



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

AGENDA

Monday, June 08, 2020
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. Monday, February 3, 2020
2. Tuesday, February 25, 2020
3. Monday, March 2, 2020

New Business

1. RZR2020-00005; Aizaz Shaikh, LLC; 284 Hurricane Shoals Road
2. SUP2020-00018; Jon Stewart; 905 Grayson Highway
3. SUP2020-00029; Enterprise Leasing; 600 Grayson Highway
4. RZC2020-00013 & RZC2020-00014; 1618 Properties, LLC c/o Marian Adeimy Avise: 179 E. Crogan Street
5. SUP2020-00030; Maxsouth Steel Erectors, LLC; 192 Industrial Park 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



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LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2020-00005; Aizaz Shaikh, LLC; 284 Hurricane Shoals Road

Department: Planning and Development

Date of Meeting: Monday, June 8, 2020

Applicant Request: Rezoning from RM-12 to BG

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests a rezoning of the property from RM-12 (General Residence District) to BG (General Business District) in order to use the existing structure as a Real Estate office.

Attachments/Exhibits:

- RZR2020-00005 Report
- RZR2020-00005 Attachments

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

CASE NUMBER: RZR2020-00005
APPLICANT: AIZAZ SHAIKH, LLC
CONTACT: AIZAZ SHAIKH
PHONE NUMBER: 470.365.8565
ZONING CHANGE: RM-12 TO BG
LOCATION: 284 HURRICANE SHOALS RD NW
PARCEL ID: R7010 001
ACREAGE: 0.51
PROPOSED DEVELOPMENT: OFFICE SPACE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property has been zoned RM-12 (General Residence District) since 1987.

PROJECT DATA:

The applicant requests the rezoning of a 0.51-acre parcel from RM-12 (General Residence District) to BG (General Business District) to continue using the property as an office. The subject property is located along the southern right-of-way of Hurricane Shoals Road, immediately south of its intersection with Dogwood Lane.

The property is developed with a 1-story office building, paved parking lot and associated driveway, with one suite occupied by a real estate office. According to the letter of intent, the purpose of the rezoning request is to bring the property into conformity with the City’s policies and ordinances with no proposal to alter or redevelop the property site. According to the survey, access to the property is from Hurricane Shoals Road with 11 parking spaces at the front and rear of the building connected by a one-way circular drive. The property may need a variance to reduce the buffer from the western side of the property which may be approved by City Council at the Public Hearing.

The property lies within the Medical Service Cluster and the College Corridor Character Areas of the 2040 Comprehensive Plan and Future Development Map. Both character areas are intended to be home to a range of office and commercial uses and may include a diversity of development types. The property is situated along a major road connecting to transportation corridors, which may make it a suitable location for office use.

The surrounding area is characterized by commercial, single and multifamily residential developments along Hurricane Shoals Road. Adjacent to the south are properties zoned RM-12, developed as a duplex subdivision. Adjacent to the west, is a property zoned RM-12 and developed with a single-family residence. To the north across Hurricane Shoals Rd and at the corners of Dogwood Lane are properties zoned RS-150 (Single-Family Residence 15,000 Square Feet District), developed with single-family residences. Adjacent to the east is a BG-zoned property developed with a gas station and convenience store.

In conclusion, if properly conditioned, the requested BG rezoning may be suitable at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. 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

No comment

GAS DEPARTMENT

No comment

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2020-00005:

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

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

To allow uses permitted in the BG Zoning District. The following uses shall be prohibited:

- A. Adult Bookstores or Entertainment
 - B. Automotive Parts Stores
 - C. Bail Bonding
 - D. Contractors Offices
 - E. Emissions Inspection Stations
 - F. Equipment Rental
 - G. Extended Stay Hotels or Motels
 - H. Hookah/Vapor Bar or Lounge
 - I. Pawn Shop
 - J. Recovered Materials Processing Facilities
 - K. Smoke or Novelty Shop
 - L. Tobacco or Novelty Shop
 - M. Tattoo and Body Piercing
 - N. Taxidermists
 - O. Title Loan Facility
 - P. Yard Trimming Composting Facilities
2. Provide and maintain a 10-foot enhanced buffer along the eastern and southern property lines. Sparsely vegetated area shall be enhanced. Allowing driveway encroachment into the western property line buffer. Future development; Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
 3. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and 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 Hurricane Shoals Road except for ingress and egress subject to the review and approval by the Director of Planning and Development.

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.

6. 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.
7. 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.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Outdoor storage shall be prohibited.
10. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
12. 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 an 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?** *No.*

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 may be compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *It is suitable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character areas.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other sites are available.*
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)?** *It is suitable, provided a variance on landscape buffer is approved with the rezoning approval.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Aizaz Shaikh, LLC</u>	NAME: <u>MAW Promise, LLC</u>
ADDRESS: <u>284 Hurricane Shoals Rd NW</u>	ADDRESS: <u>284 Hurricane Shoals Rd NW</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Aizaz Shaikh</u> PHONE: <u>470-365-8565</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>BG</u>	
PARCEL NUMBER(S): <u>7010 001</u> ACREAGE: <u>0.51</u>	
ADDRESS OF PROPERTY: <u>284 Hurricane Shoals Rd NW, Lawrenceville, GA 30046</u>	

[Signature] 3-4-2020
SIGNATURE OF APPLICANT DATE

[Signature] 03/03/2020
SIGNATURE OF OWNER DATE

Aizaz Shaikh
TYPED OR PRINTED NAME

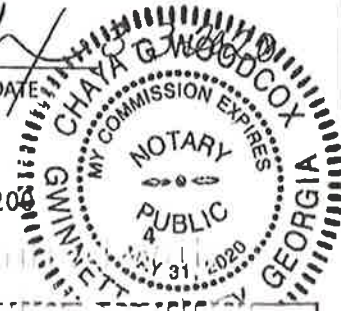
Monica Woodard
TYPED OR PRINTED NAME

[Signature] 3/4/2020
NOTARY PUBLIC DATE

[Signature]
NOTARY PUBLIC DATE



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



RZR 2020. 00005

Legal Description

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Land Lot line common to Land Lots 145 and 10 and the District line common to the 7th District and 5th District, said County, 125.10 feet Northeasterly from the Southwest corner of Land Lot 10, as measured along said common Land Lot line and District line; thence leaving said common Land Lot line and District line and running North 17 degrees 14 minutes 33 seconds West, a distance of 218.73 feet to an iron pin found on the Southeasterly right-of-way line of Hurricane Shoals Road (100 foot right-of-way); thence running Northeasterly along the Southeasterly right-of-way line of Hurricane Shoals Road North 79 degrees 31 minutes 29 seconds East, a distance of 110.44 feet to an iron pin found; thence leaving the Southeasterly right-of-way line of Hurricane Shoals Road South 17 degrees 14 minutes 33 seconds East, a distance of 179.10 feet to an iron pin found on the Land Lot Line common to Land Lots 10 and 145, and the District line common to the 7th and 5th Districts, said County; thence running Southwesterly along said common Land Lot and District line South 59 degrees 8 minutes 48 seconds West, a distance of 112.85 feet to an iron pin found and the POINT OF BEGINNING, containing 0.501 acres, more or less, as shown on that certain survey for WACHOVIA BANK OF GEORGIA, N.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and HOMEMART REALTY GROUP, INC., prepared by Alvin E. Vaughn & Assoc., Inc., dated July 27, 1995, and being the seal of A. E. Vaughn, GRLS No. 1829.

Subject Property Address: 284 Hurricane Shoals Rd NW, Lawrenceville, GA 30046

PARCEL NO.: R7010 001

RZR2020-00005

Aizaz Shaikh, LLC
284 Hurricane Shoals Rd NW. Lawrenceville, GA 30046
(470) 365-8565
aizaz.agent@gmail.com
aizazshaikh.atlantaareahomesearch.com

City of Lawrenceville Planning and Development
70 S Clayton St. Lawrenceville, GA 30046

To Whom It May Concern,

Since 1995, the property located at 284 Hurricane Shoals Rd NW has been licensed and used as a Real Estate Office. The zoning does not reflect the use nor does it reflect the county records. The CO from January 2000 issued by the City of Lawrenceville reflects BG zoning. Therefore, we are requesting that the zoning for Parcel R7010 001 be updated from RM-12 to BG in order to match the use and county records.

Warm regards,

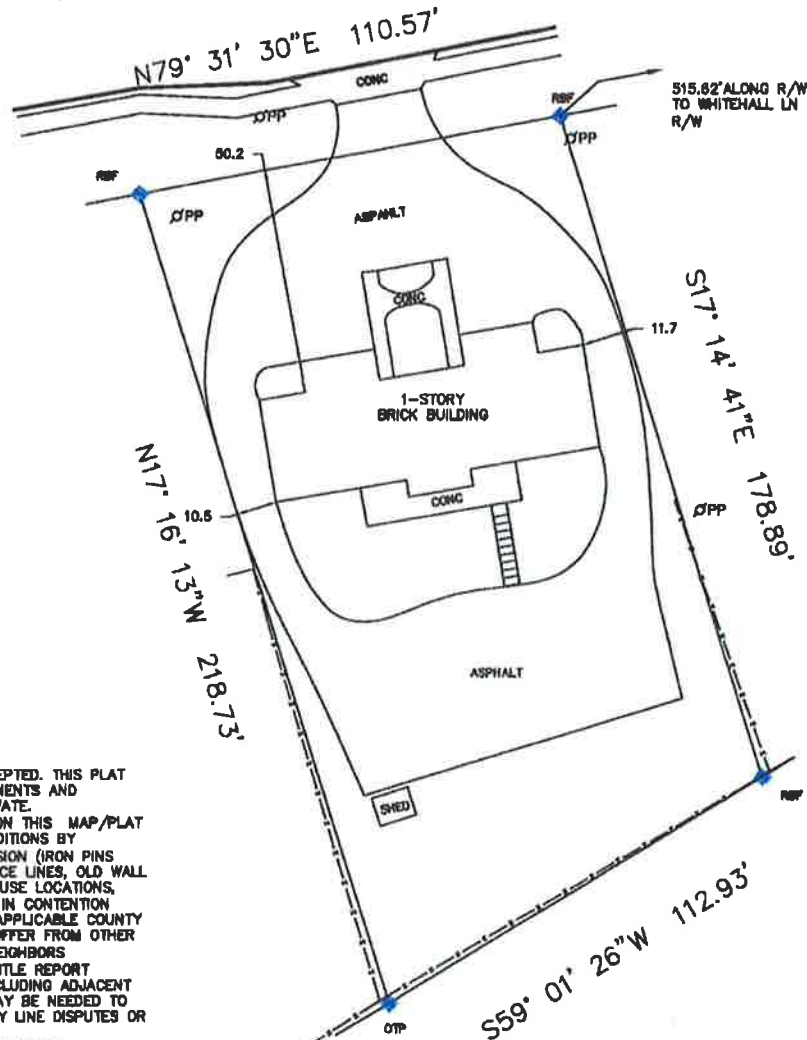


Aizaz Shaikh
Managing Member

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR
THIS PROPERTY BY THIS SURVEYOR.



HURRICANE SHOALS ROAD ~ VARIABLE R/W
44' ± BC/EP



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

PROPERTY ADDRESS:
284 Hurricane Shoals Rd NW
Lawrenceville, GA 30048

LAND AREA:
21820 SF
0.501 AC

PLAT PREPARED FOR:
284 Hurricane Shoals
Rd NW

PARCEL ID: 7010 001

LAND LOT 10 7th DISTRICT

BY:

GWINNETT COUNTY, GEORGIA

FIELD DATE:	1-04-2020	NS
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LOCATED IN LAWRENCEVILLE

DRAWN DATE: 1-08-2020	SS
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REFERENCE: PLAT BOOK	PAGE
REFERENCE: DEED BOOK	PAGE

ALL MATTERS OF TITLE ARE
EXCEPTED, NOT TO BE FREED
MORE LIMITED TO COMBUSTION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.



SURVEY SYSTEMS ATLANTA
2158 W Park Ct, Ste D, Stone Mtn, GA 30087
COA JLSF000887, info@SurveySystemsAtlanta.com
Cell 678-591-8084 ~ Office 404-760-0010

PZR 2020-00005



1.

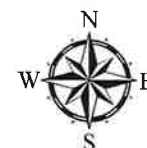
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**
File # RZR2020-00005

Applicant:
Aizaz Shaikh

Legend

-  Subject Property
-  Roads
-  Parcels



0 37.5 75

Page 15



The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # RZR2020-00005

Applicant:
Aizaz Shaikh

Legend

 Subject Property

 Roads

 Parcels

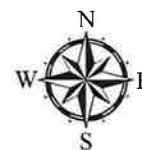
ZONING

 BG General Business

 OI Office Institutional

 RM-12 General Residence

 RS150 Single-Family Residence



0 37.5 75

Page 16



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00018; Jon Stewart; 905 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, June 8, 2020

Applicant Request: To allow Outdoor Recreation

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests a Special Use Permit to allow a baseball field as outdoor recreation.

Attachments/Exhibits:

- SUP2020-00018 Report
- SUP2020-00018 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2019-00018
APPLICANT: JON STEWART
CONTACT: JON STEWART
PHONE NUMBER: 770.309.7972
LOCATION: 905 GRAYSON HWY
PARCEL ID: R5139 043
ACREAGE: 2.03
PROPOSED DEVELOPMENT: OUTDOOR RECREATION
DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1971.

PROJECT DATA:

The applicant requests a Special Use Permit of a 2.03-acre property, zoned BG (General Business District), to allow a practice ball field. The subject property is located along the western right-of-way of Grayson Highway, just north of its intersection with Plantation Blvd.

The property is currently developed with a brick building, parking lot, and associated driveway. The athletic field is located immediately adjacent to the existing building on the southern portion of the property. Construction of the athletic field was done without the necessary approvals and permits from the City, and based on the physical location of the field the construction may have encroached into the required 25-foot undisturbed natural vegetation buffer and 25-foot impervious setback. The application is the result of a Code Enforcement investigation; which concluded with the applicant submitting an application for Special Use permit.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed-Use Area. The vision for this character area is to provide centers of activity, public gathering spaces, and recreational facilities. Although the proposed athletic field may be considered consistent with the intent of the 2040 Comprehensive Plan, the applicant did not demonstrate Best Management Practices (BMP's), obtain the necessary permits or consult with the city before beginning construction. Therefore,

the requested Special Use Permit allowing outdoor recreations may be considered inconsistent with policies and procedures of the City of Lawrenceville.

The surrounding area is characterized by a mix of commercial and single-family uses. Immediately to the north, are properties zoned BG (General Business District) located within the city limits. To the east across Grayson Highway, are properties zoned BG and RS-150 (Single Family Residence District) which are used for various commercial and institutional uses. To the south, is an undeveloped parcel of land zoned BG. To the west, is the Oakdale Woods single-family subdivision, zoned R-75 (Single Family Residence District) located in unincorporated Gwinnett County.

In conclusion, the applicant's failure to obtain the necessary permits and approval from the City, and the encroachment in the required undisturbed buffer and impervious setback does not necessarily warrant support from the Department. Therefore, the Planning and Development Department recommends **Denial** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Any portion of adjoining Pugh's Creek that is not piped will possibly require a 50' undisturbed buffer.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

In 2019, there was a case for prohibited use in the BG district for outdoor activity associated with the ball field. Owner was advised to obtain a Special Use Permit.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00018

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

Approval of Special Use Permit for Outdoor Recreation, subject to the following enumerated conditions:

1. The site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
2. Provide and maintain the required 25-foot undisturbed natural vegetation buffer and 25-foot impervious setback. The buffer and setback shall be reestablished to provide adequate screening from neighboring properties.
3. Remove existing Pole Sign from the subject property or bring the existing sign into compliance with the rules and regulations of the Zoning Ordinance. Subject to the review and approval of the Planning and Development Director.
4. Ground Signage shall be limited to a maximum height of 12 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet.
5. 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.
6. 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.
7. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
8. Outdoor storage shall be prohibited.
9. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
10. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *Yes.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use 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 Special Use 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 Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT 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 use 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 are, however, the applicant began development without the correct reviews or permits.*
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)?** *The development may be encroaching into buffers that are required to be undisturbed.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jon Stewart</u>	NAME: <u>Same</u>
ADDRESS: <u>905 Grayson Hwy</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: _____ ZIP: _____
PHONE: <u>770-309-7972</u>	PHONE: _____
CONTACT PERSON: <u>Jon Stewart</u> PHONE: <u>770 309 7972</u>	
CONTACT'S E-MAIL: <u>elitesportinggoods@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>2.03</u>	
PARCEL NUMBER(S): <u>R5139 043</u>	
ADDRESS OF PROPERTY: <u>905 Grayson Hwy Lawrenceville Ga 30046</u>	
PROPOSED SPECIAL USE: _____	

[Signature] 8-1-19
SIGNATURE OF APPLICANT DATE

[Signature] 8-6-20
SIGNATURE OF OWNER DATE

Mary Martin
TYPED OR PRINTED NAME
08/02/2019
DATE
NOTARY PUBLIC
WINNETT COUNTY

Jon Stewart
TYPED OR PRINTED NAME
Kimberly Bailey
NOTARY PUBLIC
WINNETT COUNTY
8-6-20
DATE

5 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046
770.963.2414 • www.lawrencevillega.org

SUP2019-00018

BK50381-00462

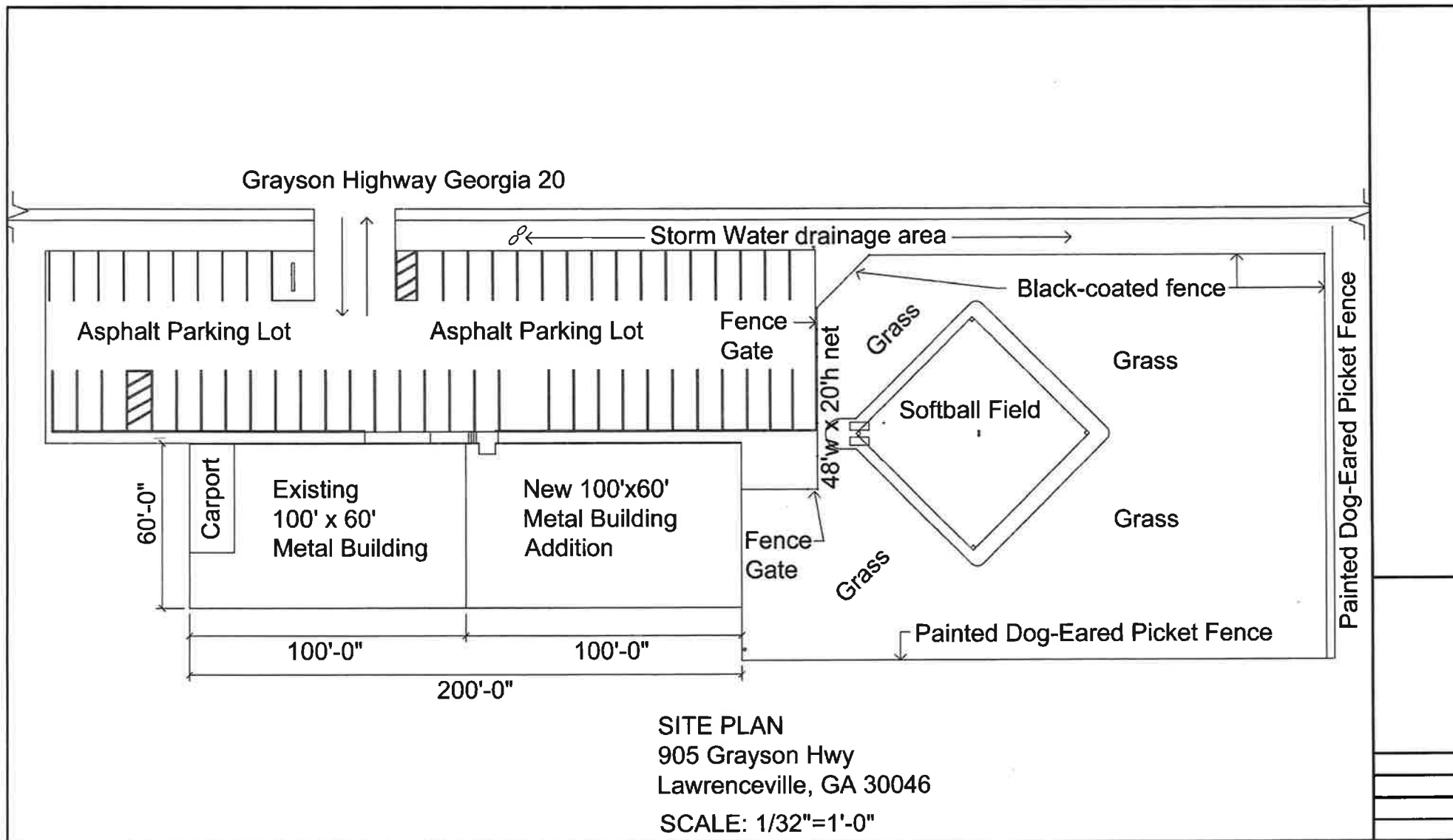
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 139 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning commence at the intersection of the southerly r/w line of Black Oak Court with the westerly r/w line of GA Highway 20, thence southeasterly along the westerly r/w line of GA Highway 20, a distance of 961.30 feet to the True Point of Beginning; thence south 16 degrees 20 minutes 39 seconds east along the westerly r/w line of GA Highway 20, a distance of 123.68 feet; thence south 74 degrees 04 minutes 09 seconds west along the westerly r/w line of GA Highway 20, a distance of 10.44 feet; thence south 16 degrees 20 minutes 25 seconds east along the westerly r/w line of GA Highway 20, a distance of 340.08 feet; thence south 74 degrees 04 minutes 09 seconds west along the westerly r/w line of GA Highway 20, a distance of 29.51 feet; thence south 16 degrees 13 minutes 47 seconds east along the westerly r/w line of GA Highway 20, a distance of 28.01 feet; thence south 73 degrees 38 minutes 19 seconds west leaving the westerly r/w line of GA Highway 20, a distance of 149.75 feet; thence north 16 degrees 21 minutes 47 seconds west a distance of 491.38 feet; thence north 73 degrees 36 minutes 43 seconds east a distance of 189.94 feet to a point on the westerly r/w line of GA Highway 20 and the True Point of Beginning.

Said tract containing 2.035 acres of land and being shown more clearly on a plat of survey entitled Survey for Awesome Fiberglass and Body Work Specialist Inc., Lehman Brothers Bank, Sandy Spring Title Agency & Commonwealth Land Title Insurance Company, prepared by Advance Survey, Inc., dated October 14, 2005, last revised November 16, 2005.

SUR2019-00018



USP2012.00018



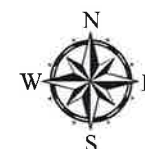
The City of Lawrenceville
Planning & Development

Aerial Map and Surrounding Area File # SUP19-00018

Applicant:
Jon Stewart

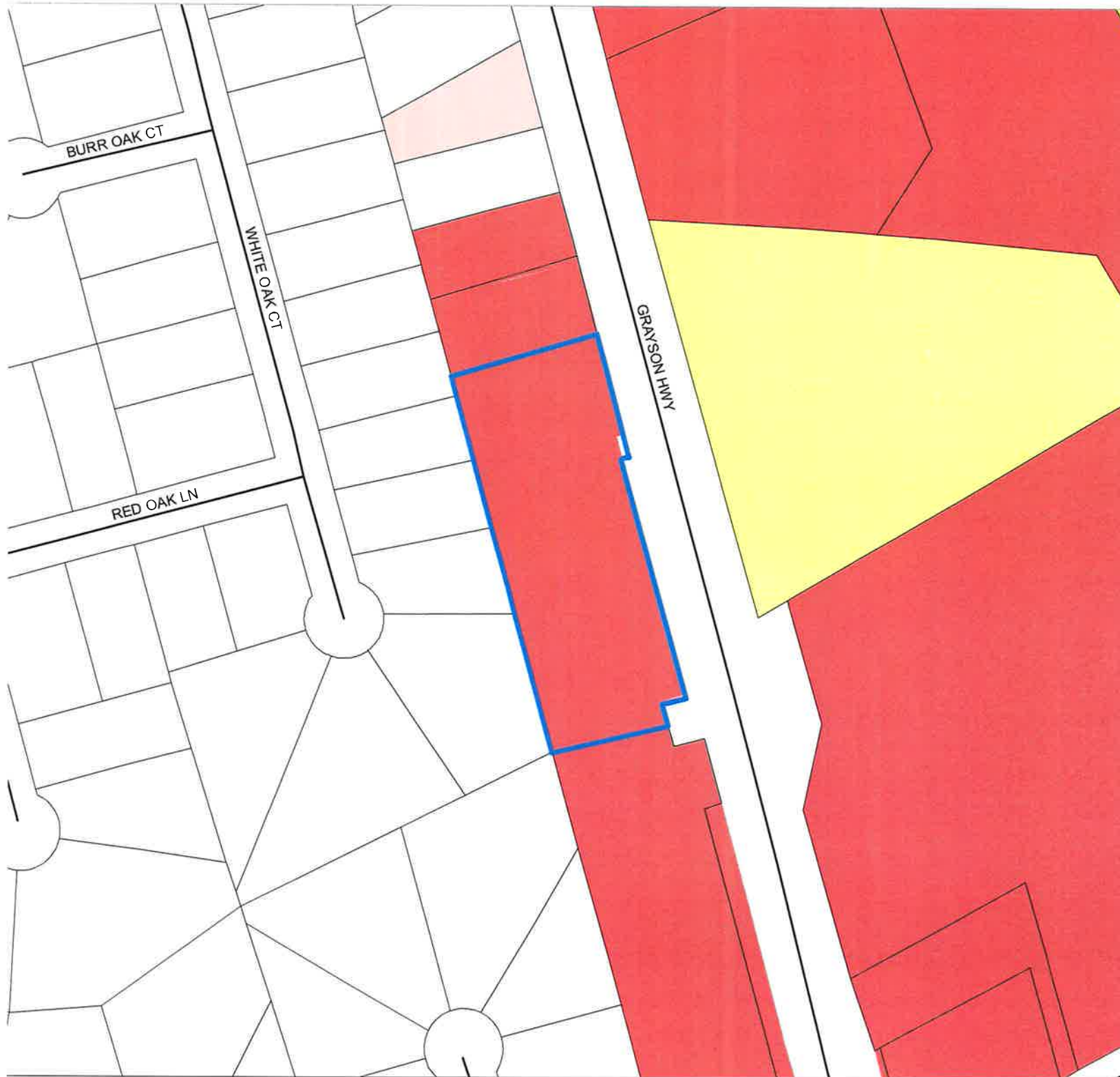
Legend

-  Subject Property
-  Roads
-  Parcels



0 50 100

Page 27



The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # SUP19-00018

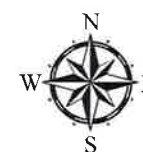
Applicant:
Jon Stewart

Legend

-  Subject Property
-  Roads
-  Parcels

PRIMARY ZONING

-  BG General Business
-  OI Office Institutional
-  RS150 Single-Family Residence
-  RS180 Single-Family Residence



0 50 100

Page 28



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00029; Enterprise Leasing; 600 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, June 8, 2020

Applicant Request: To allow a Truck/Car rental with associated carwash

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests a Special Use Permit to allow a Truck/Car Rental Facility with an associated carwash for inventory only.

Attachments/Exhibits:

- SUP2020-00029 Report
- SUP2020-00029 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2020-00029
APPLICANT: ENTERPRISE LEASING
CONTACT: JOSH STRICKLAND
PHONE NUMBER: 706.248.7421
LOCATION: 600 GRAYSON HIGHWAY
PARCEL ID: R5149 017
ACREAGE: 2.35
PROPOSED DEVELOPMENT: TRUCK AND CAR RENTAL WITH ACCESSORY
CARWASH

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1971.

PROJECT DATA:

The applicant requests a Special Use Permit of approximately 2.35-acre property, zoned BG (General Business District), to allow for car rental with accessory carwash for inventory only for Enterprise Rent-A-Car. The subject property is located in the eastern right-of-way of Grayson Highway at its intersection with the northern right-of-way of Simonton Road. The applicant, Enterprise Leasing, proposes to utilize the site as a car wash accessory business.

The property is currently developed with a brick, one-story building, paved parking lot, and associated driveway. The site plan shows a canopy would be added to the front elevation. Access to the site is proposed via two existing driveways, one the east side of Grayson Highway, and the other on the north side of Simonton Road. The letter of intent states that 12 parking spaces will be dedicated to employee parking along the north side of the property, 31 parking spaces for inventory purposes along the south side of the property, and 51 parking spaces for customer parking. The letter of intent states that the ratios may change from day to day depending on their fleet. The applicant states that no maintenance will take place on-site and damaged vehicles will not be housed on the property; arrangements have been made for a vendor to pick up vehicles that may need repairs. The rental vehicles that are kept in service are models that are no older than three years old. The applicant stated that it is policy to clean all vehicles as

soon as they are returned. The applicant proposes to install a car wash bay on the northside of Simonton Road that will only be utilized to wash their inventory. The site plan shows the bay would be installed on the southeast of the building to help conceal it from the right-of-way.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Neighborhood Mixed Character Area. The vision for this character area is to provide local services that could be mixed with medium density housing. Buildings should be oriented towards the street, with limited parking front. There is an existing one-story building that is vacant and the proposal may regain the intent of the character area to boost connectivity for commercial and mixed use projects along major corridors.

The surrounding area is characterized by a mix of single-family residences, commercial, and office institutional uses.. To the north, is a BG (General Business District) zoned property consisting of small scale offices and retail spaces. To the east, is a RS-180 (Single-Family Residence) zoned property with a Single-family dwelling on the property that is currently vacant. To the south across from Simonton Road, is a BG zoned property that provides funeral services. To the west across from Grayson Highway, is a BG zoned property consisting of retail space.

In conclusion, the proposal may be consistent with the policies of the 2040 City of Lawrenceville Comprehensive Plan. The proposed development, if properly conditioned could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00028

Approval of Special Use Permit for a truck and car rental with accessory carwash, subject to the following enumerated conditions:

1. 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.
2. The car wash may only be used to serve business inventory as an accessory use.
3. The car wash shall be developed in general accordance with the submitted site plan and color renderings, presented to the City Council at the April 27, 2020 Work Session, 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.
4. The car wash shall be limited to a maximum of 1,500 square feet.
5. The Special Use Permit will end should the existing primary use cease or change to another use.
6. Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with all applicable County regulations.
7. The building must meet the minimum architectural requirement of the City of Lawrenceville. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
8. Ground Signage shall be limited to a maximum height of 12 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 75 square feet. Wall signage shall be limited 36 square feet per elevation, with a total wall sign area limited to 72 square feet.
9. 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.

10. 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.
11. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
12. Outdoor storage shall be prohibited.
13. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
14. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use 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 Special Use 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 Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT 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 use 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

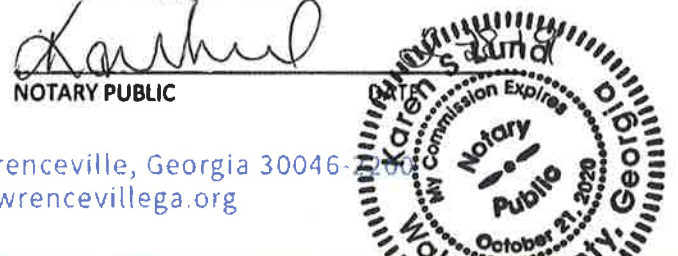
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing</u>	NAME: <u>600 Grayson, Inc. Sun Lee Yang</u>
ADDRESS: <u>5197 Stone Mountain Hwy</u>	ADDRESS: <u>2944 Gravel Springs Rd.</u>
CITY: <u>Stone Mountain</u>	CITY: <u>BuFord</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-982-7925</u>	PHONE: <u>404-717-2771</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>B6</u> ACREAGE: <u>2.359</u>	
PARCEL NUMBER(S): <u>Land Lots 148 & 149, 5th District - 5149 019</u>	
ADDRESS OF PROPERTY: <u>600 Grayson Hwy Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Transportation Rental-Passenger Vehicle with Accessory Carwash for inventory only.</u>	

[Signature] 2-19-20
SIGNATURE OF APPLICANT DATE

[Signature] 2-28-19
SIGNATURE OF OWNER DATE

Josh Strickland
TYPED OR PRINTED NAME

SUN LEE YANG
TYPED OR PRINTED NAME



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



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

SUP2020-00029

CASE NUMBER

3/18/20

DATE

Josh Strickland

ACKNOWLEDGED BY (PRINT NAME)

[Signature]

SIGNATURE

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



LAWRENCEVILLE

GEORGIA

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)

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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770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

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:

(Map Reference Number)

5 - 148 - 5149 012
District Land Lot Parcel

Signature of Applicant

Date

Josh Strickland - Facilities Specialist
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)

Ingrid Espinal
NAME

TSA #
TITLE

02/18/2020
DATE



LAWRENCEVILLE

GEORGIA

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:

(Map Reference Number)

District

Land Lot

Parcel

Signature of Applicant

Date

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)

NAME

TITLE

DATE

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

March 6th, 2020

Re: Letter of Intent to Special Use Permit Application

600 Grayson Hwy. Lawrenceville, GA 30046

Planning Department Staff:

Enterprise Rent-A-Car is seeking a Special Use Permit to install a car wash as an accessory business use for our inventory only at 600 Grayson Hwy. Lawrenceville, GA 30046. The property is currently zoned in the General Business District and requires a Special Use Permit to have a car wash as a conditional use.

Enterprise Rent-A-Car submitted and was approved for a SUP at their current location 176 Scenic Hwy Lawrenceville, GA 30046 just last year. While gathering bids for this project we received a lead on the abandoned Quik Trip property located at 600 Grayson Hwy. After carefully examining all aspects of the business we made the determination that the property at 600 Grayson Hwy. had better long-term potential. Some of the reasons include:

- **Property Size** – With the community's growing demand for rental cars, our current parking at 176 Scenic Hwy. can fill up quickly. The current property is under 1 acre in total size while the proposed property at 600 Grayson Hwy. is 2.359 acres. At this new property, our plan is to have 12 parking spaces for employees located along the north side of the property, 31 for our inventory that will take up a majority of the spots on the south side of the property, and 51 spots for customer parking. These ratios may change from day to day depending on our fleet. We could have as few as 4 – 5 cars on the property, or upwards of 35 at a given time. With that said, we do not do any maintenance or keep damage cars on site (we have multiple vendors that will come pick them up same day to repair for us). Our policy is to clean all cars as soon as they return. This will eliminate any worry of the lot appearing disorderly. In addition, all our rental cars are late models and at most 3 years old (most less than 1 year).
- **Property Layout** – In addition to the 2 means of ingress/egress versus the 1 we currently have, we will also be able to install the car wash bay inside the southeast side of the building (nearest Simonton Rd.). This will shield it from street view and keep the washing of our cars away from the customer parking areas in front of the building.
- **Traffic Light Access** - Customers would now have access to turning left out of the property via the red light at the corner of Grayson Hwy. and Simonton Rd. SW. Our current property is right in, right out only, which causes many cars to dash across the 2 lane Scenic Hwy to get into the turning lane, only to make a U-turn at the traffic light where Scenic Hwy. and Neal Blvd. intersect. This will eliminate that hazard.

Enterprise has incorporated many of the same conditions that were asked of us in our original SUP submission for the property at 176 Scenic Hwy into the new property. This includes added landscaping and having the car wash indoors, versus outside in which you can see on the proposed renderings. In addition, the 2 wash bays will help our productivity in getting our cars cleaned quicker. Just like with our current property, we will also be installing an Oil-Water Separator that will filter the water from the car wash before entering the sewer.

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

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 148 & 149 of the 5th District, Gwinnett County, City of Lawrenceville, Georgia, and being more particularly described as follows:

BEGINNING at an Iron Pin Found (IPF) at the mitered intersection of the northerly right-of-way of Simonton Road (R/W Varies) and the northeasterly right-of-way of Grayson Highway (a.k.a. GA 20) (R/W Varies); THENCE along the said right-of-way of Grayson Highway 130.06' along the arc of a curve to the left to a point, said arc being subtended by a chord bearing of N26°15'32"W, a chord distance of 130.06', and having a radius of 11,406.16'; THENCE N25°55'56"W a distance of 192.14' to an Iron Pin Set (IPS); THENCE leaving said right-of-way N60°10'05"E a distance of 296.45' to an Iron Pin Found (IPF); THENCE S25°55'07"E a distance of 150.07' to an Iron Pin Found (IPF); THENCE S60°10'57"W a distance of 49.94' to an Iron Pin Found (IPF); THENCE S28°35'51"E a distance of 299.45' to an Iron Pin Set (IPS) on the said right-of-way of Simonton Road; THENCE along said right-of-way of Simonton Road 258.18' along the arc of a curve to the left to an Iron Pin Found (IPF) at the said mitered intersections, said arc being subtended by a chord bearing of S83°44'54", a chord distance of 255.19', and having a radius of 488.34'; THENCE along said miter N63°41'31"W a distance of 30.71' to an Iron Pin Found (IPF) and the POINT OF BEGINNING.

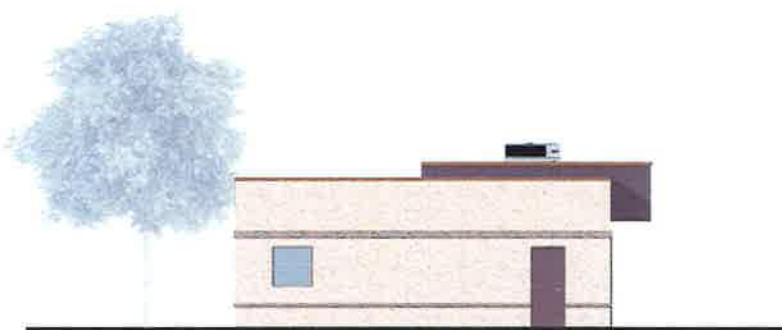
Said tract contains 102,744 sq. ft. (2.359 acres) and is more particularly shown on a survey for "600 GRAYSON, INC; SUN LEE YANG; FIRST AMERICAN TITLE INSURANCE COMPANY", prepared by Busbee & Poss Land Surveying Company, dated April 16th, 2019.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

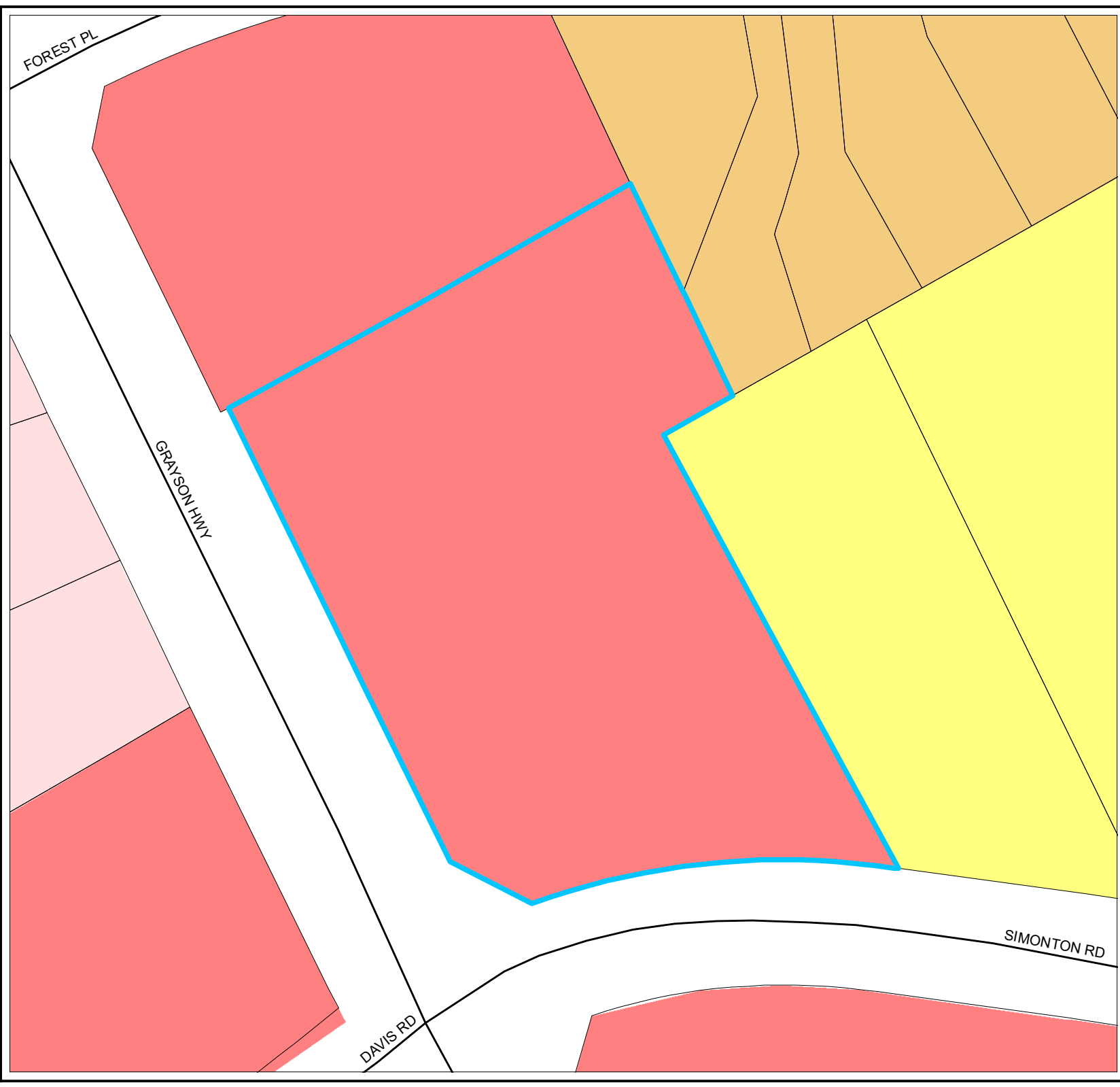


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SUP2020-00078



PERSPECTIVE VIEWS



*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Zoning
File # SUP2020-00029

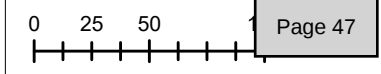
Applicant:
Joshua Strickland

Legend

-  Subject Property
-  Roads
-  Parcels

ZONING

-  BG General Business
-  OI Office Institutional
-  RM-12 General Residence
-  RS180 Single-Family Residence





1.

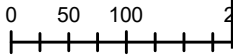
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SUP2020-00029**

**Applicant:
Joshua Strickland**

Legend

-  Subject Property
-  Roads
-  Parcels





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2020-00013 & RZC2020-00014; 1618 Properties, LLC c/o Marian Adeimy Advise; 179 E. Crogan Street

Department: Planning and Development

Date of Meeting: Monday, June 8, 2020

Applicant Request: Rezone property from OI (Office Institutional District) to BG (General Business District)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests the rezoning of the property to develop a convenience store with fuel pumps, and retail space. The applicant wishes to subdivide the lot, tract 1 is to remain for the use of a meeting hall for the American Legion.

Attachments/Exhibits:

- RZC2020-00013 & RZC2020-00014 Report
- RZC2020-00013 & RZC2020-00014 Attachments

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

CASE NUMBER: RZC2020-00013 & RZC2020-00014

APPLICANT: 1618 PROPERTIES LLC

CONTACT: MARIAN ADEIMY AVISE

PHONE NUMBER: 404.543.2686

ZONING CHANGE: OI TO BG

LOCATION: 179 EAST CROGAN STREET

PARCEL ID: R5174 021

ACREAGE: TRACT 1: 1.2
TRACT 2: 3.3

PROPOSED DEVELOPMENT: TRACT 1: REMAIN FOR USE AS A MEETING HALL
TRACT 2: CONVENIENCE STORE WITH FUEL PUMPS
AND RETAIL SPACE

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned OI (Office Institutional District) since 1970.

PROJECT DATA:

The applicant requests rezoning of a 4.5-acre parcel from OI (Office Institutional District) to BG (General Business District), along with a Special Use Permit to allow a convenience store with fuel pumps and retail space. The property owner intends to subdivide the lot into two tracts; Tract 1 would remain for use as a meeting hall to the American Legion while Tract 2 would be developed as the retail center. The subject property is located along the southern right-of-way of East Crogan Street just east of its intersection with Paper Mill Drive, with a section of the property being located along the northern right-of-way of Paper Mill Drive. The property is currently developed with one building on the East Crogan side with the remainder of the lot undeveloped, and heavily wooded.

The applicant proposes to leave Tract 1 in its current state and Tract 2 would be developed with a convenience store and retail space. The plan proposes two 1,500 square feet retail spaces, one 3,000 square foot retail space, and the convenience store at 4,500 square feet; there would be

four fuel-pumping stations available. The submitted site plan proposes 53 parking spaces that include two ADA accessible spaces and 2 bicycle parking spaces. Additionally, access to the proposed development would be via one curb cut and a deceleration lane along Paper Mill Drive. Per the site plan, the rear of the property would remain undisturbed. If approved, the parcel will be subdivided to create two lots of record; each tract would then have its own parcel identification number.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types. The property is situated near the intersection that separates the corridors from a commercial to a neighborhood environment. Adding the retail center with a convenience store that offers fueling pumps may provide more service options for nearby residents.

The surrounding area is characterized by commercial, institutional, and multifamily developments along East Crogan Street and Paper Mill Road. The property is adjacent to BG zoned properties developed with a convenience store with fuel pumps and retail space to the west; and warehousing to the east. Across East Crogan Street to the north are properties zoned BG, one developed with a single-family residence upgraded to be used as a dental office and the other properties are undeveloped. Across Paper Mill Road to the south is a BG-zoned property developed a retail center that hosts an array of commercial uses such as a laundromat, phone carrier company, and a convenience store among other commercial uses.

The proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the City of Lawrenceville 2040 Comprehensive Plan policies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

- Site Plan needs to show the full width of Paper Mill Road including pavement striping.
- Site Plan to show intersecting streets and driveways across Paper Mill from this project.
- All improvements such as sidewalk and storm drainage facilities to be shown on Site Plan.

ELECTRIC DEPARTMENT

According to the GIS map the City of Lawrenceville has single phase and three phase overhead electric service available at this location, approximately 180 feet from the proposed building. The customer will need to pay all applicable fees for installation and service.

GAS DEPARTMENT

This property contains an existing 6 inch high pressure steel gas main and 4 inch plastic gas main that runs along the Eastern property line. Care will need to be taken with protecting our facilities, as to depth and placement of any structures, will need to be coordinated with the gas department. There are plastic gas mains along the front of both properties as well that can provide service to either.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00013:

Approval as BG (General Business District) for a commercial center, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. A convenience store not to exceed 4,500 square feet, with four fuel pump stations.
 - B. Additional retail spaces not to exceed 3,000 square feet.
 - C. The following uses shall be prohibited:
 - i. Adult Bookstores or Entertainment
 - ii. Automotive Parts Stores
 - iii. Bail Bonding
 - iv. Contractors Offices
 - v. Emissions Inspection Stations
 - vi. Equipment Rental
 - vii. Extended Stay Hotels or Motels
 - viii. Hookah/Vapor Bar or Lounge
 - ix. Pawn Shop
 - x. Smoke or Novelty Shop
 - xi. Tobacco or Novelty Shop
 - xii. Tattoo and Body Piercing
 - xiii. Taxidermists
 - xiv. Title Loan Facility
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated April 23, 2020, 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.
 - B. The building shall be of brick, stacked stone, and/or glass finish on all sides. Architectural plans shall be submitted to the Planning and Development Department for review and approval.

- C. The height of the building shall be limited to 35 feet in height unless approved through a variance with the Board of Appeals.
- D. Provide a 10 foot Landscape Strip adjacent to the right-of-way Paper Mill Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
- E. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.
- F. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10 foot landscape strip.
- G. Wall signage shall not exceed the requirements of the City of Lawrenceville Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- H. Billboards and oversized signs shall be prohibited.
- I. All grassed areas shall be sodded.
- J. Underground utilities shall be provided throughout the development.
- K. 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.
- L. 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.
- M. 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.
- N. Peddlers and/or parking lot sales shall be prohibited.

- O. Outdoor storage shall be prohibited.
 - P. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
 - Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
 - R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - S. Outdoor storage and overnight parking shall be prohibited.
3. To abide by the following requirements, dedications, and improvements:
- A. Align driveway with Pine Valley Drive.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00014:

Approval as BG (General Business District) for a meeting hall, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. As a meeting hall for the American Legion. The use of the facility for anything else shall be subject to a Change-in-Conditions.
2. To satisfy the following site development considerations:
 - A. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
 - B. Provide a 10-foot landscape strip along the right-of-way of East Crogan Street. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
 - C. Provide a designated area for parking with at least 45 spaces. All parking and driveway surfaces shall be paved and striped to City standards.
 - D. Ground Signage shall be limited to a maximum height of 6 feet and shall be set back from the right-of-way a minimum of 10 feet. Maximum Sign Display Area shall not exceed 32 square feet.
 - E. Outdoor storage shall be prohibited.
 - F. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
 - G. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
 - H. All grassed areas shall be sodded.
 - I. Underground utilities shall be provided throughout the development.

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?** *No.*

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 rezoning may be consistent 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 pending conditions 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.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *There are other sites available for the proposed use.*
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)?** *It is suitable for the proposed development pending conditions being met.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

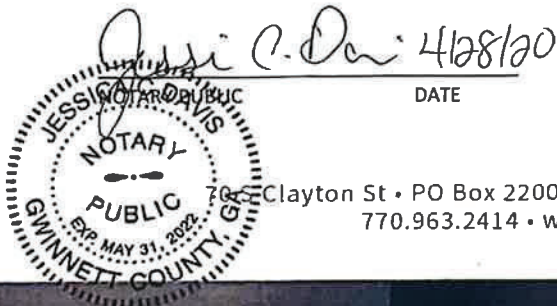
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>1618 Properties, LLC</u>	NAME: <u>Hugh L. Holt American Legion</u>
ADDRESS: <u>1744 Morningdale Cir.</u>	ADDRESS: <u>PO Box 669</u>
CITY: <u>Duluth</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Marian Adeimy Advise</u> PHONE: <u>404-543-2686</u> <u>madeimy@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>OI</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>R5174 021 (pending subdivision plat)</u> ACREAGE: <u>Tract 1 (A): 1.203 and</u> <u>Tract 2(B): 3.252 = Total 4.455</u>	
ADDRESS OF PROPERTY: <u>179 East Crogan Street, Lawrenceville, GA</u>	

M. Adeimy 4/28/2020
SIGNATURE OF APPLICANT DATE

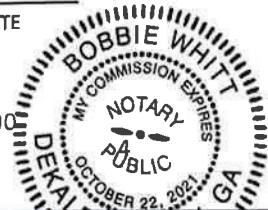
Robert H. Wilgus 4/29/2020
SIGNATURE OF OWNER DATE

Malika Panjwani
TYPED OR PRINTED NAME

ROBERT H. WILGUS
TYPED OR PRINTED NAME



Bobbie Whit 4/29/2020
NOTARY PUBLIC DATE



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

RZC2020-00013

RZC2020-00014

Received: 04.29.2020

Planning & Development

April 29, 2020

VIA E-MAIL

Mayor and City Council
City of Lawrenceville, Georgia
Planning and Development Department
Attn: Todd Hargrave, Director
70 S. Clayton Street
Lawrenceville, Georgia 30046

RE: Letter of Intent and Rezoning Application for the 4.55 acre property owned by the American Legion, located at 179 East Crogan Street and Paper Mill Road, Lawrenceville, Georgia, Tax Parcel ID No. R5174 021 (the "Property")

Dear Mayor, City Council, Planning Commission and staff,

This Letter of Intent is submitted along with the Application for Rezoning, exhibits, responses in support on behalf of the Applicant, 1618 Properties, LLC (the "Applicant") for the requested rezoning of the Property from OI to BG. As the current owner, the American Legion is under contract to sell approximately 3.2 acres of vacant property located behind the existing American Legion building, shown on the survey and site plan as Tract 2/B. The American Legion property and building located on Tract 1/A will remain occupied and in use by the American Legion, and the two tracts would be subdivided upon rezoning.

Upon subdividing, Tract 2/B will then have separate access to Paper Mill Road, subject to development requirements. As part of the requested rezoning from OI to BG, the Applicant seeks to develop the Tract 2/B as a quality retail center and gas station, consistent with the adjacent property and nearby commercial uses.

While not required, in considering the neighboring uses, the Applicant proposes a 15 ft. landscaped buffer on the western property line. Although the Property is not in the Downtown Overlay District, the Applicant also proposes bike parking to be consistent with those development requirements for a pedestrian-friendly option.

The Property has remained undeveloped for a number of years. As currently zoned and undeveloped, the current OI zoning designation for this Property does not allow for an economically viable development. The proposed rezoning gives the American Legion an opportunity to realize the best economic use of its property and is consistent with neighboring uses and zoning designations.

The Applicant is an experienced retail and gas station developer with knowledge of the City's goals and desires for this area. Like the nearby and adjacent retail and commercial uses, this rezoning will retain an appropriate transitional zoning between the subject property and nearby industrial uses.

RZC2020-00013
RZC2020-00014
Received: 04.29.2020
Planning & Development

Letter of Intent – Page 2 of 2
 179 Crogan Street
 April 29, 2020

Constitutional Objections

The Applicant respectfully raises the following objections in order to preserve their legal rights and remedies.

The portions of the City of Lawrenceville's Zoning Ordinance which classify or condition the Property into a more or less intensive zoning classification or by applying zoning conditions other than as requested by the Applicant are and would remain unconstitutional in that they would impact the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, by denying economic and viable use of the Property while not substantially advancing legitimate state or local interests.

The Subject Property is not economically suitable for uses restricted under its present OI zoning and development classification, due to its location, shape, size, surrounding uses, and other factors. A denial of the requested rezoning would constitute an arbitrary and capricious act by the City of Lawrenceville and its officials without any rational basis therefore, constituting an abuse of discretion in violation of Article I of the Constitution of the State of Georgia of 1983 and the Fourteenth Amendment.

Conclusion

Due to the lack of an economically viable use for this Property as currently zoned, the Applicant and its representatives respectfully request that the City approve the Applicant's rezoning request, from OI to BG, for the Property to be subdivided and for Tract 2/B to be developed as a quality retail and gas station development.

The Applicant and their representatives welcome the opportunity to meet and discuss this requested rezoning.

Respectfully submitted,

/s/ MAA

Marian Adeimy Avise

Enclosures:

Rezoning Application, Survey, Site Plan,
 Legal Description and Tax Status

cc: Chasity Tillman, Seller's Agent

RZC2020-00013
 RZC2020-00014
 Received: 04.29.2020
 Planning & Development

EXHIBIT A

TRACT 1

LEGAL DESCRIPTION
GWINNETT COUNTY GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5 TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A. HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE 222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT; THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF 148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42°43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A FOUND SPIKE AND THE **POINT OF BEGINNING**; THENCE RUNNING N46°26'43"W FOR A DISTANCE OF 174.50 FEET TO A FOUND 1" IRON PIPE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 44.40', HAVING A RADIUS OF 990.02', WITH A CHORD BEARING OF N47°44'20"E, AND A CHORD LENGTH OF 44.40' TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING S42°23'11"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 4.16 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N43°34'46"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 12.75 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 174.05', HAVING A RADIUS OF 1044.42', WITH A CHORD BEARING OF N41°57'37"E, AND A CHORD LENGTH OF 173.84' TO A RIGHT-OF-WAY MONUMENT, THENCE RUNNING N51°23'19"W ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 4.02 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET WITH AN ARC LENGTH OF 52.52', HAVING A RADIUS OF 1040.00', WITH A CHORD BEARING OF N35°50'43"E, AND A CHORD LENGTH OF 52.51' TO A RIGHT-OF-WAY MONUMENT; THENCE RUNNING S48°37'35"E FOR A DISTANCE OF 209.00 FEET TO A POINT; THENCE RUNNING S48°38'50"W FOR A DISTANCE OF 291.31 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.203 ACRES (52,412 SQUARE FEET) MORE OR LESS.



RZC2020-00013
RZC2020-00014
Received* 04.29.2020
Planning & Development

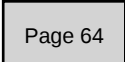


EXHIBIT A

TRACT 2

LEGAL DESCRIPTION

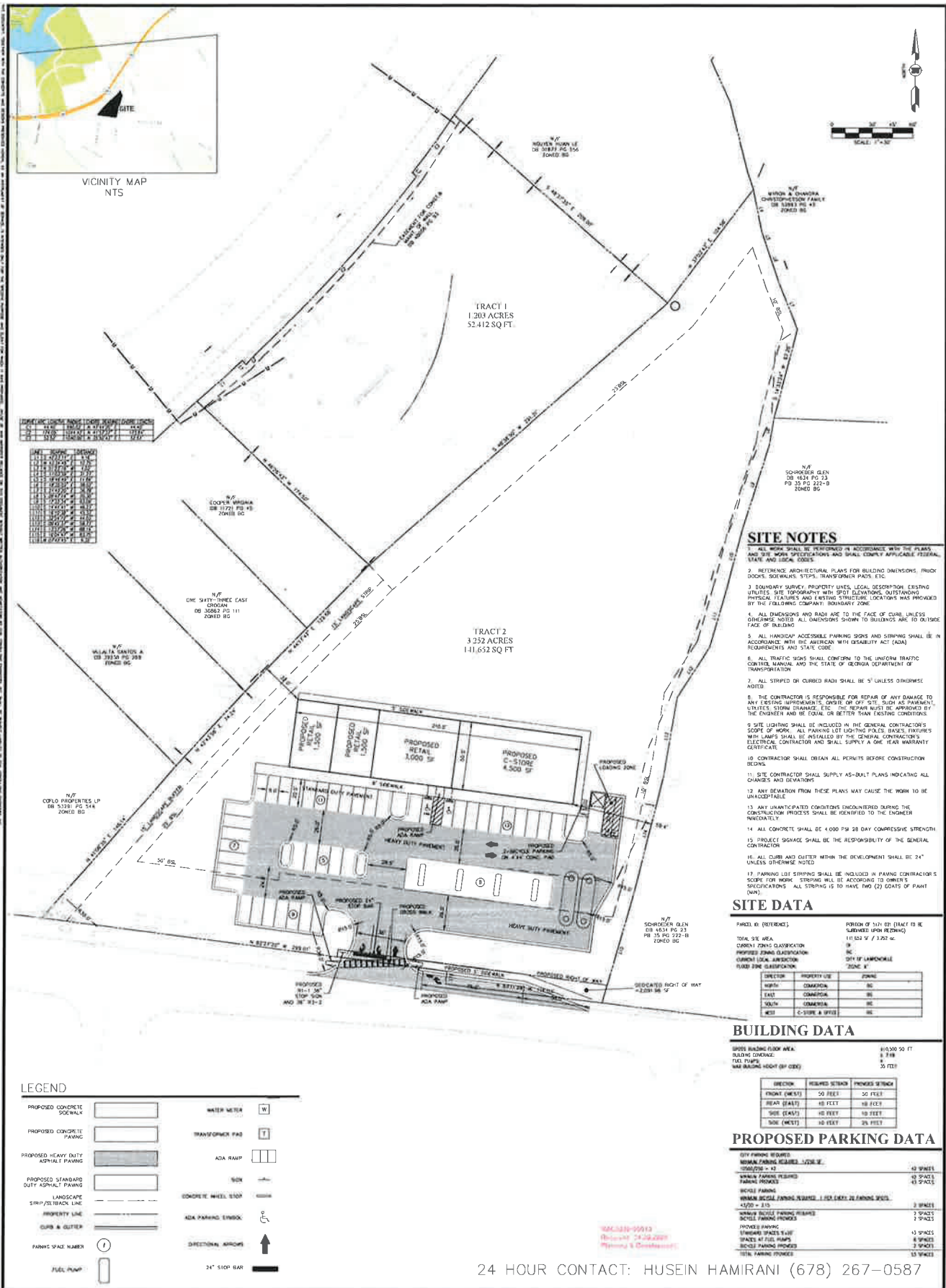
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5 TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A. HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE 222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT; THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF 148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42°43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A FOUND SPIKE; THENCE RUNNING N48°38'50"E FOR A DISTANCE OF 291.31 FEET TO A POINT; THENCE RUNNING N37°03'43"E FOR A DISTANCE OF 104.58 FEET TO A POINT ALONG A DITCH; THENCE RUNNING S11°03'59"E ALONG SAID DITCH FOR A DISTANCE OF 31.27 FEET TO A POINT; THENCE RUNNING S18°49'49"E ALONG SAID DITCH FOR A DISTANCE OF 11.86 FEET TO A POINT; THENCE RUNNING S18°35'02"E ALONG SAID DITCH FOR A DISTANCE OF 28.02 FEET TO A POINT; THENCE RUNNING S21°43'20"E ALONG SAID DITCH FOR A DISTANCE OF 36.78 FEET TO A POINT; THENCE RUNNING S14°33'24"W ALONG SAID DITCH FOR A DISTANCE OF 67.26 FEET TO A ½" REBAR; THENCE RUNNING S09°47'14"W ALONG SAID DITCH FOR A DISTANCE OF 20.30 FEET TO A POINT; THENCE RUNNING S17°33'34"W ALONG SAID DITCH FOR A DISTANCE OF 63.09 FEET TO A POINT; THENCE RUNNING S14°41'41"W ALONG SAID DITCH FOR A DISTANCE OF 46.23 FEET TO A POINT; THENCE RUNNING S16°10'38"W ALONG SAID DITCH FOR A DISTANCE OF 45.33 FEET TO A POINT; THENCE RUNNING S32°54'12"W FOR A DISTANCE OF 44.03 FEET TO A POINT; THENCE RUNNING S09°45'37"W FOR A DISTANCE OF 58.73 FEET TO A POINT; THENCE RUNNING S13°57'26"W FOR A DISTANCE OF 88.19 FEET TO A POINT; THENCE RUNNING S16°04'47"W FOR A DISTANCE OF 83.75 FEET TO A POINT TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL OF LAND CONTAINING 3.252 ACRES (141,652 SQUARE FEET) MORE OR LESS.



RZC2020-00013
 RZC2020-00014
 Received: 04.29.2020
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1.

The City of Lawrenceville
Planning & Development

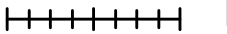
Aerial Map and
Surrounding Area
File # RZC2020-00013

Applicant:
1618 Properties, LLC

Legend

-  Subject Property
-  Roads
-  Parcels



0 37.5 75 150 Feet




1.

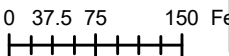
The City of Lawrenceville
Planning & Development

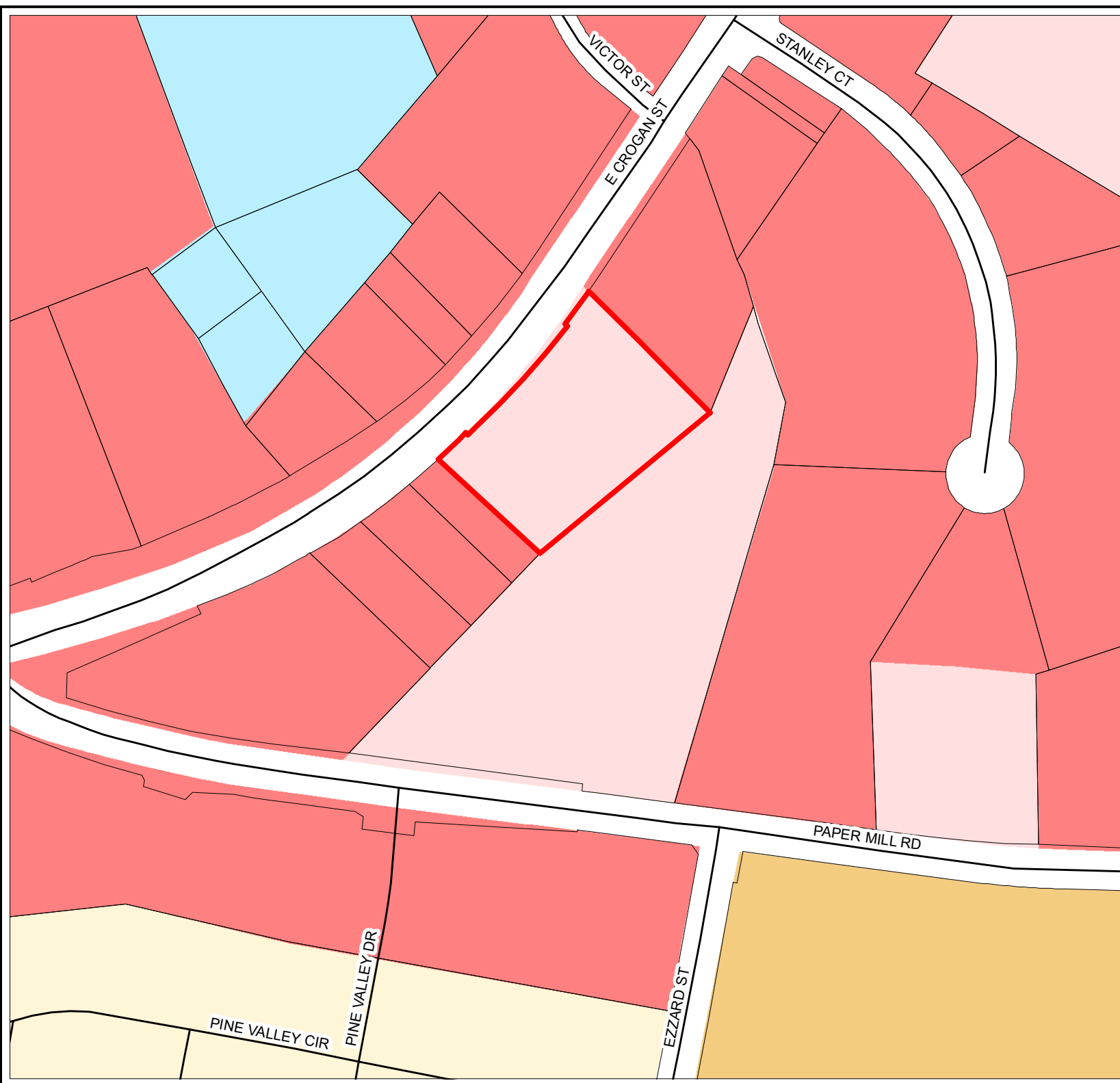
Aerial Map and
Surrounding Area
File # RZC2020-00014

Applicant:
1618 Properties, LLC

Legend

-  Subject Area
-  Roads
-  Parcels





1.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # RZC2020-00013

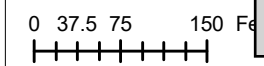
Applicant:
1618 Properties, LLC

Legend

-  Subject Property
-  Roads
-  Parcels

ZONING

-  BG General Business
-  LM Light Manufacturing
-  OI Office Institutional
-  RM-12 General Residence
-  RM-M Modified Residential





The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # RZC2020-00014

Applicant:
1618 Properties, LLC

Legend

 Subject Area

 Roads

 Parcels

ZONING

 BG General Business

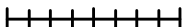
 LM Light Manufacturing

 OI Office Institutional

 RM-12 General Residence

 RM-M Modified Residential



0 37.5 75 150 Feet


Page 70



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00030; Maxsouth Steel Erectors, LLC; 192 Industrial Park Drive

Department: Planning and Development

Date of Meeting: Monday, June 8, 2020

Applicant Request: Allow Outdoor Storage, Parking of Commercial Vehicles and Gravel Parking

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Pending Recommendation

Summary: The applicant requests a Special Use Permit to allow Outdoor Storage for his business and to be able to have Gravel Parking and offer Parking of Commercial Vehicles.

Attachments/Exhibits:

- SUP2020-00030 Report
- SUP2020-00030 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2020-00030
APPLICANT: MAXSOUTH STEEL ERECTORS, LLC
CONTACT: GLORIA CASTILLO
PHONE NUMBER: 706.968.1450
LOCATION: 192 INDUSTRIAL PARK DRIVE
PARCEL ID: R5176 172, R5176 243, R5176 177, R5176 074,
R5176 075
ACREAGE: 2.32
PROPOSED DEVELOPMENT: OUTDOOR STORAGE, COMMERCIAL VEHICLE
PARKING (TRACTOR AND/OR TRAILER) AND
GRAVEL PARKING
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property was zoned from RS-150 (Single-Family Residence 15,000 Square Foot District) to LM (Light Manufacturing District) in 2002 (RZ-02-14) for the proposed use of an office-warehouse facility.

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 2.32-acre parcel assemblage, zoned LM (Light Manufacturing District), to allow for gravel parking, outdoor storage, and commercial vehicle parking (tractor and/or trailer). The subject property is located along the northern right-of-way of Industrial Park Drive at its intersection with Industrial Park Circle. The property is currently vacant and undeveloped with an existing driveway.

The applicant, MaxSouth Steel Erectors, LLC, proposes to utilize the site as a construction contractor office and storage facility for their work trucks and equipment as well as provide parking for commercial vehicles such as tractor-trailers. The site plan shows a proposed 100’ x 60’ office/storage facility and gravel parking. Access to the site is proposed via an existing driveway from Industrial Park Drive. The letter of intent states that the property will be enclosed with a chain-link fence and an entry/exit gate. Outdoor storage will not include any material

stocking, and the site will not be used as a junkyard. According to the site plan, 1.6 acres would be disturbed, and 25 parking spaces are proposed. The plan does not show any landscape buffer from the rear of the property where it directly abuts a single-family residential zoning district.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Industrial Character Area. The vision for this character area is to provide a central location for industrial uses that would be easily buffered from other less-intense uses and have easy access to transportation networks. Of all Character Areas, the Industrial areas are designed to be useful or practical rather than attractive. However, the Plan further suggests that industrial related uses that include outdoor storage be sustainably designed to minimize negative impacts on the environment.

The surrounding area is characterized by a mix of single-family residences and industrial uses. To the north, are RS-150 (Single-Family Residence 15,000 Square Foot District) zoned properties consisting of single-family residences. To the east, is an LM (Light Manufacturing District) zoned property that is currently vacant. To the south across from Industrial Park Drive and at the corners of Industrial Park Drive and Industrial Park Circle, are LM zoned properties, developed with a warehouse and a residential septic/commercial grease service [HA2] office that was granted a Special Use Permit in 2018 (SU-18-06) for commercial vehicle parking (tractor and/or trailer) on a gravel surface. To the west, is an LM zoned property developed with a single-family residence that was rezoned in 2016 from RS-150 for the proposed use of an office-warehouse (RZ-16-06).

In conclusion, the proposed development may be consistent with the policies of the 2040 Comprehensive Plan and the established development pattern found in the immediate area. If properly conditioned and enforced, adverse impacts may be mitigated. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

The applicant will have to revise the concept plan to meet all the requirements for a development permit. The Survey and Site Plan data appears to have significant & important data missing.

- City GIS shows an existing sanitary sewer line crossing the property.
- City GIS shows a stream along the north property line.
- Site Plan has a note "Topography is based on field run survey by Land Engineering & Surveying, Inc. dated April 18, 2020". I see no such topography on the Plan.
- Site Plan shows three parcels as having been combined. Suspect that has not happened.

All buffers and Flood Hazard Zones will have to be addressed prior to issuance of any permit.

ELECTRIC DEPARTMENT

According to the GIS map the City of Lawrenceville has single phase and three phase overhead electric service available at this location approximately 400 feet from the proposed office/storage building. The customer will need to pay all applicable fees for installation and service.

GAS DEPARTMENT

The owner must call 811 before excavating or construction to ensure that the gas lines are marked for safety.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00030

Approval of Special Use Permit for Gravel Parking, Outdoor Storage and Commercial Vehicle Parking (Tractor and/or Trailer), subject to the following enumerated conditions:

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
 - a. To abide by the following requirements, dedications, and improvements:
 - i. Access to the property must align with Industrial Park Circle; be at least 30' wide and be paved. Pavement in R/W must be heavy duty asphalt or concrete.
 - ii. Parcels must be combined before the issuance of any development permits.
 - iii. The building shall be of brick, stacked stone, and/or glass finish on all sides. Architectural plans shall be submitted to the Planning and Development Department for review and approval.
 - iv. Construct the building closer to the front setback and provide the client and employee parking in the rear.
 - v. The property shall be fenced.
2. Provide four parking spaces and two loading spaces designated for clients and employees. Parking and driveway surfaces shall be paved and striped to City standards.
3. Gravel parking shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer located at the subject property. Expansion of the gravel limits is prohibited. Graveled areas shall be kept in a neat and orderly appearance at all times.
4. The parking of vehicles used for commercial or industrial related service, sales or delivery shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer.
5. Outdoor storage of any items and/or materials shall be subject to the rules and regulations of Article 2, Supplementary Regulations, Section 200.3.52 Outdoor Storage (Industrial).

6. Provide a 10 foot Landscape Strip adjacent to the right-of-way Industrial Park Drive, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
7. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees
8. Provide a 50 foot undisturbed/natural vegetative buffer and impervious surface setback along the rear and side property lines. Where existing vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation shall be supplemented. The buffer shall be reestablished to provide adequate screening from adjacent residentially-zoned properties. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
9. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10 foot landscape strip.
10. 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.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
12. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
13. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *If properly conditioned, yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *If properly conditioned, no.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use 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 Special Use 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 Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT 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 use 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 industrial-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, if properly conditioned.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MaxSouth Steel Erectors, LLC</u>	NAME: <u>Diego Soto</u>
ADDRESS: <u>3765 Haysville Rd</u>	ADDRESS: <u>987 Wildberry Ct</u>
CITY: <u>Commerce</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30529</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
PHONE: <u>678-650-6822</u>	PHONE: <u>678-650-6822</u>
CONTACT PERSON: <u>Yuritz Soto / Gloria Castillo</u> PHONE: <u>678-650-6809 / 706-968-1450</u>	
CONTACT'S E-MAIL: <u>mserectorsllc@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>5</u> ACREAGE: <u>2.32</u>	
PARCEL NUMBER(S): <u>R5176-243, R5176-177, R5176-074, R5176-172, R5176-075.</u>	
ADDRESS OF PROPERTY: <u>192 Industrial Park Dr. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Office/Storage</u>	

MaxSouth Steel Erectors, LLC
SIGNATURE OF APPLICANT DATE

MaxSouth Steel Erectors, LLC
TYPED OR PRINTED NAME

Gloria Castillo 04/30/20
NOTARY PUBLIC DATE
Exp 02-25-24

[Signature]
SIGNATURE OF OWNER

Diego Soto
TYPED OR PRINTED NAME

Gloria Castillo 04/30/20
NOTARY PUBLIC DATE
Exp 02-25-24

SUP2020-00030

Received: 04.30.2020

Planning & Development

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

To whom it may concern,

This letter is intended to summarize The principal terms of a proposal considered by
MaxSouth Steel Erectors, LLC at
192 Industrial Park dr
Lawrenceville, Ga. 30046.

We would like to add a building to work on our equipment, outside storage and a spacious office.

We would also like to add to the property

- Chain link fence

- Entrance and Exit Gate

- Gravel

- Cypress Trees to add a little more privacy

This property will no be used for material stocking or as a junk yard .

Overall my intentions is to always keep my property clean and maintained .

If you have any questions you can reach me at 678-650-6822 or 678-650-6809.

Thank you,

Diego Soto

Owner's Print Name



Owner's Signature

SUP2020-00030
Received: 04.30.2020
Planning & Development

Date:

04/30/20

All that tract or parcel of land lying and being in Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point on the northern right of way of Industrial Park Drive, which point is located 1370 feet northeasterly, as measured along the northern right of way of Industrial Park Drive, from the intersection of the northerly right of way of Industrial Park Drive (80 foot right of way) with the easterly right of way of Georgia State Highway 20 (aka Buford Drive), said point being the POINT OF BEGINNING;

thence North 18 degrees 04 minutes 09 seconds West, 244.40 feet to iron rebar found;
thence North 74 degrees 27 minutes 50 seconds East, 99.50 feet to iron rebar found;
thence South 18 degrees 20 minutes 26 seconds East, 37.06 feet to iron rebar found;
thence North 74 degrees 49 minutes 27 seconds East, 358.00 feet to iron rebar found;
thence South 27 degrees 44 minutes 52 seconds East, 183.02 feet to iron rebar found;
thence South 71 degrees 17 minutes 31 seconds West, 487.22 feet to iron rebar found;
said iron rebar being the POINT OF BEGINNING.

SUP2020-00030
Received: 04.30.2020
Planning & Development

SPECIAL USE PERMIT FOR
MAXSOUTH STEEL ERECTORS, LLC
DIEGO SOTO

192 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

INDEX TO DRAWINGS

NO.	DESCRIPTION
10F4	COVER
20F4	EXISTING CONDITIONS
30F4	PROPOSED SITE PLAN
40F4	ESC DETAILS



IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

**Know what's below.
Call before you dig.**

APRIL 30, 2020

CONSTRUCTION EXIT
GPS LOCATION
33.6039 N
84.5197 W

GIS SITE DATA NOTES:

PARCEL IDENTIFICATION:
Parcel Number: R5176 074, R5176 172, R5176 075, R5176 243 & R5176 177

Land lot(s) 176, 5th Land District, XX Section, GWINNETT County

PROPERTY SIZE AND ZONING:

Approximate Area: 2.32 Ac.

Zoning: LIGHT MANUFACTURING

Setbacks:

- Front 50'
- Side 10'
- Rear 40'

OWNER/ PRIMARY PERMITEE ³
MAXSOUTH STEEL ERECTORS, LLC.
192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 30046
24 HOUR CONTACT:
GLORIA CASILLO
404.645.3012

DEVELOPER
MAXSOUTH STEEL ERECTORS, LLC.
192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 30046

CONTACT:
DIEGO SOTO
678.650.6822

ENGINEERS
LAND ENGINEERING & SURVEYING, INC.
2040 MEYERS DRIVE, LAWRENCEVILLE, GA 30045

CONTACT:
CORNELIUS ANI
404.396.0192

LAND DISTURBANCE ACTIVITY SEQUENCE
THE FOLLOWING SEQUENCES ARE TO BE IMPLEMENTED IN THE ORDER SHOWN, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, REVISIONS, PRE-CONSTRUCTION CONFERENCE, ETC., DICTATES A DEVIATION FROM THIS SCHEDULE. IF A DEVIATION IS UNDERTAKEN OR ANTICIPATED, THE ENGINEER SHALL BE NOTIFIED AND THE CHANGE OF SEQUENCE SHALL BE RECORDED IN THE DAILY LOG.

PHASE 1 - CLEARING & GRUBBING PLAN:
OBTAIN AND POST COPY OF LAND DISTURBANCE PERMIT ON SITE.

1. INSTALL ALL BMPs (CONSTRUCTION ENTRANCES/EXITS, SILT FENCE, SEDIMENT TRAP, CONCRETE WASH OUT, ETC) AS SHOWN ON PHASE-1 EROSION CONTROL PLAN (ECP).

PHASE 2 - GRADING AND TEMPORARY VEGETATIVE PLAN

1. GRADE SITE TO FINISHED FLOOR ELEVATION. ERECT BUILDING. APPLY TEMPORARY VEGETATION (Ds1/Ds2) IN ACCORDANCE WITH PLANS AND NOTES IN THESE DOCUMENTS FOR EXPOSED AREAS.

2. CONSTRUCT ALL STRUCTURAL BMP'S SHOWN ON THE ALL PHASES OF EROSION AND SEDIMENT CONTROL PLAN

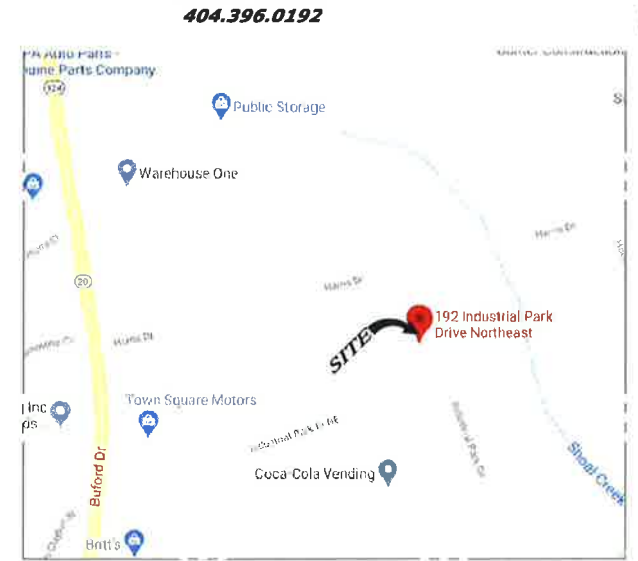
PHASE 3 - STORMWATER MANAGEMENT AND PERMANENT VEGETATIVE PLAN

1. PERMANENTLY VEGETATE DISTURBED AREAS OF CONSTRUCTION.

2. INSTALL AGGREGATE BASE FOR ALL DRIVEWAYS. CLEAN UP AND CLOSE OUT

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130099, MAP NUMBER # 13135C0074F DATED 09/26/2006

FLOOD STATEMENT



EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS

SWDC: _____ Address: 192 Industrial Park Drive City/County: Gwinnett Date on Plan: 4/30/2020

Name & email of person filling out checklist: _____

Max. Included Page: 2

TO BE SHOWN ON EROSION CONTROL PLAN

1. The approved Erosion Control Plan (ECP) shall be submitted to the Commission as a condition of the permit for the proposed construction project. The ECP shall include a description of the proposed construction project, a description of the proposed erosion control measures, and a description of the proposed sediment control measures.

2. The ECP shall be approved by the Commission before construction begins.

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17. Clearly note the statement that the ECP is a condition of the permit for the proposed construction project.

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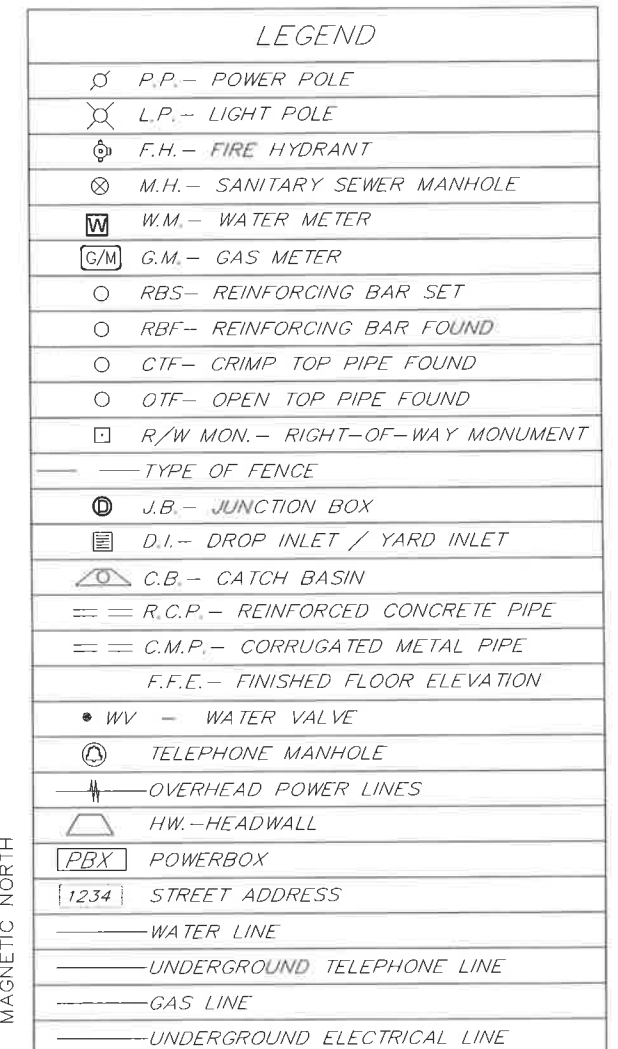
55. Clearly note the statement that the ECP is a condition of the permit for the proposed construction project.



SHEET
NUMBER
10F4

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : $1/10,000+$; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/10,000+$. MATTERS OF TITLE ARE EXCEPTED.

1.



GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN;



**LAND ENGINEERING
& SURVEYING, INC.**

2040 Meyers Drive Phone: (404) 396-0192
Lawrenceville, Georgia 30045
Email: land_engineering@yahoo.com
Website: www.landespro.com

MAXSOUTH STEEL ERECTORS, LLC.
DIEGO SOTO

192 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

LOCATED IN LAND LOT 176,
5TH DISTRICT, GWINNETT
COUNTY, GA.

N/F
YEREMENKO NATALYA
TAX# R5176 060C
D.B 51596 PG.668

N/F
PAMPHILE FRANK &
PAMPHILE CARLINE
TAX# R5176 060F
D.B 53482 PG.651

N/F
THOMAS S. LAISSAMMA &
THOMAS K. SABU
TAX# R5176 060E
D.B 48265 PG.102

N/F
LANGSTON J. KEVIN &
PATRICIA W.
TAX# R5176 060G
D.B 36359 PG.00033

N/F
LANGSTON J. B. &
LANGSTON W. PATRICIA
TAX# R5176 060H
D.B 53439 PG.884

N/F
MERRITT REBECCA LEE
TAX# R5176 063C
D.B 27231 PG.00006

ZONING:
LIGHT MANUFACTURING

TOTAL AREA
2.32 AC.
101,052.20 sq ft

Ds1
Ds2
Ds3
Du

FOR ALL DISTURBED AREAS

CONSTRUCTION SCHEDULE STARTING JULY 2020			
INITIAL BMPs, PERIMETER CONTROLS & TREE FENCE			
PROPOSED BLDG/UTILITIES			
TEMP. VEGETATION			
PERM. VEGETATION			
REMOVE TEMP. STRUCTURES			
MONTH	1	2	3

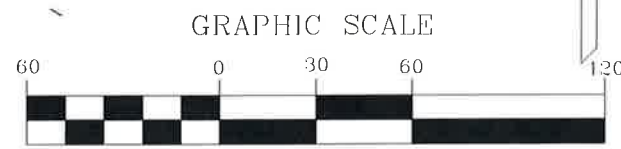
DATES ARE APPROXIMATE AND MAY VARY DUE TO INCLEMENT
WEATHER, SITE CONDITIONS, REVISIONS TO PLAN,
CONTRACTOR SCHEDULE, ETC.



- NOTES:
1. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY LAND ENGINEERING & SURVEYING, INC. DATED APRIL 18, 2020.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ. CONTACT THE ENGINEER OF RECORD FOR ANY DISCREPANCIES.
 3. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
 4. 8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
 5. 9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
 6. GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL CORNELIUS O. ANI
 7. CERT.# 0000009812 EXPIRES: AUGUST 04, 2021

GRADING INFORMATION:

- 1.1. SITE GRADING IS AS SHOWN.
- 1.2. TOTAL AREA=2.32 AC
- 1.3. DISTURBED AREA=0.35 AC
- 1.4. IMPERVIOUS AREA=0.13 AC
- 1.5. DRAINAGE BASIN=3.02 AC



(IN FEET)
1 inch = 60 ft.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE

LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, GA 30045

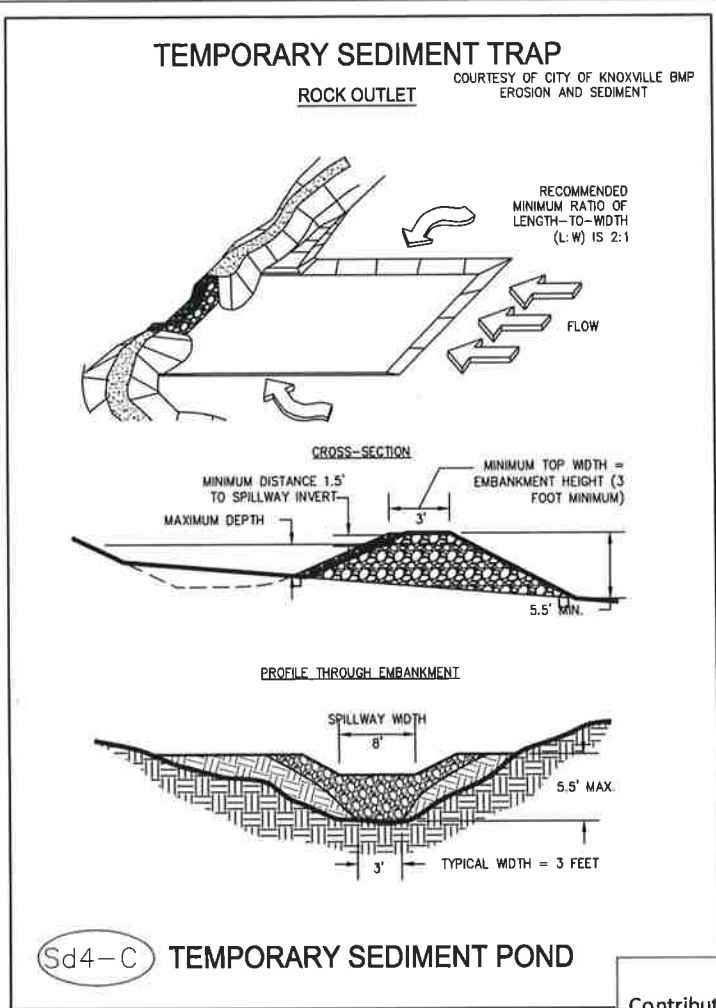
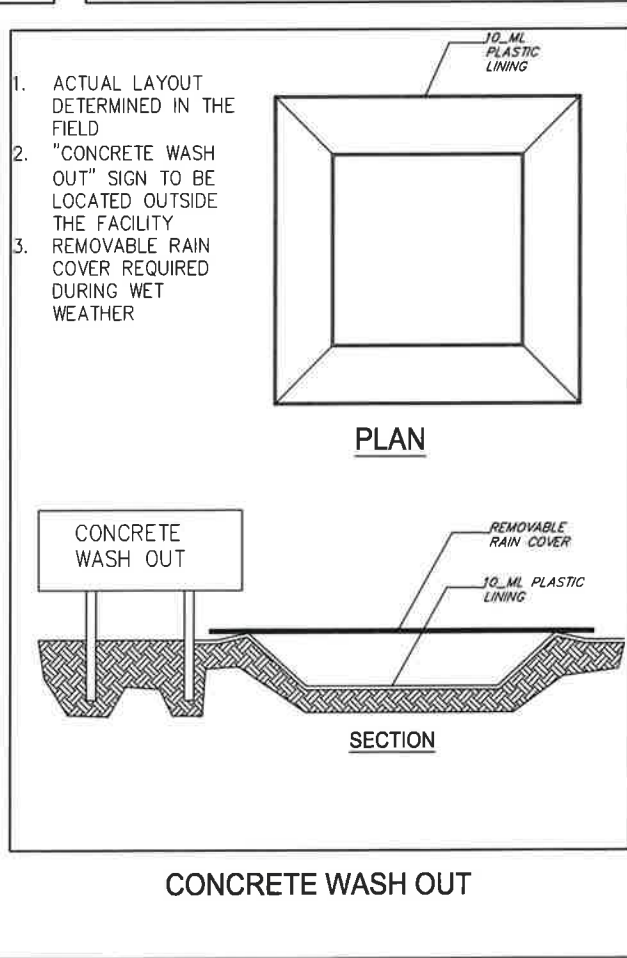
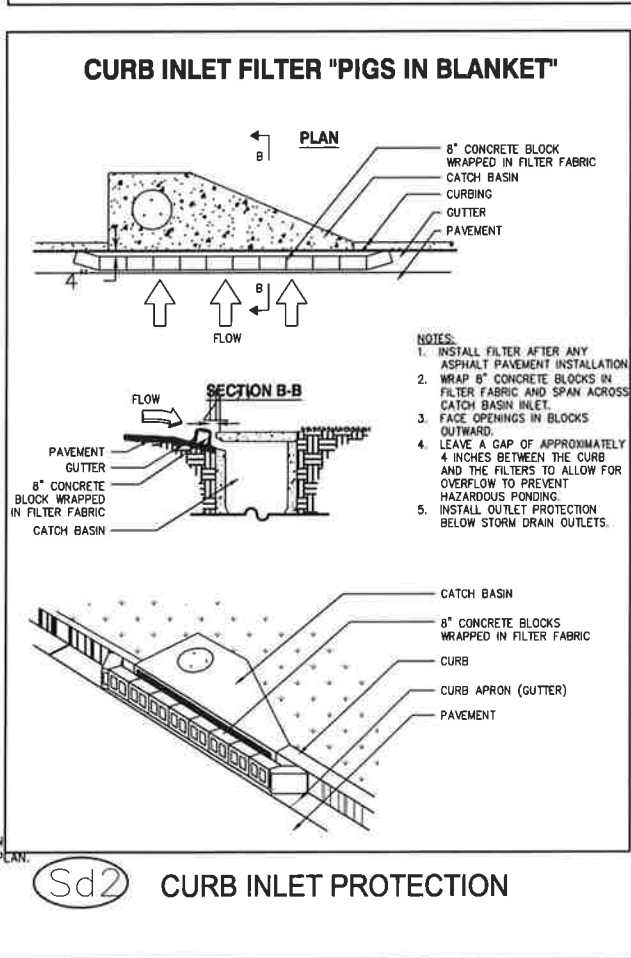
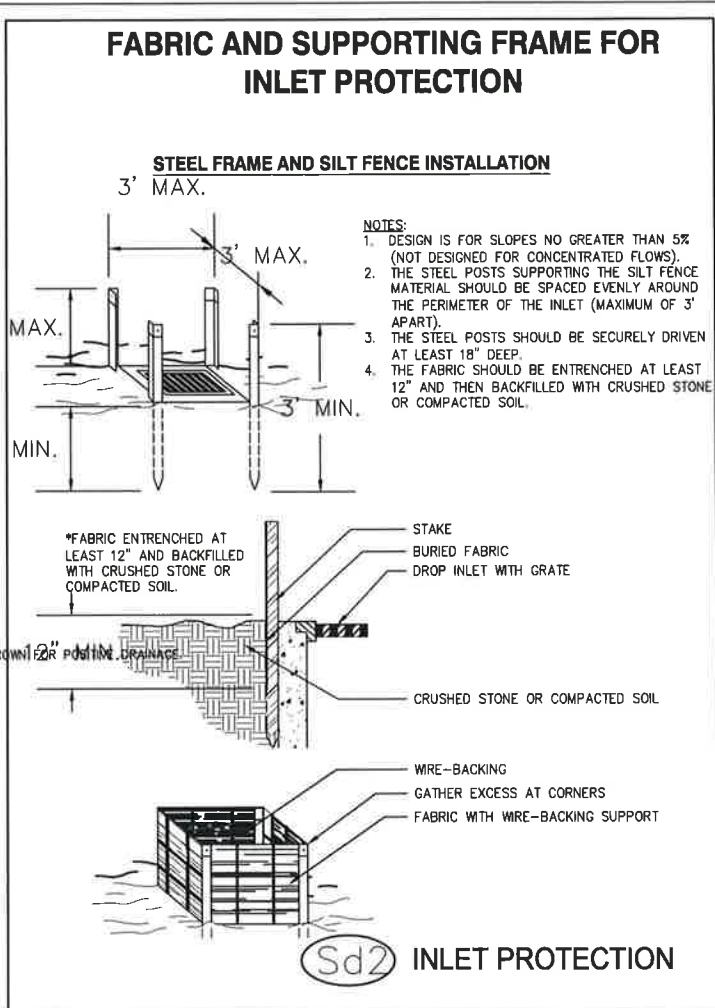
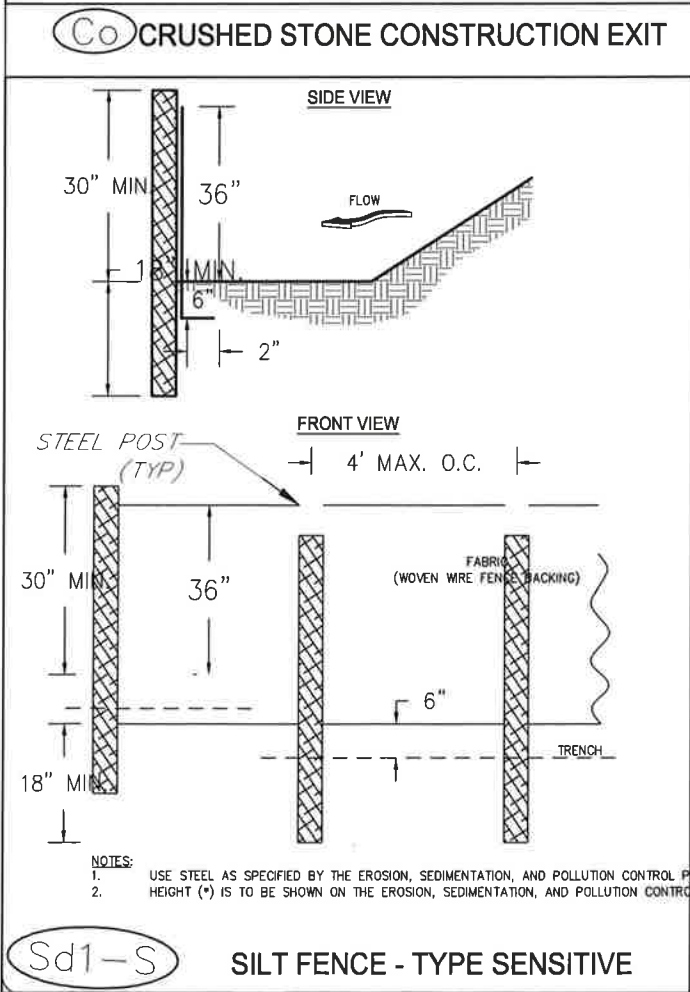
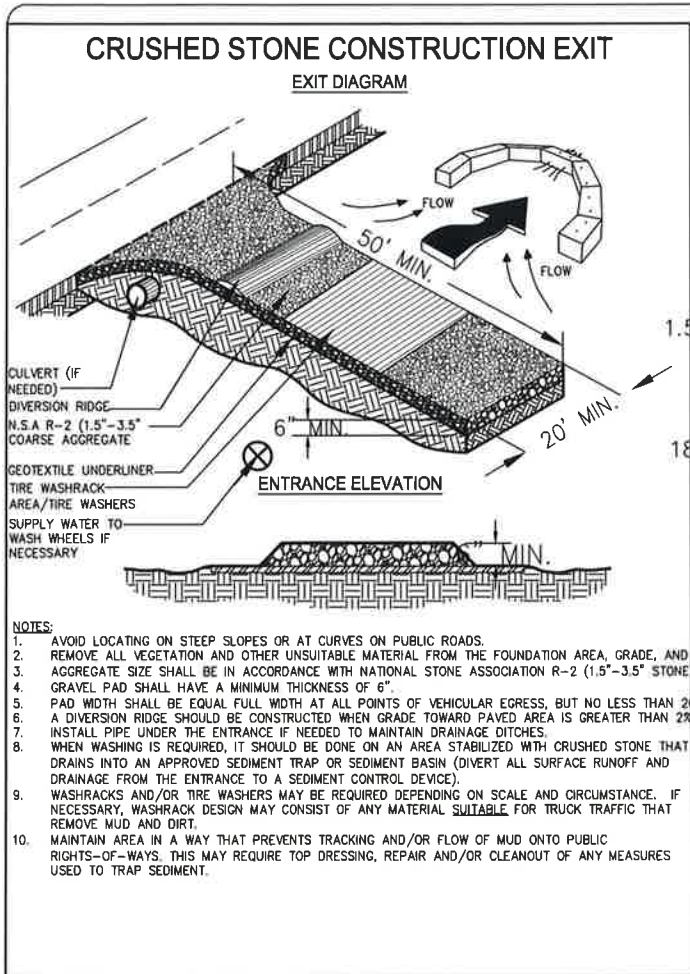
Tel: 404.396.0192
land_engineering@yahoo.com

**SPECIAL USE SITE PLAN FOR
MAXSOUTH STEEL ERECTORS, LLC.
192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 300465
LOCATED IN L.L. 176, 5TH DISTRICT, GWINNETT COUNTY, GA.**

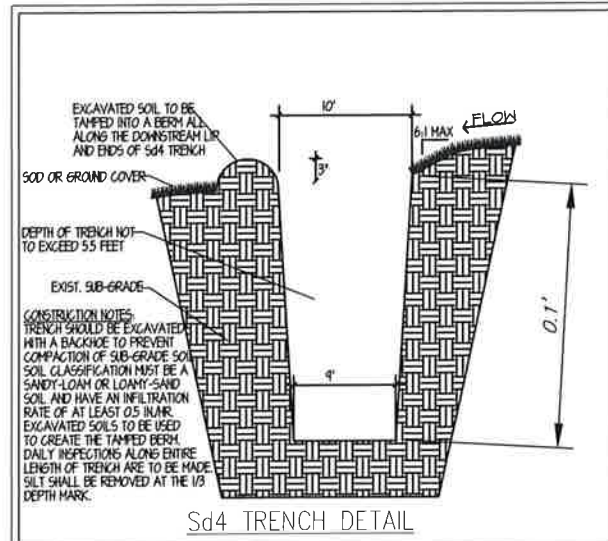
PROJECT I.D.	2020120	DRAWN BY	JMK
SCALE	1"=60'	ISSUE DATE	04/30/2020
RELEASED/ISSUED FOR CONSTRUCTION			

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
30F4



Contributing Drainage Area	Depth of amended Soil (inches)			
	18	24	30	36
Area of Rain Garden (square feet)				
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	250	230	200	185
5000	330	290	255	230



LAND ENGINEERING & SURVEYING, INC.
2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

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192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 300465
LOCATED IN L.L. 176, 5TH DISTRICT, GWINNETT COUNTY, GA.

PROJECT I.D.	2020120	SCALE	NTS
DRAWN BY	JMK	ISSUE DATE	04/30/2020
REVISIONS			
SHEET TITLE	EROSION DETAILS		
SHEET NUMBER	40F4		

RELEASED/ISSUED FOR CC INSTRUCTION



*The City of Lawrenceville
Planning & Development*

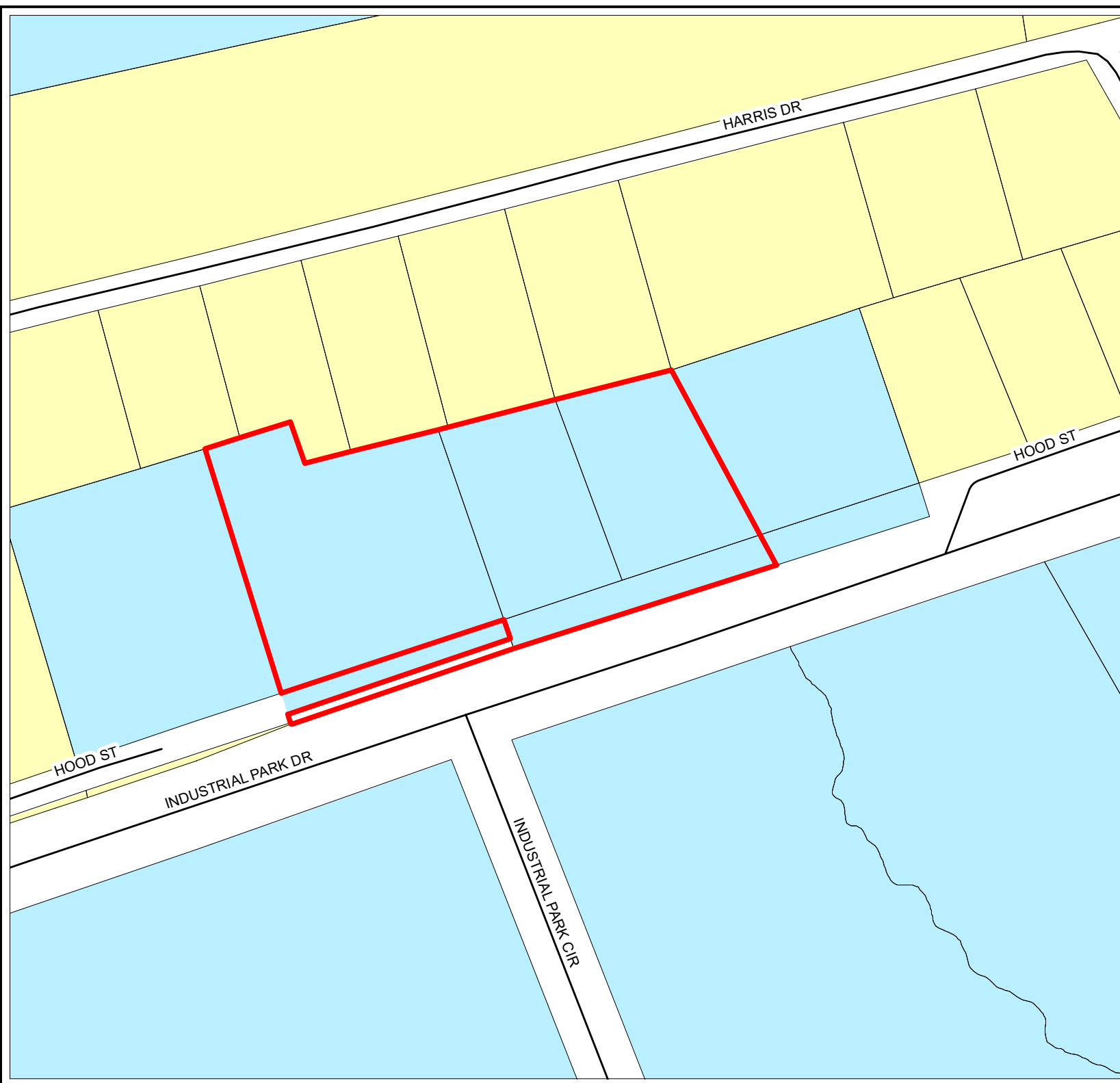
Aerial Map and
Surrounding Area
File # SUP2020-00030

Applicant:
Gloria Castillo

Legend

-  Subject Property
-  Roads
-  Parcels





1.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # SUP2020-00030

Applicant:
Gloria Castillo

Legend

-  Subject Property
-  Roads
-  Parcels

ZONING

-  LM Light Manufacturing
-  RS150 Single-Family Residence

