



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, October 14, 2019
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

1. [RZR2019](#)-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham

New Business

2. [SUP2019](#)-00020; Bryan Mathews, 323 East Crogan Street
3. RZC2019-00009; Sam Sims; 330 Buford Drive

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.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: OLD BUSINESS

Item: RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham

Department: Planning and Development

Date of Meeting: Monday, October 14, 2019

Applicant Request: Rezone from RM-12 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Table to the October 14, 2019 meeting

Summary: The applicant is requesting the rezoning of approximately 14.5 acres from RM-12 to RM-8 for the development of 116 townhomes. The applicant is also requesting a special use permit to allow front entry for 92 of the units.

Attachments/Exhibits:
RZR2019-00003 & SUP2019-00019 Attachments

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

CASE NUMBER	RZR2019-00003 & SUP2019-00019
APPLICANT	TPA ACQUISITIONS 1, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	RM-12 TO RM-8
LOCATION	138 PAPER MILL ROAD
PARCEL ID	R5174 027
ACREAGE	14.48
PROPOSED DEVELOPMENT	116-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

The property has been zoned RM-12 (General Residence, 3,600 Square Foot District) since 1970. In 2019, the City of Lawrenceville Zoning Ordinance was amended by deleting Article VII, Section 7.5, RM-12 (General Residence, 3,600 Square Foot District) in its entirety and replacing with Article VII, Section 7.5, RM-12 (General Residence District) and adding section 7.5.01, RM-8 (General Residence, Townhouse District).

PROJECT DATA:

The applicant requests rezoning of a 14.5-acre parcel from RM-12 (General Residence District) to RM-8 (General Residence, Townhouse District) zoning, along with a Special Use Permit to allow front entry units. The subject property is located along the northern right-of-way of Paper Mill Road east of its intersection with East Crogan Street. The property is developed with a single-family dwelling and accessory structures with undisturbed wooded areas in the rear. Access to the development would be via one main entrance on Paper Mill Road.

The applicant proposes to construct a 116-townhouse community with associated amenities, driveways and parking. The development would consist of attached townhomes with a maximum of eight units in each building. They would provide on-street parking. Rear entry units would have access to the public street via the required alley. The applicant proposes one-car garages, which do not meet the minimum two-car garage requirement. The zoning district requires 22-foot wide units. Per the letter of intent, all units would be 20 feet wide, which does not meet the minimum requirements. Additionally, in lieu of all units having views to community open spaces, the applicant intends to provide a pool and cabana towards the entrance and common areas that may be considered pocket parks throughout the development. The site plan indicates that there would be one stormwater management area on the southeast corner of the property, and a proposed undisturbed common area on the north end of the property. The entrance to the development would have an acceleration lane and deceleration lane that may need additional review by the Engineering Department. Additionally, the side setback shown in the site plan is not consistent with the dimensional requirements in the RM-8 zoning district. The proposed development may require multiple variances if approved as submitted to the Planning and Development Department on August 5, 2019.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes. However, the proposed development does not meet the minimum requirements of the RM-8 zoning district and the overall intent of the zoning district, which is to have buildings oriented towards the street, with limited parking in the front, and to have high architectural standards.

The surrounding area is characterized by single-family and multifamily developments along this segment of Paper Mill Road. Immediately to the north of the subject property is a multifamily development zoned RM-12. Adjacent to the east are the Alexander Mill apartments zoned RM-12. To the south across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few multifamily developments. Immediately to the west is a property zoned BG (General Business District).

The proposed development does not meet the intent of the Zoning Ordinance and would require multiple variances to allow encroaching into setbacks, smaller units, reduced parking, and reduced vistas. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

Schedule a pre-design consultation with the Engineering Department to discuss how the City's Stormwater management requirements can be met.

All Development Regulations must be met.

ELECTRIC DEPARTMENT

The electric utilities internal to the development must be placed underground.

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units. There will be a \$2,000 per unit fee for electric service.

The developer will be required to pay the lighting costs for this development, \$400 fee per light installation.

GAS DEPARTMENT

There is an existing 4" plastic gas main on the ROW of this property. It has ample capacity to serve the units proposed. The gas main would be installed at no cost and gas services would have to be applied for separately on our website under the "gas tap application". If the required mix of appliances is met with gas, then the tap would also be free. Additional information is available on the gas tap application.

There is also an existing house on the property with gas service. This would need to be requested to kill, if needed.

WATER DEPARTMENT

The Water Department has a 12-inch ductile iron water line located on Paper Mill Road and will provide water service for this development.

Fire hydrants will not be allowed to be installed on a water line less than 8 inches.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards (City requirement) 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.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00003:

Approval as RM-8 (General Residence, Townhouse District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The electric utilities internal to the development must be placed underground.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00019:

Approval of Special Use for three front entry units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of front entry units shall be 92.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

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?** *Yes.*
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 development does not meet the minimum standards for the RM-8 zoning district.*

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 but does not meet the Zoning Ordinance requirements.*
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?** *The property is at a location that makes the development viable pending requirements being met.*
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 meets the intent of the character area but does not conform with the Zoning Ordinance.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *RM-8 is the only district that allows townhomes.*
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)?** *Not suitable.*

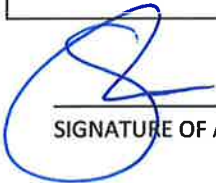


LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

 8/1/19
SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



Regina E. Garvin 8/1/19
DATE

RZR2019-00003

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple—see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

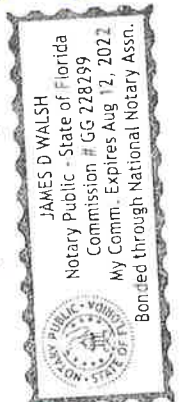
Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Jennifer M. Bird
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



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

12R2014-00003
SUP 2014-00



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Patricia A. Kennedy
SIGNATURE OF OWNER

7/25/19
DATE

Patricia A. Kennedy

TYPED OR PRINTED NAME

Amanda Mosley
NOTARY PUBLIC

7/25/19
DATE



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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Debra L. Cagle

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Masley 7/25/19



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

22R2019-00-003
SUP2019-00018



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Williams David Cale 7-25-19
SIGNATURE OF OWNER DATE

Williams David Cale
TYPED OR PRINTED NAME

Amanda Mosley 7/25/19
NOTARY PUBLIC DATE



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

22P-2019-00003
84P2019-00003



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Patricia Ann Cagle Kennedy 7/25/19

SIGNATURE OF OWNER DATE

Patricia Ann Cagle Kennedy, as Executor under the Will of Williams C. Cagle, Jr.

TYPED OR PRINTED NAME

Amanda Mosley 7/25/19

NOTARY PUBLIC DATE



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

R2R2019-00003
SUP2019-00003

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF TPA ACQUISITIONS 1, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Special Use Permit Applications on behalf of TPA Acquisitions 1, LLC (the "Applicant") to request the rezoning to the RM-8 zoning classification of an approximately 14.5-acre tract (the "Property") situated along the north side of Paper Mill Road just east of its intersection with East Crogan Street (State Route 8, U.S. Route 29). The Property is currently zoned RM-12. The Property is surrounded on all sides by land zoned either RM-12, O-I, or BG. To the east and north are additional multi-family and single-family residential developments on land zoned RS-150, RM-4, and RZT in unincorporated Gwinnett County. To the south across Paper Mill Road are existing townhome and single-family attached residential communities as well as the Pine Valley mobile home park. To the west is a mix of commercial and office and commercial uses along Stanley Court and East Crogan Street. Accordingly, the area is generally mixed-use in character and already has a diverse mix of housing types.

The Applicant proposes to develop a single-family residential community, including 116 attached single-family townhomes under the RM-8 zoning classification with a special use permit for front-entry units. The proposed development would have a density of approximately 8.0 units per acre as required by the 2005 Lawrenceville Zoning Ordinance (the "Ordinance"). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The Property is currently zoned RM-12 and the proposed downzoning represents a lower density than could be developed on the Property under its current zoning classification. The proposed development includes an attractive mix of front and rear-entry homes with a front width of 20 feet. Front and rear-entry homes would each have one-car garages with rear-entry units having access from private alleys. The proposed community would also include a pool, cabana, and areas of pocket parks and other

open space. The proposed development also includes sidewalks on both sides of the streets creating a walkable environment and would also connect to existing sidewalks on Paper Mill Road enhancing the walkability of that corridor. Residents would have convenient access to Rhodes Jordan Park via such existing sidewalks and established, striped, and signalized pedestrian crossings on East Crogan Street.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 1st day of August, 2019.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175, of the 5th District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set at the intersection of the North line of Land Lot 175 with the south right-of-way line of Lawrenceville Highway (U.S. Highway 29), said land lot line also being the South line of Land Lot 178 thence South 29 degrees 01 minutes 38 seconds East along the common land lot line of Land Lots 175 and 178, 216.62 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East 178.77 feet to a point; THENCE South 07 degrees 09 minutes 58 seconds 50.80 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 29 degrees 01 minutes 38 seconds East a distance of 860.51 feet to a point;
THENCE North 60 degrees 58 minutes 22 seconds East a distance of 150.00 feet to a point;
THENCE South 29 degrees 01 minutes 38 seconds East a distance of 111.00 feet to a point;
THENCE along a curve to the left for an arc length of 75.58 feet, having a radius of 40.00 feet, being subtended by a chord bearing South 11 degrees 03 minutes 32 seconds East, for a distance of 64.83 feet to a point;

THENCE South 60 degrees 19 minutes 55 seconds West a distance of 100.01 feet to a point;
THENCE South 29 degrees 01 minutes 38 seconds East a distance of 150.01 feet to a point;
THENCE South 31 degrees 28 minutes 18 seconds East a distance of 187.00 feet to a point;
THENCE South 67 degrees 09 minutes 13 seconds West a distance of 292.41 feet to a point;
THENCE South 06 degrees 11 minutes 08 seconds West a distance of 26.17 feet to a point;
THENCE North 88 degrees 23 minutes 04 seconds West a distance of 125.00 feet to a point;
THENCE South 05 degrees 10 minutes 49 seconds East a distance of 125.00 feet to a point;
THENCE North 87 degrees 05 minutes 36 seconds West a distance of 397.57 feet to a point,
THENCE North 07 degrees 24 minutes 38 seconds East a distance of 310.05 feet to a point;
THENCE North 88 degrees 32 minutes 22 seconds West a distance of 100.00 feet to a point;
THENCE North 07 degrees 24 minutes 38 seconds East a distance of 1120.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 14.5 acres more or less.

20' REAR ENTRY, SINGLE CAR GARAGE TOWNHOME



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

20' FRONT ENTRY, SINGLE CAR GARAGE TOWNHOME

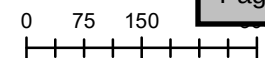




The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*
**Location Map and
Surrounding Zoning**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 ON

 OI

 LM

 RM-12

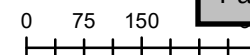
 RM-M

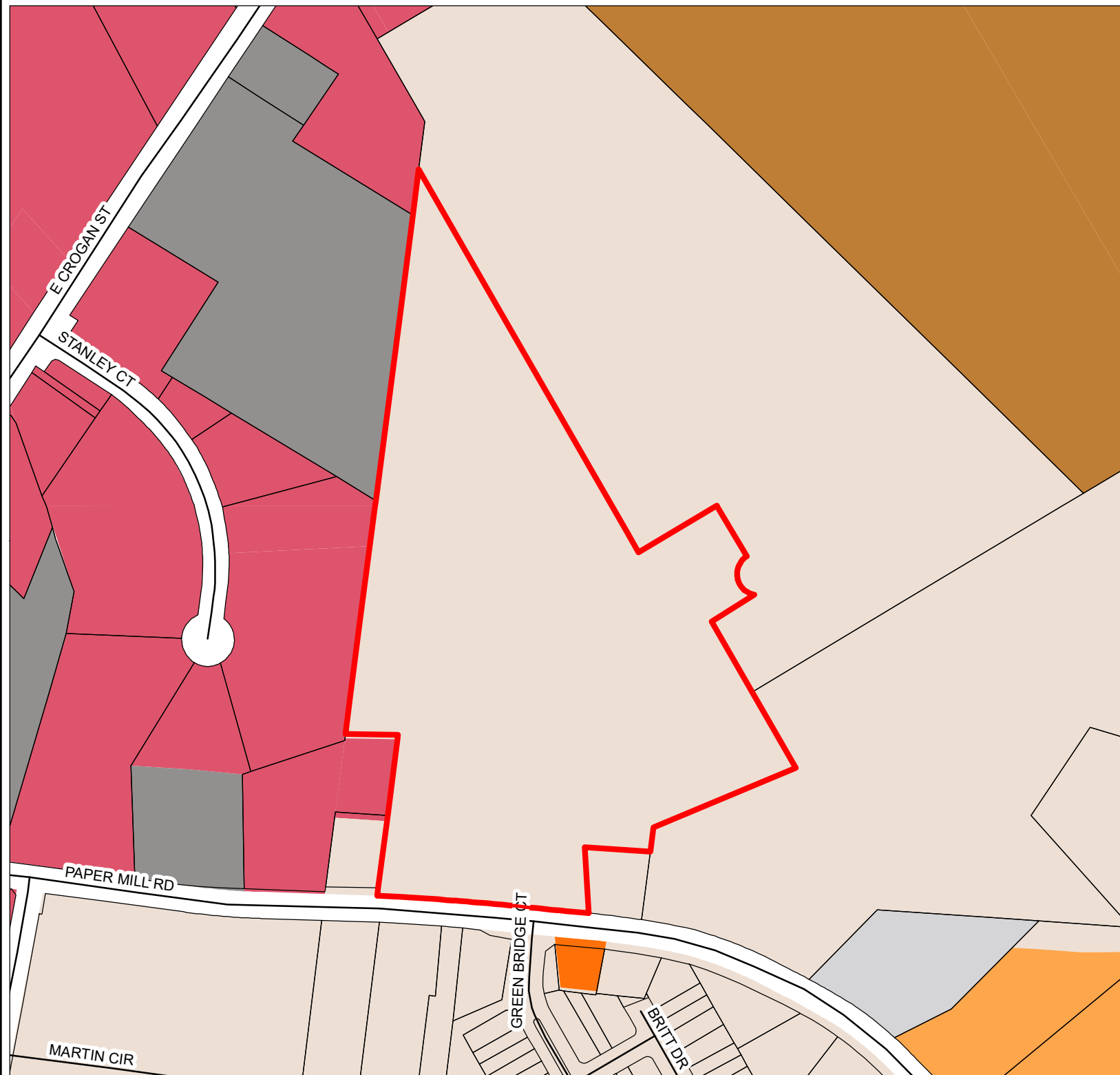
 RS150

 RS60



Page 24

0 75 150






LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2019-00016; 566 West Pike Street; Anthony Brown

Department: Planning and Development

Date of Meeting: Monday, October 14, 2019

Applicant Request: New and Used Automobile and Pick up Sales Dealership

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of a proposed commercial retail development.

Attachments/Exhibits:

SUP2019-00020 Report
SUP2019-00020 Attachments

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

CASE NUMBER	SUP2019-00020
APPLICANT	WILLIAM B. MATHEWS
CONTACT	BRYAN MATHEWS
PHONE NUMBER	404.308.5669
ZONING CHANGE	-
LOCATION	323 EAST CROGAN STREET
PARCEL ID	R5178 032
ACREAGE	1.69
PROPOSED DEVELOPMENT	SPECIAL EVENTS FACILITY

DEPARTMENT RECOMMENDATION APPROVAL WITH CONDITIONS

ZONING HISTORY: The property has been zoned BG (General Business District) since 1985.

PROJECT DATA:

The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of a proposed commercial retail development. The property is a 1.69-acre parcel, zoned BG (General Business District), located along the southern right-of-way of East Crogan Street, just east of Stanley Court. The property is undeveloped and consists of a single vacant structure and wooded areas.

The applicant is proposing to construct a commercial building with an upper and lower level, associated driveways and parking. The proposed development would include a grocery store, restaurant, and various retail uses. The proposed Special Events Facility would be located on the lower level, providing services for wedding receptions, seminars, holiday events, and business meetings. Stairwells, elevators and lift platforms for access to the lower level are proposed as part of this development. Access to the property would be provided via a proposed curb-cut along East Crogan Street. All associated parking would be located in front of the building.

The 2040 Comprehensive Plan and Future Development Map indicate the property is within the Neighborhood Mixed Use Character Area. Policies for this area are intended to provide walkability and services for nearby existing residential uses. Therefore, the proposed Special

Use Permit may result in a development and use considered consistent with the intent of the 2040 Comprehensive Plan.

In conclusion, the requested Special Use Permit for a Special Events Facility, at a proposed commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along the East Crogan Street corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

Three-phase and single-phase electric power is available at this location.

The customer will be required to pay a contribution-in-aid-to construction for the electric material and installation.

The cost will be determined once the transformer size is identified.

GAS DEPARTMENT

The gas department currently has a gas main in front of this location on the right-of-way that has ample capacity to serve the mentioned project. If gas is needed the applicant will need to fill out a tap application on the gas department's section of the City's website and give gas load requirements for sizing of equipment. There may be costs associated with this, depending on load size.

WATER DEPARTMENT

The City has 12-inch ductile iron water main on East Crogan Street. Water may be supplied.

DAMAGE PREVENTION DEPARTMENT

It is the applicant's responsibility to ensure that all existing underground utilities within the limits of the work are located prior to any excavation activities. The Georgia Utility Facility Protection Act (GUFPA) mandates that before starting any mechanized digging or excavation work, you must contact Georgia 811 at least 48 hours but no more than 10 working days in advance to have utility lines marked. This law covers activities such as excavation, tunneling, grading, boring, demolition or any similar work – even on private property.

CODE ENFORCEMENT

From 2016 to 2018, nine Notice of Violations were issued for multiple violations, which includes; abandoned vehicles commercial signage, outdoor storage, parking-related issues, trash and debris, and yard sales.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00020:

Approval of Special Use Permit for a Special Events Facility subject to the following conditions:

1. The property shall be developed in general accordance with the submitted site plan, dated September 9, 2019, 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.
2. 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.
3. 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.
4. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
5. Outdoor storage shall be prohibited.
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 1
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?** *The property is at a location that makes the development viable.*
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 meets the intent of the character area.*
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)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>William Bryan Mathews</u>	NAME: <u>Rigoberto Garcia</u>
ADDRESS: <u>P.O. Box 702</u>	ADDRESS: <u>276 E. Crogan Street</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>Georgia</u> ZIP: <u>30046</u>
PHONE: <u>404-308-5669</u>	PHONE: <u>678-812-9306</u>
CONTACT PERSON: <u>Bryan Mathews</u> PHONE: <u>404-308-5669</u>	
CONTACT'S E-MAIL: <u>bryan.mathews_fma@charter.net</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>1.69 Acres</u>	
PARCEL NUMBER(S): <u>5-178-032</u>	
ADDRESS OF PROPERTY: <u>323 East Crogan Street, Lawrenceville, Georgia 30046</u>	
PROPOSED SPECIAL USE: <u>Assembly Hall</u>	



William Bryan Mathews 6/11/2019
SIGNATURE OF APPLICANT DATE
William Bryan Mathews
TYPED OR PRINTED NAME

Gay Betty Bradley 6/11/19
NOTARY PUBLIC DATE
Gay Betty Bradley

Rigoberto Garcia 6-11-19
SIGNATURE OF OWNER DATE
Rigoberto Garcia
TYPED OR PRINTED NAME



Gay Betty Bradley 6/11/19
NOTARY PUBLIC DATE
Gay Betty Bradley

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

Ringo Abernathy & Associates

Friday, September 06, 2019

SUP Letter of Intent

Subject Property
323 East Crogan Street
Lawrenceville GA 30046

Owner
Rigoberto Garcia
El Arcoiris Restaurant
276 East Crogan Street, Suite 102
Lawrenceville Georgia 30046
770-963-2335

Project Description / Proposed Development
Main Floor - Commercial Retail + Restaurant + Grocery Store
Lower Level - Event Hall + Private Storage
Two Story Commercial Building
Restaurant, Grocery Store and Commercial Retail Lease Spaces on the Main Level
Event Hall on the Lower Level
Tax Parcel # 5178 032
Surveyed Area 1.69-Acres
Zoning BG

The subject SUP Application is to Request Approval from the City of Lawrenceville to allow for an Event Hall Use that would apply to part of the lower level of the proposed Two-Story Commercial Building.

The Event Hall would be a private assembly space operated by the owner of El Arcoiris Mexican Restaurant. Said Restaurant will be located on the main floor above the Event Hall + Storage Area on the Lower Level. Private assembly functions such as weddings receptions, seminars, holiday events, business meetings, etc. will be the purpose of the Event Hall.

Parking and access to the lower level Event Hall and Storage Area will be provided from the main level through stairs and elevators. All parking will be on the main level parking lot out in front of the building. There will be a limited access service drive down to the lower level which is located on the east side of the proposed building. The service drive will be limited to cars, and small and medium size delivery box trucks and for utility service vehicles.

The Main Level of the building will have a 10-ft wide pedestrian service platform attached to the back of the building. The service platform will provide pedestrian service access to the main floor spaces that will have back doors that open onto the service platform. There will be stairwells, elevators and lift platforms for access to the lower level on the outside of the building.

Proposed Floor Area Breakdown
Total Gross Building Area = 29,195-sf
The Gross Main Floor Building Area = 15,660-sf
The Gross Lower Level Building Area = 13,535-sf
The Net Lower Level Event Hall Net Area = 6,150-sf
The Net Lower Level Storage Area = 7,250-sf

Ringo Abernathy & Associates

The development will be served by City of Lawrenceville Utilities for Gas and Water. Sanitary Sewer will be tied onto Gwinnett County Sewer which is located out in front of the site within the R/W of East Crogan Street.

We hereby refer to our survey and proposed site plan for the subject Commercial Development project.

If any further information is needed for the subject SUP Application, please don't hesitate to contact me.

Thank you kindly for your help and consideration.

Respectfully yours,
Bryan

Bryan Mathews
Cell 404-308-5669
Email bryan.mathews_fma@charter.net
Project Manager
Ringo Abernathy & Associates
174 Dacula Road
Dacula, GA 30019
770-962-5456

Cc Rigoberto Garcia
Guy Abernathy, P.E.
Kevin Ringo, R.L.S.

Legal Description

All that tract or parcel of land lying and being in Land Lots 178 & 179, 5th District, Gwinnett County, Georgia. Being more particularly described as follows.

To find the True Point of Beginning; Commence at the Point formed by the intersection of the Southerly R/W line of East Crogan Street with the Land Lot Line Between Land Lots 175 and 178. From the True Point of Beginning proceed in a clockwise direction through the following Metes and Bounds.

Proceed Thence N35d42'46.6829"E, 27.55' to a point.

Thence along an Arc to the left 173.44' to a point; said Arc having a Radius of 6,744.76' and being subtended by a Chord bearing of N 35d55'15.7847" E with a Chord Distance of 173.44' to a point.

Thence S70°44'51"E, 145.08' to a point.

Thence S45°31'44"E, 190.95' to a point.

Thence S60°30'09"W, 306.25' to a point.

Thence S59°32'54"W, 25.11' to a point.

Thence N29d26'0.0705"W, 209.32' to a point and back to the Point of Beginning.

Said Parcel Contains 1.69-Acres

Parcel # 5178 032

1.69-Acres

323 East Crogan Street

Lawrenceville, Georgia 30046



The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # SUP2019-00020

Applicant: William Matthews

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File # SUP2019-00020**

Applicant: William Matthews

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 OI

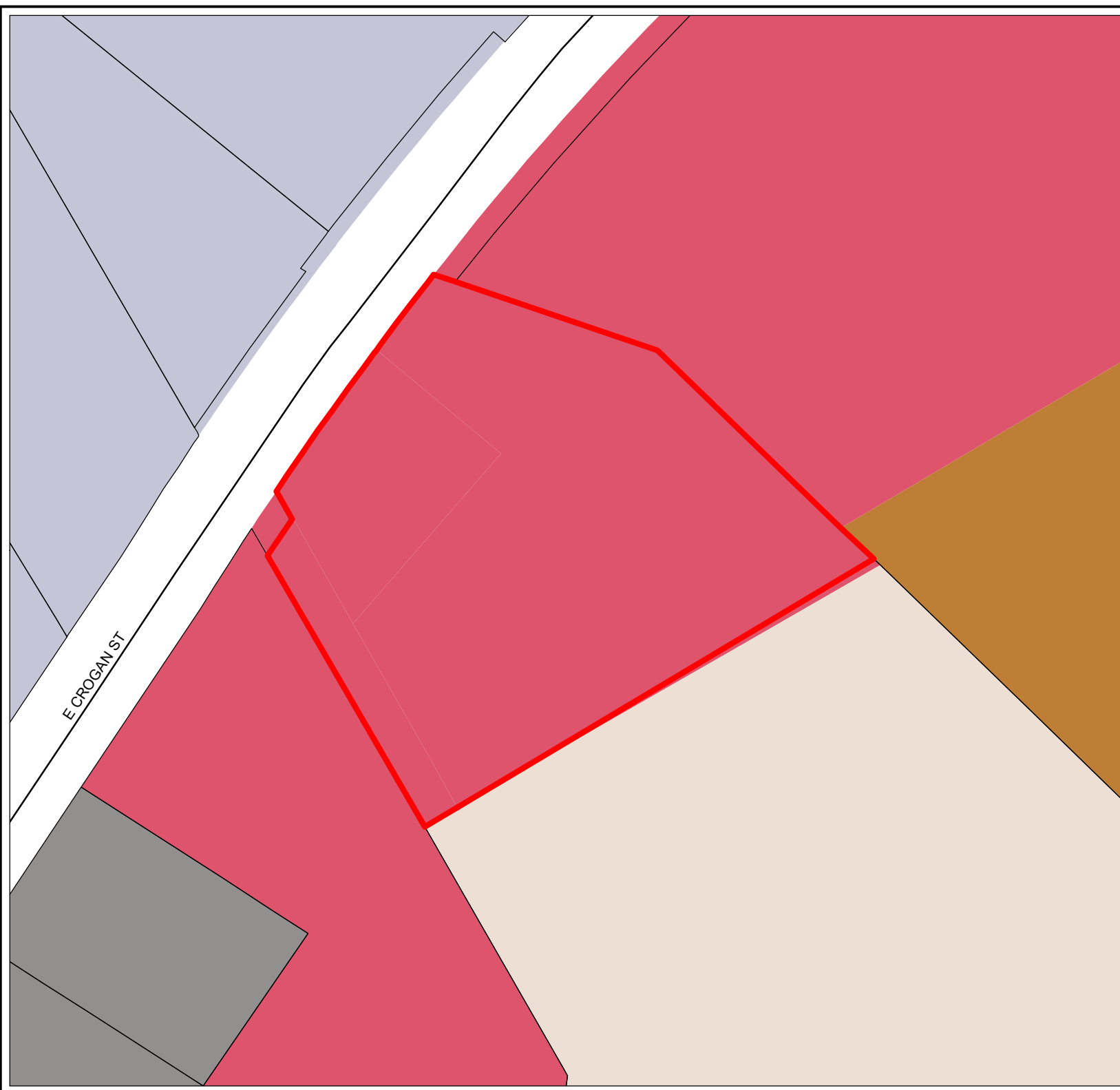
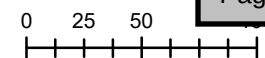
 LM

 RM-12

 RM-M



Page 37





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2019-00009; Sam Sims; 330 Buford Drive

Department: Planning and Development

Date of Meeting: Monday, October 14, 2019

Applicant Request: New and Used Automobile and Pick up Sales Dealership

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 0.22-acre parcel from RM-12 to BG (General Business District) to use the existing structure as a hair salon. The subject property is located along the western right-of-way of Buford Drive, just south of its intersection with the North Clayton Street and Industrial Park Drive intersection.

Attachments/Exhibits:
SUP2019-00020 Report
SUP2019-00020 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT**

CASE NUMBER	RZC2019-00009
APPLICANT	SAM SIMS
CONTACT	KIM WATKINS
PHONE NUMBER	678.200.8821
ZONING CHANGE	RM-12 TO BG
LOCATION	330 BUFORD DRIVE
PARCEL ID	R5176 099
ACREAGE	0.22
SQUARE FEET	9,500
EXISTING DEVELOPMENT	HAIR SALON
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY

Prior to 1987, the subject property was zoned RM (Residential Multifamily District). The property has been zoned RM-12 (GENERAL RESIDENCE, 3,600 SQUARE FOOT DISTRICT*), since 1987.

PROJECT DATA

The applicant requests the rezoning of an approximately 0.22-acre parcel from RM-12 to BG (General Business District) to use the existing structure as a hair salon. The subject property is located along the western right-of-way of Buford Drive, just south of its intersection with the North Clayton Street and Industrial Park Drive intersection. The property is currently developed with one building and parking at the rear of the property.

The 2040 Comprehensive Plan indicates the property lies within the College Corridor Character Area. This character area encourages the development of neighborhood-level services intended to support potential growth within the corridor. The proposed rezoning could be compatible with the intent of the 2040 Comprehensive Plan, which is to provide services and housing that appeal to those wanting to live along the proposed College Corridor.

The area surrounding consists of a variety of commercial, multifamily residential and industrial uses. Nearby properties along and across Buford Drive are developed with

automobile-related services, bail bond services and industrial uses located beyond the corridor. To the north is a vacant undeveloped property zoned BG. To the west is a BG zoned property, currently used for legal nonconforming residential purposes. To the south are vacant undeveloped properties zoned RM-12 and BGC (Central General Business District). To the east, across Buford Drive, are commercial and industrial uses. If properly conditioned, the request for rezoning to allow the use of a hair salon could be consistent with the established zoning pattern in the immediate area, and more importantly consistent with the intent of the long-range plans for the Buford Drive corridor.

In conclusion, the property has been used as various legal non-conforming commercial uses over the years and if approved, the request could bring the site into compliance with the City's regulations and may become compatible with the intent of the policies of the 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommendation is for **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

The City has 12-inch ductile iron water main on Buford Drive at this location and water can be supplied.

CODE ENFORCEMENT

In 2014, the subject property was cited for illegal signage and parking on an unpaved surface.

In 2016, the subject property was cited for a prohibited use (outdoor storage).

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Approval as BG (General Business District) subject to the following enumerated conditions:

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

1. To allow uses permitted in the BG Zoning District.
2. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
3. The existing structure shall be brought into compliance with the minimum building codes as set by Article VIII of the Zoning Ordinance and Article VII of the Development Regulations.
4. All parking and driveway surfaces shall be paved and striped to City standards.
5. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Buford Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to the review and approval by the Director of Planning and Development.
6. A five-foot sidewalk shall be installed along Buford Drive.
7. 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 city, 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.
8. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No balloons hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
9. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
10. Peddlers and/or parking lot sales shall be prohibited.
11. Outdoor storage shall be prohibited.
12. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Outdoor storage and overnight parking shall be prohibited.

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 will eliminate a zoning district inconsistent with current regulations and bring an existing legal non-conforming use into conformity.*

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 will remove a zoning district inconsistent with current regulations and bring a legal non-conforming use into conformity.*
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)?** *Their current and proposed use is a hair salon.*



LAWRENCEVILLE

GEORGIA

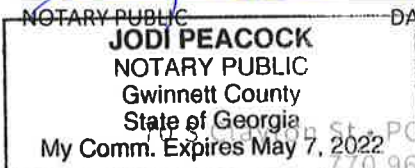
REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SAM SIMS</u>	NAME: <u>SAM SIMS</u>
ADDRESS: <u>840 WINNBROOK DR.</u>	ADDRESS: <u>840 WINNBROOK DR.</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA.</u> ZIP: <u>30019</u>	STATE: <u>GA.</u> ZIP: <u>30019</u>
CONTACT PERSON: <u>KIM WATKINS</u> PHONE: <u>678-200-8821</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.	
PRESENT ZONING DISTRICT(S): <u>RM12</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>R5179099</u> ACREAGE: <u>0.20</u>	
ADDRESS OF PROPERTY: <u>330 Buford Drive</u>	

Sam B. Sims
SIGNATURE OF APPLICANT DATE

SAM B. SIMS
TYPED OR PRINTED NAME

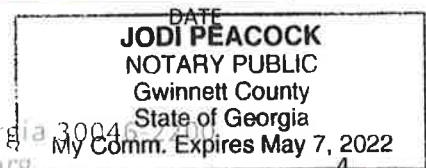
Jodi Peacock 9-4-19
NOTARY PUBLIC DATE



Sam B. Sims
SIGNATURE OF OWNER DATE

SAM B. SIMS
TYPED OR PRINTED NAME

Jodi Peacock 9-4-19
NOTARY PUBLIC DATE



PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

PZC2019-00009

Date: 9-9-19

To: City of Lawrenceville Department of Planning and Development

This letter of intent is hereby submitted by Sam Sims, owner of the property located at 330 Buford Drive Lawrenceville GA 30046.

This application for rezoning is to bring the property into compliance for its current use. There will be no changes to the current condition of the property.

The applicant is requesting approval of the application so that the current tenant can continue to operate his hair salon business with no disruption to his livelihood.

Respectfully submitted,

Sam Sims
Sam Sims

48487
00161

BK 48487 PG 0161

EXHIBIT "A"

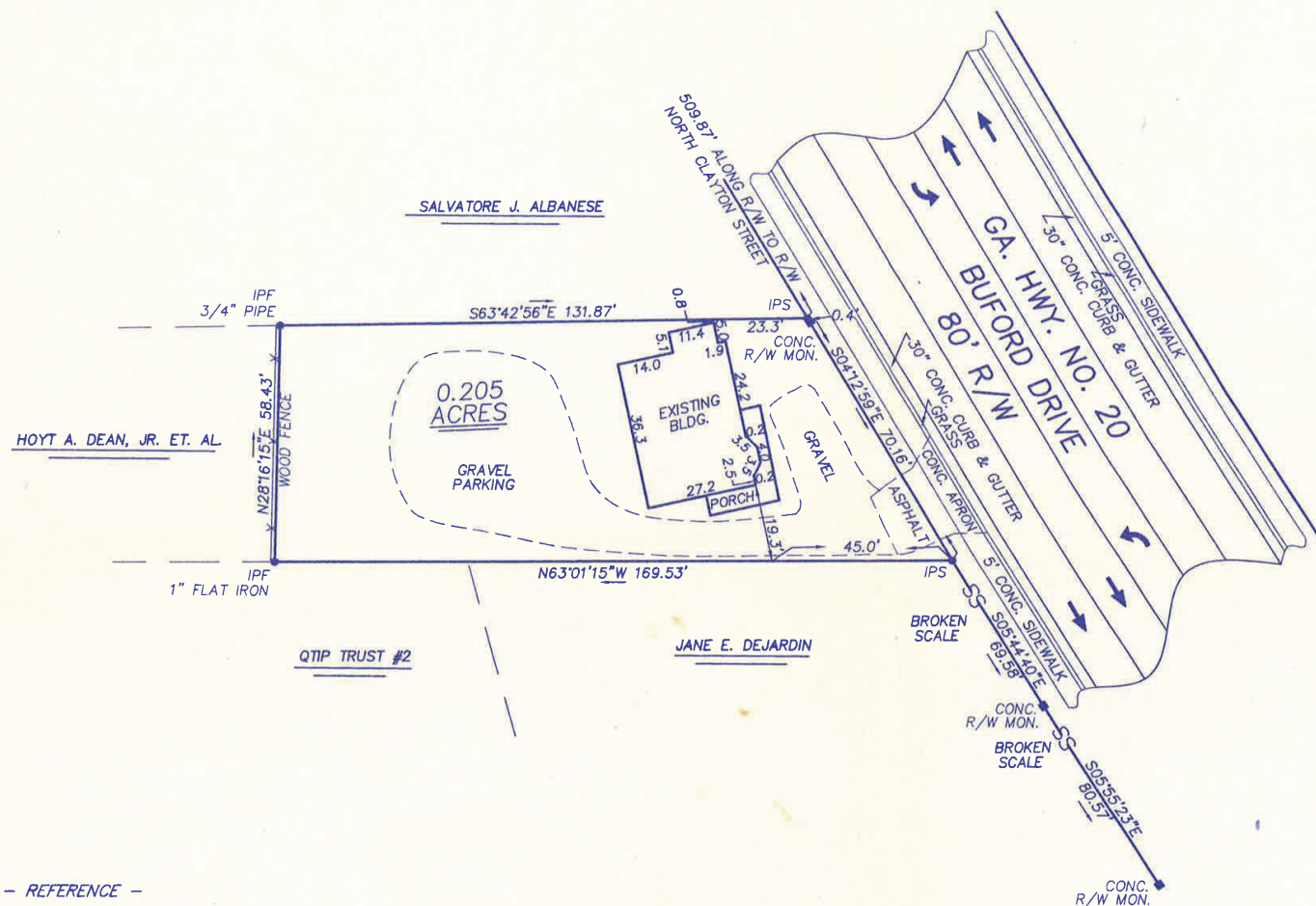
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176, 5TH LAND DISTRICT, CITY OF LAWRENCEVILLE, STATE OF GEORGIA AND BEING SHOWN AS A 0.205 ACRE TRACT OF LAND ON PLAT OF SURVEY FOR SAM SIMS BY W. T. DUNAHOO, GEORGIA R.L.S. NO. 1577 DATED NOVEMBER 28, 2007 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT R/W) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY OF NORTH CLAYTON STREET; PROCEED THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20, 509.87 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; PROCEED THENCE SOUTH 04 DEGREES 12 MINUTES 59 SECONDS EAST 70.16 FEET TO AN IRON PIN SET; THENCE NORTH 63 DEGREES 01 MINUTES 15 SECONDS WEST 169.53 FEET TO AN IRON PIN FOUND; THENCE NORTH 28 DEGREES 16 MINUTES 15 SECONDS EAST 58.43 FEET TO AN IRON PIN FOUND; THENCE SOUTH 63 DEGREES 42 MINUTES 56 SECONDS EAST 131.87 FEET TO THE IRON PIN SET AND THE TRUE POINT OF BEGINNING. BEING PROPERTY KNOWN AS 330 BUFORD DRIVE, LAWRENCEVILLE, GEORGIA.

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 21,000 feet and an angular error of 2 per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in >34,402 feet.

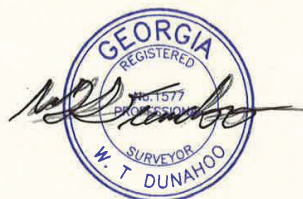


— REFERENCE —

BOUNDARY SURVEY FOR JAMES H. MAUGHON BY HAYES, JAMES & ASSOCIATES
DATED 01-05-1987
DWELLING IS NOT LOCATED IN A FLOOD HAZARD AREA.



IPF— IRON PIN FOUND
IPS— IRON PIN SET - 1/2" OPEN TOP



SURVEY FOR		STATE OF GEORGIA		
SAM SIMS		LAND LOT 176 5TH DIST.		
CITY	GMD	COUNTY	SCALE	DATE
LAWRENCEVILLE		GWINNETT	1"=30'	11-28-07
W. T. DUNAHOO AND ASSOCIATES				
P.O. BOX 183		(770) 887-3971		WINNER, GEORGIA 30680

P2C2019-00009



The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # RZC19-00009

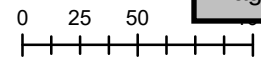
Applicant: Sam Sims

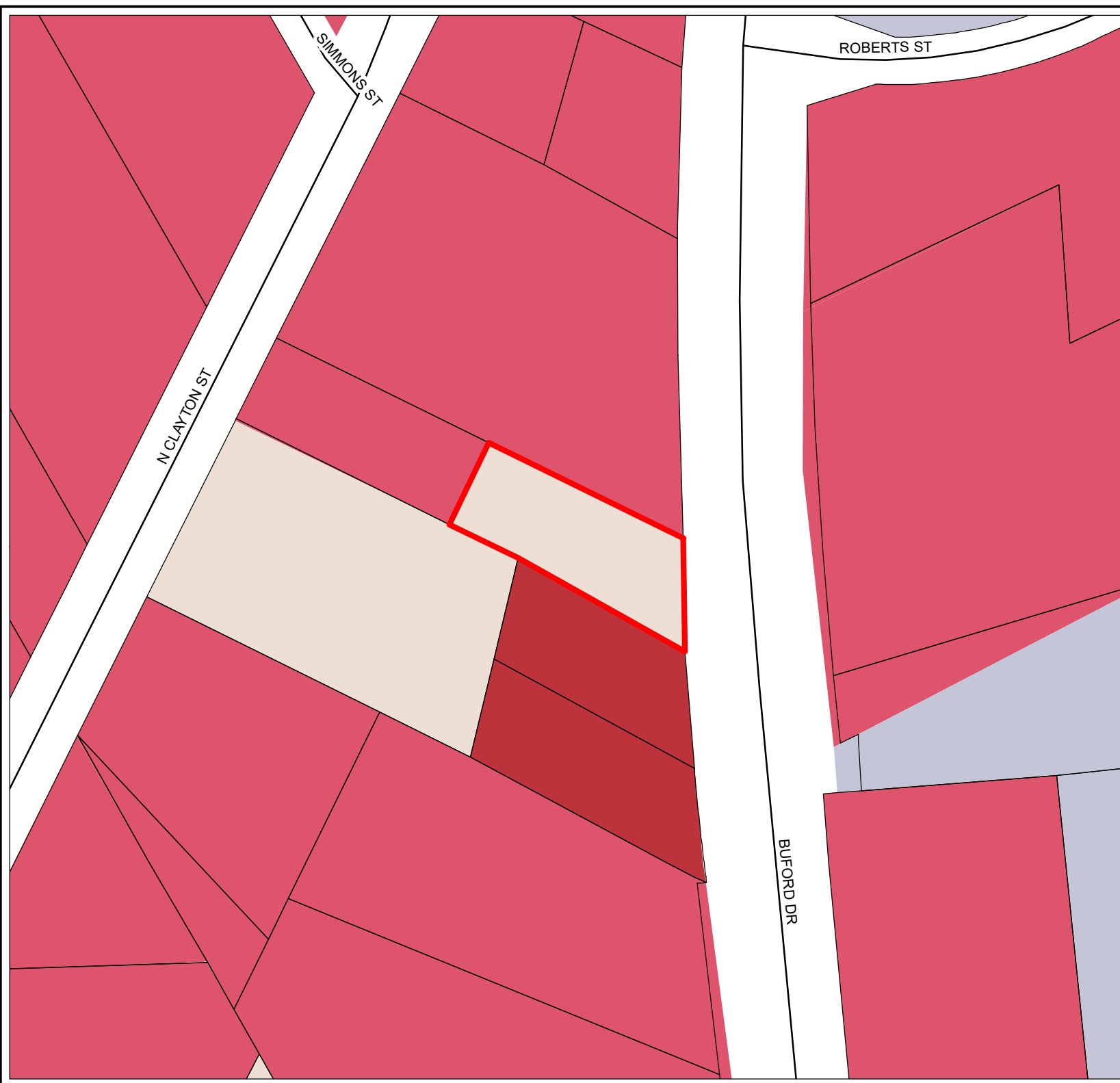
Legend

-  Subject Property
-  Roads
-  Parcels



Page 50





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # RZC2019-00009

Applicant: Sam Sims

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 BGC

 LM

 RM-12

