



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, June 05, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

- [1.](#) RZR2023-00019; Colonnade Enterprises, Inc.; 335 Oak Street and 255 West Pike Street
- [2.](#) RZC2023-00047; Noel Benedict; 405 Scenic Highway

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



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AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item:	RZR2023-00019; Colonnade Enterprises, Inc.; 335 Oak Street and 255 West Pike Street
Department:	Planning and Development
Date of Meeting:	Monday, June 5, 2023
Applicant Request:	Rezone 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District) and change zoning conditions on 255 West Pike Street to reflect updated site plan.
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions

Summary: The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The Oak Street parcel is located along the southern right-of-way of Oak Street, between its intersections with Macedonia Street to the west and Culver Street to the east. Additionally, the applicant requests a change in conditions on the zoning of 255 West Pike Street (approximately 1.19 acres) to reflect the updated site plan. The Pike Street parcel is located along the northern right-of-way of West Pike Street, directly south of the Oak Street parcel. 335 Oak Street is currently developed with a surface parking lot and 255 West Pike Street is currently undeveloped vacant land; the applicant intends to assemble the parcels into a development with nine (9) single-family residential dwelling units at approximately 5.5 units per acre or 7,889 square feet per unit.

Attachments/Exhibits:

- **RZR2023-00019_Report**
- **RZR2023-00019_Planning and Development recommendations**
- **RZR2023-00019_Application**



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- RZR2023-00019_Letter of intent
- RZR2023-00019_Legal descriptions
- RZR2023-00019_Site plan
- RZR2023-00019_Survey 1 – 255 W Pike Street
- RZR2023-00019_Survey 2 – 335 Oak Street
- RZR2023-00019_Elevations
- RZR2023-00019_Aerial map (1:2,750)
- RZR2023-00019_Aerial map (1:5,500)
- RZR2023-00019_Character area map (1:2,750)
- RZR2023-00019_Character area map (1:5,500)
- RZR2023-00019_DDA map (1:2,750)
- RZR2023-00019_DDA map (1:5,500)
- RZR2023-00019_Zoning map (1:2,750)
- RZR2023-00019_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

1.

Executive Summary of Zoning Proposal

Case Number: RZR2023-00019	Location(s): 335 Oak Street & 255 W Pike Street
Parcel(s): R5146E039 & R5146#043	Zoning Proposal: Rezoning ON to OI
Proposed Development: Single-Family Residential Dwelling Unit	Recommendation: Approval with Conditions

ZONING HISTORY

335 Oak Street (PIN: 5146E039) has been zoned BGC (Central General Business District) since 1960. 255 West Pike Street was zoned BGC from 1960 until March 2023, when it was rezoned to RS-60 (Single-Family Residential District).

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District).

ZONING AND DEVELOPMENT STANDARDS

In order for this development to meet all the standards for the RS-60 zoning district, a number of variances will need to be adopted.

SURROUNDING ZONING AND USE

The surrounding area is composed of a myriad of zoning and use categories that is characteristic of Downtown Lawrenceville.

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area.

STAFF RECOMMENDATION

Planning and Development believes that the proposed development is of a quality consistent with the visions set forth for Downtown Lawrenceville in the 2040 Comprehensive Plan and the Livable Communities Initiative and will contribute to the so-called “halo effect” of positive developments throughout the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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Planning & Development

CASE NUMBER: RZR2023-00019

APPLICANT: ROBERT MYERS

OWNER(S): LAWRENCEVILLE DOWNTOWN DEVELOPMENT
AUTHORITY & BELLSOUTH/AT&T

CONTACT: ROBERT MYERS - 404.805.9861

LOCATION(S): 335 OAK STREET & 255 W PIKE STREET

PARCEL ID(S): R5146E039 & R5146E043

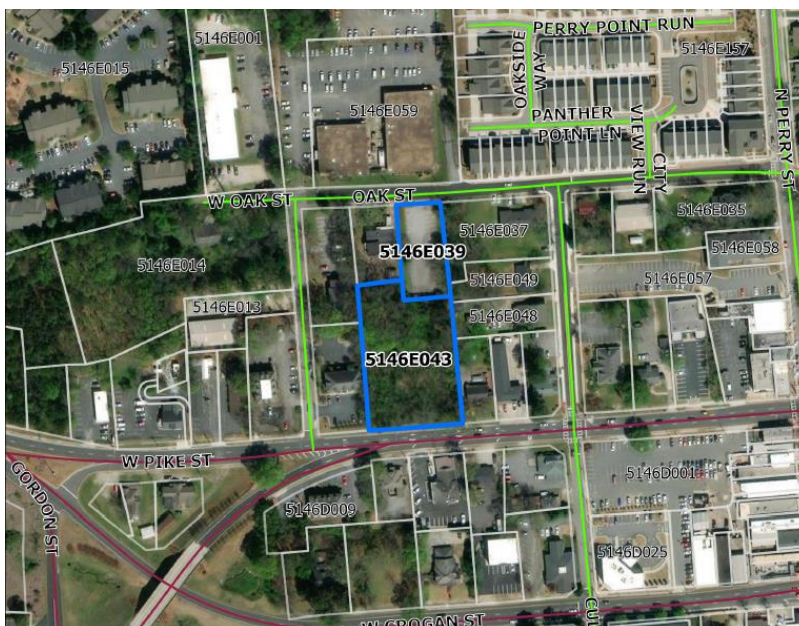
APPROXIMATE ACREAGE: 1.63

ZONING PROPOSAL: BGC (CENTRAL GENERAL BUSINESS DISTRICT) TO
RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: NINE (9) SINGLE-FAMILY RESIDENTIAL DWELLING
UNITS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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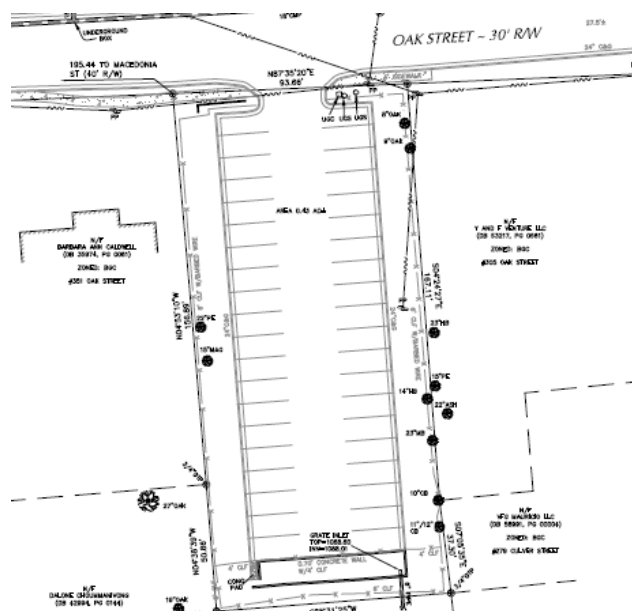
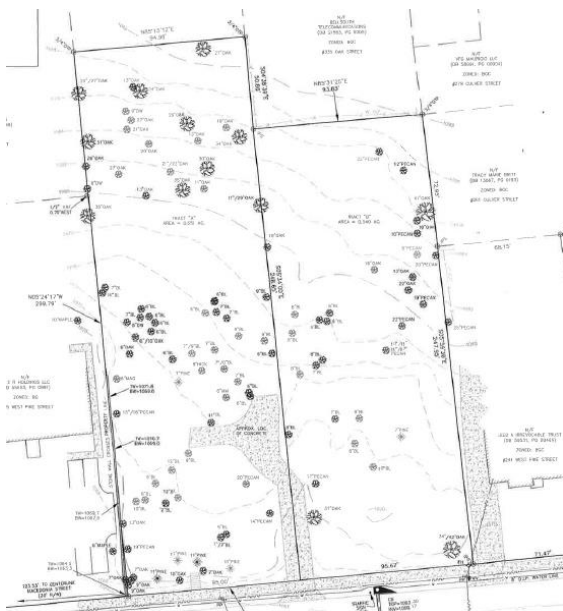
ZONING HISTORY

335 Oak Street (PIN: 5146E039) has been zoned BGC (Central General Business District) since 1960. 255 West Pike Street was zoned BGC from 1960 until March 2023, when it was rezoned to RS-60 (Single-Family Residential District).

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The Oak Street parcel is located along the southern right-of-way of Oak Street, between its intersections with Macedonia Street to the west and Culver Street to the east. Additionally, the applicant requests a change in conditions on the zoning of 255 West Pike Street (approximately 1.19 acres) to reflect the updated site plan. The Pike Street parcel is located along the northern right-of-way of West Pike Street, directly south of the Oak Street parcel. 335 Oak Street is currently developed with a surface parking lot and 255 West Pike Street is currently undeveloped vacant land; the applicant intends to assemble the parcels into a development with nine (9) single-family residential dwelling units at approximately 5.5 units per acre or 7,889 square feet per unit.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The submitted site plan and letter of intent proposes the construction of nine (9) single-family detached dwelling units on the subject property. Each of the dwelling units will be a minimum of 1,800 square feet for one-story units and 2,000 square feet for two-story units. The façade, rear, and side elevations of each unit will consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. Furthermore, each unit will have a front-entry two-car garage with carriage-style garage doors.

Common green space will be distributed across the development, with approximately 5,028 square feet of passive green space located along the West Pike Street right-of-way and 1,360 square feet of green space located along the southern right-of-way of Oak Street. A total of 6,388 square feet (0.15 acres) will be allocated for passive green space, approximately 9% of the total development. The subject property will be accessed from West Pike Street and Oak Street with a shared private driveway that bisects the property; a Home Owner's Association (HOA) will be established to maintain the shared drive and other common property elements.

In order for this development to meet all the standards for the RS-60 zoning district, a number of variances will need to be adopted. The variances requested by the applicant are as follows:

VARIANCE REQUESTS

Code Requirement	Variance Requested
Minimum lot area is ten (10) acres.	<i>Reduce minimum lot area to one & sixty two hundredths (1.62) acres.</i>
Front setbacks must be thirty-five (35) feet.	<i>Reduce front yard setback to twenty (20) feet from centerline of shared drive (property line).</i>
Rear setbacks must be twenty (20) feet.	<i>Reduce rear yard setback to fifteen (15) feet.</i>
Contiguous green space is encouraged.	<i>Green space shall be provided on the front lots adjacent to West Pike Street and Oak Street as shown on the preliminary site plan. As easement for shared use shall be provided.</i>



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Planning and Development believes that there is sufficient hardship to grant most of the requested variances. The ten (10) acre minimum development lot area prevents infill residential development in the city on all but the largest of lots, of which there are few. Smaller, denser developments such as this are appropriate for the Downtown area and will contribute towards its growing vibrancy.

While the size of the overall lot is sufficient for the development of nine individual units, with an average of approximately 7,840 square feet designated per dwelling unit, the narrow shape of the external boundary prevents the houses from meeting minimum setback requirements for the RS-60 zone. As such, we believe a reduction in the rear setbacks from 20' to 15' is appropriate for this development. Furthermore, separate front setback variances will be necessary to address the frontage along West Pike Street as well as internally – a variance reducing the front setback along West Pike Street from 35' to 30' will be sufficient for the external lots (1, 5 & 6). For the internal lots (2-4 and 7-9), a variance to reduce the front setback from 35' to 0' will be necessary, conditioned on an internal 20' setback from the centerline of the private drive for all lots. Finally, a variance will be necessary to reduce the minimum lot width from 60' to 0' for the internal lots (2-4 and 7-9).

The applicant also requested variances to allow for noncontiguous green space. A variance for this is not necessary since contiguous green space is merely encouraged and not required; as such, the green space as proposed on the site plan will be sufficient.

SURROUNDING ZONING AND USE

The surrounding area is composed of a myriad of zoning and use categories that is characteristic of Downtown Lawrenceville. While the majority of the parcels immediately surrounding the subject property are either zoned BGC (Central General Business District) or BG (General Business District), many of these properties are in fact used as single family homes. The parcel immediately the the east of the subject property is zoned RM-12 (Multifamily Residential District), though it is also used as a single family dwelling unit. The greater Downtown area



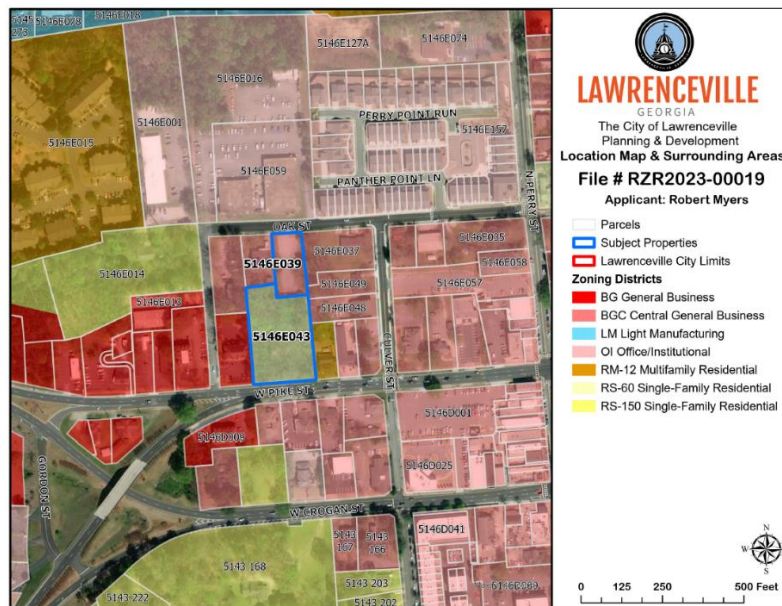
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contains a wide variety of both zoning and uses, including many single-family homes; indeed, additional residential dwellings would be appropriate for the area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

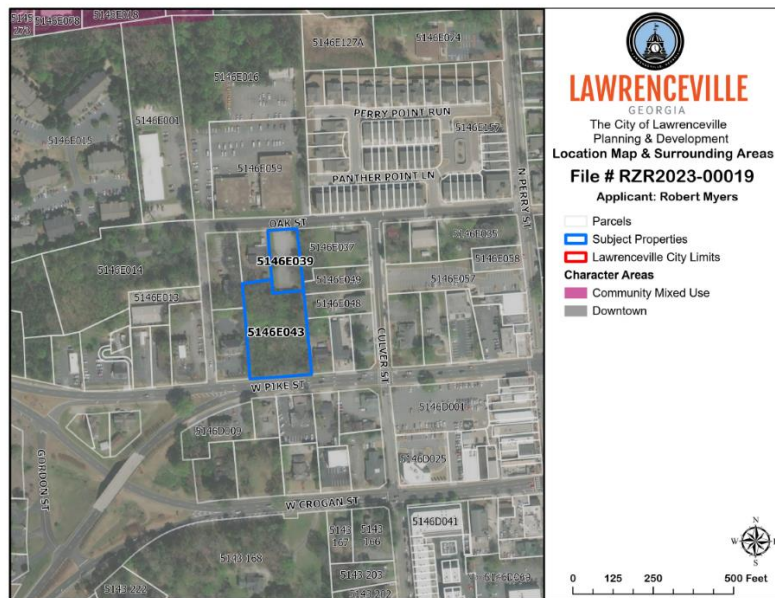


2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. It is the highest-intensity district in terms of its density and mixture of uses, particularly because of its mix of businesses and single-family uses. This Character Area supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. As proposed, the request could be consistent with the intent of the 2040 Comprehensive Plan.



LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning patterns and land uses found in the greater Downtown Lawrenceville area; that is, a fine-grained mixture of single-family residential development, higher density multifamily residential dwellings, and pedestrian-friendly retail and office space. Due to the wide range of uses and zoning types in the Downtown area, rezoning requests here must be considered through a critical lens that focuses less on use and more on the potential quality of development and degree to which it aligns with the long-term vision for growth. Planning and Development believes that the proposed development is of a quality consistent with the visions set forth for Downtown Lawrenceville in the 2040 Comprehensive Plan and the Livable Communities Initiative and will contribute to the so-called “halo effect” of positive developments throughout the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

As proposed, the plan would be suitable in view of the use and development in the immediate area along West Pike Street, Oak Street, and the greater Downtown Lawrenceville area.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

No; the proposed development will add more families to the Downtown area and the additional foot traffic that entails. This will enhance the business of commercial establishments in the area and contribute to a more vibrant 24/7 vision of Downtown Lawrenceville.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Transitioning from a lower intensity use (vacant land and surface parking) to a higher intensity one (single-family residential) will induce additional demand on public facilities in the form of traffic, utilities, school system, and stormwater runoff. That said, the effect would be negligible considering the relatively low density nature of the proposal.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is district composed of a wide variety of



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uses at differing levels of intensity, so this rezoning conforms with the long-range plan.

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

The proposed development would contribute to Lawrenceville's stock of mid-to high-income housing, identified as an outstanding need in the 2022 Lawrenceville Housing Study.

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZR2023-00019_05012023

Approval of a RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family dwelling units at maximum of nine (9) units/dwellings on approximately one & sixty three hundredths (1.63) acres at a density of five and six tenths (5.5) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled "Proposed Site Plan for West Pike Commons 335 Oak Street Lawrenceville Georgia 30046, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates," revised April 27, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The property shall have a private shared driveway as shown on the proposed site plan (1-B); it shall run through the middle of the subject property, perpendicular to West Pike Street and Oak Street. A Homeowner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
 - D. All lots shall be oriented in accordance with the proposed site plan as noted in section 1-B. That is, their front façades shall face towards the shared internal private drive.
 - E. The new construction of a single-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - F. The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table, in accordance with the proposed elevations submitted. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.

- G. Each single family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

- A. Live/Work Unit shall be subject to the minimum requirements of the City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC). The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. Build or maintain a concrete sidewalk adjacent to the rights-of-way of West Pike Street and Oak Street.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Any utility relocations shall be the responsibility of the developer.
- E. Access is provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

3. The following variances are requested:

- A. Variances to allow the nine (9) single-family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one & sixty three hundredths (1.63) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Lot Width, allows for the reduction of the Minimum Lot Width for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from sixty (60) feet to zero (0) feet.
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for external lots one (1), five (5), and six (6) of the proposed site plan (1-

B) from thirty five (35) feet to thirty (30) feet from the rights-of-way of West Pike Street and Oak Street.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.
- iv. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from thirty five (35) feet to zero (0) feet.
 - a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.
- v. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - a) Internal rear yard setbacks for all lots shall be fifteen (15) feet, as measured from the external property lines on the western and eastern sides of the subject property.



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Downtown Development Authority of the City of Lawrenceville, GA</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>P.O. Box 502</u>
CITY: <u>Roswell</u>	CITY: <u>Lawrenceville, GA 30046</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</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>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO39 and R5146EO43</u> ACREAGE: <u>.35 Acres</u> (site plan modification - 1.12 acres)	
ADDRESS OF PROPERTY: <u>3350 Oak Street and 255 West Pike Street, Lawrenceville GA 30046</u>	



SIGNATURE OF APPLICANT [Signature] DATE 4/27/23
Colonnade Enterprises, Inc.
By: Robert A. Myers, President
TYPED OR PRINTED NAME

[Signature] NOTARY PUBLIC
DATE 4.28.2023

SIGNATURE OF OWNER [Signature] DATE 4.28.23

Lee Merrill
TYPED OR PRINTED NAME

NOTARY PUBLIC



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Bellsouth Telecommunications, LLC</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>1025 Lenox Park BLVD</u>
CITY: <u>Roswell</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30319</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</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>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO39 and R5146EO43</u> ACREAGE: <u>.35 Acres</u> (site plan modification - 1.12 acres) <u>3350 Oak Street and</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	



SIGNATURE OF APPLICANT [Signature] DATE 4/27/23

Colonnade Enterprises, Inc.
By: Robert A. Myers, President

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

4.28.2023

SIGNATURE OF OWNER [Signature] DATE 5/2/23

SIGNATURE OF OWNER

DATE

JAMES WOODS

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Samantha Latham 05/02/2023

DATE





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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
N/A		

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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Letter of Intent – Rezoning Request

TO: City of Lawrenceville, Georgia
Department of Planning and Development

From: Colonnade Enterprises, Inc. (Purchaser/Developer)
Robert A. Myers, President

RE: Rezoning Request – Rezoning from BGC – Central General Business to RS60

Property: Tax Parcel R5146E039 and R5146E043

Address: 335 Oak Street and 255 Pike Street, Lawrenceville Georgia

Current Owner: ATT/Bellsouth and DDA Lawrenceville

We request this property be rezoned from BGC to RS60 with additional variances outlined below.

Proposed Use – we propose to build three (3) single family residences on Parcel R5146E039 and modify the approved site plan for Parcel R5146E043 for 6 lots.

1. To allow the use of the property as follows:
 - a. Three (3) single family detached dwelling units, accessory use, and structure.
 - b. The new construction of a single family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - c. The new construction of a single family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - d. Each single family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - e. The property shall have a private shared driveway as shown on the proposed site plan. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
2. Site Development Considerations:
 - a. Natural vegetation shall remain on the property until the issuance of development permit.
 - b. Any utility relocations shall be the responsibility of the developer.
 - c. Access provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT DEPARTMENT

- d. We propose to add this property to the adjoining property at 255 W. Pike Street which is approved for six (6) lots.
 - e. We are also requesting a modification to the site plan approved for 6 lots with Zoning Request R2R-2023-00018.
3. The following variances are requested.
- a. Variances to allow the three (3) single family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to .44 acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the reduction of the Minimum Yard Setback from thirty (35) feet to twenty (20) feet from center line of shared drive (property line).
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the Minimum Side Yard Setback from ten (10) feet to five (5) feet.
 - iv. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - v. Variance from Zoning Ordinance, Article 1, Section 103.2, Subsection F. Green Space. Green Space shall be provided at the Oak Street entrance as shown on the Preliminary Site Plan. An easement for shared use shall be provided.

Attachment: Preliminary Site Plan

EXHIBIT "A"

ALL THAT TRACT OR PARCEL of land lying and being in the City of Lawrenceville, in Land Lot 146 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southern right-of-way line of Oak Street (40-foot right-of-way), said iron pin found located a distance of 195.44 feet as measured northeasterly along said right-of-way line of Oak Street, and following the curvature thereof, from the intersection of the southern right-of-way line of Oak Street with the eastern right-of-way line of Oak Street (30-foot right-of-way); running thence along the southern right-of-way line of Oak Street, north 89 degrees 34 minutes 21 seconds east a distance of 93.66 feet to an iron pin found; thence leaving the southern right-of-way line of Oak Street, and running south 02 degrees 25 minutes 26 seconds east a distance of 167.11 feet to an iron pin found; running thence south 05 degrees 06 minutes 34 seconds east a distance of 37.30 feet to an iron pin found; running thence south 87 degrees 30 minutes 26 seconds west a distance of 93.83 feet to an iron pin found; running thence north 03 degrees 22 minutes 18 seconds west a distance of 50.86 feet to an iron pin found; running thence north 02 degrees 40 minutes 26 seconds west a distance of 156.88 feet to the iron pin found at the POINT OF BEGINNING; according to Survey for "BellSouth Telecommunications, Inc.," dated July 29, 1999, updated June 6, 2000, prepared by Charles D. McCann & Associates, Inc., under the seal and certification of Charles D. McCann, Georgia Registered Land Surveyor No. 2245, and under Job No. MM3999A; said tract of land being improved property having a one-story frame building located thereon and having an address of 335 Oak Street according to the present system of numbering in the City of Lawrenceville; said tract of land containing 0.4410 acre according to said survey, which survey is incorporated herein and made a part hereof by reference.

0330 DMT BROWNE

BROWNE

ATLLIB01 975825.1

LEGAL DESCRIPTION
#255 WEST PIKE STREET

ALL THAT TRACT or parcel of land lying in Land Lot 146 of the 5th District, of Gwinnett County, Georgia, being within the limits of the City of Lawrenceville, being more particularly described as follows:

Beginning at a rebar 193.53' Westerly from the beginning of a 25.00' miter between with Northern Rights-of-Way of West Pike Street (AKA GA 120) (60' R/W) and the Western Rights-of-Way of Oak Street (30' R/W); thence along the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) S 85°04'45" W a distance of 190.67' to a rebar (said rebar being 123.53' Easterly from the intersection formed between the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) and the centerline of Macedonia Street (30' R/W); thence leaving the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) N 05°24'17" W along the property line common with R2R Holdings, LLC (Deed Book 55653, Page 891) and Marie E. Wilkins (Deed Book 29628, Page 158) a distance of 299.79' to a 3/4" open top pipe; thence N 85°15'12" E along the property line common with Barbara Ann Caldwell (Deed Book 35974, Page 61) a distance of 94.98' to a 3/4" open top pipe; thence S 04°38'39" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 50.86' to a rebar; thence N 85°31'25" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 93.83' to a 3/4" open top pipe; thence S 05°59'38" E along the property line common with Tracy Marie Britt (Deed Book 13067, Page 193) and Jeed II Irrevocable Trust (Deed Book 59531, Page 466) a distance of 247.95' to the Point of Beginning.

Said Tract of Land being known as #255 West Pike Street and being more particularly described on: Exhibit For: CEI Colonnade Ent Inc; prepared by: Gaddy Surveying & Design, Inc.; dated: February 8, 2023; containing 1.191 acres.



3040 Peachtree Road
Suite 1412
Atlanta Georgia 30305
Telephone 404 . 406 . 8899
Facsimile 404 . 549 . 4111

4920 Roswell Road Suite 45-B -414
Atlanta Georgia 30342
Telephone 404. 805.9681

LAWRENCEVILLE
GEORGIA
30046

[illegible]

PRINT RECORD

REVISIONS
DECEMBER 18, 2022
JANUARY 29, 2023
APRIL 27, 2023

DATE: 12/08/2022
PROJECT NO. 370LWPSSITE
DRAWN BY: M.D.M.
CHECKED BY: M.J.M.

SITE
PLAN
SCALE 1" = 20'-0"

Page 24



RZR2023-00019
RECEIVED: APRIL 28, 2022
PLANNING AND DEVELOPMENT
DEPARTMENT

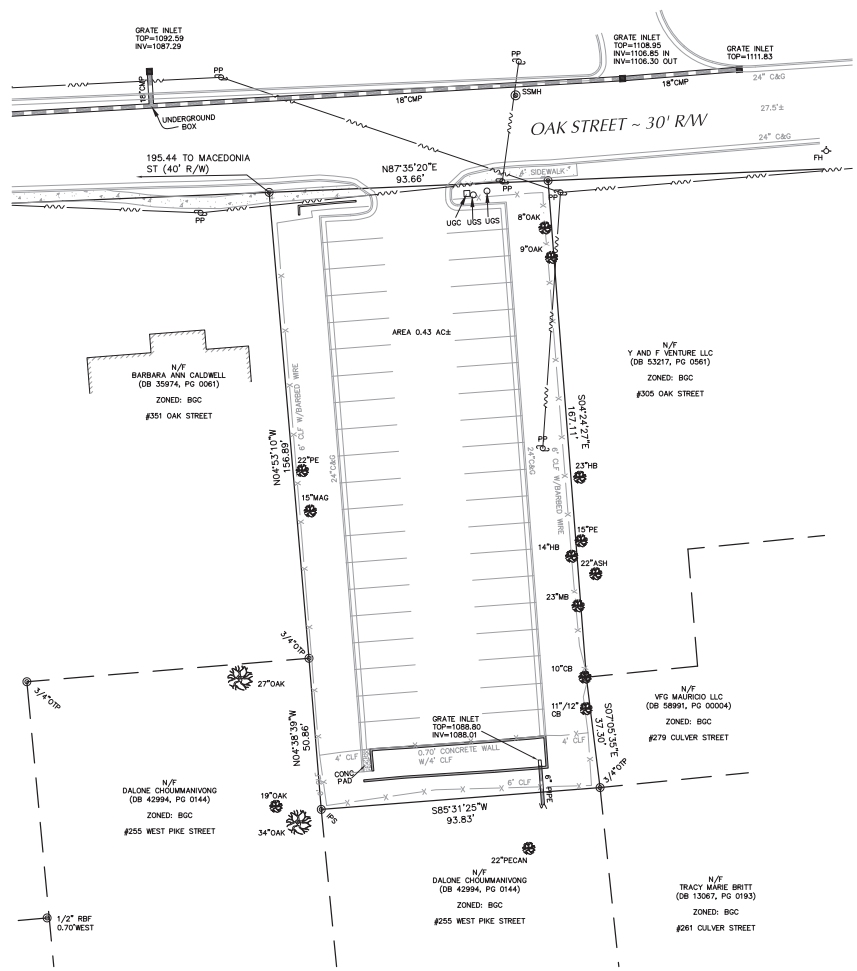
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-6-67.

PRELIMINARY

Yipif F. Gaddy, Jr., GA PLS # 2661 DATE



GRAPHIC SCALE

20 0 20 40 60

1 INCH = 20 FEET

LEGEND

1/8"	IRON PIN SET	1/8"	MANE
1/4"	TOP IRON	1/4"	PIN
1/2"	IRON PIN	1/2"	IRON
3/4"	IRON PIN	3/4"	IRON
1"	IRON PIN	1"	IRON
1 1/2"	IRON PIN	1 1/2"	IRON
2"	IRON PIN	2"	IRON
3"	IRON PIN	3"	IRON
4"	IRON PIN	4"	IRON
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7"	IRON PIN	7"	IRON
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11"	IRON PIN	11"	IRON
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56"	IRON PIN	56"	IRON
57"	IRON PIN	57"	IRON
58"	IRON PIN	58"	IRON
59"	IRON PIN	59"	IRON
60"	IRON PIN	60"	IRON

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,515 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 16,515 FEET.

A LEICA TS11 02° P200 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS4 RECEIVER AND GEORGIA LEICA RTX NETWORK DATUM = NAVD83.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER CHWINETT COUNTY FLOOD INSURANCE RATE MAP #1113130000, EFFECTIVE DATE 09/29/2006.

TOTAL AREA = 0.44 AC±

PROPERTY ZONING: BGC GENERAL BUSINESS DISTRICT

CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT DETERMINATION FOR SETBACKS IS REQUIRED.

PROJECT NUMBER

CE-23-005

BY

FILED

DATE

10-26-2023

TDC

10-26-2023

GADDY SURVEYING & DESIGN, INC.

11111 LAWRENCEVILLE ROAD
SUITE 100
LAWRENCEVILLE, GA 30046
PHONE: (770) 961-0000
FAX: (770) 961-0000
E-MAIL: GADDY@GADDYSURVEYING.COM

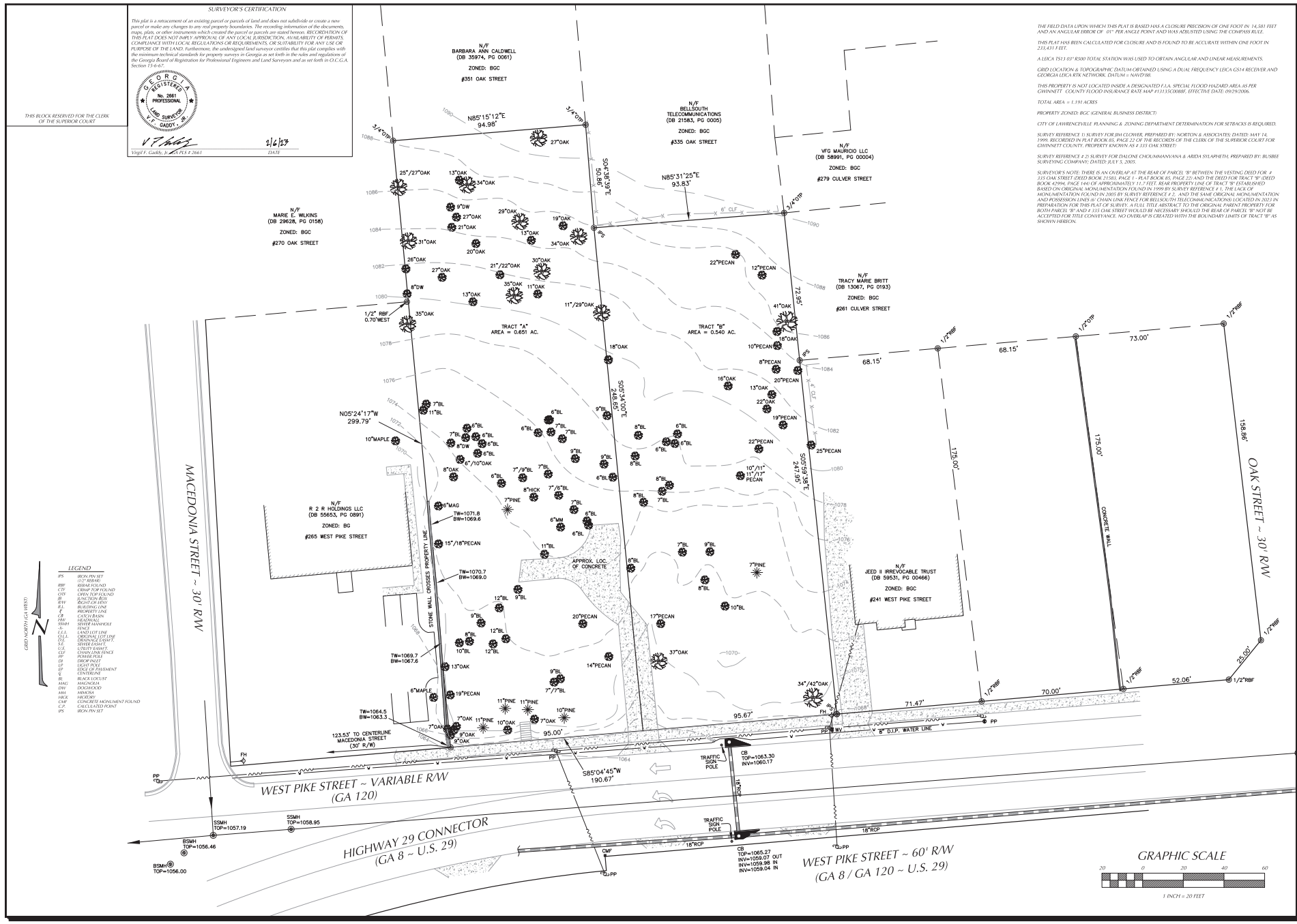
U.S. CERTIFICATE OF AUTHORIZATION #5801014
P.E. CERTIFICATE OF AUTHORIZATION #P0005050

TOPOGRAPHIC SURVEY FOR:

CEI COLONNADE ENT INC

2355 OAK STREET
(DRED LOT 146 - 5TH DISTRICT)
LAND LOT 146 - 5TH DISTRICT
CITY OF LAWRENCEVILLE - CHWINETT COUNTY, GEORGIA

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT
DEPARTMENT



PROJECT NUMBER
CE-23-004
BY
FILED
TDC
10-06-23

GADDY SURVEYING & DESIGN, INC.
2315 HUNTER STREET
SUITE 100
PHOENIX, ARIZONA 85016
U.S. CERTIFICATE OF AUTHORIZATION #280714
P.E. CERTIFICATE OF AUTHORIZATION #P000550

TOPOGRAPHIC SURVEY FOR:
CEI COLONNADE ENT INC
2255 WEST PIKE STREET
SUITE 100
LAND LOT 146 - 5TH DISTRICT
CITY OF LAWRENCEVILLE - GWINNETT COUNTY, GEORGIA



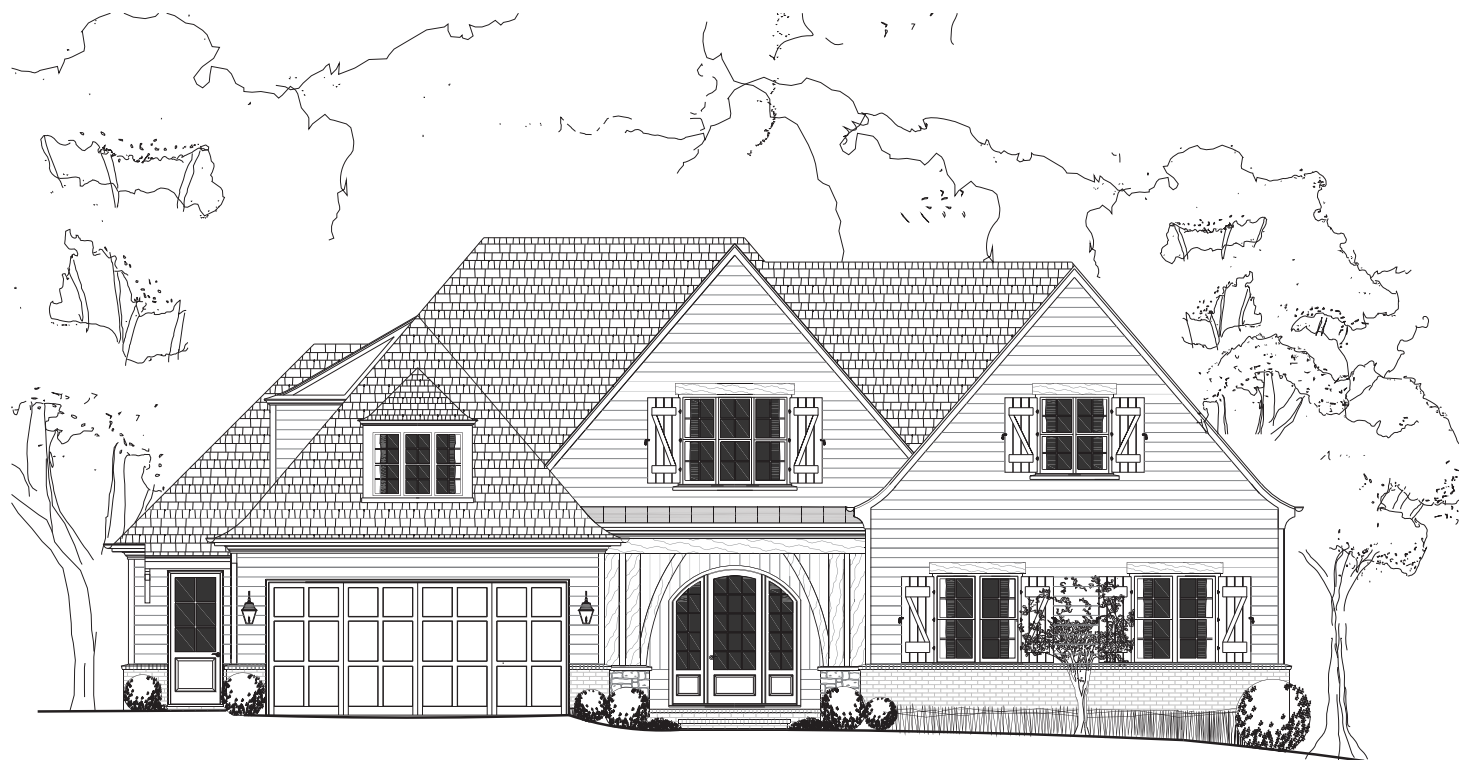




...County tax parcel number R5146E039 (the "Property") ...County, Georgia, being kn

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT DEPA

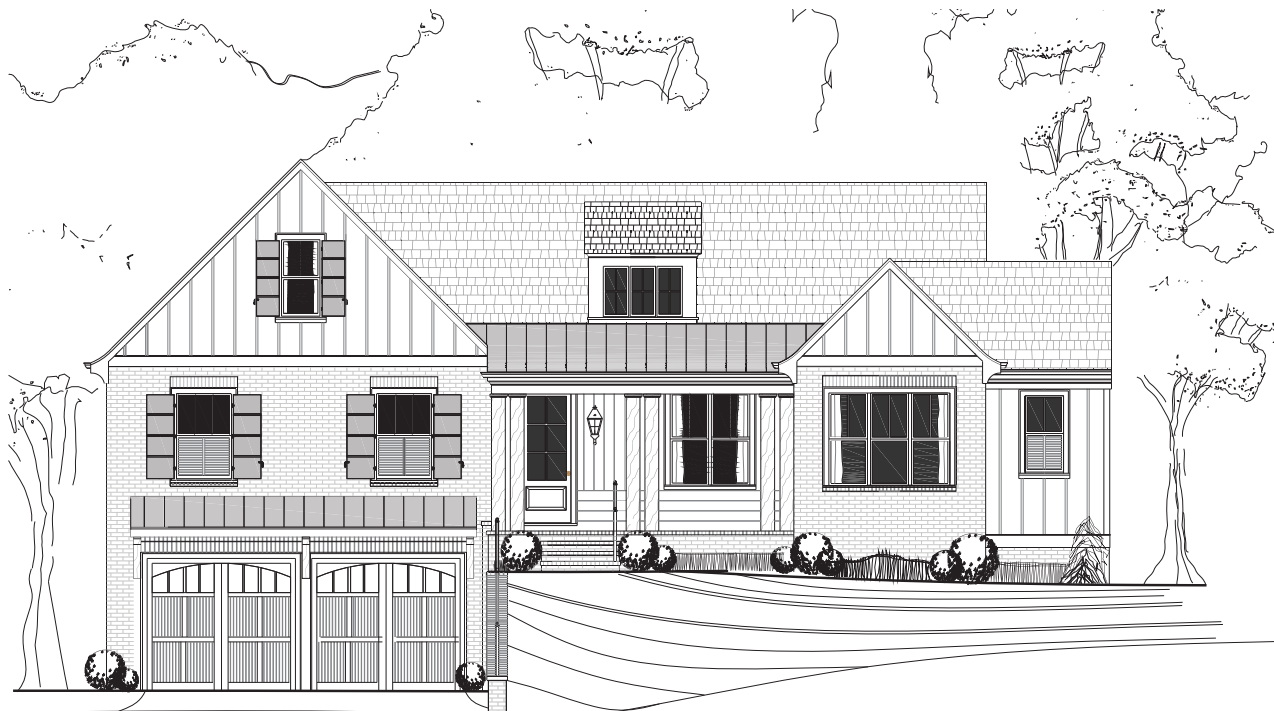
WEST PIKE COMMONS
PROPOSED LOT 4 ELEVATION



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

WEST PIKE COMMONS
PROPOSED LOT 3 ELEVATION



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

WEST PIKE COMMONS

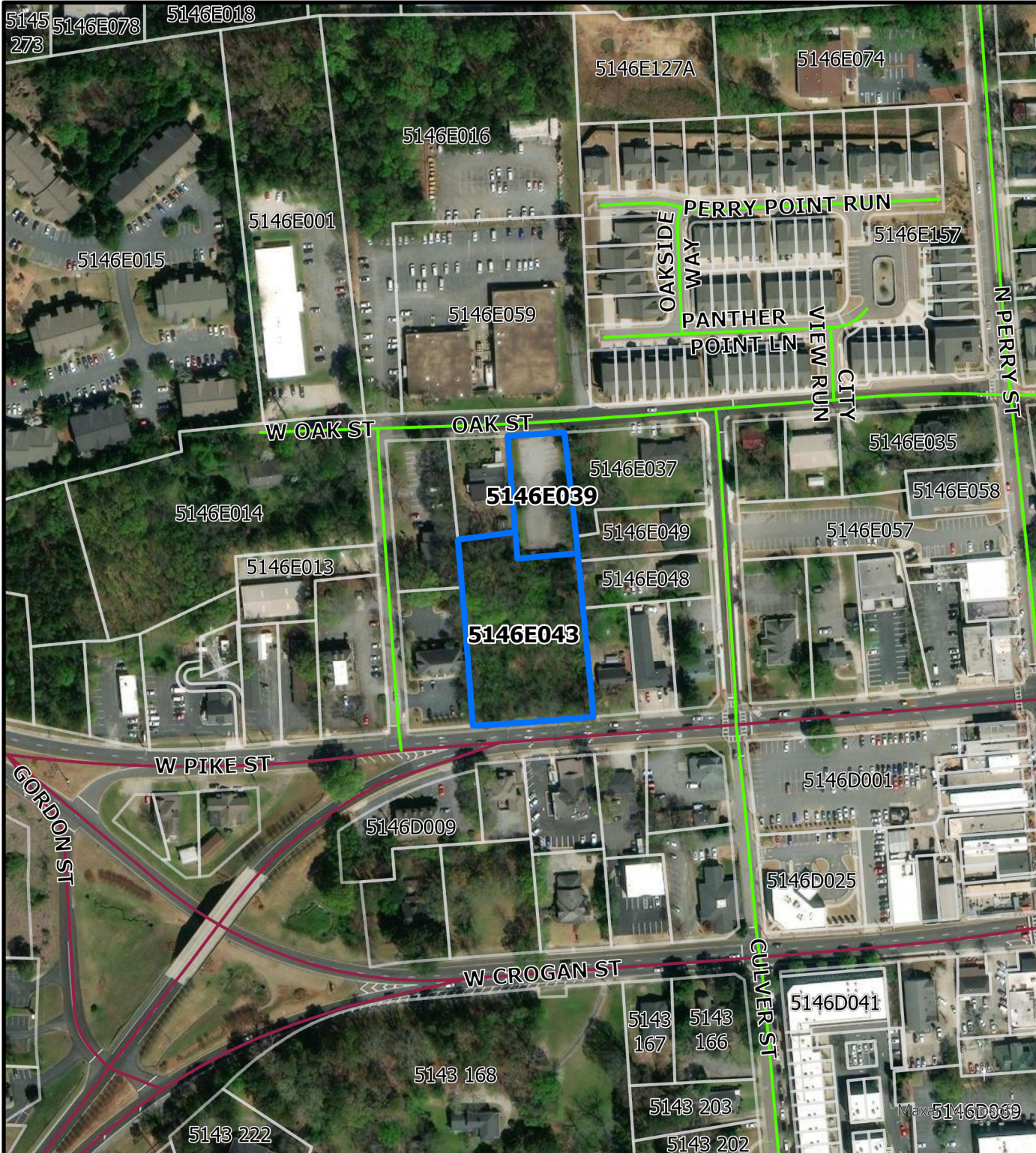
STREET SCAPES



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

www.robmyers13.com



1.

LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00019

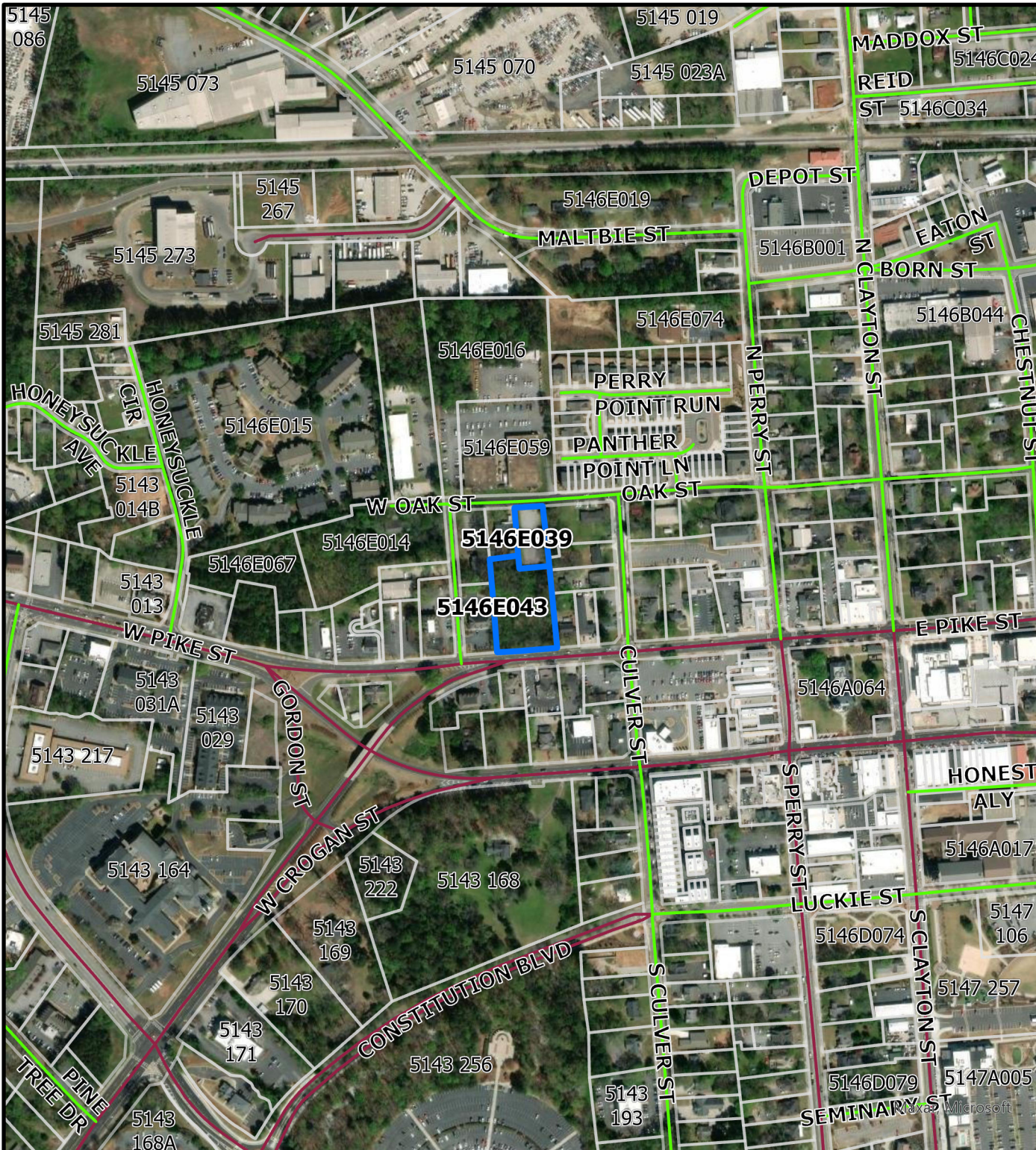
Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  County Maintained Streets
-  City Maintained Streets



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Page 33



LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

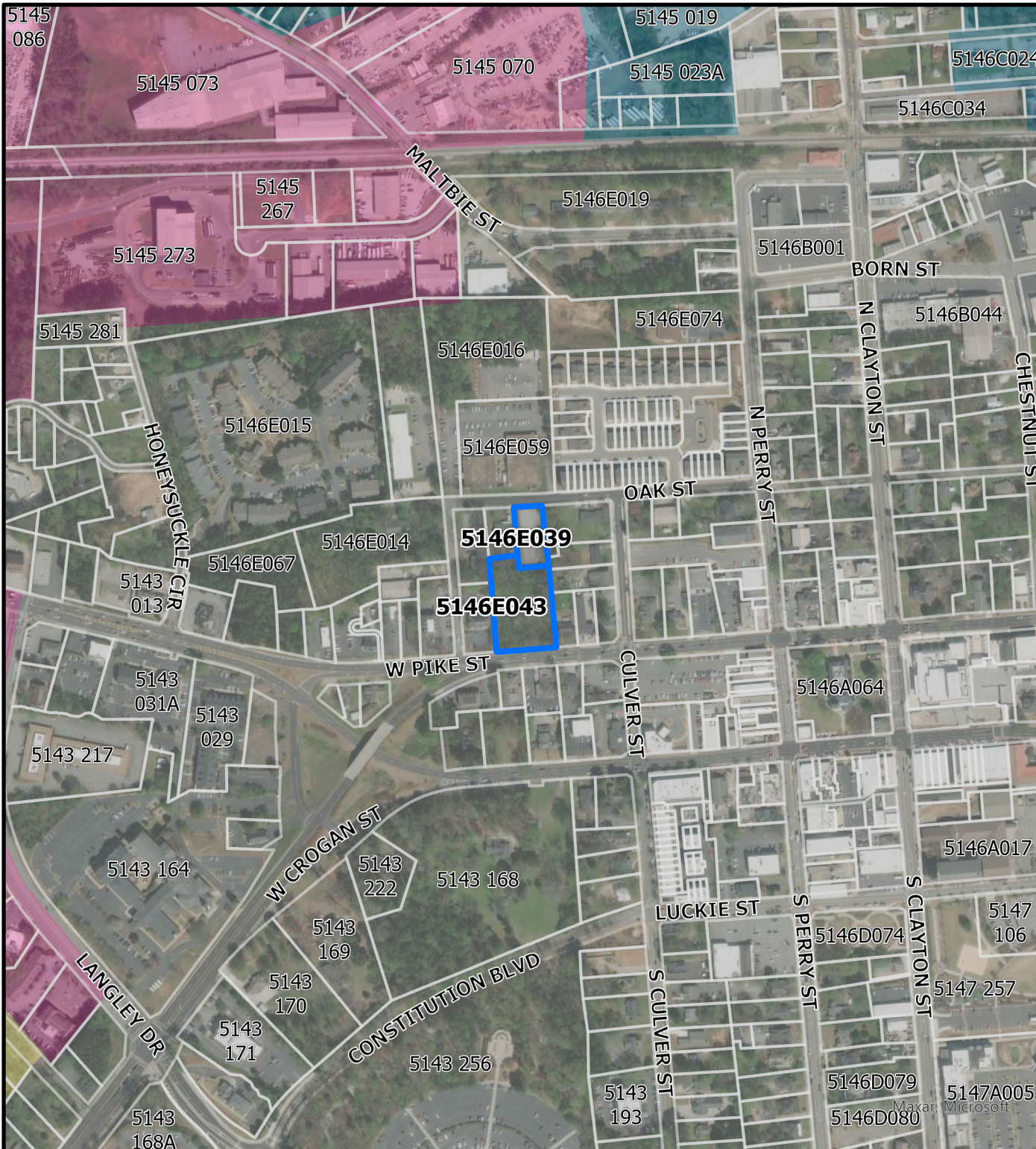
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  County Maintained Streets
-  City Maintained Streets





1.

LAWRENCEVILLE

GEORGIA

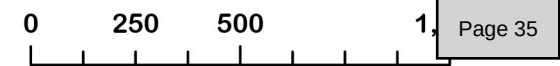
The City of Lawrenceville
Planning & Development

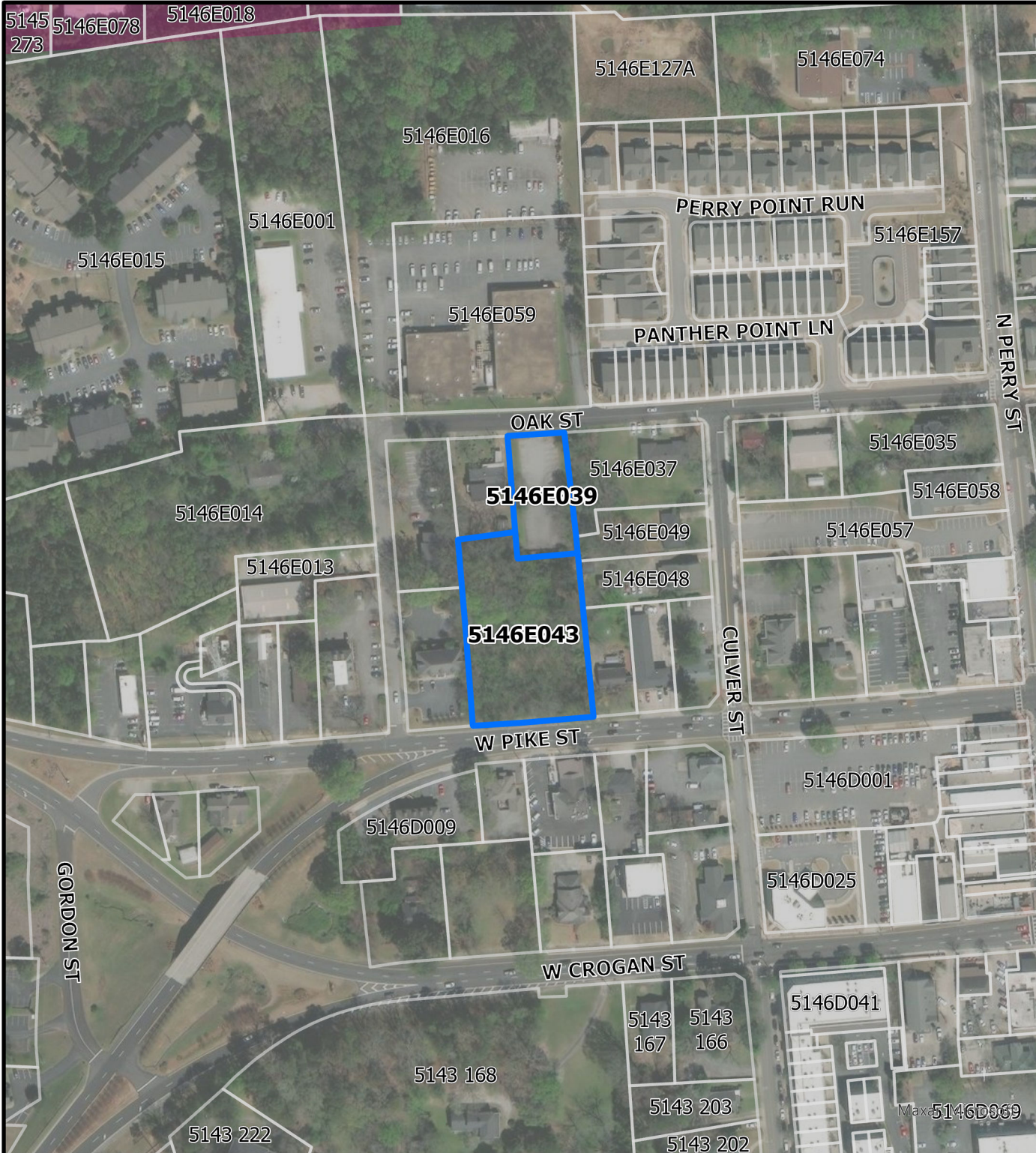
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Character Areas**
 - Community Mixed Use
 - Traditional Residential
 - Downtown
 - College Corridor





1.

LAWRENCEVILLE

GEORGIA

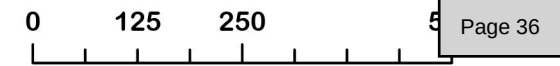
The City of Lawrenceville
Planning & Development

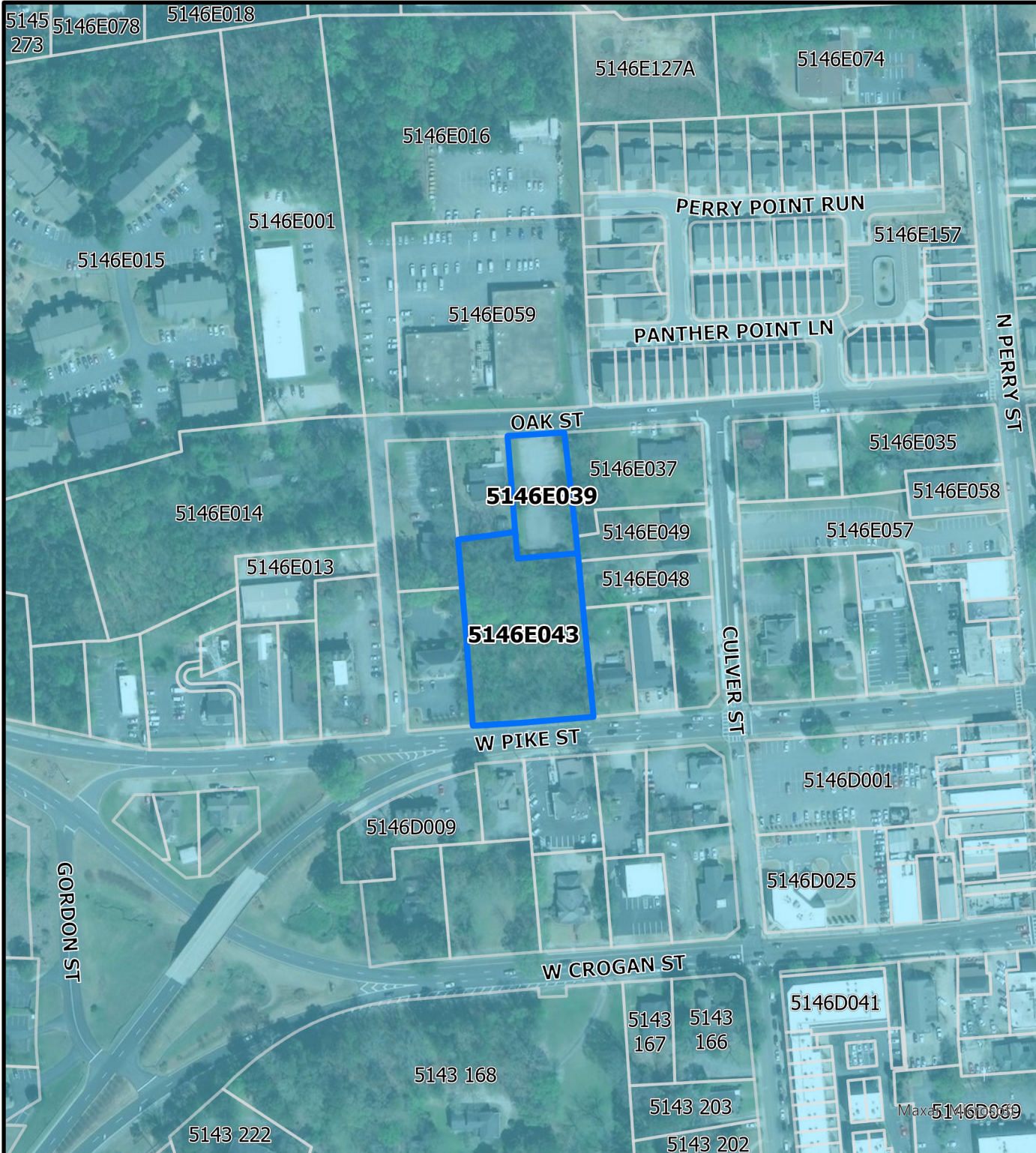
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
- Character Areas**
-  Community Mixed Use
-  Downtown





LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

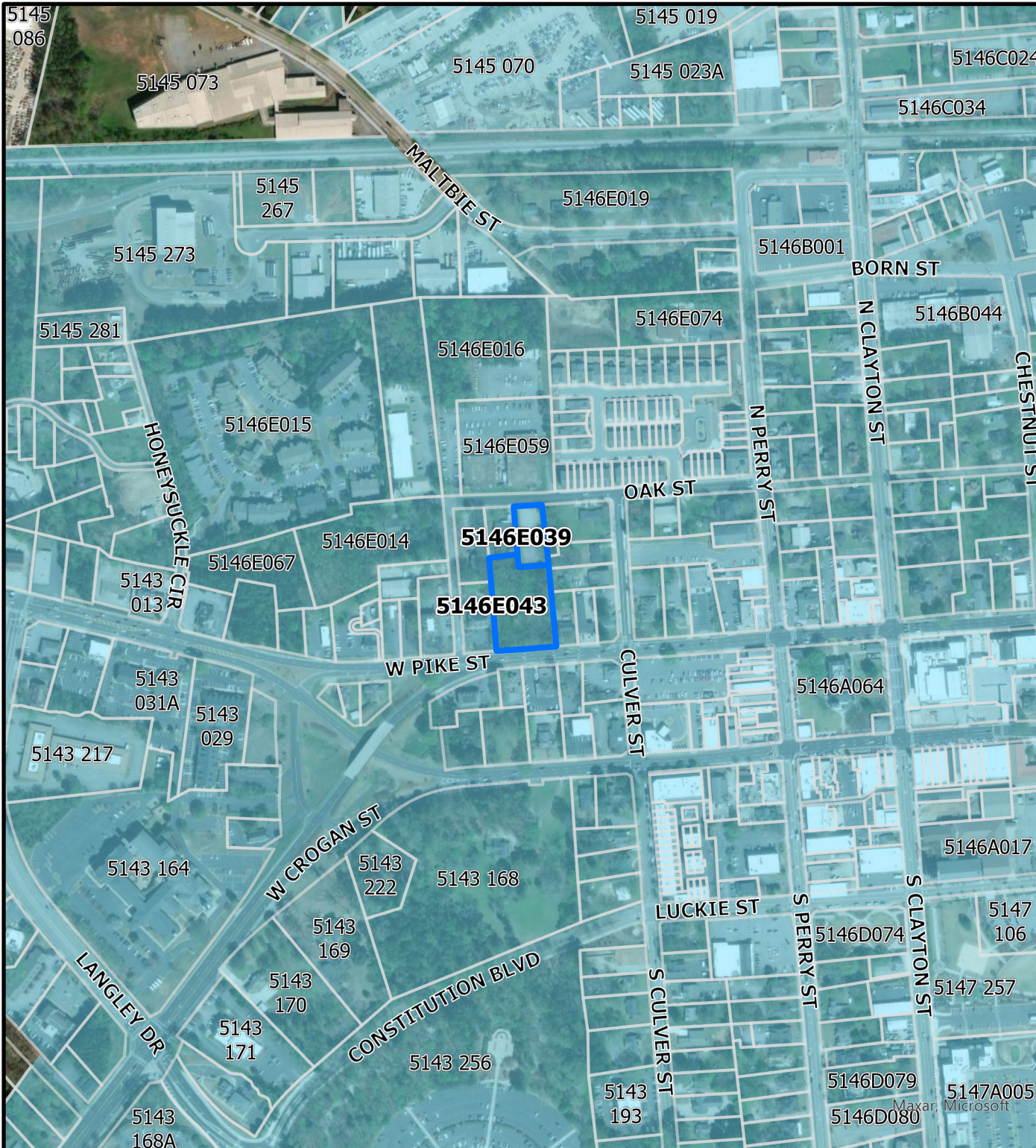
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





1.

LAWRENCEVILLE

GEORGIA

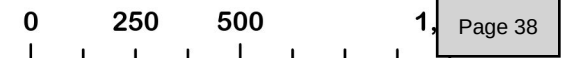
The City of Lawrenceville
Planning & Development

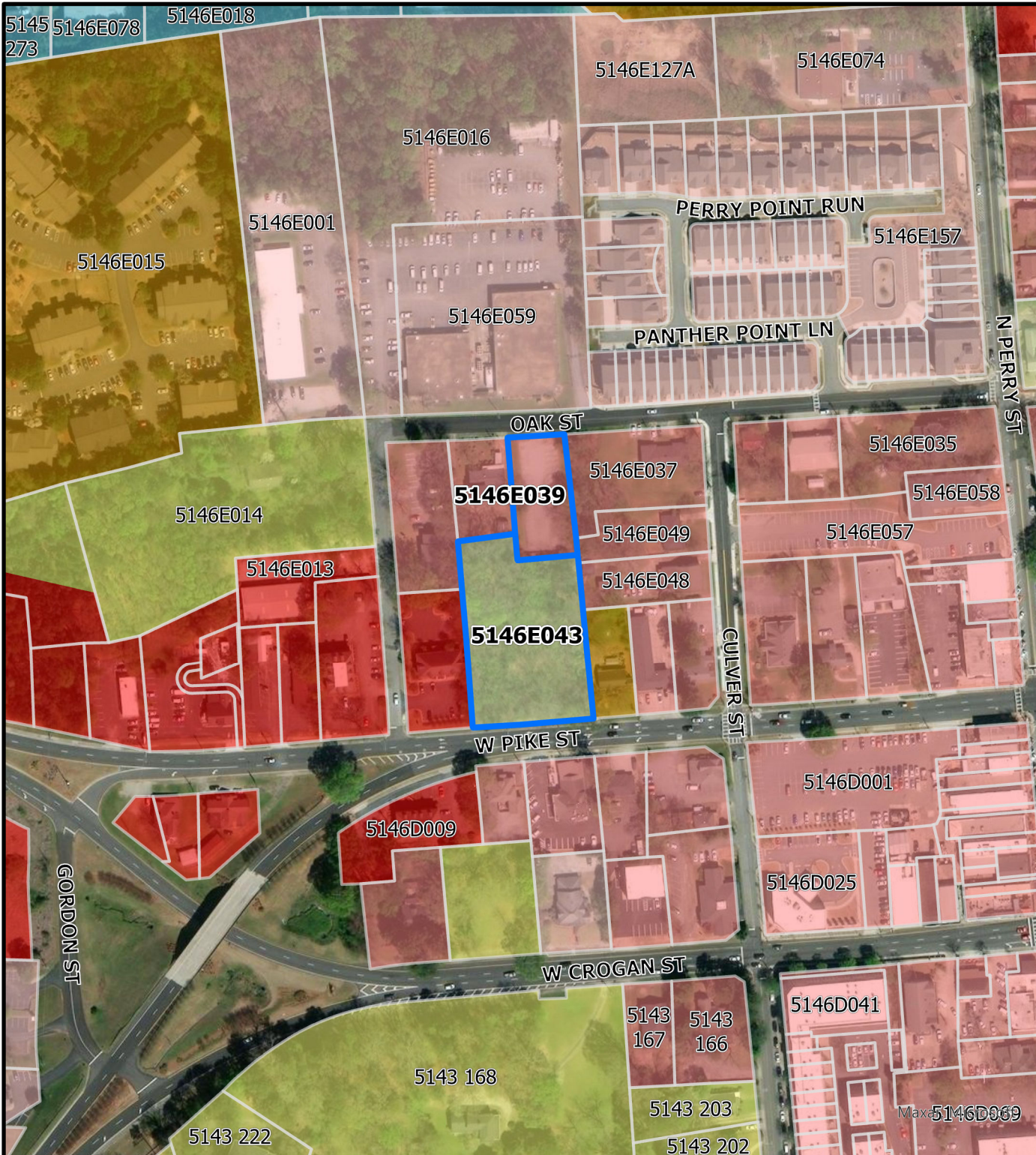
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





LAWRENCEVILLE

GEORGIA

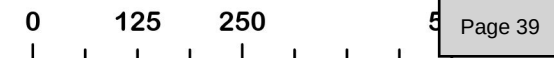
The City of Lawrenceville
Planning & Development

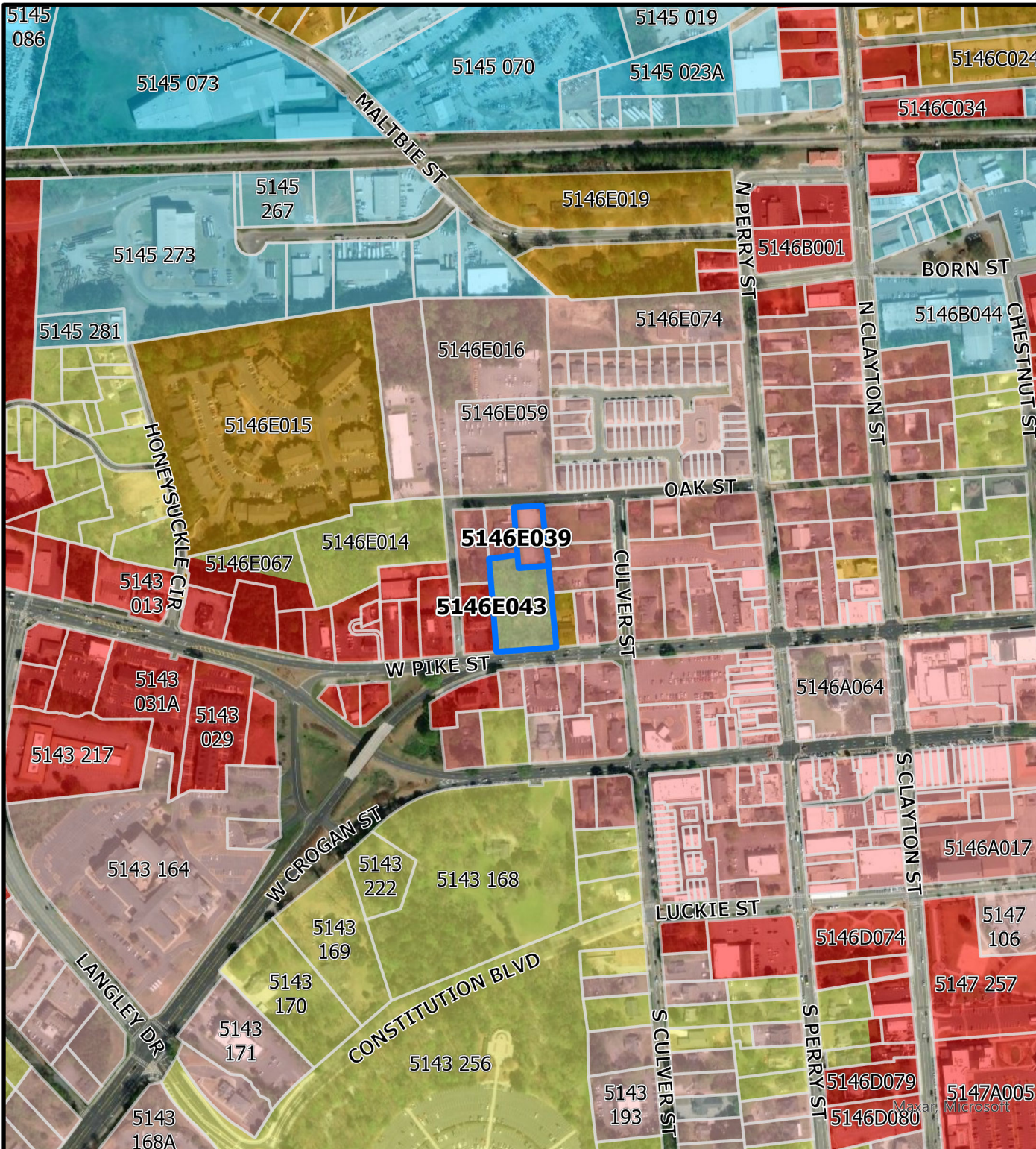
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Zoning Districts**
- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office/Institutional
- RM-12 Multifamily Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential





1.

LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Zoning Districts**
 - BG General Business
 - BGC Central General Business
 - LM Light Manufacturing
 - HM Heavy Manufacturing
 - OI Office/Institutional
 - ON Office/Neighborhood
 - RM-12 Multifamily Residential
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential



0 250 500 1, Page 40



LAWRENCEVILLE

GEORGIA

2.

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2023-00047; Noel Benedict; 405 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, June 5, 2023

Applicant Request: Rezone 405 Scenic Highway from ON (Office - Neighborhood District) to OI (Office - Institutional District).

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Summary: The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The subject property is known as Lot 1, Block 8 of the Scenic Forest Unit 1 subdivision located at the intersection of Scenic Highway with Longleaf Drive.

Attachments/Exhibits:

- RZC2023-00047_Report
- RZC2023-00047_Planning and Development recommendations
- RZC2023-00047_Application
- RZC2023-00047_Letter of intent
- RZC2023-00047_Legal description
- RZC2023-00047_Survey
- RZC2023-00047_Aerial map (1:2,750)
- RZC2023-00047_Aerial map (1:5,500)
- RZC2023-00047_Character area map (1:2,750)



LAWRENCEVILLE

GEORGIA

2.

- RZC2023-00047_Character area map (1:5,500)
- RZC2023-00047_Zoning map (1:2,750)
- RZC2023-00047_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

Executive Summary of Zoning Proposal

Case Number: RZC2023-00047	Location(s): 405 scenic highway
Parcel(s): R5116 086	Zoning Proposal: Rezoning ON to OI
Proposed Development: Law Office	Recommendation: Approval with Conditions

ZONING HISTORY

In 1985, the subject property was zoned RM (Residential Multi-Family District). On December 8, 1986, the property was rezoned to OI (Office - Institutional District). Since 2002, the property was rezoned from OI (Office - Institutional District) to ON (Office - Neighborhood District), its current zoning category.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District).

ZONING AND DEVELOPMENT STANDARDS

The existing non-compliant entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance.

SURROUNDING ZONING AND USE

While the properties on the opposite side of Scenic Highway are zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are all currently zoned OI (Office Institutional District).

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area.

STAFF RECOMMENDATION

Given the fact that the proposal intends to update the subject property's zoning from a retired zoning district to one that is already in common use by the adjacent properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



LAWRENCEVILLE

2.

Planning & Development

CASE NUMBER: RZC2023-00047

OWNER: LA DONNA GILPIN BENEDICT

APPLICANT: NOEL BENEDICT

CONTACT: NOEL BENEDICT – 770.853.0222

LOCATION(S): 405 SCENIC HIGHWAY

PARCEL ID(S): R5116 086

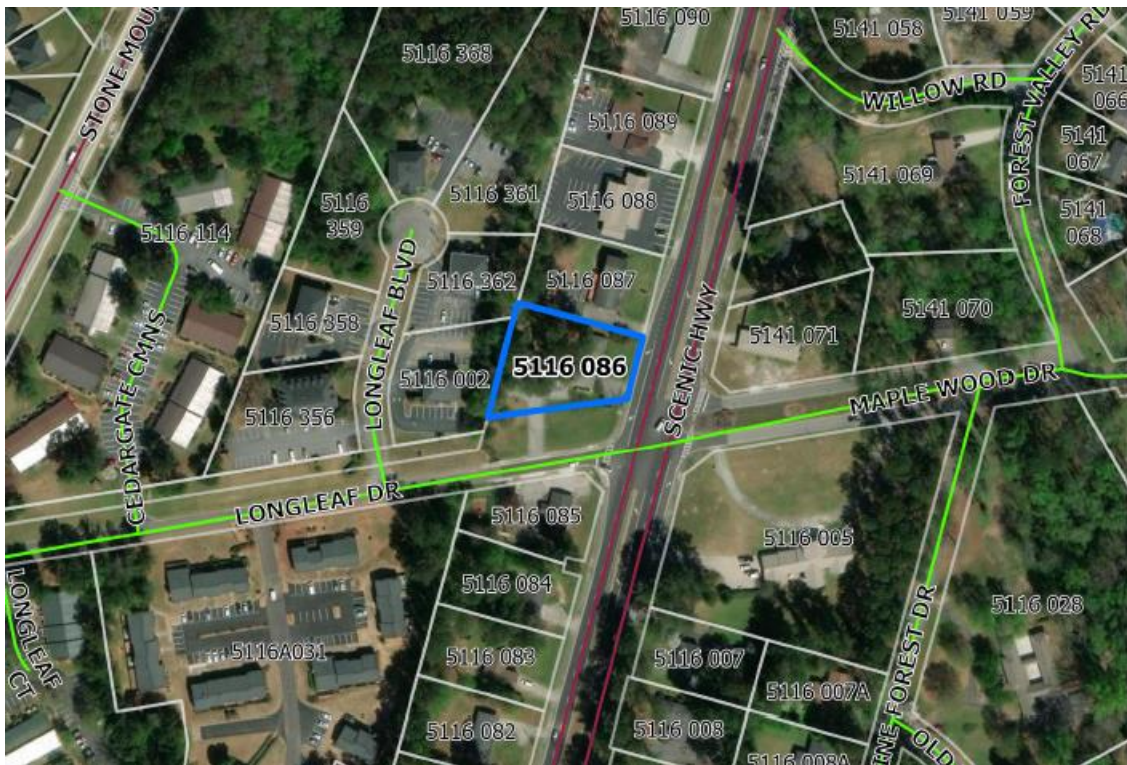
APPROXIMATE ACREAGE: 0.58

ZONING PROPOSAL: ON (OFFICE - NEIGHBORHOOD DISTRICT) TO OI
(OFFICE - INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: LAW OFFICE

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

2.

Planning & Development

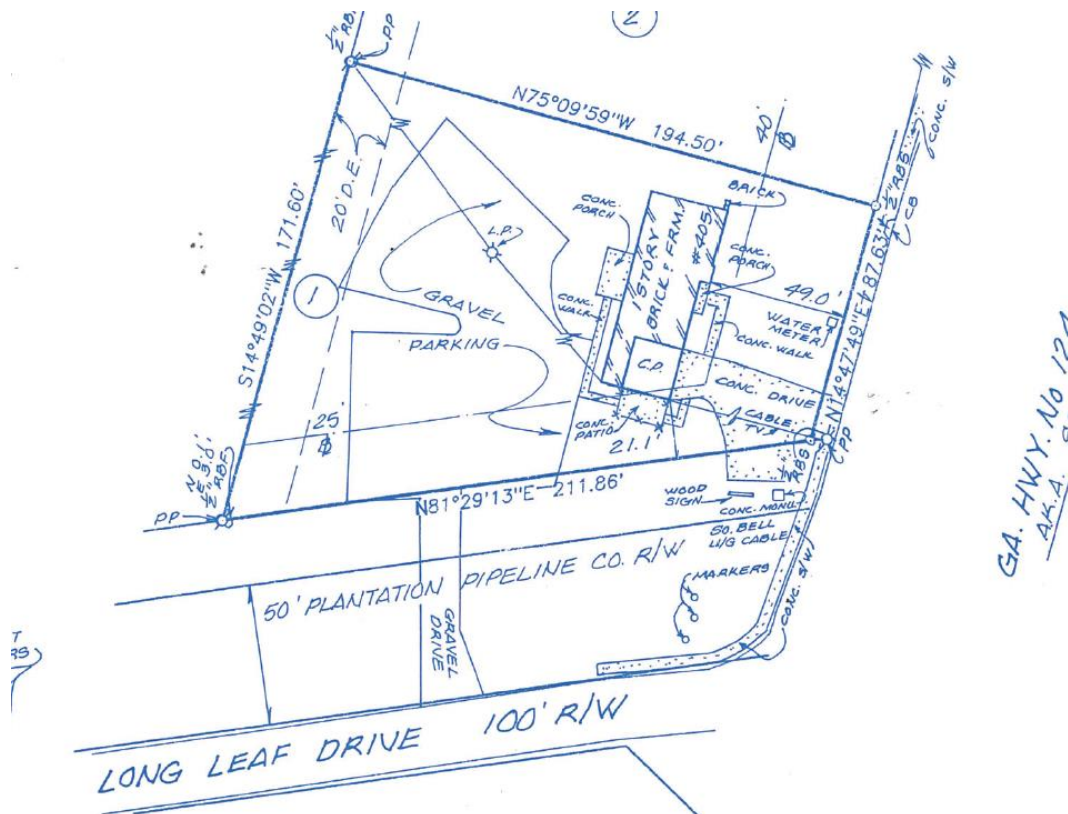
ZONING HISTORY

In 1985, the subject property was zoned RM (Residential Multi-Family District). On December 8, 1986, the property was rezoned to OI (Office - Institutional District). Since 2002, the property was rezoned from OI (Office - Institutional District) to ON (Office - Neighborhood District), its current zoning category.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The subject property is known as Lot 1, Block 8 of the Scenic Forest Unit 1 subdivision located at the intersection of Scenic Highway with Longleaf Drive.

LAND SURVEY





LAWRENCEVILLE

2.

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The existing single-family home has been used as an office since January 13, 1998. The existing non-compliant entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. One (1) parking space per 300 SF of office space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

SURROUNDING ZONING AND USE

The Scenic Highway corridor at the intersection of Longleaf Drive is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While the properties on the opposite side of Scenic Highway are zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are all currently zoned OI (Office Institutional District), the same classification as requested. As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway at its intersection with Longleaf Drive.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

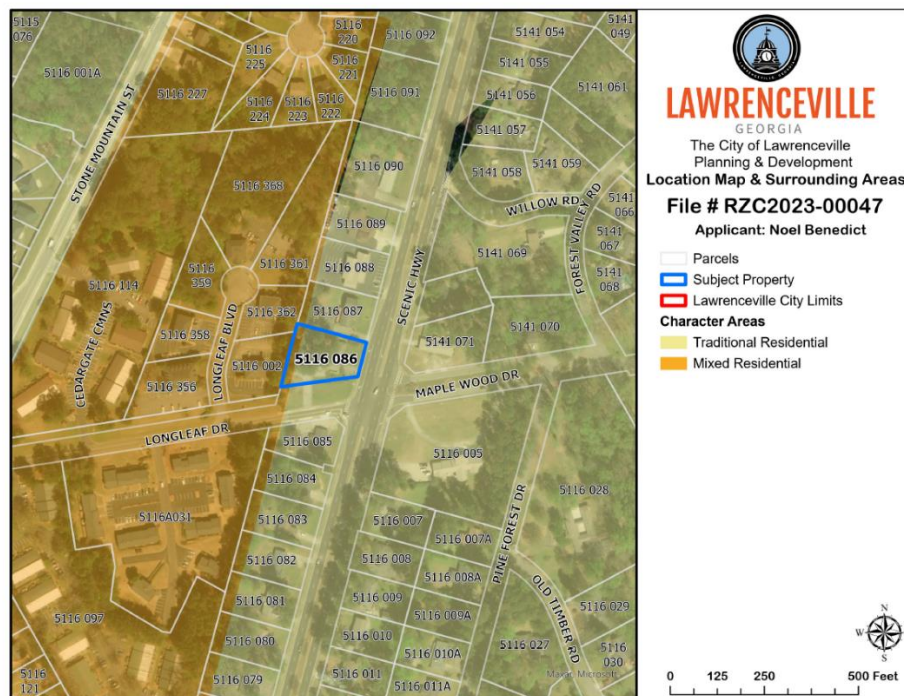
Planning & Development

2.

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. Traditional Residential areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. Density is typically low (less than 3 dwelling units per acre), and most open space is in private yards. As proposed, the requested rezoning would be consistent with the policies of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the established zoning and land use patterns in the immediate area, it does conflict with the long-term vision established by the City in its 2040 Comprehensive Plan. Policies relating to long-



LAWRENCEVILLE

Planning & Development

2.

range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal does not meet these lofty goals, but it also does not propose any new development that is inconsistent with the current character of the surrounding area.

Given the fact that the proposal intends to update the subject property’s zoning from a retired zoning district to one that is already in common use by the adjacent properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



LAWRENCEVILLE

2.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

2.

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The properties immediately adjacent to the subject property are all zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. An office development may be suitable here considering the uses and zoning of adjacent and nearby properties.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area in order for the City to flourish.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposal would continue a long overdue zoning cleanup for this area.



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2.

Planning & Development

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_05122023

RZC2023-00047

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited;
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - C.** Outdoor storage shall be prohibited;
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;
- 2.** To satisfy the following site development considerations:
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.

- E.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LaDonna Gilpin Benedict</u>	NAME: <u>LaDonna Gilpin Benedict</u>
ADDRESS: <u>1772 American Walk</u>	ADDRESS: <u>1772 American Walk</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Noel Benedict</u> PHONE: <u>770-853-0222</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>O+N</u> REQUESTED ZONING DISTRICT: <u>O+I</u>	
PARCEL NUMBER(S): <u>R5116 086</u> ACREAGE: <u>1/3 acre</u>	
ADDRESS OF PROPERTY: <u>405 Scenic Highway, Lawrenceville</u>	

LaDonna Gilpin-Benedict 04/06/2023
SIGNATURE OF APPLICANT DATE

LaDonna Gilpin-Benedict 04/06/2023
SIGNATURE OF OWNER DATE

LaDonna Gilpin Benedict
TYPED OR PRINTED NAME

LaDonna Gilpin Benedict
TYPED OR PRINTED NAME

[Signature] April 06 2023
NOTARY PUBLIC DATE

[Signature] April 06 2023
NOTARY PUBLIC DATE



70 • P.O. Box 2200 • Lawrenceville, Georgia 30046-2200
770.962.2414 • www.lawrencevillega.gov



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

LaDonna Gilpin Benedict
LaDonna Gilpin Benedict



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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5th - 116 - R5116 086
(Map Reference Number) District Land Lot Parcel

[Signature] LaDonna Gilpin-Benedict 4/3/23
Signature of Applicant Date

Noel H. Benedict LaDonna Gilpin-Benedict
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER’S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER’S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Kathy Lyles ISA / GJAC
NAME TITLE

4/3/2023
DATE

RE: Rezoning Application
405 Scenic Highway,
Lawrenceville, Georgia 30046

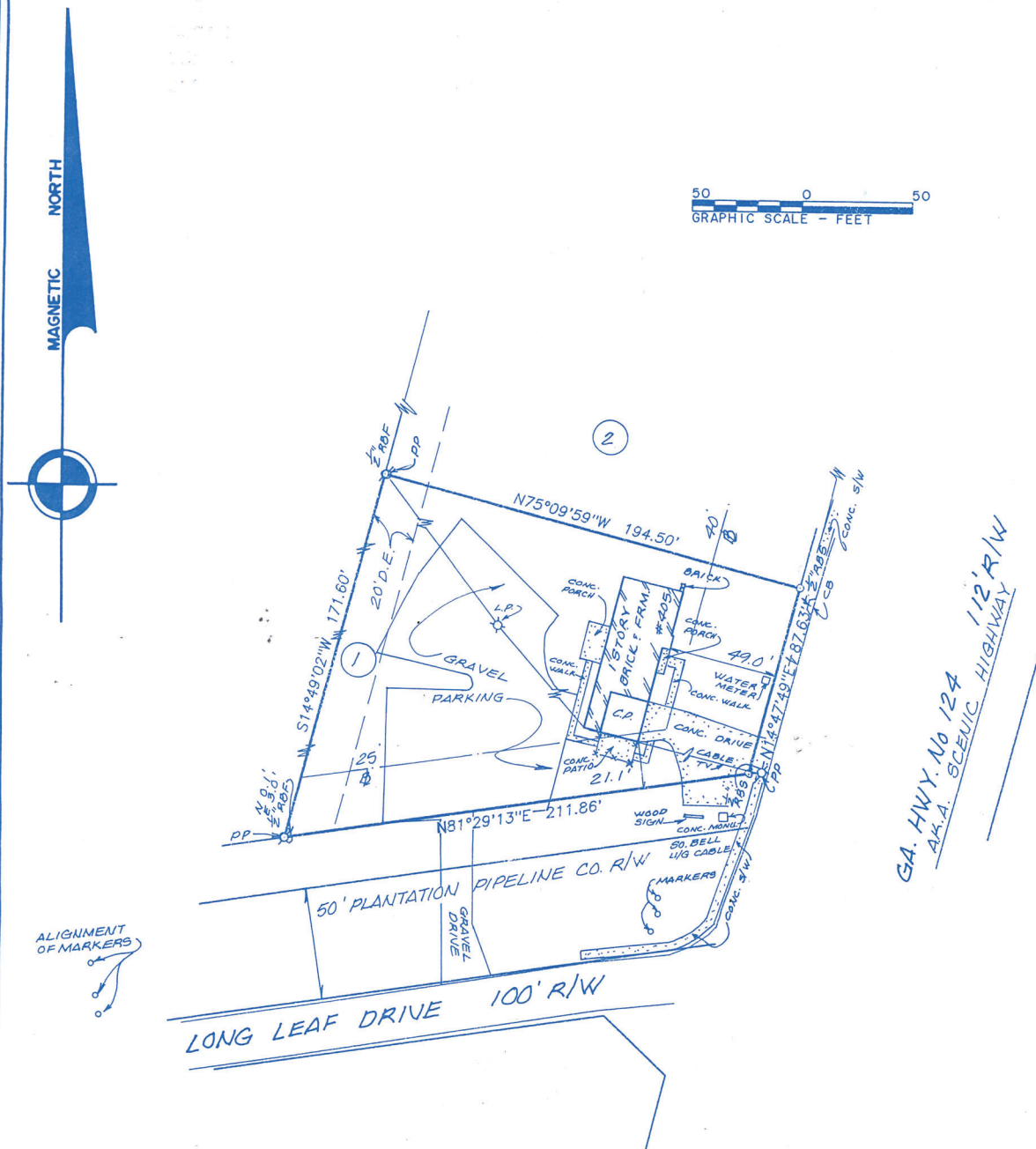
Letter of Intent:

405 Scenic Highway is presently zoned O&N and has been used as an office since the City granted a certificate of occupancy January 13, 1998. The owner/applicant has retired, and the property is now listed for sale. The highest and best use of the property is for it to be zoned O&I. Most of the properties on the west side of Georgia Highway 124/Scenic Highway north and south of 405 Scenic Highway are zoned O&I. The applicant has no intention of making any changes to 405 Scenic Highway, but wants to give a prospective purchaser (there is no current sale pending) the broader use choices available with an O&I Zoning. There has been no change in the footprint of the structure on 405 Scenic Highway since the survey of July 14, 1997.

RE: Rezoning Application
405 Scenic Highway,
Lawrenceville, Georgia 30046

Metes and Bounds Description

Beginning at an iron pin on the north side of the fifty (50) foot Plantation Pipeline Company Right-of-Way that parallels Long Leaf Drive, then north 81 degrees 29' 13" east 211.86 feet to a pin on the west right-of-way of Georgia Highway 124/Scenic Highway, then north 14 degrees 47' 49" east 87.63 feet to an iron pin on the west right-of-way of Georgia Highway 124/Scenic Highway, then north 75 degrees 09' 59" west 194.50 feet to an iron pin, then south 14 degrees 49' 02" west to the point of beginning.



THE CARTER GROUP, INC.

P.O. BOX 956443
Duluth, GA 30136

717-1413 Fax: 717-1261

*The field data upon which this plat is based has a closure precision of one foot in 10,000 feet and an angular error of 7 seconds per angle point and was adjusted using the Compass Rule.

*This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

*Equipment used: Topcon GTS 303 Total Station.

This is to certify that this property (IS NOT) in a special flood hazard area as shown on the applicable "FIA Official Flood Hazard Map"

SURVEY FOR NOEL BENEDICT

LOT PART OF LOT 1
BLOCK B

UNIT NO. ONE
SUBD. SCENIC FOREST
LAND LOT 116 DISTRICT 5th

WINNETT COUNTY, GEORGIA

SCALE 1" = 50' DATE: 7/14/97

In my opinion, this plat is a correct representation of the land platted

James H. Carter

Reg. Land Surveyor No. 1999



GEORGIA

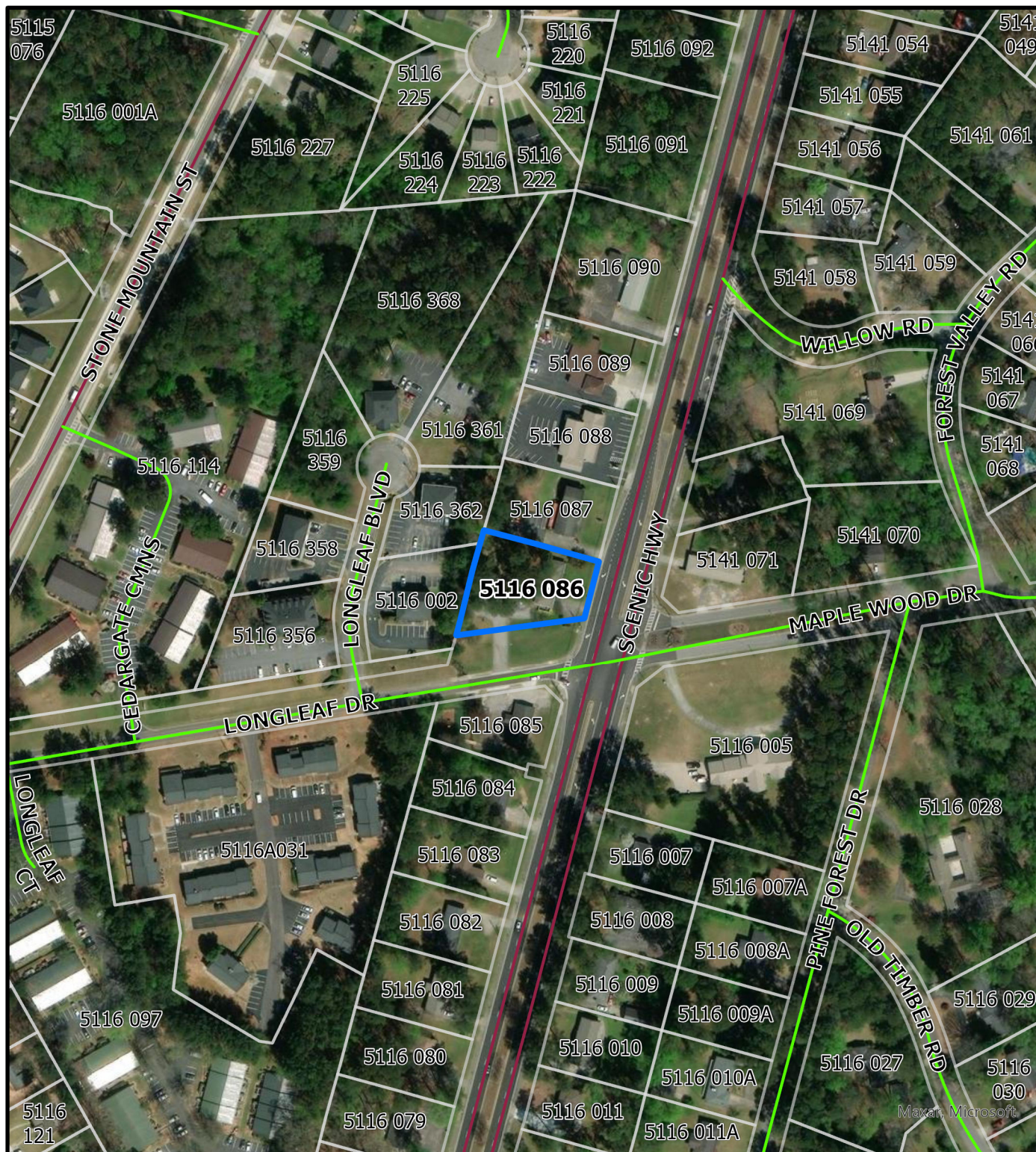
Location Map & Surrounding Areas

Applicant: Noel Benedict

-  Parcels
 Subject Property
 Lawrenceville City Limits
 County Maintained Streets
 City Maintained Streets



0 125 250





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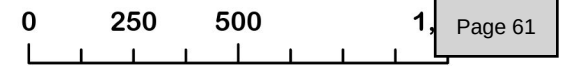
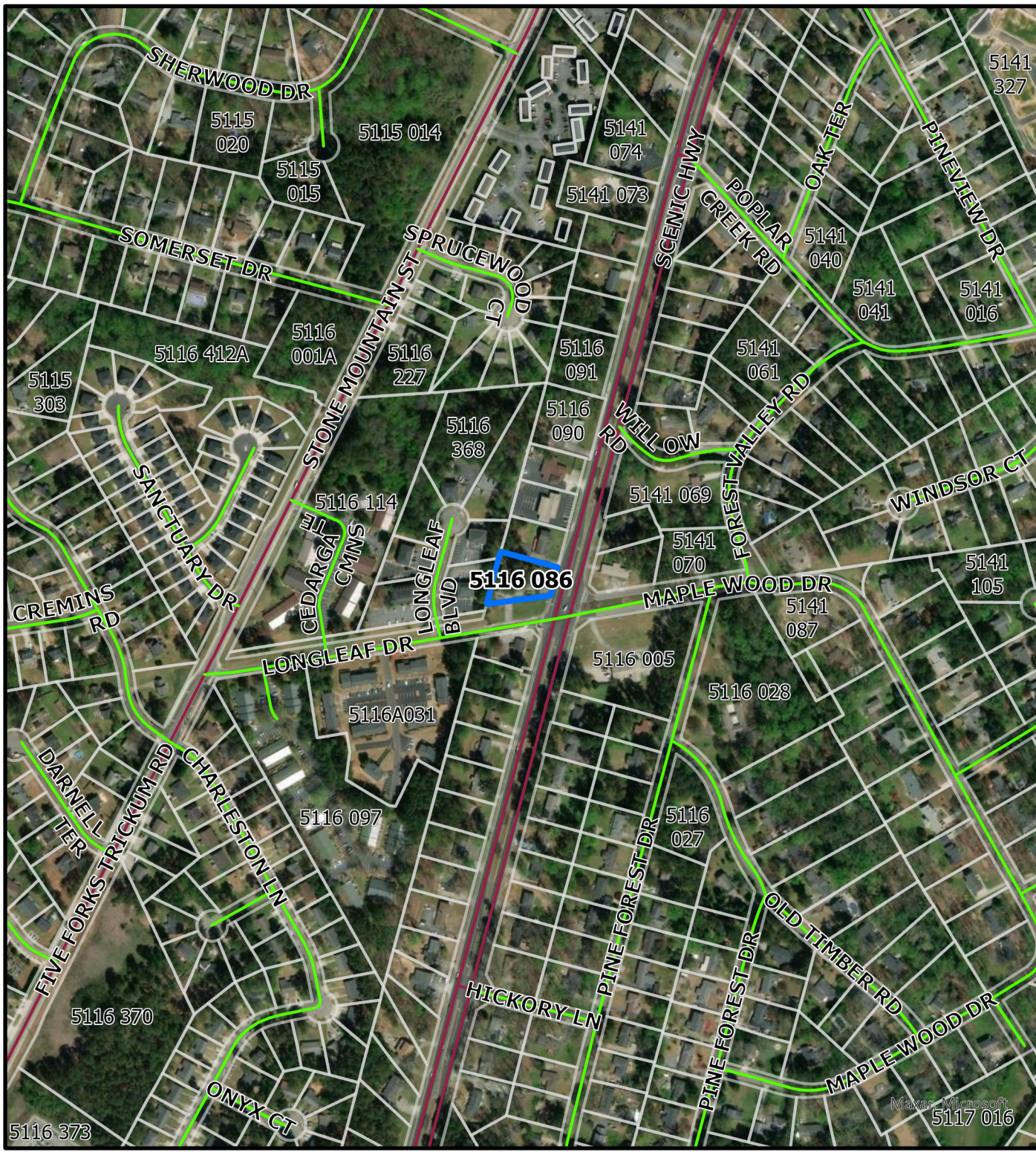
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits
- County Maintained Streets
- City Maintained Streets



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Location Map & Surrounding Areas

Applicant: Noel Benedict

-  Parcels
 Subject Property
 Lawrenceville City Limits

Character Areas

- Traditional Residential
 Mixed Residential



0 125 250



LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

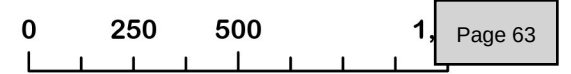
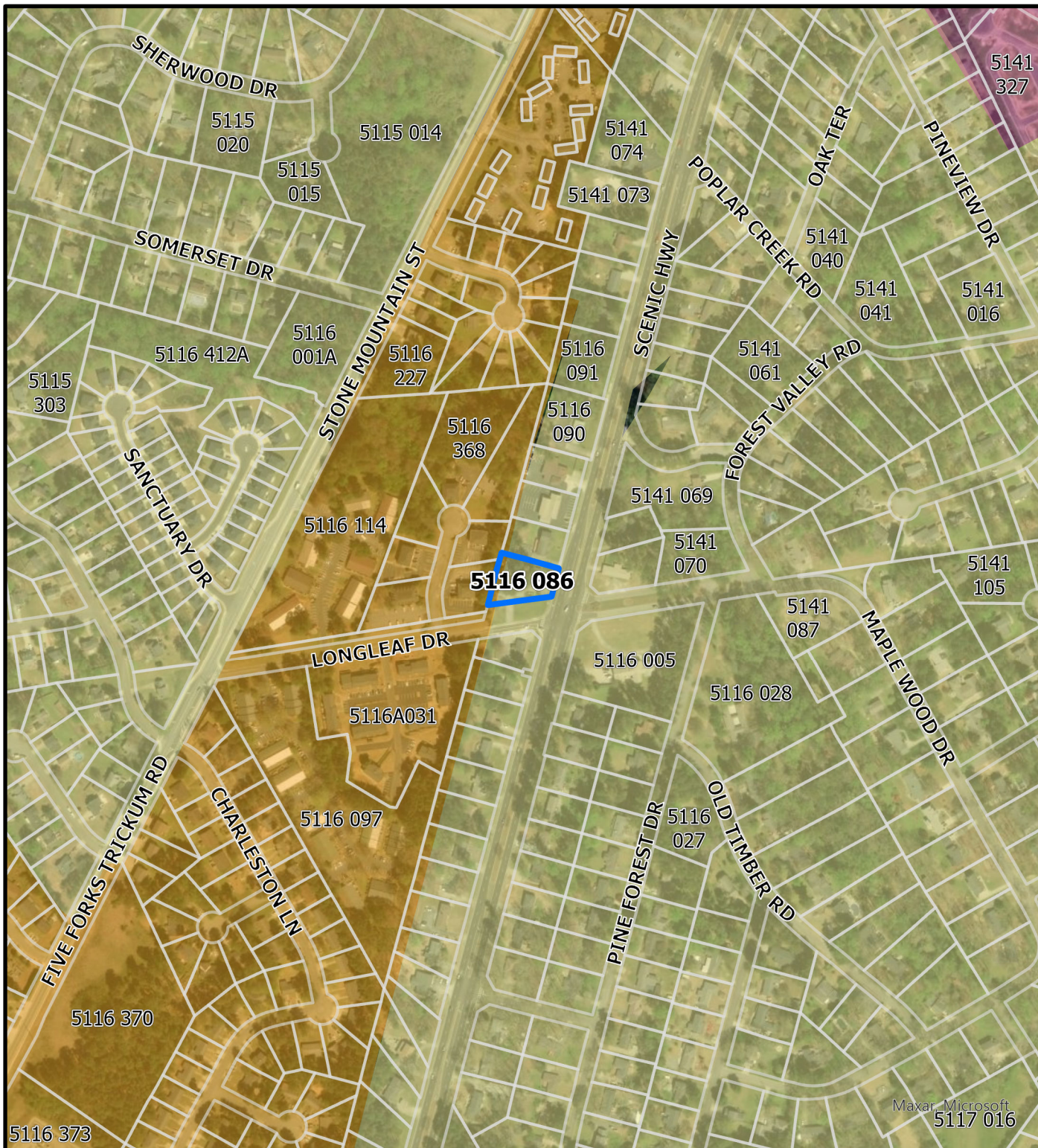
File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Character Areas

- Community Mixed Use
- Traditional Residential
- Mixed Residential



GEORGIA

Location Map & Surrounding Areas

Applicant: Noel Benedict

-  Parcels
 Subject Property
 Lawrenceville City Limits

Zoning Districts

-  OI Office/Institutional
 ON Office/Neighborhood
 RM-12 Multifamily Residential
 RS-60 Single-Family Residential
 RS-180 Single-Family Residential



0 125 250





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Zoning Districts

- AR Agricultural Residential
- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RM-8 Townhouse Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential

