



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, June 28, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

1. RZM2021-00008; TPA Residential; 150 Paper Mill Road
2. RZC2021-00026; Keystone Land Surveying Inc. with Crogan Street Ventures, LLC; 167 West Crogan Street

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2021-00008; TPA Residential; 150 Paper Mill Road

Department: Planning and Development

Date of Meeting: Monday, June 28, 2021

Presented By: Todd Hargrave, Planning and Development Director

Planning and Development Recommendation: **Approval with conditions**

Summary: The applicant requests rezoning of a 0.35-acre parcel from RM-12 (Multifamily Residential District) to RM-8 (Townhome Residential District) zoning to add open space to the previously approved rezoning per RZM2019-00003 and SUP2019-00019.

Attachments/Exhibits:

- RZM2021-00008 Report
- RZM2021-00008 Planning and Development Recommendations
- RZM2021-00008 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2021-00008
APPLICANT	TPA RESIDENTIAL
CONTACT	CHARLES MOORE
PHONE NUMBER	912.507.6978
ZONING CHANGE	RM-12 TO RM-8
LOCATION	150 PAPER MILL ROAD
PARCEL ID	R5174 029
ACREAGE	0.353
PROPOSED DEVELOPMENT	ADDING LAND TO THE APPROVED 116-UNIT TOWNHOUSE DEVELOPMENT
DEPARTMENT RECOMMENDATION	APPROVAL AS RM-8 WITH CONDITIONS

ZONING HISTORY:

In the 1980’s, the property was zoned RM (Multifamily Residential District). In 2020, the subject property was rezoned to RM-8 (Townhouse Residential District), with a Special Use Permit allowing 19 front entry townhouse units, pursuant to RZM2019-00003 and SUP2019-00019.

PROJECT DATA:

The applicant requests rezoning of a 0.35-acre parcel from RM-12 (Multifamily Residential District) to RM-8 (Townhome Residential District) zoning to add open space to the previously approved rezoning per RZM2019-00003 and SUP2019-00019. The subject property located at 150 Paper Mill Road, immediately adjacent to the approved rezoning. The property is currently undeveloped with natural vegetation. The applicant proposes to include the additional acreage into the overall development for the purpose of additional open space, as well as adding space to build the proposed leasing office and additional parking. Per the applicant, they would include the addition of a sidewalk long Paper Mill Road and internal frontage; a 10-foot landscape strip along Paper Mill Road as required pursuant to the conditions of zoning. Additionally, all disturbed areas not paved would be sodded.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes.

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

The proposed addition of open space to the approved 116-unit townhouse development may meet the intent of the 2040 Comprehensive Plan and policies of the City of Lawrenceville. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS CONSISTENT WITH RZM2019-00003 and SUP2019-00019.**

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

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

All Development Regulations must be met.

ELECTRIC DEPARTMENT

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

The developer will have to sign an underground service agreement.

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

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

GAS DEPARTMENT

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

CODE ENFORCEMENT

No comment.

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

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

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2021-00008

Approval as RM-8 (General Residence, Townhouse District) to be consistent for a townhouse development per RZM2019-00003, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Attached Townhouse Units.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance in addition to the following standards:
 - i. Vertical and horizontal offsets
 - ii. Sides of buildings (not directly adjacent to another building) shall be predominately brick or stacked stone with windows and other treatments to break up the wall of the structure
 - iii. Front of each structure shall be predominately brick or stacked stone.
 - D. 80% of the units shall have a double-car garage.
 - E. Minimum Square Footage shall be 1300 S.F. for 2 bedroom and 1400 S.F. for 3 bedroom.
 - F. Interior amenities shall include the following at a minimum:
 - i. Stainless Steel Appliances
 - ii. Washer and Dryer
 - iii. Granite counter tops
 - G. Four bedroom units are prohibited.
 - H. Rental of units may be allowed if entire development has one owner. Subdividing portions of the property is prohibited. Professional on-site management that includes leasing, maintenance of grounds and common areas, detention ponds, and interior and exterior of all structures shall be provided.

- I. The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60.
 - J. Property shall be served with dumpsters for sanitation pickup by the City. Individual unit trash pickup shall be prohibited.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All disturbed areas not paved shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The layout of the development shall be in general conformance to the site plan presented at the May 20, 2020 City Council Regular Meeting, and include modifications to Units 55 through 68 that truly reflect rear entry. Subject to the review and approval of the Director of Planning and Development.
 - G. Driveway length shall meet the following standards:
 - a. Front Car Garages – 25 feet from structure to sidewalk
 - b. Rear Car Garages – 25 feet from structure to back of curb
 - H. Sidewalks are required along Paper Mill Road frontage as well as throughout the interior of the development.
 - I. The property shall be gated and a wrought iron type fence with brick or stacked stone columns every 30' shall be installed across the entire frontage of the property. The rest of the property shall be enclosed with a black vinyl coated chain link fence.

- J. The entire frontage shall be landscaped as well as screening landscaping shall be provided around any detention pond. All landscaping plans shall be reviewed and approved by the Director of Planning and Development.
- K. Left turn lanes shall be added to Paper Mill Road in general conformance with the site plan presented at the May 20, 2020 City Council Regular Meeting and shall be reviewed and approved by the City Engineer.
- L. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.
- M. Property shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: TPA Residential	NAME: Same as applicant
ADDRESS: 1776 Peachtree Street	ADDRESS:
CITY: Atlanta	CITY:
STATE: Georgia ZIP: 30309	STATE: ZIP:
CONTACT PERSON: <u>Charles Moore</u> <u>Tyler Gaines</u> PHONE: <u>770.363.3400</u> <u>912.507.6978</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): Commercial REQUESTED ZONING DISTRICT: RM8	
PARCEL NUMBER(S): 5174 029 ACREAGE: .533	
ADDRESS OF PROPERTY: 150 Paper Mill Road	

Charles Moore 5-4-21
SIGNATURE OF APPLICANT DATE

Charles Moore
TYPED OR PRINTED NAME

Mary Swain Bourne
NOTARY PUBLIC

Tyler Gaines 5-4-21
SIGNATURE OF OWNER DATE

Tyler Gaines
TYPED OR PRINTED NAME

Mary Swain Bourne
NOTARY PUBLIC

70 S Clayton St • Lawrenceville, Georgia 30046-2200
770.963.2200 www.lawrencevillega.org

RLM2021-0003



Development Planning & Engineering, Inc.

Letter of Intent

City of Lawrenceville
70 S. Clayton Street
Lawrenceville, Georgia 30046

Todd Hargrave
Planning Department

RE: Parcel 5174 029
150 Paper Mill Road

Dear Mr. Hargrave:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located at 150 Paper Mill Road in the City of Lawrenceville, Gwinnett County, Georgia. The proposed use for the property is an extension of the amenity area for townhome project that TPA Residential is constructing adjacent to the site. We are requesting the subject property be rezoned from the existing Commerical zoning to RM8 Residential Multi-Family district. This will make the additional property consistent with the RM8 classification of the Townhomes.

We request to have the following Development Standards for the proposed project. This illustrates TPA Residential's commitment to building a quality development for the City of Lawrenceville and surrounding neighbors.

Proposed Development Standards

Sidewalks	Five feet in Width along Paper Mill and internal frontage
Landscape Strip	10-foot landscape strip along Paper Mill Road with trees and shrubs
Setbacks	As required by zoning
Architecture	Consistent with the Townhome facades
Landscaping	All disturbed areas not paved will be sodded

RZM 2021-0003

	• Brick and Stacked stone columns and fencing along Paper Mill
Proposed Amenities	• Pool, Clubhouse, Outdoor Tables, and/or Playground

According to the City of Lawrenceville’s comprehensive plan, housing should be “ Encourage the development of mixed-income neighborhoods in residential opportunity areas and allow a greater variety of housing types.” We feel that our project supports the spirit of the recommendations of the Comprehensive Plan by providing quality townhomes and expanded amenities and open space with the addition of the property for the Townhome Development.

We appreciate your consideration of this rezoning request and please do not hesitate to give me a call if you have any questions.

Sincerely,



Tonya Woods
Thomas & Hutton

LEGAL DESCRIPTION TRACT - 2

All that tract or parcel of land lying and being in Land Lot 174 and 179, of the 5th/ District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the extension northerly right-of-way of Springlake Road having a 60' right-of-way with the centerline of Paper Mill Road;

THENCE along said centerline of Paper Mill Road in a northwesterly direction for a total distance of 714.43 feet to a point;

THENCE North 05 degrees 40 minutes 13 seconds East leaving said centerline of road for a distance of 30.04 feet to a point on the northerly right-of-way of Paper Mill Road, said point being THE TRUE POINT OF BEGINNING;

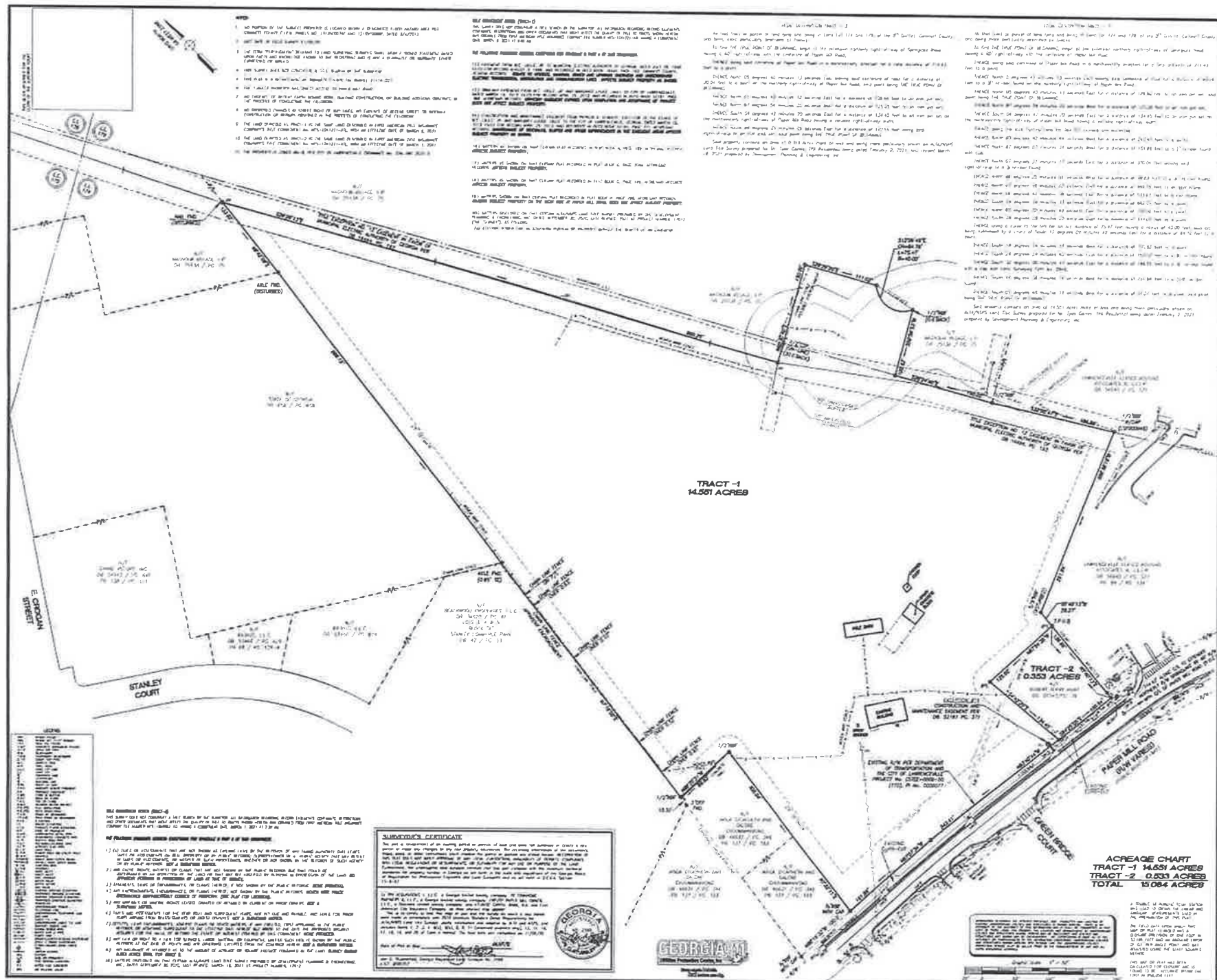
THENCE North 05 degrees 40 minutes 13 seconds East for a distance of 139.90 feet to an iron pin set;

THENCE North 87 degrees 54 minutes 35 seconds West for a distance of 125.00 feet to an iron pin set;

THENCE South 04 degrees 42 minutes 20 seconds East for a distance of 134.45 feet to an iron pin set on the northwesterly right-of-way of Paper Mill Road having a variable right-of-way width;

THENCE South 84 degrees 25 minutes 05 seconds East for a distance of 100.55 feet along said right-of-way to an iron pins set, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 0.353 Acres more or less and being more particularly shown on ALTA/NSPS Land Title Survey prepared for Mr. Tyler Gaines, TPA Residential being dated February 2, 2021, last revised March 18, 2021 prepared by Development Planning & Engineering, Inc.



dpe
DEVELOPMENT
planning & engineering, inc.
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUDORF, GEORGIA 30518
(770) 371-3344
www.dpeinc.com

PREPARED FOR:
MR. TYLER GAINES
TPA RESIDENTIAL
1776 PEACHTREE ST, NW
ATLANTA, GA 30309
(770) 436-3400

PROJECT NAME:
PAPER MILL ROAD TRACT

TASK:
ALTA/NSPS LAND TITLE SURVEY

PROJECT INFORMATION:
OWNER: TPA RESIDENTIAL
PROJECT NAME: PAPER MILL ROAD TRACT
PROJECT NUMBER: 1776 PEACHTREE ST, NW
PROJECT ADDRESS: 1776 PEACHTREE ST, NW
PROJECT CITY: ATLANTA, GA
PROJECT STATE: GEORGIA
PROJECT ZIP: 30309
PROJECT DATE: 10/10/2011
PROJECT PREPARED BY: J. L. G. & S. L. G.

ACREAGE CHART
TRACT -1 14,551 ACRES
TRACT -2 6,333 ACRES
TOTAL 20,884 ACRES

1 of 1

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R2472021-00008



Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

Legend
■ Subject Property
■ Parcels

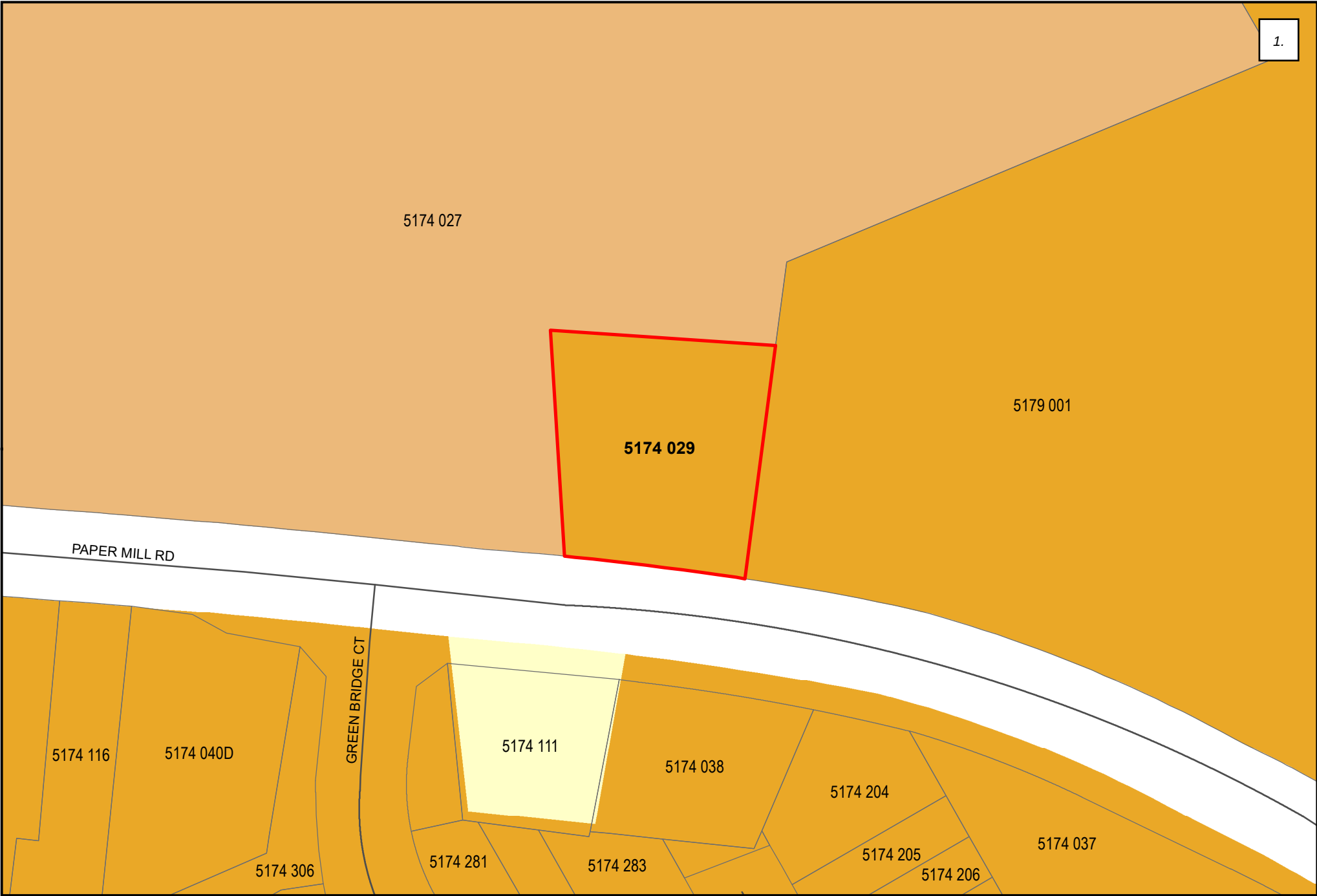
PLANNING AND DEVELOPMENT
LOCATION MAP AND SURROUNDING ZONING
FILE # RZM2021-00008
APPLICANT: TPA RESIDENTIAL



1 Inch = 83 Feet



LAWRENCEVILLE
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- Legend**
- Subject Property
 - Parcels
 - RM-12 Multifamily Residential
 - RM-8 Townhouse Residential
 - RS60 Single-Family Residence 7,500 SQ FT

PLANNING AND DEVELOPMENT
LOCATION MAP AND SURROUNDING ZONING
FILE # RZM2021-00008
APPLICANT: TPA RESIDENTIAL





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2021-00026; Keystone Land Surveying Inc. with Crogan Street Ventures, LLC; 167 West Crogan Street

Department: Planning and Development

Date of Meeting: Monday, June 28, 2021

Presented By: Todd Hargrave, Planning and Development Director

Planning and Development Recommendation: **Approval with conditions**

Summary: The applicant requests rezoning of a 0.29-acre parcel from RS-150 to BGC (Central General Business District) to allow a business office. The applicant's intent is to upgrade the building to commercial code and run their land surveying company from there.

Attachments/Exhibits:

- RZC2021-00026 Report
- RZC2021-00026 Planning and Development Recommendations
- RZC2021-00026 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZC2021-00026
APPLICANT	KEYSTONE LAND SURVEYING INC.
CONTACT	CHACKO THOMAS
PHONE NUMBER	404.801.6625
ZONING CHANGE	RS-150 TO BGC
LOCATION	262 WEST CROGAN STREET
PARCEL ID	R5143 167
ACREAGE	0.29
PROPOSED DEVELOPMENT	RENOVATE EXISTING STRUCTURE TO COMMERCIALCODE FOR A BUSINESS OFFICE.
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The building was built in 1946 as a single-family dwelling. In 1986, the property was zoned RS-120 (Single-Family Residence District) and later rezoned to RS-150 (Single-Family Residence District) through a Citywide rezoning.

PROJECT DATA:

The applicant requests rezoning of a 0.29-acre parcel from RS-150 to BGC (Central General Business District) to allow a business office. The applicant’s intent is to upgrade the building to commercial code and run their land surveying company from there. The subject property is located on the south right-of-way of West Crogan Street, east of South Culver Street at 262 West Crogan Street. As listed before, the property is currently developed with a 1,059-square foot dwelling and one driveway.

Access to the property is via one, right in-right out driveway off West Crogan Street. The applicant proposes to upgrade the property by resurfacing the driveway and adding eight parking spaces. Based on parking calculation per Article 5 of the Zoning Ordinance, they meet the minimum parking spaces requirement. The applicant would save two trees on the rear of the property and would add a 10-foot landscape strip in the front yard to include a mix of perennials and annuals; with pavers on the walkway to connect to the sidewalk so that it is

consistent with the surrounding area. It is their intent to enhance the historical character of the structure. Due to the size of the property, the applicant also requests a buffer reduction; to encroach onto the 50-foot buffer by 40 feet on the western and southern property lines.

The property lies within the Downtown Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages development that support a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. The applicant has leased a suite in the Downtown Square for the last two and half years and is ready to have their own location. Continuing to have their business in the square could be consistent and compatible with the surrounding areas.

The surrounding area is characterized by single-family and multifamily developments, and commercial uses along this segment of West Crogan Street. Immediately to the north across West Crogan Streets is a properties zoned OI (Office Institutional District) and BGC, used for professional services such as insurance companies and law firms. Adjacent to the east, is a property zoned BGC, developed with dwelling similar to the subject property. Immediately to the south and west, are single-family dwellings zoned RS-150.

In conclusion, the request for rezoning of the subject property may be consistent with City policies and the Downtown if properly conditioned. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS**.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

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

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

RZC2021-00026

Approval of the request as BGC (Central General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BGC (Central General Business District).
- B. Provide and maintain an enhanced screening along the western property line subject to review and approval by the Planning and Development Department.
- C. Provide and maintain a 10-foot enhanced buffer along the southern property line. Sparsely vegetated area shall be enhanced.
- D. The existing structure shall be brought into compliance with the minimum building codes as set by the City of Lawrenceville and Article VII of the Development Regulations.
- E. All parking and driveway surfaces shall be paved and striped to City standards.
- F. The property shall have a 10-foot wide landscape strip along the right-of-way fronting West Crogan Street except for ingress and egress in compliance with Article VIII of the Development Regulations, subject to the review and approval by the Planning and Development Department.
- G. 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.
- H. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- I. 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.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Outdoor storage shall be prohibited.
- L. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chacks Thomas for Keystone Land Surveying Inc.</u>	NAME: <u>Crogan Street Ventures LLC</u>
ADDRESS: <u>162 E. Crogan St. #F.</u>	ADDRESS: <u>162 E. Crogan St. Suite F</u>
CITY: <u>Lawrenceville, GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Chacks Thomas</u> PHONE: <u>404-801-6625</u>	
Email <u>chacks@keystoneandsurveying.com</u> 770-545-8700	
* 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>RS150</u> REQUESTED ZONING DISTRICT: <u>BGC</u>	
PARCEL NUMBER(S): <u>R5143 167</u> ACREAGE: <u>0.29</u>	
ADDRESS OF PROPERTY: <u>262 West Crogan St, Lawrenceville, GA 30046</u>	


SIGNATURE OF APPLICANT

06.02.2021
DATE

SAME
SIGNATURE OF OWNER

DATE

Chacks Thomas
TYPED OR PRINTED NAME

SAME
TYPED OR PRINTED NAME

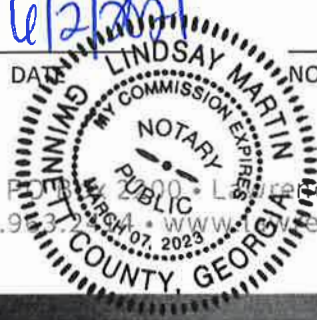

NOTARY PUBLIC

DATE

SAME
NOTARY PUBLIC

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2200 • www.lawrencevillega.org



June 1, 2021

Rezoning Application
262 West Crogan Street
Lawrenceville Ga, 30046
Keystone Land Surveying Inc.

Keystone Land Surveying Inc is requesting a rezoning of the property at 262 West Crogan Street from RS150 (residential) to BGC (commercial office). The property to the East is zoned BGC and the properties across the street to the North are commercially zoned as well. A buffer reduction will be requested from 50' to 10' in the rear and to the West to accommodate for the requested changes.

The attached site plan dated May 31, 2021 show the existing frame structure remaining on the property with paved parking in the rear per zoning requirements. There are improvements proposed on the structure in the form of interior and exterior upgrades to convert the house into office space. The landscaping will be professionally maintained to include a mix of perennials and annuals similar to those around the downtown Lawrenceville area. The exterior paint will be upgraded to a color similar to the current paint, and the windows will be tastefully upgraded. Exterior accent lighting will be placed to bring out the historical character of the structure.

We are Keystone Land Surveying, a Land Surveying Company operating for the last 2.5 years on the square in Lawrenceville at 162 East Crogan Street, and are planning to relocate to a new office in the house at 262 West Crogan Street upon zoning approval and building upgrades.

Our operation functions through both onsite and off-site personnel. Our onsite staff consists of office and drafting personnel. These staff members will park at the office, as well as any visitors that may visit our office. A majority of our business is conducted via the internet and telephone, so there will be very little visitor traffic coming in and out of the house.

Thank you for your consideration,

Keystone Land Surveying, Inc.

LEGAL DESCRIPTION
262 WEST CROGAN STREET

All that tract or parcel of land lying and being located in Land Lot 143 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the southerly right of way line of West Crogan Street (R/W Varies)(a/k/a U.S. Highway 29), and the westerly right of way line of Culver Street (40' R/W), thence moving westerly along the southerly right of way line of West Crogan Street (R/W Varies) a distance of 121.99' to a concrete monument found, said point being the TRUE POINT OF BEGINNING; from said POINT OF BEGINNING as thus established,

Thence, South 03 degrees 04 minutes 57 seconds East a distance of 159.76 feet to a found post;

Thence, South 86 degrees 32 minutes 25 seconds West a distance of 79.35 feet to a 1/2 found rebar;

Thence, North 03 degrees 19 minutes 26 seconds West a distance of 155.13 feet to a 1/2 found rebar;

Thence, North 83 degrees 13 minutes 51 seconds East a distance of 80.16 feet to a found concrete monument;

Said point being the TRUE POINT OF BEGINNING as shown on a survey prepared by Keystone LAND surveying INC dated 5-17-2021.

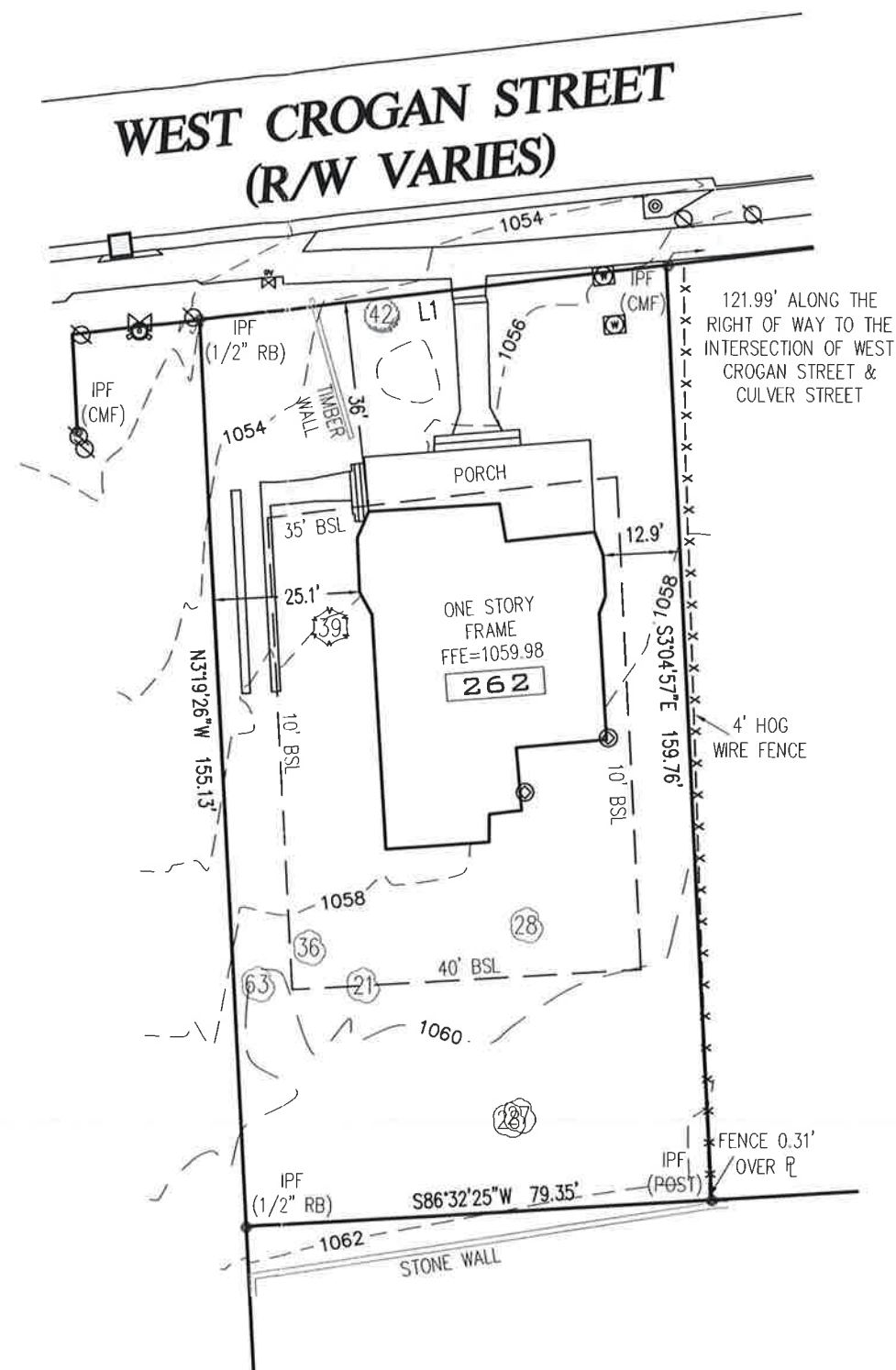
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

TREE SYMBOLS

X = DIAMETER IN INCHES

	OAK
	HARDWOOD
	SWEETGUM
	PINE
	MAPLE
	POPLAR
	MAGNOLIA
	DOGWOOD
	HICKORY
	CREPE MYRTLE
	PECAN

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006



A compass rose with a central circle and four main lines extending to the cardinal directions. The letter 'N' is placed at the top of the vertical line, indicating North. The letter 'NNE' is placed at the top-left of the circle, indicating North-Northwest.

	EOP	EDGE OF PAVEMENT (CURB)
	PP	POWER POLE
	R/W	RIGHT OF WAY
	IPF	IRON PIN FOUND
	IPS	1/2" REBAR SET
	SW	SIDE WALK
	BOLLARD	
	OHP	OVERHEAD POWER
	FH	FIRE HYDRANT
	CB	CATCH BASIN
	MH	MANHOLE
	WM	WATER METER
	WV	WATER VALVE
	GV	GAS VALVE
	GM	GAS METER
	LP	LIGHT POLE
	CONCRETE PAD	
	TBX	TELEPHONE MARKER
	AC	AIR CONDITIONER UNIT
	MB	MAIL BOX



PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

BOUNDARY SURVEY FOR

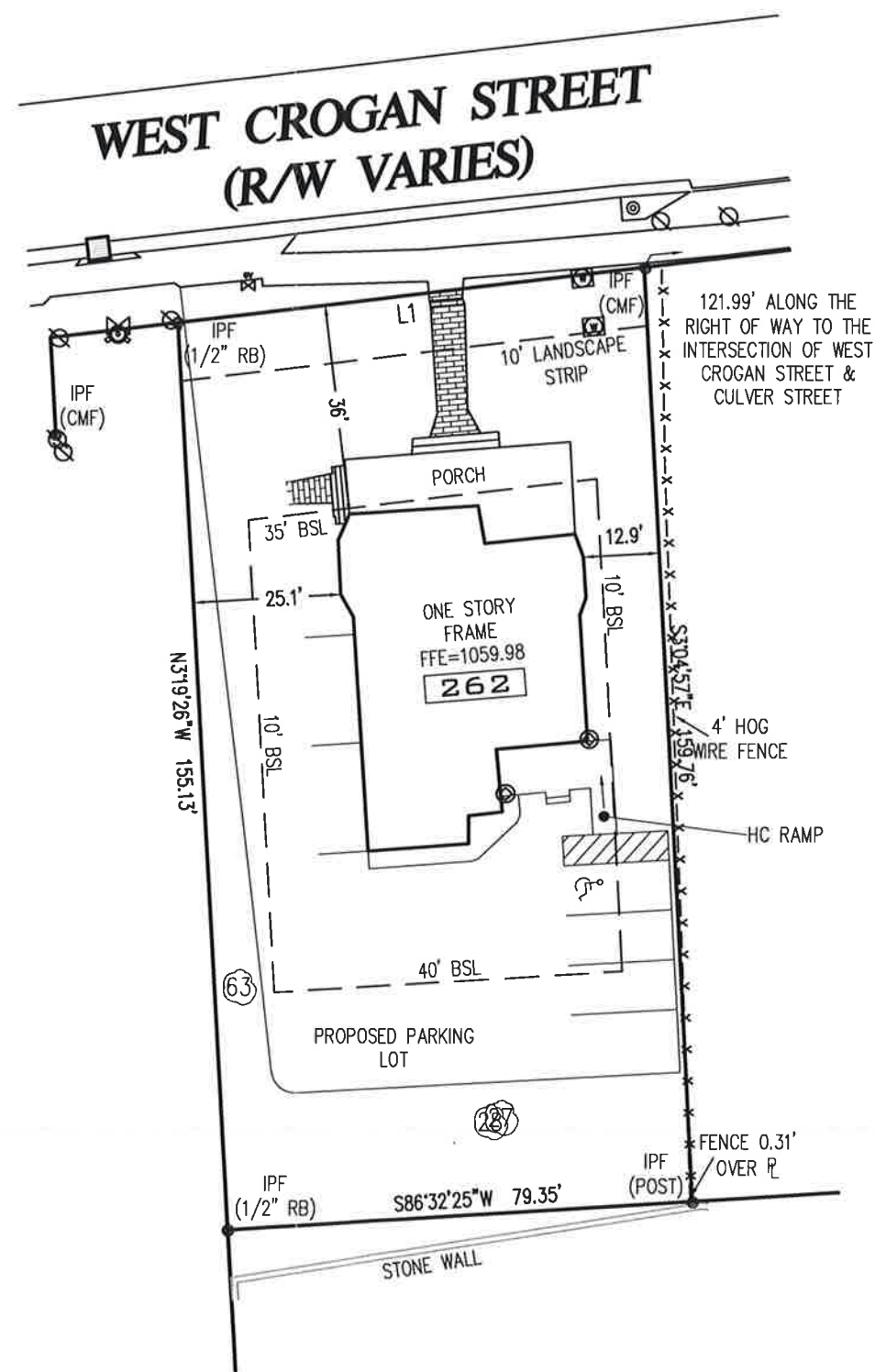
BOUNDARY SURVEY FOR
KEYSTONE LAND SURVEYING
262 WEST CROGAN STREET, LAWRENCEVILLE, GA

[illegible]

4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

Line Table		
Line #	Length	Direction
L1	80.16	N83°13'51"E

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006



N (DEED)

N

GEND

	EOP	EDGE OF PAVEMENT (CURB)
	PP	POWER POLE
	R/W	RIGHT OF WAY
	IPF	IRON PIN FOUND
	IPS	1/2" REBAR SET
	SW	SIDE WALK
		BOLLARD
	OHP	OVERHEAD POWER
	FH	FIRE HYDRANT
	CB	CATCH BASIN
	MH	MANHOLE
	WM	WATER METER
	WV	WATER VALVE
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REVISIONS		SITE PLAN FOR KEYSTONE LAND SURVEYING 262 WEST CROGAN STREET, LAWRENCEVILLE, GA	Date:	5-31-21
Date	Description		Scale:	1" = 30'
			Drawn By:	AC/CT/PC
		LAND LOT 143 - 5TH DISTRICT GWINNETT COUNTY GEORGIA		

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Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

Legend

- Subject Property
- Parcels

PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZC2021-00026

APPLICANT: KEYSTONE LAND SURVEYING INC WITH CROGAN STREET VENTURES, LLC



1 Inch = 83 Feet



LAWRENCEVILLE
GEORGIA

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Legend
 ■ Subject Property
 ■ Parcels

**PLANNING AND DEVELOPMENT
 LOCATION MAP AND SURROUNDING ZONING**

FILE # RZC2021-00026

APPLICANT: KEYSTONE LAND SURVEYING INC WITH CROGAN STREET VENTURES, LLC



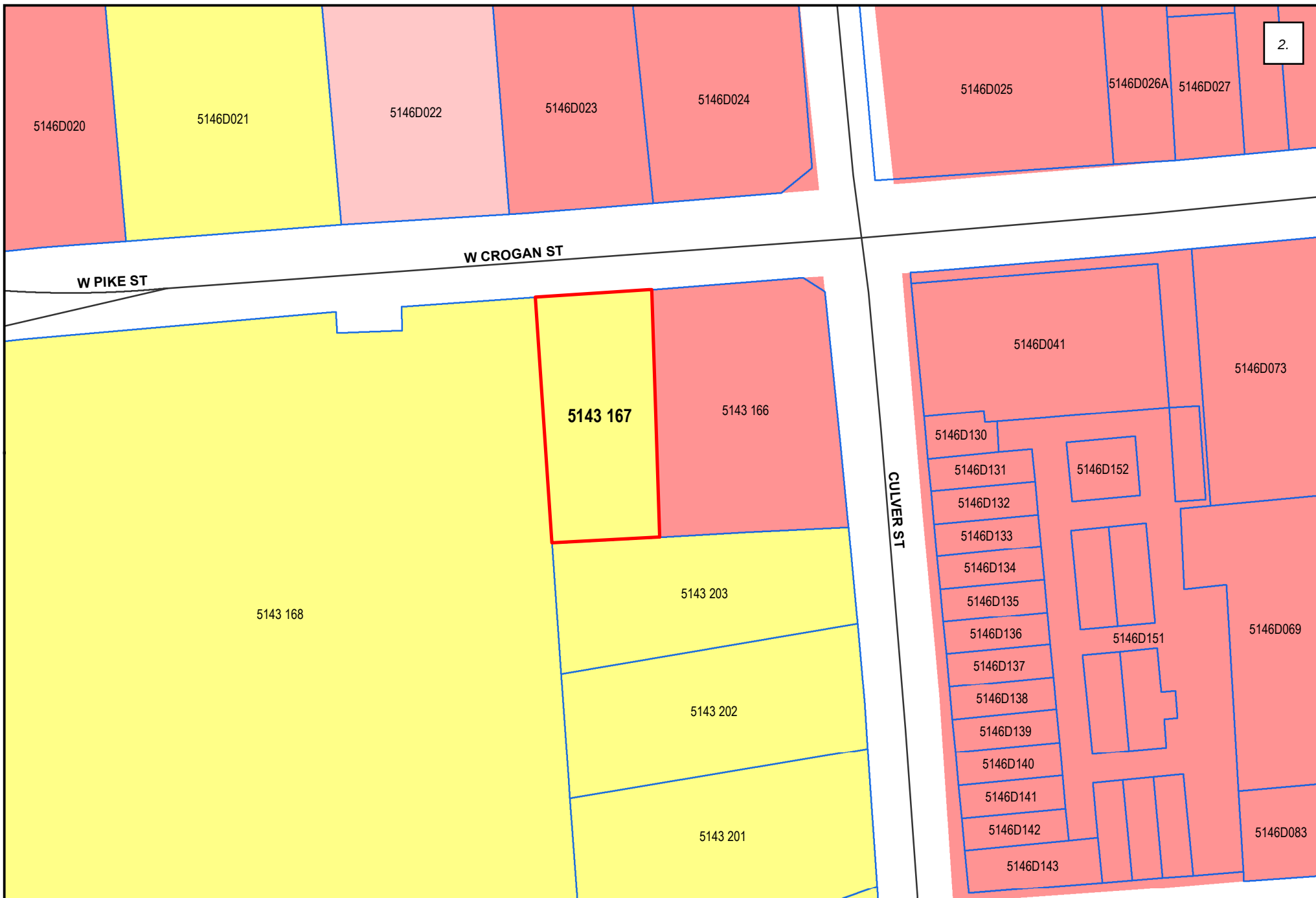
1 Inch = 250 Feet



LAWRENCEVILLE
 GEORGIA

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Legend

- Subject Property
- Parcels
- BGC Central General Business
- OI Office/Institutional
- RS150 Single-Family Residence 15,000 SQ FT

**PLANNING AND DEVELOPMENT
LOCATION MAP AND SURROUNDING ZONING**

FILE # RZC2021-00026

APPLICANT: KEYSTONE LAND SURVEYING INC WITH CROGAN STREET VENTURES, LLC



LAWRENCEVILLE
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1 Inch = 83 Feet