to an oil and grease separator connected to a sanitary sewer system. The existing outdoor car wash may be inconsistent with the intent of the Ordinance, which strictly prohibits and the illicit discharge of pollutants into our stormwater system.

The requested Special Use Permit may be inconsistent with the policies of the City of Lawrenceville related to use and illicit discharge of contaminants into the City's stormwater system. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-12:

Approval of Special Use permit for Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *No, the proposed expansion of the non-conforming carwash may be considered to be an unsuitable accessory use of the property.*
2. Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the Special Use Permit proposal result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.*
5. Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *No.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal? *Yes, the illicit discharge of pollutants into the City's stormwater system.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *N/A.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *None.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed Special Use Permit? *It is not suitable.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *N/A.*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *See comments above.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *Adequate sites are available elsewhere within the city.*
10. What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *See comments above.*



LAWRENCEVILLE

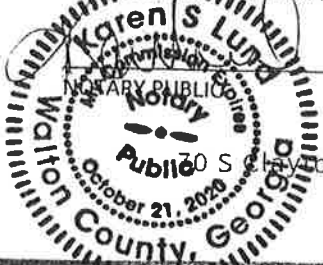
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing Company of Georgia LLC</u>	NAME: <u>MEA Family Investments, L.P.</u>
ADDRESS: <u>5197 Stone Mountain Hwy.</u>	ADDRESS: <u>4398 Lochsa Lane</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>706-248-7421</u>	PHONE: <u>770-633-5000</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>.49</u>	
PARCEL NUMBER(S): <u>R5147 152</u>	
ADDRESS OF PROPERTY: <u>176 Scenic Hwy. Lawrenceville, GA 30045</u>	
PROPOSED SPECIAL USE: <u>Car wash</u>	

[Signature] 4-24-19
SIGNATURE OF APPLICANT DATE

Josh Strickland
TYPED OR PRINTED NAME



4/24/19
DATE

[Signature] 5/2/19
SIGNATURE OF OWNER DATE

CHARLES W. ASHWORTH
TYPED OR PRINTED NAME



30 S. Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

May 3rd, 2019

City of Lawrenceville
ATTN: Planning Department
70 S Clayton St.
Lawrenceville, GA 30046

Re: Letter of Intent to Special Use Permit Application

176 Scenic Hwy. Lawrenceville, GA 30046

Planning Department Staff:

The applicant is seeking a Special Use Permit to remodel an existing car wash as a conditional use at 176 Scenic Hwy. Lawrenceville, GA 30046. The property is currently zoned in the General Business District but requires a Special Use Permit to have a car wash as a conditional use.

Enterprise Rent-A-Car has been operating here since 2001, which is when the original car wash along the back side of the building was constructed. Since this time, somewhere around 2005, an ordinance was adopted by the City of Lawrenceville that required businesses who operated car washes as a conditional use to have a Special Use Permit for such. Enterprise learned of this upon their initial research into expanding their current car wash.

The layout and use of the new car wash will largely remain the same. The car wash will remain behind the building so that it cannot be seen from Scenic Hwy. Enterprise simply hopes to expand this car wash so that they can wash 2 vehicles at the same time, versus only being able to wash 1 currently. This will greatly improve Enterprise's business flow and service to the Lawrenceville community by allowing them to clean cars faster for their customers. The new car wash will widen the current pad by 5', lengthen it by 8', and include a taller canopy, raising it to 13'2".

We appreciate your consideration of this Special Use Permit. Enterprise looks forward to better being able to serve the Lawrenceville community.

Sincerely,



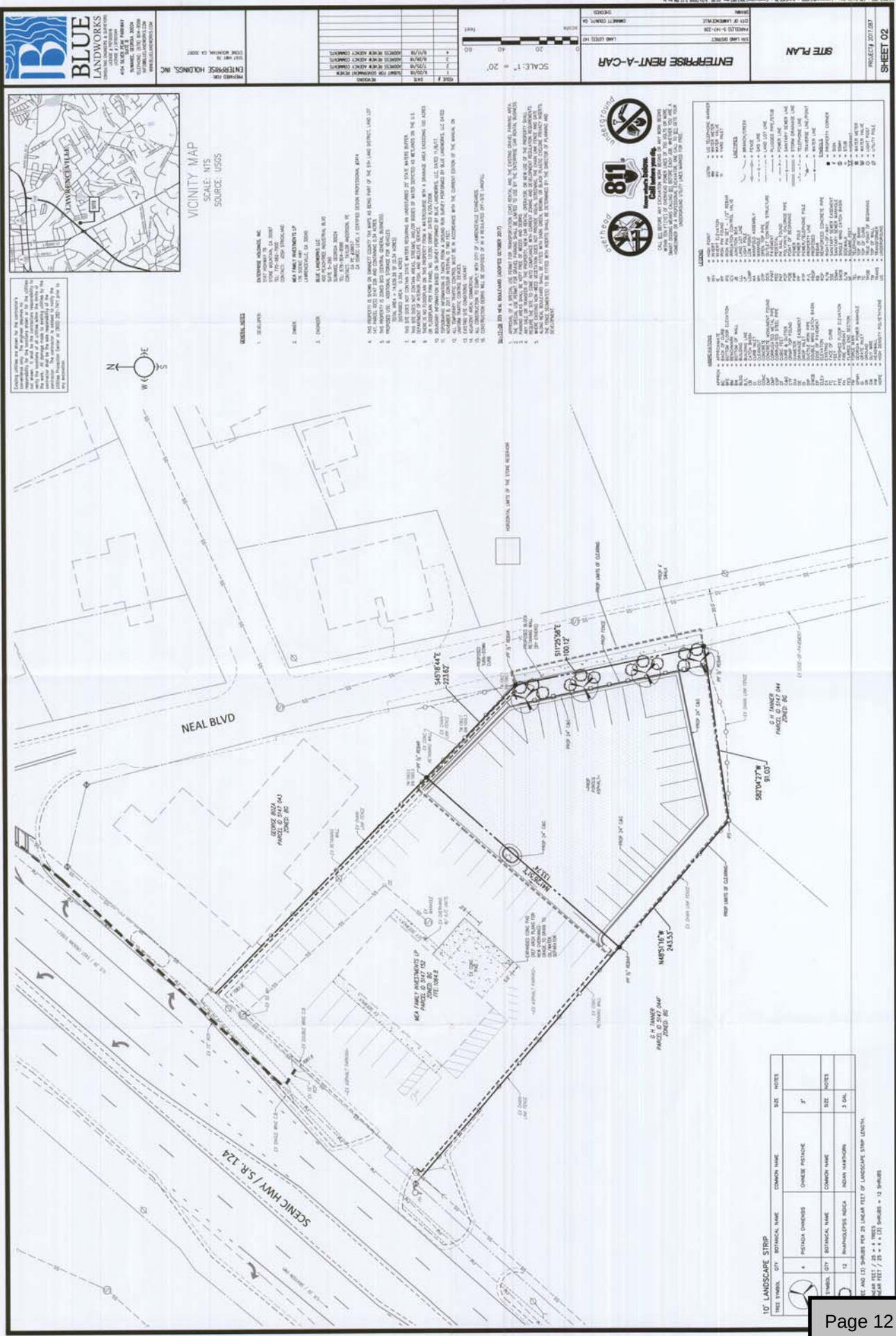
Josh Strickland
Enterprise Leasing Company of Georgia, LLC
Property Development & Facilities

Exhibit "B"

LEGAL DESCRIPTION OF PREMISES

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as 0.490 acres of land shown on a survey by McNally & Patrick, dated March 1, 2000, for Cidpro, Inc., recorded in Plat Book 84, Page 255, Gwinnett County, Georgia Records, which plat is incorporated herein by reference as a part of this description.

LESS AND EXCEPT from the above that certain tract of land containing approximately 120 square feet of right of way deeded to the State of Georgia by Right of Way Deed dated November 7, 2000, and recorded in Deed Book 21641, Page 60, Gwinnett County, Georgia Records, which deed is incorporated herein by reference



BLUE LANDWORKS
LANDSCAPE ARCHITECTS & PLANNERS
404 EAST 10TH STREET, SUITE 100
LAWRENCEVILLE, GA 30046
TEL: 770.962.1111
WWW.BLUELANDWORKS.COM

ENTPRISE HOLDINGS, INC.
10000 WILLOW CREEK, SUITE 100
LAWRENCEVILLE, GA 30046
TEL: 770.962.1111
WWW.ENTPRISEHOLDINGS.COM

SITE PLAN

ENTPRISE RENT-A-CAR

PROJECT: 2017.001

SHEET: 02

DATE: 10/10/17

SCALE: 1" = 20'

NEAL BLVD

SCENIC HWY / S.R. 124

VICINITY MAP

SCALE: NTS

SOURCE: USGS

ENTPRISE HOLDINGS, INC.

10000 WILLOW CREEK, SUITE 100

LAWRENCEVILLE, GA 30046

TEL: 770.962.1111

WWW.ENTPRISEHOLDINGS.COM

GENERAL NOTES

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10' LANDSCAPE STRIP

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ENTPRISE RENT-A-CAR

MEGA FAMILY PRACTICES LP

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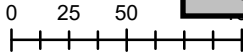
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SU-19-12**

**Applicant:
Enterprise Leasing Company
of Georgia LLC**

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SU-19-12

Applicant:
**Enterprise Leasing Company
of Georgia LLC**

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

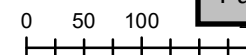
 HSB

 OI

 RM-12

 RMHR

 RS150



Item Attachment Documents:

2. SUP2019-00012; 655 Duluth Highway; Security Vault Works, Inc.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2019-00012; 655 Duluth Highway; Security Vault Works, Inc.

Department: Planning and Development

Date of Meeting: Monday, July 8, 2019

Applicant Request: Drive-up ATM

Presented By: Todd Hargrave

Summary: The applicant proposes to install a raised concrete island for a Wells Fargo Drive-up ATM in the parking lot in front of the GMC Resource Center.

Attachments/Exhibits:
SUP2019-00012 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER	SUP2019-00012
APPLICANT	SECURITY VAULT WORKS, INC.
CONTACT	MATTHEW KIGER
PHONE NUMBER	301.356.2494
ZONING CHANGE	-
LOCATION	655 DULUTH HIGHWAY
PARCEL ID	R7009 089
ACREAGE	7.56
PROPOSED DEVELOPMENT	FREESTANDING AUTOMATED TELLER MACHINE (ATM)
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

Per city records, the property has been zoned BG (General Business District) for at least 15 years.

ANALYSIS:

The applicant is requesting a Special Use Permit to allow the installation of a raised concrete island for a Wells Fargo Drive-up ATM in the parking lot in front of the Gwinnett Medical Center (GMC) Resource Center. The island would take the space of approximately 8 parking spaces on the south side of the parking lot, which would not affect the required number of parking spaces for the uses at the property. The ATM would be accessible from Hurricane Shoals Road to the east and Duluth Highway to the south.

According to the applicant's site plan, the ATM kiosk would be located on a raised concrete island. The island would include the ATM kiosk, a light post, bollards, and additional security measures. Per the applicant's submitted photograph, the proposed ATM would be composed of steel and high-density plastic framing and would have the Wells Fargo marketing colors of yellow and red, with the majority of the structure and largest bollard painted yellow. This design proposal for the ATM kiosk may not meet the quality aesthetic standards established by previous approval by the Council or the surrounding developments.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Medical Services Cluster. Policies in this character area emphasize uses and

structures that are complimentary to the medical industry, encouraging walkability and modern, innovative design features. In 2015, the city approved a Freestanding ATM Machine in a BG Zoning District on South Clayton Street pursuant to case SU-15-05. The conditions approved in that case set a precedent for higher aesthetic standards. As previously stated, the proposed aesthetics for this ATM may not be consistent with this precedent or the design standards of the other developments surrounding the property.

The surrounding area is zoned BG and characterized by commercial developments and medical services. To the north of the proposed development is the GMC Health Park, including the GMC Resource Center and two other medical centers. Adjacent properties to the west and south are developed as restaurants. Across Hurricane Shoals Road is another property zoned BG and developed as a shopping plaza with hair salons, a nail salon, and a laundromat.

The requested Special Use Permit may be inconsistent with the design standards set by the City Council for Freestanding ATM Machines within the city limits and with the surrounding properties. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-12:

Approval of Special Use permit for Freestanding Automated Teller Machine (ATM), subject to the following enumerated conditions:

1. Only one free-standing ATM may be installed per parcel.
2. The structure shall not exceed a height of twelve feet.
3. The structure shall be setback from any right-of-way at least as required by the BG zoning district.
4. A permanently installed trash receptacle shall be located within five feet of the structure which shall be maintained by the property owner.
5. The applicant will be required to construct the ATM in conformity with the design precedent set by the existing freestanding ATM on South Clayton Street and the surrounding medical services properties, as approved by the Planning Director.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *Yes.*
2. Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the Special Use Permit proposal result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.*
5. Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *No.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal? *Yes.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *N/A.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *None.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed Special Use Permit? *It is not suitable.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *N/A.*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *See comments above.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *Adequate sites are available elsewhere within the city.*
10. What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *See comments above.*



LAWRENCEVILLE

OFFICIAL CITY OF LAWRENCEVILLE

SPECIAL USE PERMIT APPLICATION

APPLICANT: Security Vault Works, Inc. PROPERTY OWNER: Hospital Authority of Gwinnett County
 ADDRESS: 122 Lafayette Ave. ADDRESS: 1000 Medical Center Blvd.
Laurel, MD 20707 Lawrenceville, GA 30046
 TELEPHONE NUMBER: 301-356-2494 TELEPHONE NUMBER: _____
 CONTACT PERSON: Matthew Kiger
 CONTACT PERSON PHONE NUMBER: 301-356-2494
 EMAIL: kigerm@swvinc.com

PROPERTY IN QUESTION

STREET ADDRESS: 655 Duluth Hwy.
 PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) R7 / 009 / 089
 PRESENT ZONING: BG General Business ACREAGE: 7.56

DESCRIBE PROPOSED SPECIAL

USE: Install a raised concrete island (20' X 4' X 6") for a Wells Fargo Drive-up ATM in the parking lot in front of the
GMC Resource Center.

Matthew Kiger 1-9-18
 SIGNATURE OF APPLICANT DATE

MATTHEW KIGER 1-9-18
 TYPED OR PRINTED NAME DATE

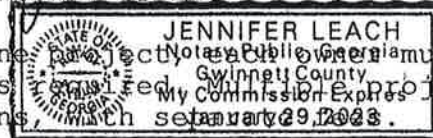
Michael C. Boblitz 4/28/2019
 SIGNATURE OF PROPERTY OWNER DATE

Michael C. Boblitz 4/26/2019
 TYPED OR PRINTED NAME DATE

Melinda F. Rhodes 1-9-18
 NOTARY PUBLIC, NORTH CAROLINA DATE
 MECKLENBURG COUNTY
 MY COMMISSION EXPIRES

Jennifer A. Leach 4/26/2019
 NOTARY PUBLIC DATE

* If there are multiple landowners for one project, each owner must file an application form, however only one fee is required. Projects with one owner, must file separate applications, with separate fees.



RECEIVED JUN 06

Page 22

SUP2019-00012

Security Vault Works

2007 Gateway Blvd
Charlotte, NC 28208
(704) 399-4166
kigerm@svwinc.com

June 6, 2019

To the City of Lawrenceville Planning & Development Department,

Security Vault Works and Wells Fargo Bank are requesting a special use permit for the property located at the following address, zoned BG (General Business):

655 Duluth Highway
Lawrenceville, GA 30046

The scope of the special use is as follows: *Install a raised concrete island (20' X 4' X 6") for a Wells Fargo Drive-up ATM in the parking lot in front of the GMC Resource center.*

Sincerely,

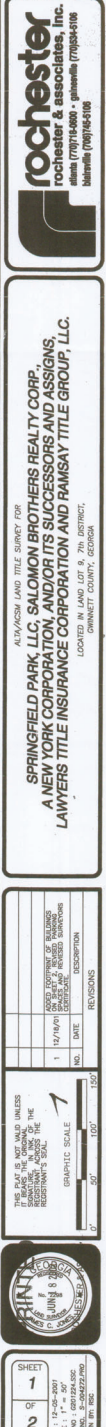


Matthew Kiger
Security Vault Works

2007 Gateway Blvd
Charlotte, NC 28208
(704) 399-4166
kigerm@svwinc.com

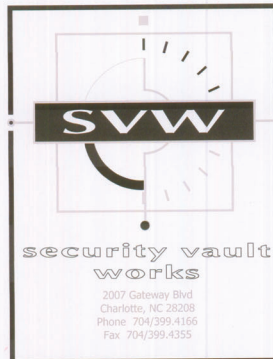
RECEIVED JUN 06 2019

SUP2019-00010



WELLS
FARGO

Wells Fargo - Gwinnett Medical Shopping Cen. REMOTE DRIVE-UP ATM INSTALLATION CONSTRUCTION DOCUMENTS



James M. Hamill
ARCHITECT

580 Decker Drive
Suite 170
Irving, Texas 75062
Phone 972/714.0420
Fax 972/714.0282

Local Address:

655 Duluth Hwy.
Lawrenceville, GA 30046

Developer/Applicant/Designer:

Tim Smith
Security Vault Works
2007 Gateway Boulevard
Charlotte, NC 28208
704-399-4166 Ext. 1514

Building Codes:

2012 International Building Code with 2014 Georgia Amendments
2011 National Electrical Code

Building Construction Type:

2B Unprotected non-combustible

Schedule of Drawings

GENERAL

C.1 - Cover Sheet

ARCHITECTURAL

A.1 - Plans and Elevations

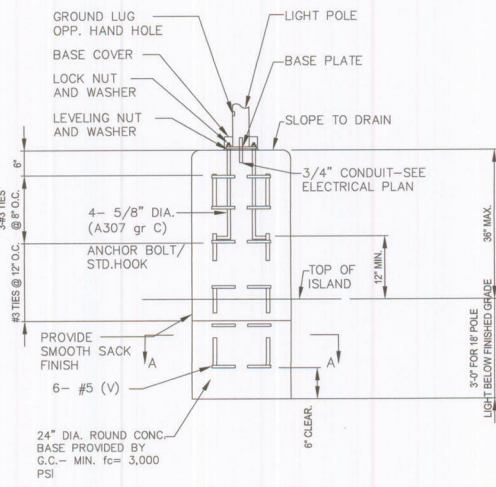
A.2 - Details

A.3 - Details

Site Location Map

Scale: NOT TO SCALE



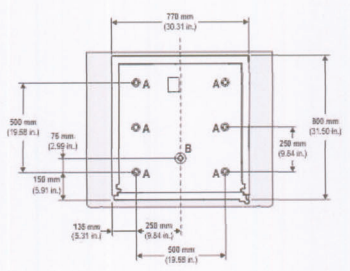


6/A.2 Light Pole Foundation Detail
Scale: 3/4" = 1'-0"

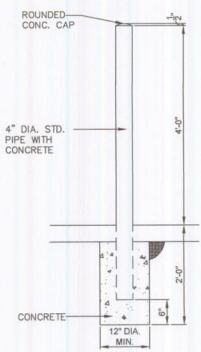


7/A.2 Light Pole Mounting Detail
Scale: 3/4" = 1'-0"

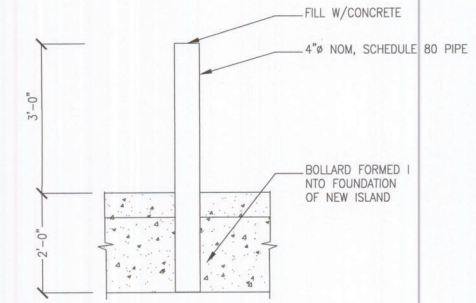
BOLT HOLES
The ATM should be bolted to the floor or plinth, through the holes marked 'A', using six bolts with anchor washers.
The hole marked 'B' enables a security sensor to be fitted.



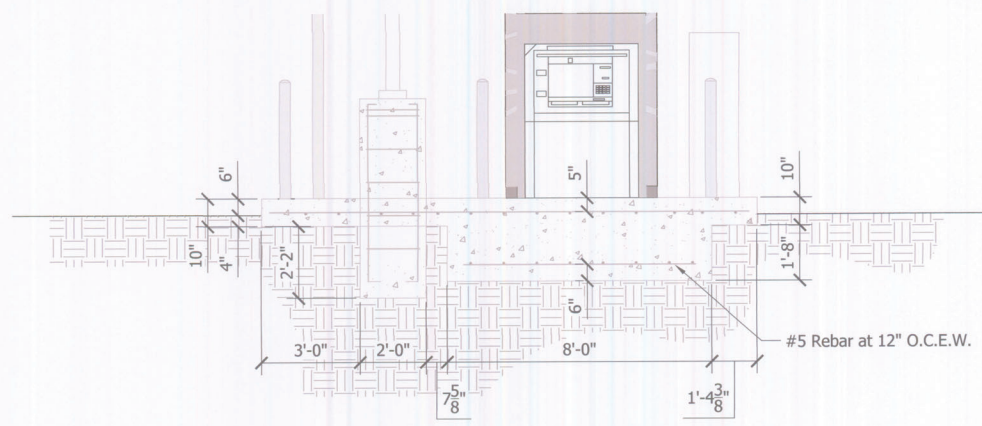
5/A.2 ATM Mounting Locations
Scale: 1" = 1'-0"



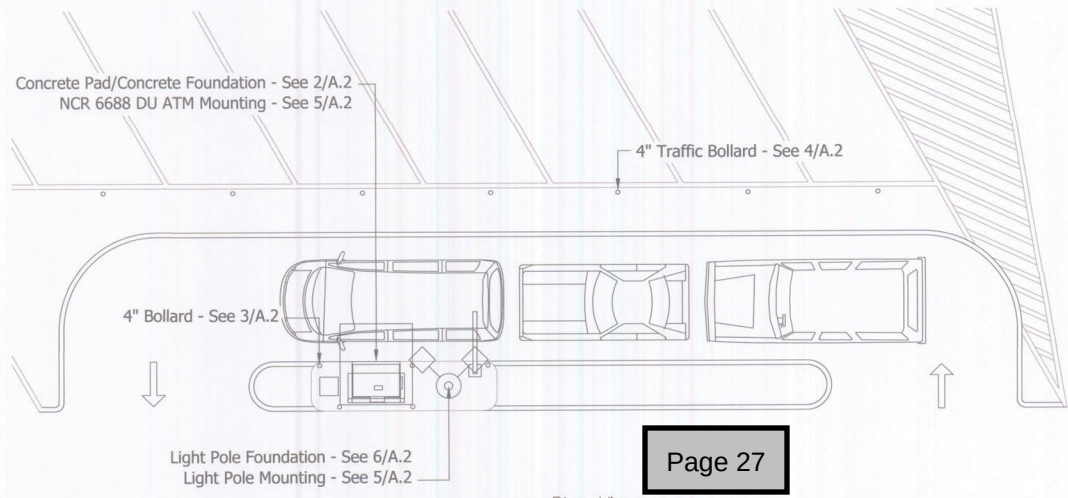
4/A.2 Traffic Bollard Detail
Scale: 3/4" = 1'-0"



3/A.2 Bollard Foundation Detail
Scale: 3/4" = 1'-0"



2/A.2 Concrete Foundation Plan
Scale: 1/2" = 1'-0"



1/A.2 Plan View
Scale: 3/8" = 1'-0"

Details

Wells Fargo - Gwinnett Medical Shopping Center
655 Duluth Hwy.
Lawrenceville, GA 30046

security vault works
2007 Gateway Blvd
Chamblee, GA 30348
Phone: 770/259-4100
Fax: 770/259-4200

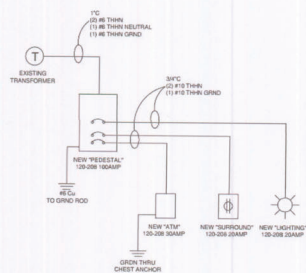
James M. Hamill
ARCHITECT
560 Decker Drive
Suite 100
Irving, Texas 75039
Phone: 972/714-0200
Fax: 972/714-0202

STATE OF GEORGIA
1/3/18

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Date: _____ Drawn By: _____
Revisions: _____
Drawing Number: **A.2**
SVW Project Number: 12-18-0004
Cad File Name: C-P2562

Pad Mount Base or (4) 5/8-11 X 18" Anchor Bolts Recommended

A.3 Scale: N.T.S.



SINGLE LINE DIAGRAM

PHASE, NEW				100 AMP			
120/208 VOLT 3PH 3 WIRE							
USE / AREA SERVED	CB	A	B	CB	USE / AREA SERVED		
MAIN	☒				NOT AVAILABLE		
DEDICATED ATM	☒	5			NOT AVAILABLE		
ATM ENCLOSED	☒	5	4.0		NOT AVAILABLE		
LIGHTING	☒	9	8.0		NOT AVAILABLE		
SPARE	☒	1			NOT AVAILABLE		
SPARE	☒	3			NOT AVAILABLE		
SPARE	☒	4			NOT AVAILABLE		
GENERAL USE SPARE	☒	7			NOT AVAILABLE		
GENERAL USE SPARE	☒	9			NOT AVAILABLE		
GENERAL USE SPARE	☒	9			NOT AVAILABLE		
			(EACH 4.0)		NOT AVAILABLE		

PANEL SCHEDULE

CIRCUIT #	DESCRIPTION	CALCULATED LOADS & CIRCUIT REQUIREMENTS	BREAKER SIZE	KVA	WIRE SIZE
5	DEDICATED ATM CIRCUIT HARDWIRED TO A2	16A-2 WIRE 120V	30 A	1.92	10AWG
7	(1) GEN PURPOSE DUPLEX (1) GFCI OUTLET L.E.D. SIGN LIGHTING	4.33A-2 WIRE 120V	20A	0.51	10AWG
9	L.E.D. AREA LIGHTING	6.48A-2 WIRE 120V	20A	0.776	10AWG

LOAD CALCULATIONS

Scale: N.T.S.

A.3 Scale: N.T.S.

NOTE: BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4

BRILLE DIMENSIONS	ATM BRILLE DECALS
DOT BASE DIAMETER	259-263
DISTANCE BETWEEN 2 DOTS IN THE SAME CELL	590-100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	241-300
DOT HEIGHT	425-537
DISTANCE BETWEEN CORRESPONDING DOTS	395-400

DRIVE THRU ATM IS EXEMPT FROM SECTION 707.2 (R.F. 309). CLEAR FLOOR SPACE & GROUND SPACE.
DRIVE THRU ATM IS EXEMPT FROM SECTION 707.3 (R.F. 309.2 & 309.3). OPERABLE REACH.
DRIVE THRU ATM MEETS SECTION 707.3 (R.F. 309.2). OPERABLE PARTS.
DRIVE THRU ATM MEETS SECTION 707.4. PRIVACY.
DRIVE THRU ATM MEETS SECTION 707.5. SPEECH OUTPUT.
DRIVE THRU ATM MEETS SECTION 707.5. INPUT.
DRIVE THRU ATM IS EXEMPT FROM SECTION 707.7.1. DISPLAY SCREEN.
DRIVE THRU ATM MEETS SECTION 707.7.2. DISPLAY CHARACTERISTICS.
DRIVE THRU ATM MEETS SECTION 707.8. BROWSE INSTRUCTIONS.

A.3 Scale: N.T.S.

A.3) Scale: N.T.S.

2. ALL WORK IS TO BE COORDINATED WITH THE REPRESENTATIVE.
3. FOR ELECTRICAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FURNISH AND INSTALL 2" CONDUIT FOR ELECTRICAL SERVICE FROM POWER SOURCE TO ATM. PROVIDE THE FOLLOWING POWER CIRCUITS PER ATM.
 - CKT1: DEDICATED/ISOLATED GROUND 20-AMP CIRCUIT (SINGLE-PHASE) FOR WU ATM and DEDICATED/ISOLATED GROUND 30-AMP CIRCUIT (SINGLE-PHASE) for DU
 - CKT2: STANDARD 20-AMP CIRCUIT (FOR ENCLOSURE OR SIGNAGE).
4. CONDUIT FOR LOW-VOLTAGE DEVICES AT THE ATM IS TO BE 3/4" MINIMUM. THIS MUST BE A STRAIGHT RUN (WHENEVER POSSIBLE) DIRECTLY TO THE PHONE CLOSET. DATA CABLE MAY SHARE A CONDUIT WITH THE ALARM/CAMERA WIRING.
5. THE DATA CABLE USED FOR THE ATM IS CATEGORY "5". THREE (3) CABLES ARE REQUIRED FOR ALL ATMS
6. LABEL BOTH ENDS OF EACH STATION CABLE. CLEARLY IDENTIFYING IS CABLE NUMBER ("A" AND CABLE NUMBER).
7. WIRING FOR THE SECURITY DEVICES IS TO BE:
 - ALARM: ONE 8 CONDUCTOR, 22 GAUGE UNSHIELDED CABLE
 - FRAUD CAMERA: CAT5
 - SURVEILLANCE CAMERA: 18-2 AWG & CAT6
8. CONDUIT TO TELCO FOR LOW-VOLTAGE ITEMS IS NOT REQUIRED FOR OFFSITE ATMS WHERE ALARM/CAMERA SYSTEMS WILL BE LOCATED IN THE ATM.



A.3 Scale: $1'' = 20'-0''$

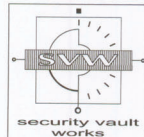
LOW VOLTAGE NOTES:

1. DATA LINES INSTALLED BY ELECTRICAL CONTRACTOR.
2. ALARM AND VIDEO LINES INSTALLED BY ELECTRICAL CONTRACTOR
3. 3 DATA LINES - CAT5e OR BETTER
4. 2 ALARM LINES - 22ga 6 CONDUCTOR STANDARD PLENUM
5. 2 VIDEO LINES - COAX 20 AWG SOLID BARE COPPER 16/30 STANDARD STRANDED BARE COPPER

Details

Wells Fargo - Gwinnett Medical Shopping Center

655 Duluth Hwy.
Lawrenceville, GA 30046



James M. Hamill
ARCHITECT
590 Decker Drive
Suite 170
Irving, Texas 75062
Phone: 972/754-0420
Fax: 972/754-0401



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Date: _____ Drawn By: _____

Revisions:

1	3
2	4

Drawing Number: **A.3**

SVW Project Number: 12-18-0

Cad File Name: C-P2562





*The City of Lawrenceville
Planning & Development*

Aerial Map and Surrounding Area File # SUP2019-0012

**Applicant: Security Vault
Works Inc.**

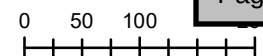
Tax Parcel ID: 7-009-089

Legend

-  Subject Property
-  Roads
-  Parcels



Page 30





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SUP2019-0012

**Applicant: Security Vault
Works Inc.**

Tax Parcel ID: 7-009-089

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 HSB

 OI

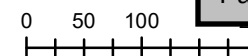
 LM

 RM-12

 RS150



Page 31



PHILIP BOULEVARD

HURRICANE SHOALS ROAD

DULUTH HIGHWAY

MALTBIE STREET

Item Attachment Documents:

3. RZC2019-00008; 1024 and 1026 Lawrenceville Highway; City of Lawrenceville



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2019-00008; 1024 and 1026 Lawrenceville Highway; City of Lawrenceville
Department: Planning and Development
Date of Meeting: Monday, July 8, 2019
Applicant Request: Rezone from BG to OI
Presented By: Todd Hargrave

Summary: The City of Lawrenceville request to rezone two parcels from BG (General Business District) to OI (Office Institutional District).

Attachments/Exhibits:
RZC2019-00008 Attachments

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT REZONING REPORT

CASE NUMBER	RZC2019-00008
APPLICANT	CITY OF LAWRENCEVILLE
CONTACT	TODD HARGRAVE
PHONE NUMBER	678.407.6563
ZONING CHANGE	BG TO OI
LOCATION	1024 AND 1026 LAWRENCEVILLE HIGHWAY
PARCEL ID	R5110 001, R5111 051
ACREAGE	+/- 3.72
SQUARE FEET	-
PROPOSED DEVELOPMENT	
DEPARTMENT RECOMMENDATION	APPROVAL

ZONING HISTORY

The property has been zoned BG since 1971.

PROJECT DATA

The city intends to rezone a 3.72-acre parcel assemblage from BG (General Business District) to OI (Office Institutional District) in order to transition the zoning district closer to residential zoning by decreasing the intensity of the uses. The subject properties are located on the south side of Lawrenceville Highway, east of its intersection with Johnson Road. The properties are currently developed with two buildings.

The 2040 Comprehensive Plan indicates the property lies within the Neighborhood Mixed Use Character Area. The character area is intended to provide centers for local services that are walkable from nearby residential areas. Future development in this area would be encouraged to create neighborhood-level services that can have connections to public gathering spaces and other similar uses.

This segment of Lawrenceville Highway is characterized by residential, office institutional, and commercial uses. Across the street to the north are properties zoned BG developed with a funeral home and a place of worship. Adjacent to the east are properties zoned OI. One is wooded and undeveloped, and the second property is developed with a medical office.

Adjacent to the south are properties zoned RS150 developed with single-family dwellings. To the west is a property developed with a dwelling, zoned BG. The intent of the OI zoning classification is to provide a wide range of office and institutional establishments, without diminishing the residential character of this segment of Lawrenceville Highway. Therefore, the proposed rezoning may be considered consistent with the 2040 Comprehensive Plan.

The property is located in the Neighborhood Mixed Use Character Area and the request may be consistent with the recommendations of the 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommendation is for **APPROVAL** of this request.

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

The Water Department has no water lines at tax parcels R5111 001 and R5111 051. Demands imposed by a proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Gwinnett County Water Resources has a water line located at these two parcels.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Approval as OI (Office/Institutional District) for professional offices, subject to the following enumerated conditions:

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

- A. Professional offices and other uses permitted in the OI Zoning District.
- B. The structure must in architectural conformity to the single-family residence theme.
- C. All parking and driveway surfaces shall be paved to City standards.
- D. Ground signage shall be limited to three (3) feet in height, and 15-feet maximum square footage. Must submit an application to the Planning and Development Department.
- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The proposed zoning is a transitional zoning from commercial to less intense uses that will not change the character of the neighborhood.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *It is suitable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property is at a location that helps to transition from higher intensity uses to lower intensity uses, such as residential.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *There is currently no proposed use at this property.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: CITY OF LAWRENCEVILLE	NAME: SAME AS APPLICANT
ADDRESS: 70 S. CLAYTON ST	ADDRESS:
CITY: LAWRENCEVILLE	CITY:
STATE: GA ZIP: 30046	STATE: ZIP:
CONTACT PERSON: TODD HARGRAVE PHONE: 678.407.6563	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: IO PARCEL NUMBER(S): R5110 001, R5111 051 ACREAGE: +/- 3.72 ADDRESS OF PROPERTY: 1024 AND 1026 LAWRENCEVILLE HIGHWAY	

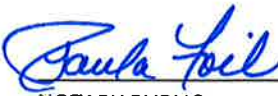

SIGNATURE OF APPLICANT DATE

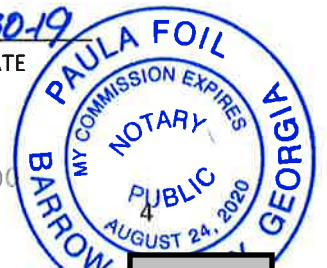

SIGNATURE OF OWNER DATE

TODD HARGRAVE
TYPED OR PRINTED NAME

CITY OF LAWRENCEVILLE
TYPED OR PRINTED NAME


Kimberly Bailey 5/30/19
NOTARY PUBLIC DATE


Paula Foil 5-30-19
NOTARY PUBLIC DATE


PAULA FOIL
MY COMMISSION EXPIRES
NOTARY PUBLIC
AUGUST 24, 2020

70 S. Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

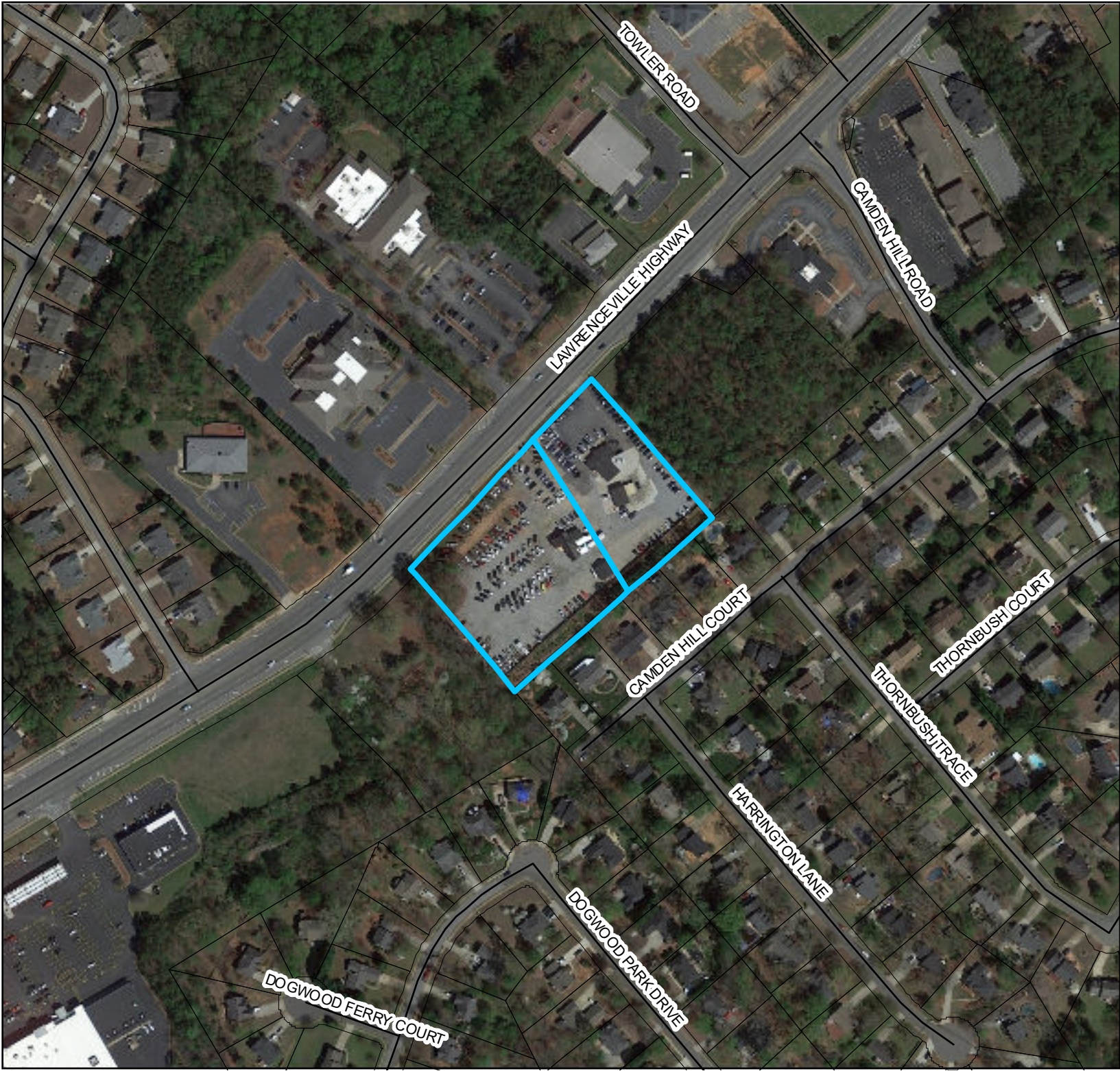
GEORGIA

May 30, 2019

City of Lawrenceville
PO Box 2200
Lawrenceville, Ga 30046

The City of Lawrenceville intends to rezone tax parcel R5111 001 and R5111 051 (+/- 3.72 acres) from BG (General Business District) to OI (Office Institutional District).

Todd Hargrave
Director, Planning and Development Department
678.407.6563
Todd.hargrave@lawrencevillega.org



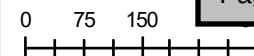
The City of Lawrenceville
Planning & Development

Legend

-  Subject Properties
-  Roads
-  Parcels



Page 41





The City of Lawrenceville
Planning & Development

Legend

 Subject Properties

 Roads

 Parcels

ZONING

 BG

 OI

 RS150



Page 42

