



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, November 07, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
- [2.](#) RZR2022-00013; Saulo Ordonez; 846 North Clayton Street
- [3.](#) RZR2022-00014; City of Lawrenceville; 190 Oak Street
- [4.](#) SUP2022-00074; Maya Radovic; 125 Park Access Drive
- [5.](#) SUP2022-00079; Family Promise of Gwinnett; 757 Moon Road

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:	RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
Department:	Planning and Development
Date of Meeting:	Monday, November 7, 2022
Applicant Request:	To rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), along with a Special Use Permit to allow seventy-three (73) front entry townhouse units.
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	Denial
Planning Commission Recommendation:	Tabled to Monday, November 7, 2022, Planning Commission Public Hearing

Summary: The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

Attachments/Exhibits:

- RZM2022-00013_MUNICODE_09122022
- RZM2022-00013_RPRT_09122022
- RZM2022-00013_P&D RECO COND_09122022
- RZM2022-00013_SITE PLN_09062022
- RZM2022-00013_BNDY SRVY_09062022

- RZM2022-00013_LEGAL_09062022
- RZR2022-00011_LOI_02022
- RZR2022-00011_APP_07182022
- RZR2022-00011_ELEV_07072022
- PDZonedMap_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	RZM2022-00013 & SUP2022-00075
APPLICANT:	GTD PARTNERS, LLC, C/O ANDERSEN TATE & CARR
CONTACT:	MELODY A. GLOUTON, ESQ.
PHONE NUMBER:	770.822.0900
LOCATION:	800 BLOCK OF GRAYSON HIGHWAY
PARCEL ID:	R5140 368 & R5149 001
ACREAGE:	11.78
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	73-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT-ENTRY UNITS
DEPARTMENT RECOMMENDATION:	DENIAL

ZONING HISTORY:

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

PROJECT DATA

The applicant requests the rezoning of an approximately 11.78-acre property, zoned BG, to RM-8 (Townhouse Residential District) to allow a townhouse development consisting of front-entry units. The subject property is located along the eastern right-of-way of Grayson Highway, between its intersections with Simonton Road and Park Place Drive. The property is undeveloped, consisting of streams, wetlands, and woods.

The applicant is proposing to develop the property with seventy-three (73) front-entry townhouse units, resulting in a density of 6.19 Units Per Acre (UPA). The

proposed townhouse units consist of two stories, three bedrooms; ranging in size from 1,600 to 1,800 square feet. The submitted materials reflecting the proposed exterior architectural treatments are not necessarily consistent Section 102.5.D. Architectural Standards requiring alternating roof types, brick or stone facades and elevations, and outdoor living space (porch). Therefore, a variance will be required for relief from this portion of the minimum requirements and standards applying to the RM-8 zoning classification.

The plan includes the required external forty (40) foot Front Yard Setback adjacent to Grayson Highway and the required external twenty (20) foot Rear and Side Yard Setback along the eastern, southern and northern property lines. In addition, a fifty (50) foot Undisturbed Buffer is proposed along the eastern property line adjacent to single-family properties and developments zoned RS-180 (Single-Family Residential District). As proposed, the plan appears to satisfy the intent of the RM-8 zoning classification applying to Lot Development Standards and Buffer requirements.

The plan includes the installation of a private drive consisting of a street width of twenty-four (24) feet, which includes the required two (2) foot curb and gutter. In addition, the townhouse units would be setback from the required curb and gutter a distance of twenty-seven (27) feet. City regulations require Private Access Drive/Easement to be a minimum of fifty (50) feet in width, consisting of a twenty-four (24) foot roadway as measured from back-of-curb to back-of-curb. The installation of Private Access Drives is limited to “special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed”. As proposed, the lot configuration, streams, and wetlands may be considered unusual that may have special features hindering the development of the property. Therefore, the installation of a Private Access Drive could be considered permissible if designed and installed to the minimum standard. Alternatives to the rule or, as proposed, the development will require the approval of a variance.

The concept plan shows concrete sidewalks along portions of the proposed Utility & Access Easement or Private Road, as well as improvements to an existing concrete sidewalk along Grayson Highway. Although required by code, the installation of sidewalks along a Utility & Access Easement or Private Road could be considered as a burden rather than a luxury. The initial cost, installation, routine maintenance and potential repairs of underground utilities within Utility Access Easements or Private Roads could be considered as being cost prohibitive

to local utility providers and the public. Therefore, a variance will be required to waive the installation of sidewalks along the required Utility & Access Easements or Private Road only.

Access to the proposed development would be extended via a proposed curb cut aligned with the Crane Drive found along the western right-of-way of Grayson Highway. Improvements associated with the proposed curb cut would include a deceleration lane and the installation of sidewalk improvements along the eastern right-of-way of Grayson Highway.

The surrounding area is characterized by commercial/retail and residential uses. Immediately adjacent to the north is the Lawrenceville Village shopping center zoned BG. Immediately to the east are residential uses consisting of Chatham Woods and Trail's End single-family subdivisions zoned RS-180 (Single-Family Residential District). Immediately to the south is a BG zoned commercial/retail use occupied by turf management company Top Turf. To the west, across Grayson Highway located in unincorporated Gwinnett County are the Lockridge and Oakdale Woods single-family subdivisions zoned R-75 (Single-Family Residential District). As proposed, the plan to develop the site with seventy-three (73) townhouse units may not be consistent with the established development and zoning pattern in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of the Character Area is to provide a center for local services that is walkable from nearby residential areas. In some instances, these local services could be mixed with medium density housing such as townhouses, small scale apartment buildings or perhaps a compatible single-family residential zoning classification. Although Neighborhood Mixed Use areas are predominantly on major roadways, they should be walkable and have strong pedestrian and bicycle connections to nearby residential areas. The emphasis should be on connections to the surrounding neighborhoods, rather than density and fast access onto and off arterial roadways. As proposed, the plan lacks significant details relating to policies of the 2040 Comprehensive Plan (i.e. connection, service). Therefore, to benefit from the "halo effect" it may be appropriate to consider a plan focusing on providing a variety of single-family detached dwellings to balance and improve the commercial component of the surrounding area.

As proposed, the plan would not be consistent with the minimum requirements and standards of the RM-8 zoning classification, and components of the development regulations. Therefore, approval of this request shall require variances from several of the zoning and developments standards, which are as follows:

- Variance – Zoning Ordinance, Article 1 Districts, and Section 102.5.C.a. which reads as follows: Development amenities shall include a resort-style pool, cabana, fitness center, and community room for residents. The community room shall be sized large enough for activities such as student after-school programs, etc. The common area(s)/park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.4.b., which reads as follows: A 5-foot sidewalk is required and shall be 2 feet off of the back-of-curb.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.6. Which reads as follows: Subject to review and approval by the Director of Planning and Development.
 1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
 2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
 3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
 4. Provide a unique architectural entrance with door surround.
 5. Incorporate changes in building material texture, and color.
 6. Provide elements such as shutters and roof eave brackets.
 7. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.6. Which reads as follows: All townhouses must be rear entry; driveways shall have no access to exterior streets.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5.E.7. which reads as follows: Rear entry units shall abide by the following rules and regulations:
 - a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
 - b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
 - c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.3. Which reads as follows: Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.4. Which reads as follows: 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
 - a. The minimum size for a public green, park or square 3,000 square feet
 - b. Provide a mix of undisturbed natural plantings and/or formal plantings
 - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
 - d. Install outdoor lighting.
- Variance – Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, B. Minimum Right-of-Way Width (Ft.) Local Street, Residential 50-feet.

- Variance – Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, C. Minimum Pavement Width (Ft.) Local Street, Residential 24-feet.

In conclusion, the proposal is centered on density, and does not factor local service, pedestrian connectivity and revitalization into the equation. Therefore, the proposal would not be consistent with the policies of the 2040 Comprehensive Plan; which are intended to improve the quality of life of the public through careful planning practice and decision making that is consistent with the long range plans of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning and Special Use Permit request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

CODE ENFORCEMENT

No comment.

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

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

As proposed the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency (i.e. local services, pedestrian connectivity, etc.) with the long range plans of the City of Lawrenceville.

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

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

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. A proposal that does not factor local services, pedestrian connectivity or revitalization would not be in conformity with the policy or intent of the 2040 Comprehensive Plan.

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

The proposal may be counter to emphasis of the 2040 Comprehensive Plan; which is intended to allow the city to grow or develop in a healthy and progressive manner that is consistent with the policy or intent of the City of Lawrenceville.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_09122022

RZM2022-00013

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

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

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

- A.** Single-family detached dwelling units and accessory uses and structures.
- B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes;
- C.** Lots shall be a minimum of 6,000 square feet at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.
- D.** The façade and side elevations of all residential units shall be designed and constructed consisting of three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.
- E.** The facades of all single-family detached dwelling units shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** The rear elevation of all single-family detached dwelling units shall consist of an outdoor living space, consisting of a wood deck and porch with metal roof. Outdoor living space shall measure eighteen (18) feet in width and ten (10) feet in depth. Fifty (50) percent of the outdoor living space shall consist of a porch with metal roof.
- G.** All facades of single-family detached dwellings shall be adjacent to a fifty (50) foot Private Access Drive (Utility & Access Easement) consisting of a

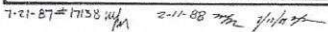
twenty-four (24) foot private drive.

- H.** All single-family detached dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - I.** All single-family detached dwelling units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - J.** All single-family detached dwelling units shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the a finished floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - K.** The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The 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. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.
 - L.** Building Setback adjacent Grayson Highway shall be forty (40) feet.
- 2.** To satisfy the following site development considerations:
- A.** The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.4 Single-Family Residential District, the City of Lawrenceville Development Regulations and

Subdivision Regulations, with changes necessary to meet conditions of zoning, and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- B.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development;
 - C.** Landscaping shall be designed and installed, in general conformance with the Development Regulations, Article VIII – Landscape Ordinance, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;
 - D.** Street lighting shall be designed and installed in general conformance with the Zoning Ordinance, Article 6 Architectural and Design Standards, Section 603 Performance Standards – Lighting, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;
 - E.** Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
 - F.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - G.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** RS-60 Single-Family Residential District – Detached Units
 - i.** A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.
 - ii.** A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

- iii.** A variance to allow a reduction in the internal Minimum Front Yard Setback of thirty-five (35) feet to an internal Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Private Access Drive (Utility & Access Easement).



0 Grayson Highway Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lots 140 and 149 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville, and being shown as Tract 2 containing 11.7795 acres on a plat drawn for James R. Brown, et al, by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated June 24, 1987, as last revised March 22, 1989, and more particularly described according to said plat as follows:

BEGINNING at a point on the northeast right of way line of Ga. Hwy No. 20 (a 100 foot right of way) at a common corner with property now or formerly owned by Gate City Oil Equipment Company; run thence North 59 degrees 40 minutes 00 seconds East 400.00 feet to a point; run thence South 30 degrees 20 minutes 00 seconds East a distance of 1,182.40 feet to a point; run thence South 61 degrees 51 minutes 43 seconds West 265.44 feet to a point; run thence South 87 degrees 31 minutes 16 seconds West 313.54 feet to a point on the east right of way line of Ga. Hwy 20; run thence north and northwest along said right of way line, and following the curvature thereof a distance of 1,040.68 feet to a point which is the true place or point of beginning.

This property is identified as Tax Map R5149 001 and Tax Map R5140 368 according to the records of the Gwinnett County Tax Assessor's Office

September 2, 2022

**COMBINED LETTER OF INTENT AND JUSTIFICATION FOR
REZONING AND SPECIAL USE PERMIT APPLICATION**

**Rezoning and Special Use Permit Applications
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:
GTD Partners, LLC

Property:
Tax Parcel IDs R5149 001 and 5140 368
±11.78 Acres of Land
Located at 0 Grayson Highway, Lawrenceville, Georgia
From BG to RM-8

Submitted for Applicant by:
Melody A. Glouton, Esq.
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1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
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I. INTRODUCTION

These Applications for Rezoning and Special Use Permit are submitted for an 11.78-acre parcel of land located Land Lots 140 and 149 of the 5th District of Gwinnett County, Lawrenceville, Georgia, and being shown as “Tract 2” on the survey prepared by Hannon, Meeks & Bagwell Surveyors & Engineers, dated June 24, 1987 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is zoned BG (General Business District).

The Property is shown on the survey prepared by Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. and filed with these Applications. The Property that is the subject of this rezoning and special use permit application is owned by Ewing M&M Investments, LLLP and Meeks Land Company, LLLP, and further identified below from the Gwinnett County Geographical Information System:



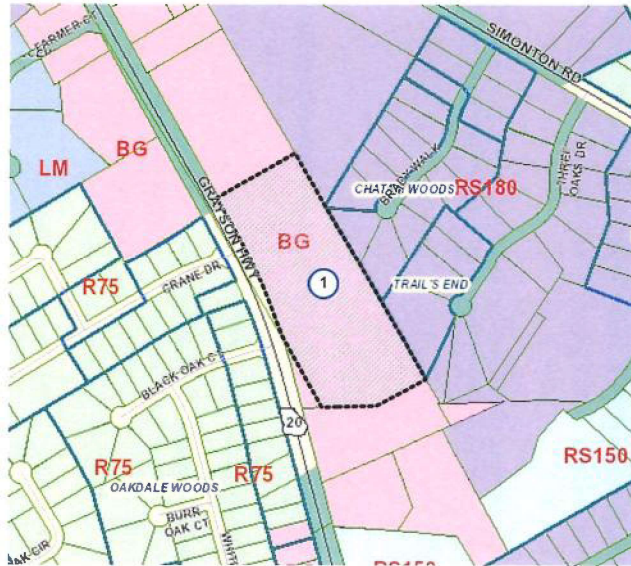
As indicated, the Property is currently zoned BG pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, GTD Partners, LLC (the “Applicant”) now seeks approval to rezone the Property to RM-8 (Townhouse Residential District), to develop a distinctive and attractive townhome community with 73 units.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a large, rectangular tract fronting Grayson Highway in the City of Lawrenceville. The surrounding uses and zoning classifications are as follows:

Location	Land Use	Zoning
Proposed Site	Townhomes	RM-8
North	Shopping Plaza/Commercial/ Retail	BG
South	Pest Control/Lawn Management	BG
East	Single Family Residential	RS-180
West	Single Family Residential	R-75 (Gwinnett County)



The Applicant is requesting the City of Lawrenceville rezone the Property to allow for a townhome development that will be compatible with the existing commercial and residential developments. The Property is currently undeveloped and heavily wooded. The Property is surrounded by other residential uses and subdivisions, as well as in close proximity to commercial businesses and downtown Lawrenceville. As such, the Property is ideal for a townhome development.

As stated in the City of Lawrenceville's 2040 Comprehensive Plan (the "2040 Plan"), the Property lies in the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas and townhomes are specifically identified as an appropriate land use within this Character Area. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. The 2040 Plan further provides that these local services could be mixed with medium density housing such as townhouses or small-scale apartment buildings. As such, the proposed development of medium density residential, falls within the recommended land use for this area. Further, by providing an alternative housing option for potential residents, the City of Lawrenceville is encouraging a mix of housing that appeals to a wide variety of target markets.

III. PROJECT SUMMARY

As shown on the site plan by Barclift Consulting, dated August 31, 2022, and filed with these Applications (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive townhome community. The Applicant is proposing to rezone 11.78 acres from BG to RM-8 in order to accommodate the development of a townhome community with 73 units.¹ This proposal would equate to a gross density of 6.19 units per acre, which is well below the permitted density under the RM-8 zoning classification. Based on current market conditions, the townhomes are anticipated to range in size from 1,600 to 1,800 square feet, providing three-bedroom units with two-car garages. The proposed development would provide attractive, high-end townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by one full access driveway onto Grayson Highway which would be landscaped and maintained by a Homeowners Association. The Applicant has included attached preliminary renderings of the townhomes.

In order to develop the Property as a townhome community shown on the site plan and as set forth in the Applications, the Applicant respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

- Variance from Section 102.5 (C) (a) to remove the requirement for development amenities such as a resort style pool, cabana, fitness center, and community room for residents from the Restrictive Covenants.
- Variance from Section 102.5 (E)(6) and (7) to allow front entry townhomes with the approval of a special use permit in general accordance with the site plan.
- Variance from Section 102.5 (G)(3) to delete “from at least three points of entry by sidewalks” and to allow the site plan to control accessibility to the common space.
- Variance from Section 102.5 (G)(4) to delete the requirement in its entirety that 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square.

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to RM-8 satisfies the “Standards Governing Exercise of the Zoning Power,” as follows:

¹ Pursuant to Section 102.5 (E)(7) of the Ordinance, the Applicant is requesting an associated Special Use Permit to develop front-entry townhomes as shown on the Site Plan.

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed rezoning is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property is located along Grayson Highway near the intersection of Simonton Road. The proposed townhome development is compatible with existing commercial and residential uses and will further diversify housing options in the surrounding area.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. In fact, the proposed zoning classification is compatible with existing residential uses of adjacent property and would be a complimentary development.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding properties.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to both Grayson Highway and Sugarloaf Parkway. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Neighborhood Mixed Use Character Area. Encouraged land uses for this Character Area specifically include townhomes. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of both the rezoning and special use permit application. Anticipated growth in the City of Lawrenceville and Gwinnett County based on the Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to downtown Lawrenceville, and Sugarloaf Parkway, provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a townhome development, under the RM-8 zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that these Applications Rezone and Special Use Permit be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 2nd day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>GTD Partners, LLC</u> <u>c/o Andersen Tate & Carr</u> ADDRESS: <u>1960 Satellite Blvd</u> <u>S-4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u>	NAME: <u>see attached</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</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>BG</u> REQUESTED ZONING DISTRICT: <u>RM-8</u> PARCEL NUMBER(S): <u>R5149 001 & R5140 368</u> ACREAGE: <u>11.78 acres</u> ADDRESS OF PROPERTY: <u>0 Grayson Highway, Lawrenceville, Georgia</u>	

*See Attached Signature Pages

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

Name: G.T.D. Partners, LLC
Address: 20 Heards Overlook Court
City: Atlanta
State: GA Zip: 30328
Phone: 404-915-3420

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA



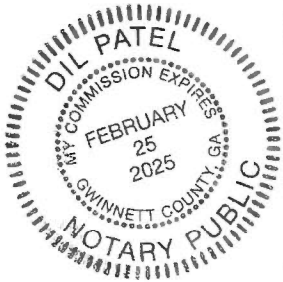
SIGNATURE OF APPLICANT 08 - 31 - 2022
DATE

Henry B. Eubanks, Manager

TYPED OR PRINTED NAME



NOTARY PUBLIC 8/31/22
DATE





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION

Name: Meeks Land Company, L.L.P.

Address: 420 Waddell Street, Unit 10

City: Athens

State: GA Zip: 30605

Phone:

Parcel ID R5140 368

0 Grayson Highway

Lawrenceville, GA

Mack Meeks

08-31-2022

SIGNATURE OF OWNER

DATE

Mack L. Meeks

TYPED OR PRINTED NAME

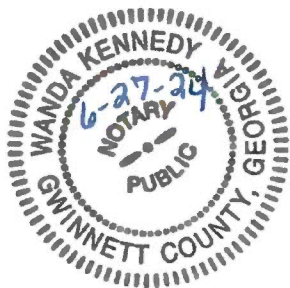
Wanda Kennedy

08-31-22

NOTARY PUBLIC

DATE

4614950-1.docx





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION

Name: Ewing M&M Investments, LLLP

Address: 4317 Alba Lane

City: Buford

State: GA Zip: 30519

Phone:

Parcel ID R5149 001

0 Grayson Highway

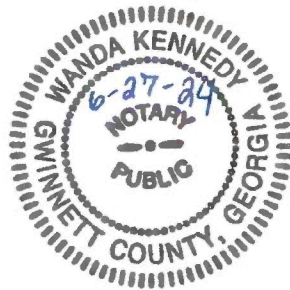
Lawrenceville, GA

Michael H. Ewing 8-31-2022
SIGNATURE OF OWNER DATE

Michael E. Ewing
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614950_1.docx





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? N
Y/N

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

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

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

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

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

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



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: 5th - 149 - 001
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 08/31/2022
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
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)

Melissa Brown
NAME
9/2/2022
DATE

Revenue Specialist
TITLE



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: 5th - 140 - 368
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 08/31/2022
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

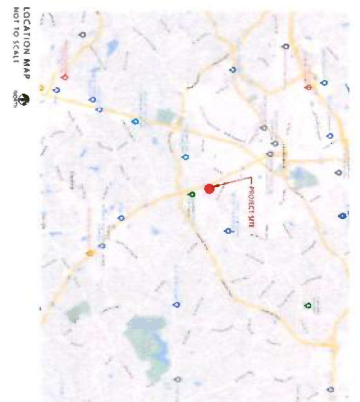
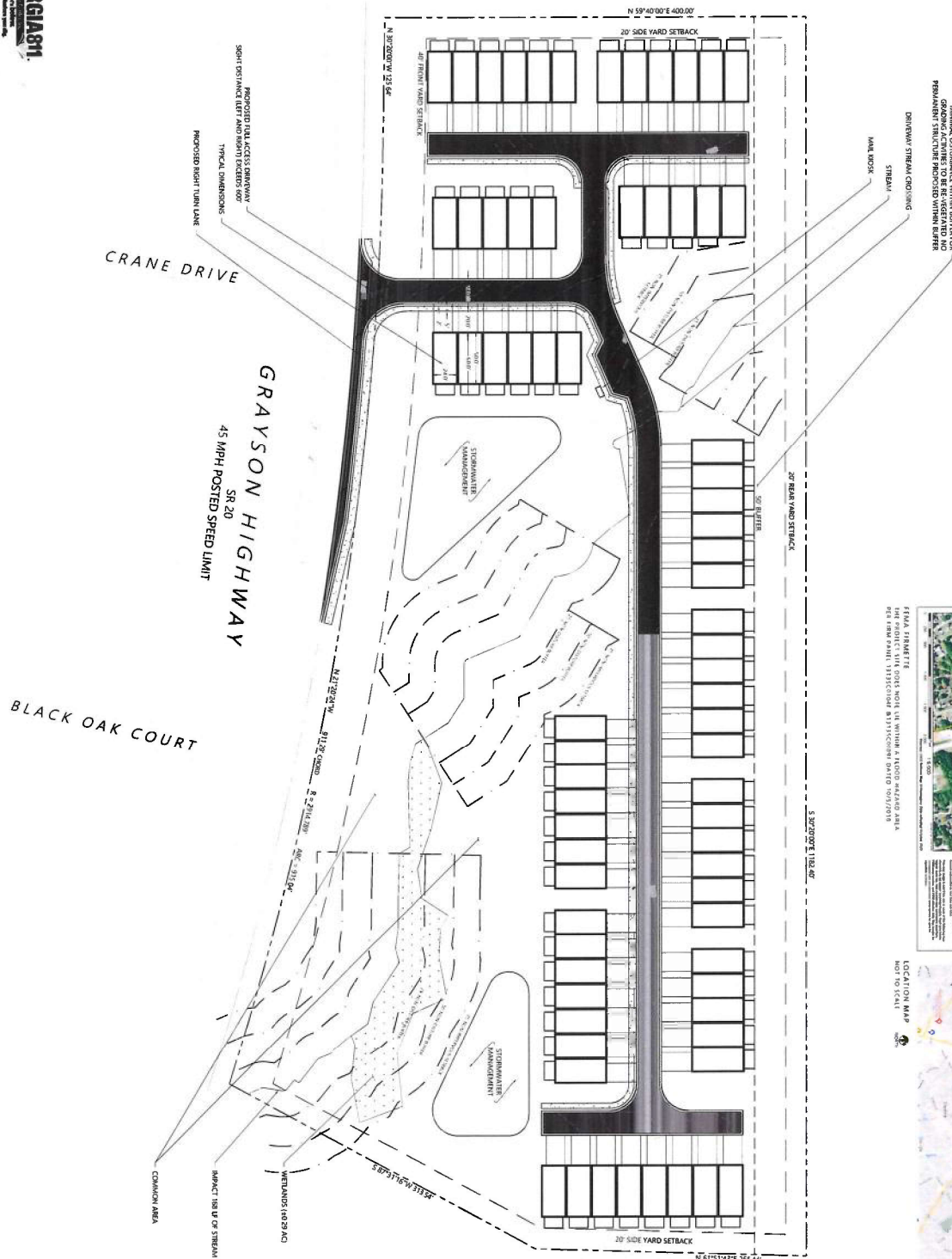
PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

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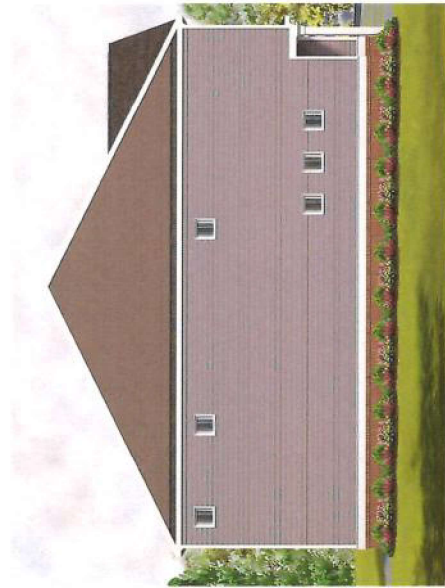
Melody Glouton
NAME
9/2/2022
DATE

Revenue Specialist
TITLE





24x50 Townhomes



24x50 Townhomes- Focal Lot



*The City of Lawrenceville
Planning & Development*

File # RZM2022-00013

**Applicant: GTD Partners
C/O Andersen Tate & Carr**



  Parcels

Roads

3 Zoning Districts

RS-180 Single-Family Residential

RS-150 Single-Family Residential

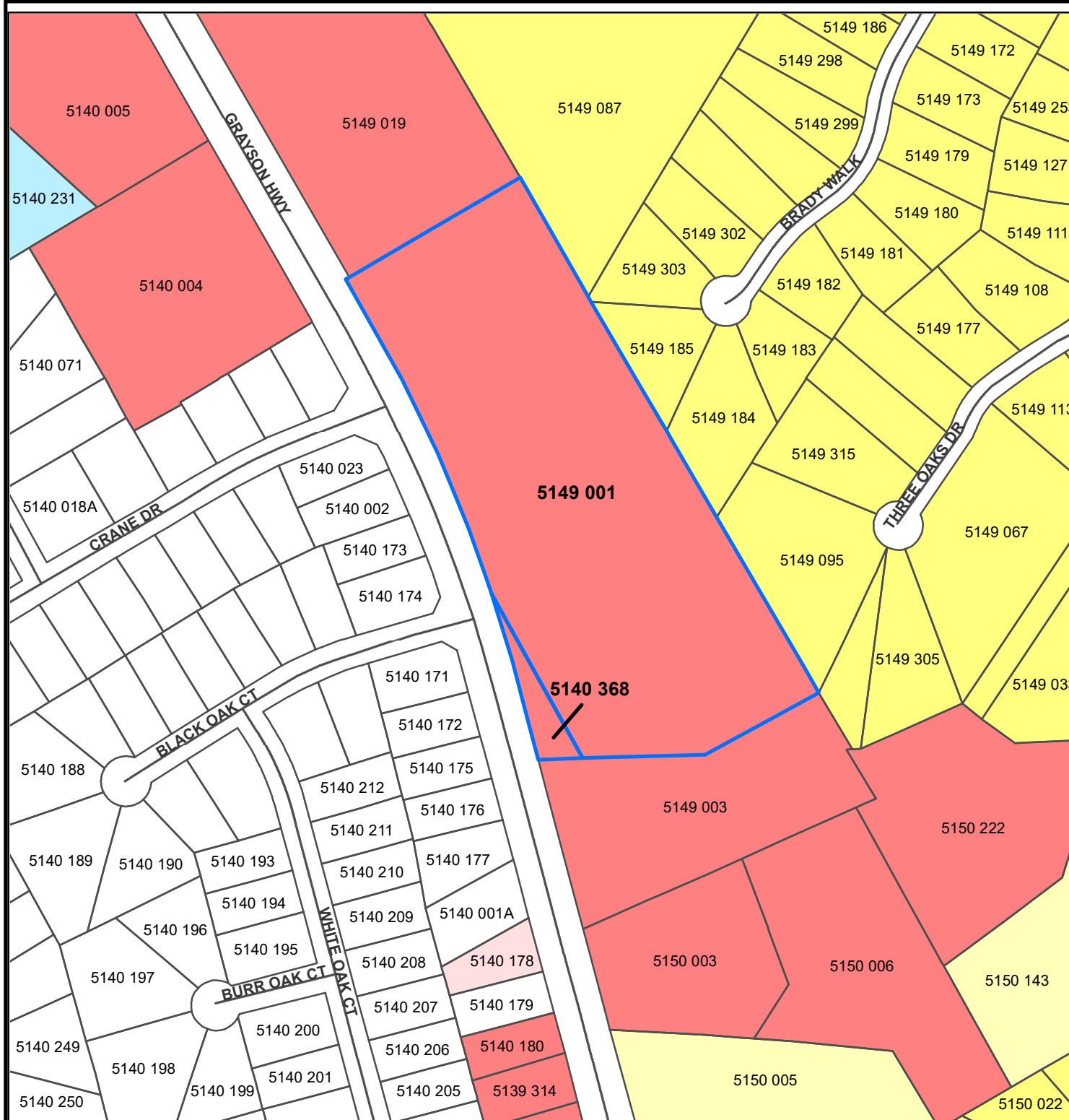
OI Office/Institutional

LM Light Manufacturing

 BG General Business



0	150	300
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LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZM2022-00013

Applicant: GTD Partners
C/O Andersen Tate & Carr

 Subject Properties

 Parcels

 Roads



0 150 300





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2022-00013; Saulo Ordonez; 846 North Clayton Street

Department: Planning and Development

Date of Meeting: Monday, November 7, 2022

Presented By: Todd Hargrave, Planning and Development Director

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

Summary: The applicant requests the rezoning of an approximately 0.55-acre property, zoned OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow the rehabilitation of an existing single-family residential dwelling unit. The subject property is located along the eastern right-of-way of North Clayton Street, just south of its intersection with the North Clayton Street Connector. The property is developed with a single-family dwelling originally constructed in 1920.

Attachments/Exhibits:

- RZR2022-00013_REPORT
- RZR2022-00013_P&D RECO COND_10022022
- RZR2022-00013_APP_09022022
- RZR2022-00013_LOI_09022022
- RZR2022-00013_BNDY_09022022
- RZR2022-00013_SITE PLAN_09022022
- RZR2022-00013_LEGAL_09022022
- RZR2022-00013_PDZONE MAP AERIAL

- **RZR2022-00013_PDZONE MAP AERIAL(ZOOMED)**
- **RZR2022-00013_PDZONE MAP**
- **RZR2022-00013_PDZONE MAP (ZOOMED)**



LAWRENCEVILLE

Planning & Development

CASE NUMBER: RZR2022-00013

APPLICANT: SAULO ORDONEZ

CONTACT: SAULO ORDONEZ

PHONE NUMBER: 404.502.9012

LOCATION: 846 NORTH CLAYTON STREET

PARCEL ID: R5145 064

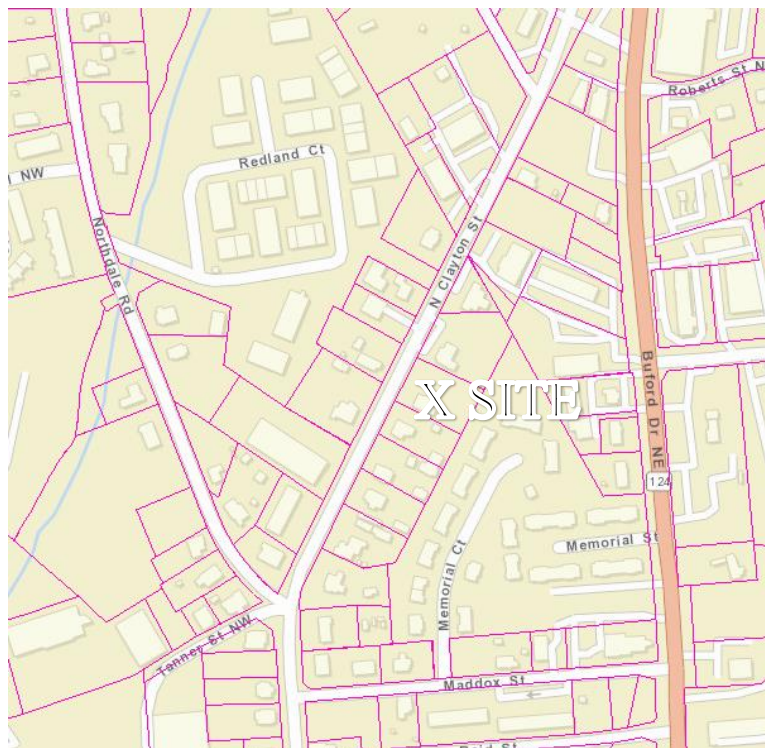
ACREAGE: 0.55

ZONING PROPOSAL: OI (OFFICE INSTITUTIONAL DISTRICT) TO
RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL DWELLING UNIT

DEPARTMENT RECOMMENDATION: **APPROVAL**

VICINITY MAP





LAWRENCEVILLE

Planning & Development

2.

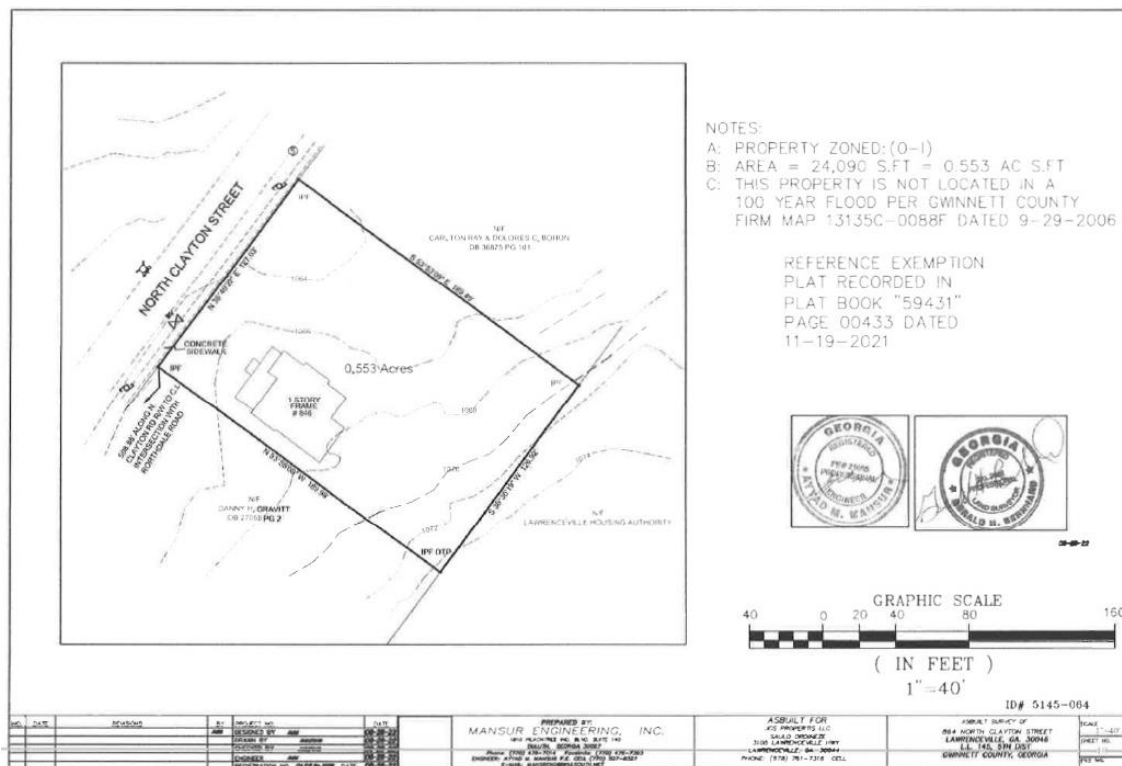
ZONING HISTORY:

In 1960, the subject property was zoned RS-120 (Single-Family Residential District). In 1986, the property was zoned RS-150, pursuant to a city-initiated area-wide rezoning. The property has been zoned OI (Office Institutional District) since 2007, pursuant to RZ-07-07.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.55-acre property, zoned OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow the rehabilitation of an existing single-family residential dwelling. The subject property is located along the eastern right-of-way of North Clayton Street, just south of its intersection with the North Clayton Street Connector. The property is developed with a single-family dwelling originally constructed in 1920.

LAND SURVEY





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The applicant is proposing to rehabilitate an existing one-story single-family dwelling, consisting of 1,694 square feet of heated floor area, five (5) bedrooms, one (1) bath, and an attic. The rehabilitation of the existing single-family dwelling does not include the construction of a required two-car garage.

The various codes, ordinances, and regulations of the City of Lawrenceville require a Front Yard Setback of thirty-five (35) feet; a Side Yard Setback of ten (10) feet; a Rear Yard Setback of forty (40) feet; a Minimum Heated Floor Area of 2,000 square feet for a one-story single-family dwelling; the installation of a five (5) foot concrete sidewalk; one access point per dwelling unit, and a two-car garage. Although not shown on the submitted site plan, access to the site could be extended via an existing curb cut along the eastern right-of-way of North Clayton Street at, or near the northwest portion of the property. In addition, the site consists of an existing five (5) foot concrete sidewalk along the right-of-way of North Clayton Street. Both should be maintained and utilized to the benefit of the applicant.

VARIANCE REQUEST

Article 1 Districts, Section 102.3, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>15,000 sq. ft.</i>	<i>23,958 sq. ft.</i>	<i>NA</i>
Minimum Lot Width	<i>85 feet</i>	<i>127.03 feet</i>	<i>NA</i>
Minimum Front Yard Setback	<i>35 feet</i>	<i>35 feet</i>	<i>NA</i>
Minimum Rear Yard Setback	<i>40 feet</i>	<i>40 feet</i>	<i>NA</i>
Minimum Side Yard Setback	<i>10 feet</i>	<i>7.3 feet*</i>	<i>Approval</i>
Minimum Heated Floor Area	<i>2,000 sq. ft. (1 story) 2,400 sq. ft. (2 stories)</i>	<i>1,694 sq. ft (1 story)</i>	<i>NA</i>



LAWRENCEVILLE

Planning & Development

Accessory Structure Side Yard Setback	<i>5 feet</i>	<i>5 feet</i>	<i>NA</i>
--	---------------	---------------	-----------

*Allows the encroachment into the required Side Yard Setback along the southern property line two and seven-tenths (2.7) feet.

Article 5 Parking and Loading, Section 501, A.5., which reads as follows:

“In a residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in carport or garage is prohibited.”

Standard	Requirement	Proposal	Recommendation
Vehicle Parking Area	<i>Approved Hard-Surface</i>	<i>Application does not include proposal</i>	<i>Denial</i>

Article 5 Parking and Loading, Section 508, Table 5-3: Number of Off-Street Parking Spaces Required which reads as follows:

Standard	Requirement	Proposal	Recommendation
Dwelling	<i>Two car garage required</i>	<i>Application does not include proposal</i>	<i>Denial</i>

Article 6 Architectural and Design Standards, Section 601, A.1. Exterior Wall Design, a., b., and c. which reads as follows:

- a. The front facade of a single-family residence shall be constructed of brick, and/or stone. Up to one-tenth accents of the front façade may be of a fiber cement or stucco product.*
- b. The sides and rear façade of a single-family residence shall be, at a minimum, one-third brick, or stone. The balance shall be fiber cement or stucco. If the elevation faces a designated Right-of-way, the elevation shall be primarily brick, or stone.*
- e. Each lot on which a single-family residence is constructed shall have a two (2) car garage as a minimum requirement. Garages may not be converted into heated*



LAWRENCEVILLE

Planning & Development

interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

Standard	Requirement	Proposal	Recommendation
Exterior Architectural Treatments	<i>One-tenth of front façade may consist of fiber-cement or stucco product</i>	<i>Eight-tenths of front façade consisting of fiber-cement or wood siding</i>	<i>Approval</i>
Exterior Architectural Treatments	<i>Side and rear elevations shall consist of one-third brick or stone.</i>	<i>Side and rear elevations consisting of eight (80) percent fiber-cement or wood siding.</i>	<i>Approval</i>
Exterior Architectural Treatments	<i>Two-car garage required</i>	<i>Application does not include proposal</i>	<i>Denial</i>

In conclusion, taking into consideration the year of construction (1920) of the existing structure, and the various changes to policy to maintain compatibility with existing architectural styles staff could support a request for variances allowing an encroachment into the required Side Yard Setback, minimum heated floor area and exterior architectural regulations.

Planning & Development

848 N CLAYTON STREET LAURENCEVILLE, 30046

ZONING MAP

ZONING LEGEND

Legend

Zoning Districts

■ R-1 Light Residential	■ RM-10 Medium Density Residential
■ R-2 Single-Family Detached	■ RM-12 Medium Density Residential
■ R-3 Single-Family Detached	■ RM-15 Medium Density Residential
■ R-4 Single-Family Detached	■ RM-16 Medium Density Residential
■ R-5 Single-Family Detached	■ RM-17 Medium Density Residential
■ R-6 Single-Family Detached	■ RM-18 Medium Density Residential
■ C-1 Light Commercial	■ S-1 Single-Family Residential
■ C-2 Medium Commercial	■ S-2 Single-Family Residential
■ C-3 Office Commercial	■ S-3 Single-Family Residential
■ I-1 Office Industrial	■ S-4 Single-Family Residential
■ I-2 Office Industrial	■ S-5 Single-Family Residential
■ I-3 Office Industrial	■ S-6 Single-Family Residential
■ I-4 Office Industrial	■ S-7 Single-Family Residential
■ I-5 Office Industrial	■ S-8 Single-Family Residential
■ I-6 Office Industrial	■ S-9 Single-Family Residential
■ I-7 Office Industrial	■ S-10 Single-Family Residential
■ I-8 Office Industrial	■ S-11 Single-Family Residential
■ I-9 Office Industrial	■ S-12 Single-Family Residential
■ I-10 Office Industrial	■ S-13 Single-Family Residential
■ I-11 Office Industrial	■ S-14 Single-Family Residential
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■ I-13 Office Industrial	■ S-16 Single-Family Residential
■ I-14 Office Industrial	■ S-17 Single-Family Residential
■ I-15 Office Industrial	■ S-18 Single-Family Residential
■ I-16 Office Industrial	■ S-19 Single-Family Residential
■ I-17 Office Industrial	■ S-20 Single-Family Residential
■ I-18 Office Industrial	■ S-21 Single-Family Residential
■ I-19 Office Industrial	■ S-22 Single-Family Residential
■ I-20 Office Industrial	■ S-23 Single-Family Residential
■ I-21 Office Industrial	■ S-24 Single-Family Residential
■ I-22 Office Industrial	■ S-25 Single-Family Residential
■ I-23 Office Industrial	■ S-26 Single-Family Residential
■ I-24 Office Industrial	■ S-27 Single-Family Residential
■ I-25 Office Industrial	■ S-28 Single-Family Residential
■ I-26 Office Industrial	■ S-29 Single-Family Residential
■ I-27 Office Industrial	■ S-30 Single-Family Residential
■ I-28 Office Industrial	■ S-31 Single-Family Residential
■ I-29 Office Industrial	■ S-32 Single-Family Residential
■ I-30 Office Industrial	■ S-33 Single-Family Residential
■ I-31 Office Industrial	■ S-34 Single-Family Residential
■ I-32 Office Industrial	■ S-35 Single-Family Residential
■ I-33 Office Industrial	■ S-36 Single-Family Residential
■ I-34 Office Industrial	■ S-37 Single-Family Residential
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■ I-40 Office Industrial	■ S-43 Single-Family Residential
■ I-41 Office Industrial	■ S-44 Single-Family Residential
■ I-42 Office Industrial	■ S-45 Single-Family Residential
■ I-43 Office Industrial	■ S-46 Single-Family Residential
■ I-44 Office Industrial	■ S-47 Single-Family Residential
■ I-45 Office Industrial	■ S-48 Single-Family Residential
■ I-46 Office Industrial	■ S-49 Single-Family Residential
■ I-47 Office Industrial	■ S-50 Single-Family Residential
■ I-48 Office Industrial	■ S-51 Single-Family Residential
■ I-49 Office Industrial	■ S-52 Single-Family Residential
■ I-50 Office Industrial	■ S-53 Single-Family Residential
■ I-51 Office Industrial	■ S-54 Single-Family Residential
■ I-52 Office Industrial	■ S-55 Single-Family Residential
■ I-53 Office Industrial	■ S-56 Single-Family Residential
■ I-54 Office Industrial	■ S-57 Single-Family Residential
■ I-55 Office Industrial	■ S-58 Single-Family Residential
■ I-56 Office Industrial	■ S-59 Single-Family Residential
■ I-57 Office Industrial	■ S-60 Single-Family Residential
■ I-58 Office Industrial	■ S-61 Single-Family Residential
■ I-59 Office Industrial	■ S-62 Single-Family Residential
■ I-60 Office Industrial	■ S-63 Single-Family Residential
■ I-61 Office Industrial	■ S-64 Single-Family Residential
■ I-62 Office Industrial	■ S-65 Single-Family Residential

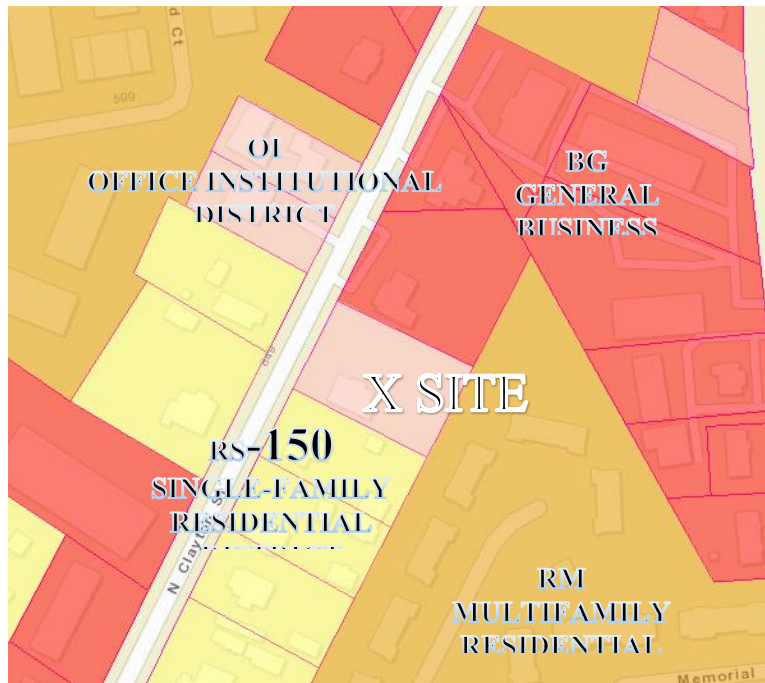
The surrounding area is characterized by a mix of commercial, multifamily residential, office institutional, and single-family residential uses. Immediately adjacent to the north is a commercial/retail use zoned BG (General Business District). To the east is a multifamily residential development zoned RM (Multifamily Residential District) managed by the Lawrenceville Housing Authority. To the south, are single-family residential uses zoned RS-150. To the west, across North Clayton Street are single-family residential uses zoned RS-150, commercial/retail uses zoned BG, and office and institutional use zoned OI. Further to the west, is the newly established College Corridor designed to provide a direct connection from the Georgia Gwinnett College (GGC) to the Downtown Entertainment District. The proposed request to rezone the property to RS-150 could be consistent with the established development and zoning pattern along North Clayton Street.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The intent of the Character Area is a unique place in the community, connecting two of the city's strongest anchors: Downtown and GCC. The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher-density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. As proposed, the requested rezoning would be consistent with the policies of the 2040 Comprehensive Plan.



LAWRENCEVILLE

Planning & Development

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposed zoning request may be consistent with the established development and zoning pattern in the immediate area. In addition, policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well-maintained and includes homes with a variety of forms and price points. Furthermore, the various ordinance, plans, and regulations of the City of Lawrenceville are intended to enhance the city's historic quality by ensuring rehabbed buildings are compatible with the character of surrounding buildings and encourage positive redevelopment by benefiting from the "halo effect" of high-quality development already happening nearby. Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL** of the request.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

The rehabilitation of the existing structure or any new construction shall be subject to the applicable rules and regulations of the City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), International Existing Building Code (IEBC), and International Property Maintenance Code (IPMC).

CODE ENFORCEMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by the City of Lawrenceville Electric Department.

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

STREET AND SANITATION DEPARTMENT

The property will be served by the City of Lawrenceville Street and Sanitation Department.



LAWRENCEVILLE

Planning & Development

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

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

As proposed the plan could be suitable given the existing use and development in the immediate area.

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

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

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.



LAWRENCEVILLE

Planning & Development

2.

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

The request represents an opportunity to maintain consistency with the intent of the 2040 Comprehensive Plan, City's Livable Centers Initiative (LCI) Plan, and the beginning of a long overdue zoning cleanup in this area.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_100222022

RZR2022-00013

Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** Single-family detached dwelling units, accessory uses, and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 1,694 square feet for a one-story dwelling.
 - C.** The façade, rear, and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of a two (2) car garage with a driveway constructed of an approved hard surface. The garage shall be located in a Rear Yard Area only and shall be obstructed from the view of the adjacent public right-of-way. Access to the subject property shall be extended via an existing curb cut along the eastern right-of-way of North Clayton Street at or near the northwest portion of the property. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- 2.** To satisfy the following site development considerations:
 - A.** Rehabilitation of the existing Single-Family dwelling shall be subject to the

review and approval of the Director of Planning and Development;

- B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the right-North Clayton Street right-of-way.
- C.** Natural vegetation shall remain on the property until the issuance of a development permit.
- D.** Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

- A.** Variance to allow the rehabilitation of the existing structure, subject to the following:
 - i.** A variance from the Zoning Ordinance, Article 1, Section 102.3, Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the encroachment into the required Side Yard Setback along the southern property line a distance of two and seven-tenths (2.7) feet.
 - ii.** A variance from the Zoning Ordinance, Article 1, Section 102.3, Subsection B. Lot Development Standards, Minimum Heated Floor Area, allows the reduction of the Minimum Heated Floor Area to 1,694 square feet
 - iii.** A variance from the Zoning Ordinance, Article 6, Section 601 Residential Minimum Architectural and Design Standards, A. Single-Family Residential, 1. Exterior Wall Design and 2. Roof and Chimney Design allows the use of existing materials (e.g., brick, wood siding

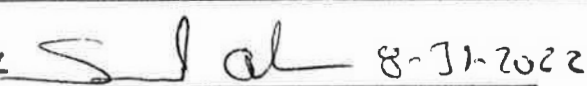


LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

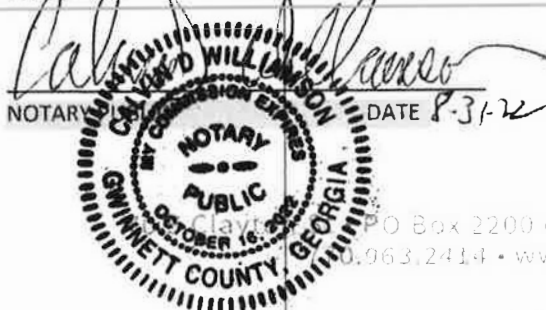
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Saulo Ordonez</u>	NAME: <u>Saulo Ordonez</u>
ADDRESS: <u>3475 Sandhill CT</u>	ADDRESS: <u>3475 Sandhill CT</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
CONTACT PERSON: <u>Juan Gomez</u> PHONE: <u>404.502.9012</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>Ol office/Institutional</u> REQUESTED ZONING DISTRICT: <u>RS150 Single-Family Residence</u>	
PARCEL NUMBER(S): <u>R5145 064</u> ACREAGE: <u>0.5500</u>	
ADDRESS OF PROPERTY: <u>846 North Clayton ST</u>	

 8-31-2022
 8-31-2022

SIGNATURE OF APPLICANT DATE SIGNATURE OF OWNER DATE

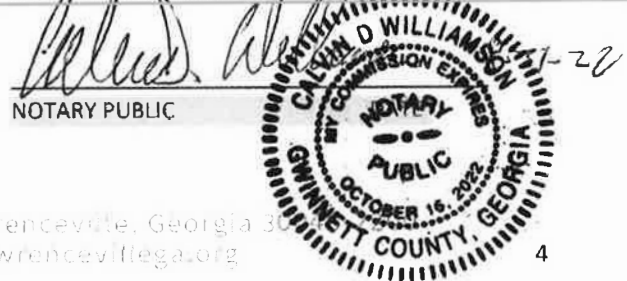
Saulo Ordonez

TYPED OR PRINTED NAME



Saulo Ordonez

TYPED OR PRINTED NAME



PO Box 2200 • Lawrenceville, Georgia 30046
 706.324.1414 • www.lawrencevillegal.org



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Saulo Ordonez</u>	NAME: <u>Ada J. Ordonez</u>
ADDRESS: <u>3475 Sandhill CT</u>	ADDRESS: <u>3475 Sandhill CT</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
CONTACT PERSON: <u>Juan Gomez</u> PHONE: <u>404.502.9012</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>Ol office/Institutional</u> REQUESTED ZONING DISTRICT: <u>RS150 Single-Family Residence</u>	
PARCEL NUMBER(S): <u>R5145 064</u> ACREAGE: <u>0.5500</u>	
ADDRESS OF PROPERTY: <u>846 North Clayton ST</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Saulo Ordonez

TYPED OR PRINTED NAME

Ada J. Ordonez

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE



846 North Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
 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: 5 145 5145 064
(Map Reference Number) District Land Lot Parcel

S. J. al
Signature of Applicant

8-30-2022
Date

Saulo Ordenez

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)

Rickie Schokey
NAME

TSA II
TITLE

8/30/2022
DATE

There are no delinquent taxes for 2021 Property taxes dues.

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.



G + Design Consultants Inc.
 195 West Pike Street, Suite 201 – Lawrenceville, GA 30046
Gomezarch2@gmail.com | gplusdesignconsultants@gmail.com
 404.502.9012

8/30/2022

Lawrenceville Planning Commission
 70 S Clayton Street, PO Box 2200
 Lawrenceville, GA 30046

Re: Letter of Intent – Application for Rezoning - 846 N Clayton Street

To Whom it May Concern:

G + Design Consultants on behalf of Saulo and Ada Ordonez requests a Rezoning of approximately 0.55 acres of land located at 846 N Clayton Street, Lawrenceville GA 30046 (Parcel ID# R5145 064) from OI office/institutional to RS150 Single-Family Residence to modify the conditions of the Zoning Ordinance adopted by the City of Lawrenceville in 2020 in order to allow the continued use of the existing non-conforming single-family structure which currently sits on this parcel.

The proposed request as shown on the attached site plan has an existing 1-story structure which has long been used primarily as a single-family residence in accordance with the attached Tax Assessor's Office property detail. Additionally, 50% of the immediate adjacent properties are zoned RS150, 25% is zoned RM-12 and the other 25% is zoned OI office/Institutional.

The proposed request is compatible with existing land-uses and zoning classifications of the surrounding area, and more importantly, is in line with the intended use by the Ordonez family who may face a tremendous financial hardship should this request not be approved.

The applicant welcomes the opportunity to meet with staff of the Planning Commission to answer any questions or to address any concerns relating to the matters set forth in this letter or in the application filed herewith. The applicant respectfully requests your approval of the application.

Respectfully submitted this 1st day of September, 2022.

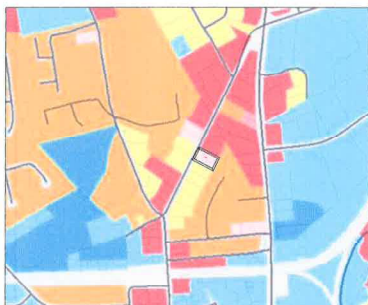
Juan Gomez

We appreciate your business



846 N CLAYTON STREET
LAWRENCEVILLE, 30046

ZONING MAP



ZONING LEGEND

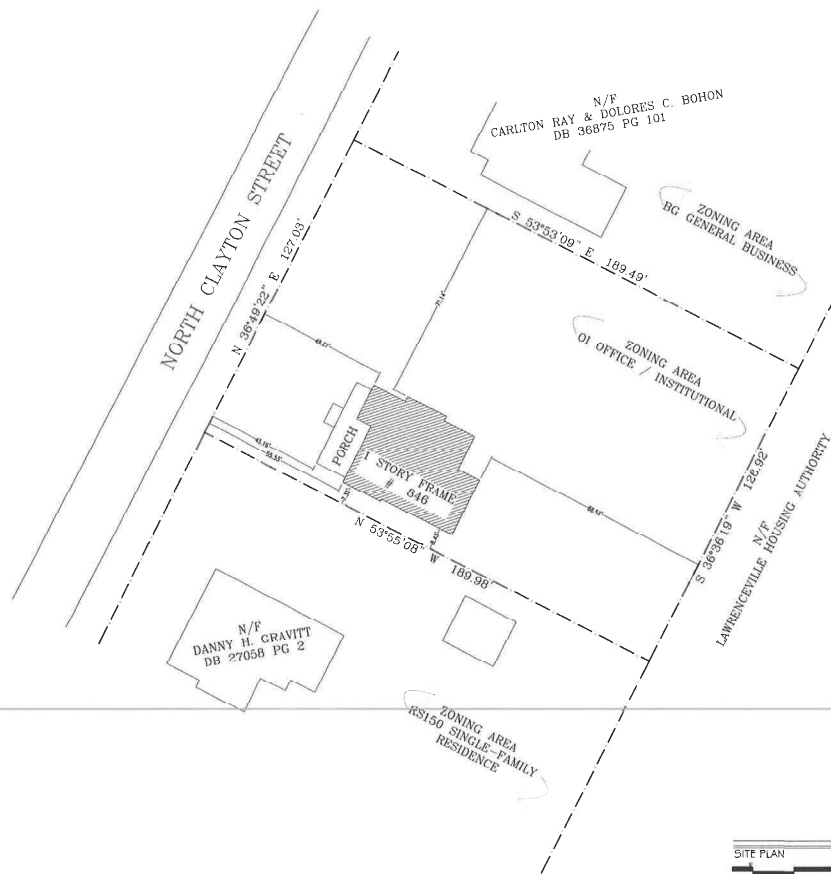
Legend

Zoning Districts

AR Agricultural Residential	RM 24 Multifamily Residential
BN Neighborhood Business	RM 12 Multifamily Residential
BG General Business	RM 8 Townhouse Residential
BGC Central General Business	RM 4-C Fee Single Condominium Residence
HSB Highway Service Business	MH Manufactured Home Residential
LM Light Manufacturing	RM M Modified Residential
HM Heavy Manufacturing	RMHR Residential Multiple Family Highrise
OI Office/Institutional	RS 180 Single-Family Residence 15,000 SQ FT
ON Office Neighborhood	RS 150 Single-Family Residence 15,000 SQ FT
CMLU Community Mixed Use	RS 90 Single-Family Residence 7,000 SQ FT

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted the date of May 20, 2020 as part of the Lawrenceville Zoning Ordinance.

SITE PLAN



SITE PLAN



G+ DESIGN CONSULTANTS
JUAN GOMEZ - DESIGNER
195 WEST PIKE STREET, SUITE 201
LAWRENCEVILLE, GA 30046
gplusdesignconsultants@gmail.com

PROFESSIONAL ENGINEER:
JEFF TARBUTON
1012 BILLY MCGEE RD.
LAWRENCEVILLE, GA 30045

REVISIONS	DATE	BY

DRAWING TITLE:
SITE PLAN & NOTES

PROJECT:
846 N. CLAYTON STREET
REZONING APPLICATION

PROJECT ADDRESS:
846 N. CLAYTON STREET
LAWRENCEVILLE, GA 30046



R2022-00013_SITE PLN_09022022

DEED B: 59431 P: 00433

11/19/2021 03:00 PM Pgs: 2 Fees: \$25.00

TTax: \$181.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0872021041270

ERECORDED

eFile Participant IDs: 8848450635,7087927938

Record and Return to:
Lueder, Larkin & Hunter, LLC
2700 N. Berkeley Lake Road, Suite 220
Duluth, GA 30098
File No.: GA-DL-21-0922-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
APN/Parcel ID: R5145 084

THIS INDENTURE, made this 19th day of November, 2021, between

United Acquisitions LLC

as party or parties of the first part, hereinafter called Grantor, and

Saulo Ordonez and Ada J. Ordonez
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CITY OF LAWRENCEVILLE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY A NAIL FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH CLAYTON STREET (APPARENT RIGHT-OF-WAY VARIES), SAID POINT BEING 598.88 FEET NORTHEASTERLY ALONG SAID RIGHT-OF-WAY FROM A PK NAIL SET AT THE INTERSECTION OF THE CENTERLINES OF NORTHDAL ROAD AND NORTH CLAYTON STREET, RUN THENCE ALONG SAID RIGHT-OF-WAY NORTH 38 DEGREES 48 MINUTES 24 SECONDS EAST 127.00 FEET TO A POINT MARKED BY A NAIL FOUND; DEPARTING FROM SAID RIGHT-OF-WAY RUN THENCE SOUTH 53 DEGREES 53 MINUTES 23 SECONDS EAST 188.53 FEET TO A POINT, RUN THENCE SOUTH 38 DEGREES 38

R2022-00013_LEGAL_09022022

MINUTES 36 SECONDS WEST 126.93 FEET TO A POINT MARKED BY AN AXLE; RUN THENCE NORTH 53 DEGREES 54 MINUTES 34 SECONDS WEST 189.97 FEET TO A POINT MARKED BY A NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING. PROPERTY BEING MORE COMMONLY KNOWN AS 846 NORTH CLAYTON STREET, LAWRENCEVILLE, GA 30046.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

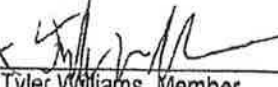
Signed, sealed and delivered in the presence of:

GRANTOR:

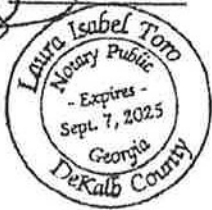
United Acquisitions LLC



Unofficial Witness

By:  (SEAL)
Tyler Williams, Member

Notary Public
My Commission Expires:
[Notary Seal]





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00013

Applicant: Saulo Ordonez

 Subject Property

 Parcels

 City Maintained Streets



0 125 250





LAWRENCEVILLE

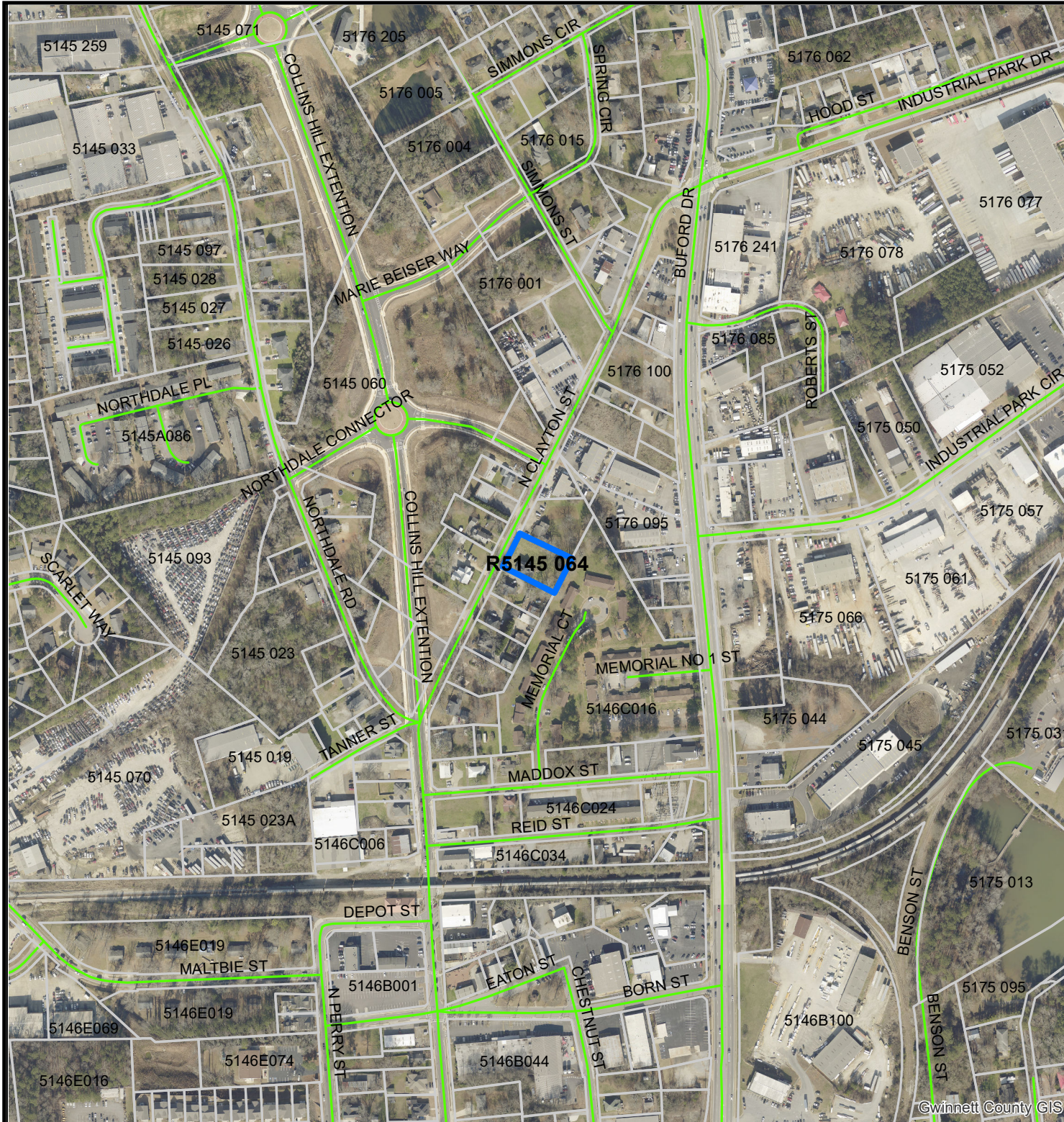
GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZR2022-00013

Applicant: Saulo Ordonez



-  Subject Property
-  Parcels
-  City Maintained Streets



0 250 500



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00013

Applicant: Saulo Ordonez

 Subject Property

 Parcels

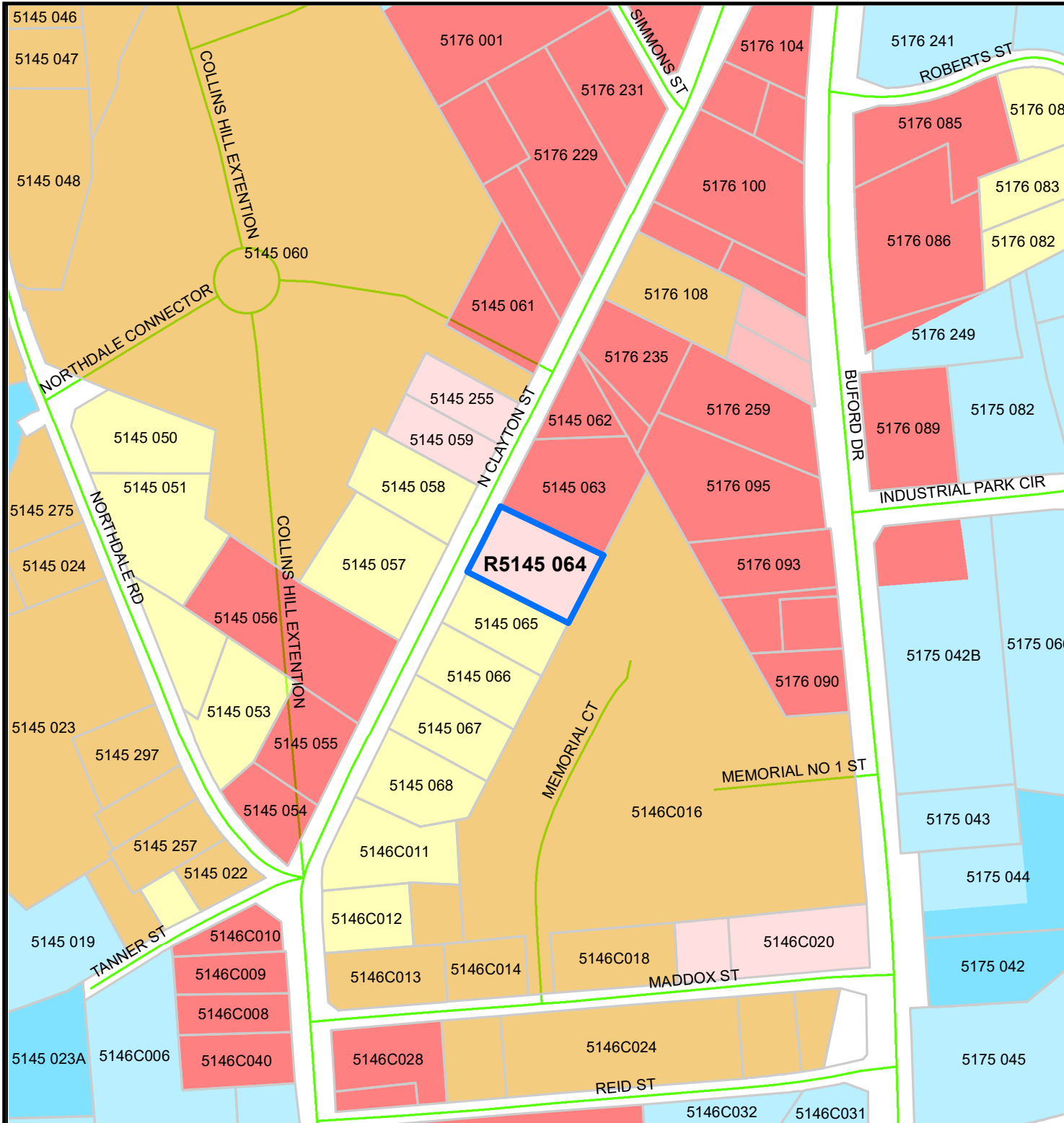
 City Maintained Streets

Zoning Districts

-  RS-150 Single-Family Residential
-  RM-12 Multifamily Residential
-  OI Office/Institutional
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  BGC Central General Business
-  BG General Business



0 125 250





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

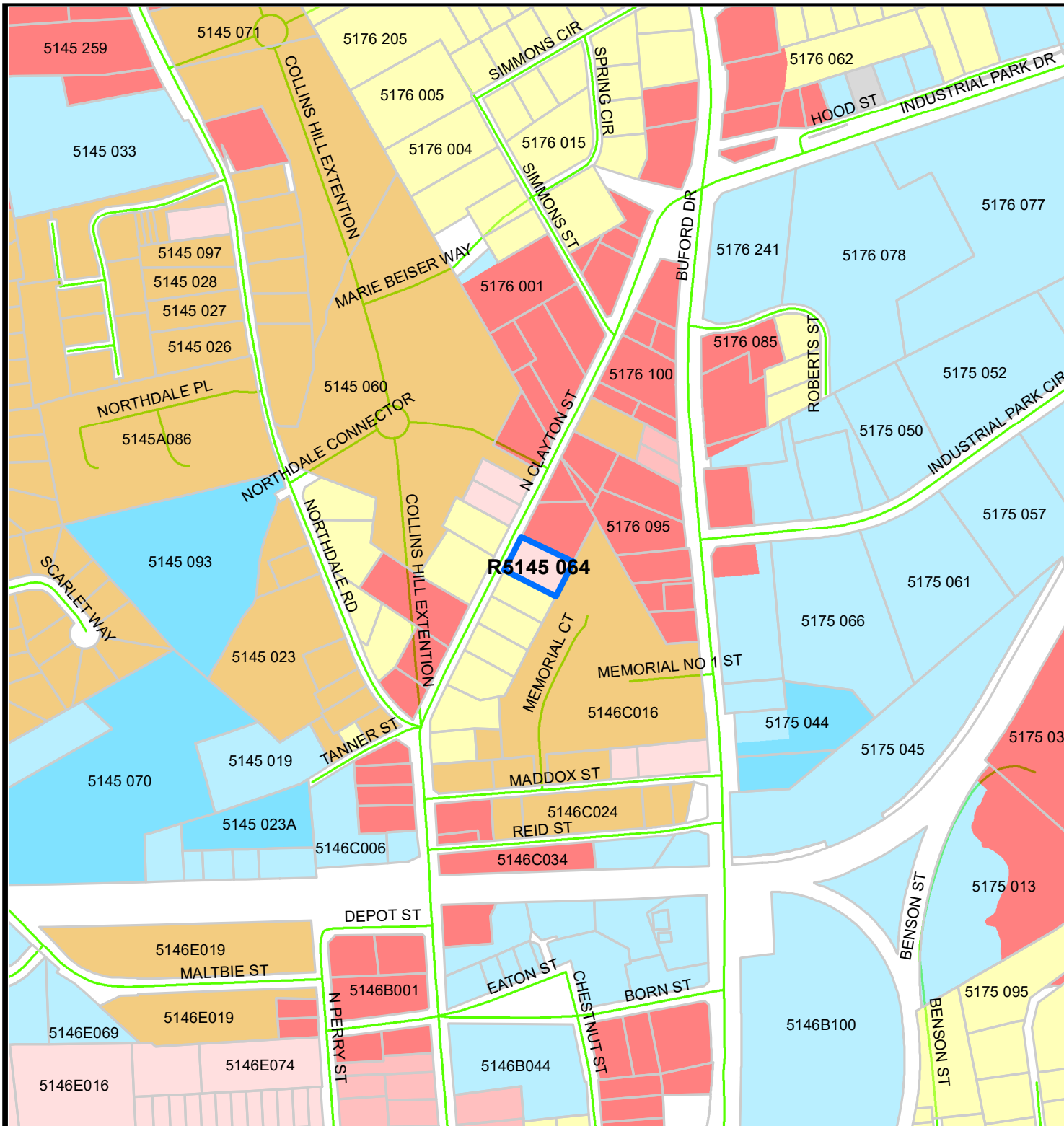
File # RZR2022-00013

Applicant: Saulo Ordonez

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



0 250 500





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2022-00014; City of Lawrenceville; 190 Oak Street

Department: Planning and Development

Date of Meeting: Monday, November 7, 2022

Presented By: Todd Hargrave, Planning and Development Department Director

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

Summary: The applicant requested the rezoning of a 0.24-acre parcel from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located at the northeast intersection of Oak Street and North Perry Street. The property is developed with an existing single-family dwelling.

Attachments/Exhibits:

- RZR2022-00014_Report_10022022
- RZR2022-00014_P&D RECO COND_10022022
- RZR2022-00014_APP_09022022
- RZR2022-00014_LND SRVY_10102022
- RZR2022-00014_LEGAL_10022022
- RZR2022-00014_MAP AERIAL (ZOOMED)
- RZR2022-00014_MAP AERIAL
- RZR2022-00014_MAP ZONING (ZOOMED)
- RZR2022-00014_MAP ZONING



LAWRENCEVILLE

Planning & Development

CASE NUMBER: RZR2022-00014

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: 190 OAK STREET

PARCEL ID: 5146B012

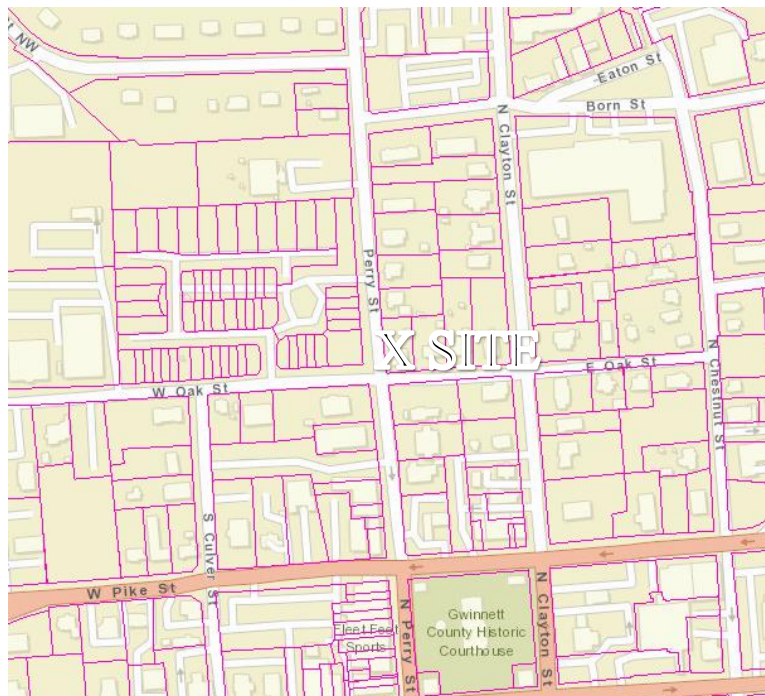
ACREAGE: 0.24 ACRES

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

PROPOSED DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL DWELLING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

Planning & Development

3.

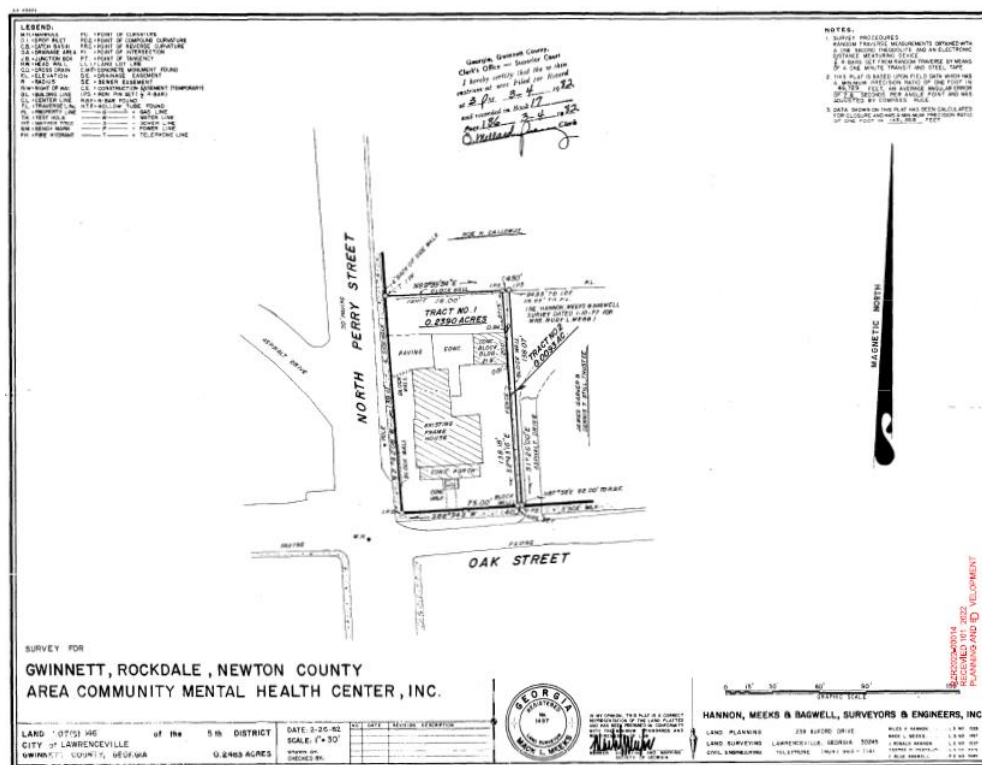
ZONING HISTORY:

The subject property has been zoned BGC (Central General Business District) since 1985.

PROJECT SUMMARY

The applicant requested the rezoning of a 0.24-acre parcel from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located at the northeast intersection of Oak Street and North Perry Street. The property is developed with an existing non-conforming single-family dwelling. Access is provided via an existing curb cut extending from the South Perry Street right-of-way.

LAND SURVEY





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The property consists of an existing non-conforming 2,714 square-foot one-story single-family dwelling, porch, and accessory structure. The existing structure was originally constructed in 1929, with the addition of the existing accessory structure in 1955, and the installation of an approved hard surface (asphalt driveway) in 1980. As described the existing conditions will require variances relating to Lot Development Standards regulating Minimum Development Area, Minimum Lot Area, Minimum Front Yard Area Setbacks, and Minimum Accessory Structure Side Yard Setbacks. In addition, variances will be required relating to Use Standards, and Supplemental and Accessory Use Standards allow a Live/Work Unit as an accessory use.

VARIANCE REQUEST

Article 1 Districts, Section 102.4, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Development Area	<i>10 acres</i>	<i>0.24 acres</i>	<i>Approval</i>
Minimum Lot Area	<i>7,500 sq. ft.</i>	<i>10,454 sq. ft.</i>	<i>Approval</i>
Minimum Lot Width	<i>60 feet</i>	<i>75 feet</i>	<i>NA</i>
Minimum Front Yard Setback	<i>35 feet</i>	<i>15 feet (Oak Street)</i>	<i>Approval</i>
Minimum Front Yard Setback	<i>35 feet</i>	<i>10 feet (North Perry Street)</i>	<i>Approval</i>
Minimum Rear Yard Setback	<i>20 feet</i>	<i>20 feet</i>	<i>NA</i>
Minimum Side Yard Setback	<i>5 feet</i>	<i>5 feet</i>	<i>Approval</i>
Minimum Heated Floor Area	<i>1,800 sq. ft. (1 story) 2,000 sq. ft. (2 stories)</i>	<i>2,714 sq. ft (1 story)</i>	<i>NA</i>
Accessory Structure Side Yard Setback	<i>5 feet</i>	<i>4 feet</i>	<i>Approval</i>



LAWRENCEVILLE

Planning & Development

Article 1 Districts, Section 103.2, Use Table

Permitted Use	SAR*	Requirement	Proposal	Recommendation
<i>Live/Work</i>	√	<i>CMU and BGC</i>	<i>RS-60</i>	<i>Approval</i>

*SAR- Supplemental or Accessory Regulations √

Article 2 Supplemental And Accessory Use Standards, Supplemental Use Standards, Section 200.3.1 Live Work, Which Reads As Follows:

- A. Only allowed in the BGC and CMU District. Commercial business of professional office may be operated in the basement or first floor/story of the structure (excluding any required garage).
- B. The business or office may not exceed 50 percent (50%) of the floor area of the dwelling unit.
- C. Businesses operated in such space shall not be considered Home Occupations, and need not be operated by the resident of the dwelling.

According to the City of Lawrenceville Building and Building Regulation and International Building Code (IBC), Live/Work Units shall comply with the various rules and regulations which include Limitations, Occupancies, Means of egress, Vertical openings, Fire Protection, Structural, Accessibility, Ventilation, and Plumbing facilities. Based on the minimum of local and international building codes it appears the requirements regulating Live/Work Units are more stringent than those found in the Zoning Ordinance, Article 2 Supplemental and Accessory Use Standards.

In conclusion, the required variances, if approved, would maintain consistency with surrounding residential uses and zoning, and satisfy the intent of the RS-60 zoning classification applying to Lot Development Standards, Building and Building Regulations, and the International Building Code.



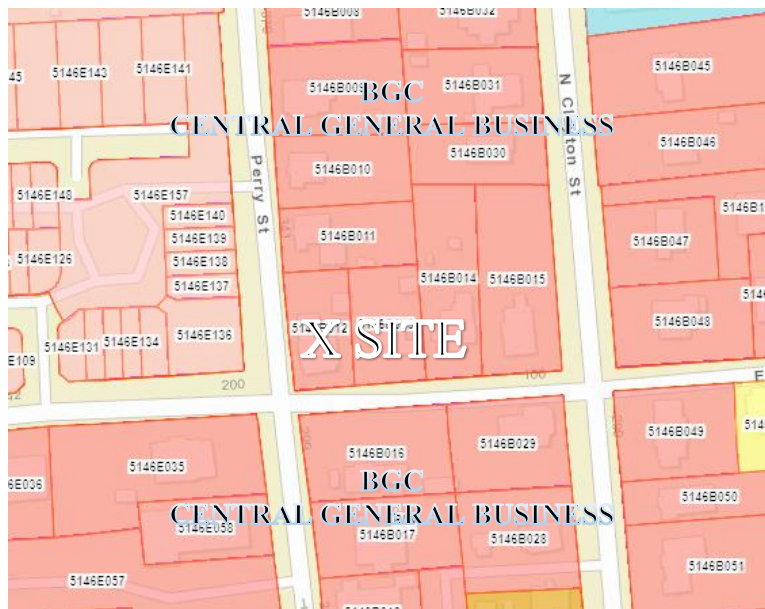
LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

The surrounding area consists of a variety of commercial and residential uses. To the north, east and west are properties zoned BGC used for residential purposes; which include the City Council-approved (SU-17-03) City View single-family subdivision consisting of single-family dwellings and a small commercial/retail facility occupied by the Southern Arts Performing Academy. To the south, are properties surrounding the Courthouse Square consisting primarily of commercial/retail uses on properties zoned BGC. The rezoning request could be compatible with the established zoning pattern in the immediate area, and more importantly, consistent with the intent of the long-range plans for the Downtown area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

Planning & Development

2040 COMPREHENSIVE PLAN

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

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

The proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommend **APPROVAL WITH CONDITIONS** of the requests.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

The rehabilitation of the existing structure or any new construction shall be subject to the applicable rules and regulations of the City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), International Existing Building Code (IEBC), and International Property Maintenance Code (IPMC).

CODE ENFORCEMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by the City of Lawrenceville Electric Department.

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

STREET AND SANITATION DEPARTMENT

The property will be served by the City of Lawrenceville Street and Sanitation Department.



LAWRENCEVILLE

Planning & Development

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

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

A request to zone property for single-family residential uses could be suitable given the uses and zoning of adjacent and nearby property

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the request is consistent with the policies of the City of Lawrenceville.

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with appropriate conditions of zoning, and compliance with the requirements regulating building, planning, and development.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to recognize opportunities present throughout the city limits. The Downtown Character Areas could benefit from the “halo effect” of high-quality development already happening nearby.

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

The request represents an opportunity to maintain consistency with the intent of the 2040 Comprehensive Plan and updated City’s Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_10022022

RZR2022-00014

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

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling unit, Live/Work Unit, accessory use, and structure.
 - B. The new construction of a single-family detached dwelling unit shall require a minimum heated floor area or a dwelling unit shall be 1,800 square feet for a one-story dwelling, and 2,000 square feet for a two-story dwelling.
 - C. The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D. The new construction of a single-family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E. The new construction of a single-family detached dwelling unit shall consist of a driveway constructed of an approved hard surface. The garage shall be located in a Rear Yard Area only. Access to the subject property shall be extended via an existing curb cut along the eastern right-of-way of North Perry Street at or near the northwest portion of the property as shown on the survey prepared for “Gwinnett, Rockdale, Newton County Area Community Mental Health Center, Inc.” prepared by “Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc.” dated February 26, 1982. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F. The new construction of a single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to

the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

- A.** Rehabilitation of the existing Single-Family dwelling shall be subject to the minimum requirement of the *City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), and International Existing Building Code (IEBC)*. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Live/Work Unit shall be subject to the minimum requirements of the *City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC)*. The final design shall be subject to the review and approval of the Director of Planning and Development.
- C.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the North Perry Street and Oak Street right-of-way(s).
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** Any utility relocations shall be the responsibility of the developer.

3. The following variances are granted:

- A.** Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:
 - i.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the ninety-eight (98) percent reduction of the Minimum Development Size Requirement from ten (10) acres to twenty-four (0.24) tenths of an acre.
 - ii.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the fifty-seven (57) percent reduction of the Minimum Front Yard Setback from thirty-five (35) feet to fifteen (15) feet along the southern property line or Oak Street right-of-way.

- iii.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Front Yard Setback, allows the seventy-one (71) percent reduction of the Minimum Front Yard Setback from a thirty-five (35) feet to a ten (10) feet along the western property line or North Perry Street right-of-way.
- iv.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Accessory Structure Side Yard Setback, allows the one (1) foot encroachment of the existing concrete block building into the required Minimum Accessory Structure Side Yard Setback along the eastern property line as shown on the survey prepared for “*Gwinnett, Rockdale, Newton County Area Community Mental Health Center, Inc.*” prepared by “*Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc.*” dated February 26, 1982.
- v.** A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 Supplemental Use Standards Subsection 200.3.47 Live/Work allows a Live/Work Unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.

PUBLIC HEARING APPLICATION

City of Lawrenceville
Planning and Development Department

70 S. Clayton Street
Lawrenceville, Georgia 30046
678.407.6583

- | | | |
|----------------------------|-------------------------|--------------------------|
| Rezoning | Special Use Permit | Board of Appeals |
| Architectural Review Board | Change in Conditions | Buffer Reduction (> 50%) |
| Annexation | Administrative Variance | |



AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CITY OF LAWRENCEVILLE</u>	NAME: <u>CITY OF LAWRENCEVILLE</u>
ADDRESS: <u>70 SOUTH CLAYTON STREET</u>	ADDRESS: <u>70 SOUTH CLAYTON STREET</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GEORGIA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678.407.6583</u>	PHONE: <u>678.407.6583</u>
CONTACT PERSON: <u>TODD HARGRAVE</u> PHONE: <u>678.407.6583</u>	
CONTACT'S E-MAIL: <u>THARGRAVE@LAWRENCEVILLEGA.ORG</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>BGC TO RS-60</u> ACREAGE: <u>0.24</u>	
PARCEL NUMBER(S): <u>R5146B012</u>	
ADDRESS OF PROPERTY: <u>190 OAK STREET</u>	
PROPOSED USE: <u>SINGLE-FAMILY RESIDENTIAL</u>	

10-10-2022
SIGNATURE OF APPLICANT _____
DATE
TODD HARGRAVE
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

10-10-2022
SIGNATURE OF OWNER _____
DATE
CHUCK WARBINGTON
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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)

CASE NUMBER

TODD HARGRAVE

ACKNOWLEDGED BY (PRINT NAME)

10-10-2022

DATE

SIGNATURE



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? _____
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? _____
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.



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: 5 - 146B - 012
 (Map Reference Number) District Land Lot Parcel

10-10-2022

Signature of Applicant

Date

TODD HARGRAVE

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)

NA

NAME

NA

DATE _____

NA

TITLE



Application Checklist

The following is a checklist of information required for submission of a Special Public Hearing application.

- Application Form with Notarized Signature
- Disclosure of Campaign Contribution Form
- Letter of Intent
- Legal Description
- Boundary Survey
- Site Plan (one (1) 11"x17" copy and one (1) full-size copy)
- Application Fee
- Other exhibits :
 - Elevations
 - Drawings
 - Legal representation letter
- Traffic Study (If applicable)
- Review Form for Development of Regional Impact (if applicable)

PLEASE BRING THIS CHECKLIST WHEN FILING FOR A PUBLIC HEARING



INSTRUCTIONS FOR REQUIRED ITEMS

PRE-APPLICATION MEETINGS (if applicable)

A pre-application meeting will be required prior to the submittal of Rezoning, Special Use Permit, Buffer Reduction, and Change in Conditions applications. This process will provide Applicants and staff time to have preliminary discussions and review intended submittal information prior to official application submittal.

The following will require a pre-application meeting prior to official application submittal:

- Single-Family residential zoning district rezoning applications (10 lots or greater);
- Townhouse district rezoning applications;
- Multi-family apartment district rezoning applications;
- Mixed-use district rezoning applications;
- Office, Commercial, and Industrial district rezoning applications;
- Special Use Permit applications (related to the above listed districts);
- Buffer reduction applications; and
- Change in Condition applications.

A pre-application meeting may be scheduled by emailing a site plan of the project to planning@lawrencevillega.org

Minimum site plan requirements for the pre-application meeting should include:

- Project/building locations or lot design/layout;
- Gross and net density;
- Open space/common area;
- Access driveways and parking;
- Buffers and setbacks; and
- Anticipated stormwater management facility location(s).

The Applicant is required to attend the pre-application meeting; however, the Applicant's legal counsel and design professionals are also encouraged to attend. At the conclusion of the pre-application meeting, the Applicant and a staff member will sign a required acknowledgment form. The signed form and all action items/site plan changes noted at the pre-application meeting must be included with the future officially submitted application.

APPLICATION FORM

One (1) copy of the appropriate Application Form must be submitted. Separate applications will be required for non-contiguous property and a separate application will be required for each zoning classification requested (BG and OI, for example, would require two applications) even if properties are contiguous.



APPLICATION FEE

See attached Fee Schedules. Acceptable payment methods are: cash, check, debit or credit card (Visa, MasterCard, or Discover). Checks should be made payable to City of Lawrenceville.

LEGAL DESCRIPTION

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

BOUNDARY SURVEY

One (1) copy of a boundary survey to scale for the subject property, displaying all metes and bounds. This is not necessary if the Site Plan (next item) includes this information.

SITE PLAN

Four (4) copies of a Site Plan to scale (except rezoning applications requesting one single family residence). This site plan must show (as applicable):

- Gross and net acreage (net acreage excludes 50% of 100-year floodplain or electric/gas transmission easements)
- Existing and proposed streets (paving and right-of-way)
- Existing and proposed building locations
- Driveways and parking spaces
- Required or proposed setbacks and buffers
- Floodplain
- Additional exhibits as may be required.
- One 8-1/2" X 11" reduction of the site plan and any other supporting documents/ exhibits shall be provided by the Applicant.

ADDITIONAL SITE PLAN REQUIREMENTS IF APPLICABLE

LETTER OF INTENT

A. One (1) copy of a Letter of Intent

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information (as applicable):

- A statement regarding the proposed use of the property
- The acreage or size of the tract



- The zoning classification requested
- The number of lots or number of dwelling units proposed house size proposed
- The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)
- The number of parking spaces
- The height of buildings
- Any requested change in buffers

NOTARIZED SIGNATURES

The application form must have notarized signatures of both the property owner(s) and the Applicant(s), and an attachment if multiple owners are involved.

CONFLICT OF INTEREST CERTIFICATION FORM

This form must be signed, notarized and submitted with the required information.

PROOF OF PAID PROPERTY TAXES

The Applicant must provide proof that current property taxes have been paid on the land proposed for rezoning, change in condition or Special Use Permit. The form provided must be signed by the Applicant, verified and signed by the Tax Commissioner's Office, and submitted when the application is filed. The Tax Commissioner's Office is located at the Gwinnett Justice and Administration Center, 75 Langley Drive, Lawrenceville, GA 30046.

ADDITIONAL INFORMATION:

NOTIFICATION

Staff will provide a list of tax parcel numbers and property owner's names and mailing addresses for properties within 250 feet of the proposed Rezoning, Change in Conditions, or Special Use Permit. Each property owner of record within 250 feet of the subject property must be sent the following information by mail:

- The rezoning, change in conditions, and/or special use permit case number(s)
- The contact person and phone number
- The dates, time and place of the public hearings (Council Chambers, 4th floor, City Hall at 70 S Clayton Street, Lawrenceville, GA 30046
- The submitted application form (first page only)
- The Applicant's letter of intent
- A vicinity map indicating the location of the property

This mailing must go to the Property Owner of Record with the Tax Commissioner's Office, and not to the tenant or lessee of the property. This list will only include tax parcels within the City limits and Gwinnett County.



Letters must be mailed with first class postage (certified or registered mail is not required). You **MUST** use Postal Service Form(s) 3877 (copy attached), and include the itemized name and address of each and every addressee, and it must be postmarked no later than the Notification Deadline stated on the parcel list. Each and every PS Form 3877 must be stamped by the U.S. Postal Service showing the date of mailing. The original Postal Service Form(s) 3877 must be submitted to the Planning and Development Department by the Notification Deadline.

TRAFFIC STUDIES

A traffic study is required for a Rezoning or Special Use Permit proposal which meets any of the following criteria:

- Office proposals in excess of 200,000 gross square feet
- Commercial proposals in excess of 250,000 gross square feet
- Industrial proposals which would employ over 500 persons
- Multi-family residential proposals in excess of 200 units

CONVERSION OF RESIDENTIAL STRUCTURES TO COMMERCIAL OR OFFICE USE

- Conversion of an existing one-family or two-family residential structure will typically require substantial code related upgrades to the homes mechanical systems and may require new installation of fire and life safety upgrades.
- Concurrent with the zoning process, the Department suggests that the Applicant consult with a registered architect or third-party engineer to determine the extent and costs of these code related improvements.
- You may contact the Fire Plan Review Sections (678.518.6000) at Gwinnett County with any additional questions regarding building and fire code requirements.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

For information regarding thresholds for a DRI please contact the Planning and Development Department.

LEGEND:

M.H. MANHOLE
D.I. DRAIN INLET
C.B. CATCH BASIN
D.A. DRAINAGE AREA
J. JUNCTION
M.W. MAIN WALK
L. LOT
E. ELEVATION
R. RADIUS
N.W. NORTH OF WALK
B.L. BUILDING LINE
C.L. CENTER LINE
T.L. TRVERSE LINE
P.L. PROPERTY LINE
T.H. TEST HOLE
M.T. MARKED TRAIL
B.M. BENCHMARK
P.H. FIRE HYDRANT

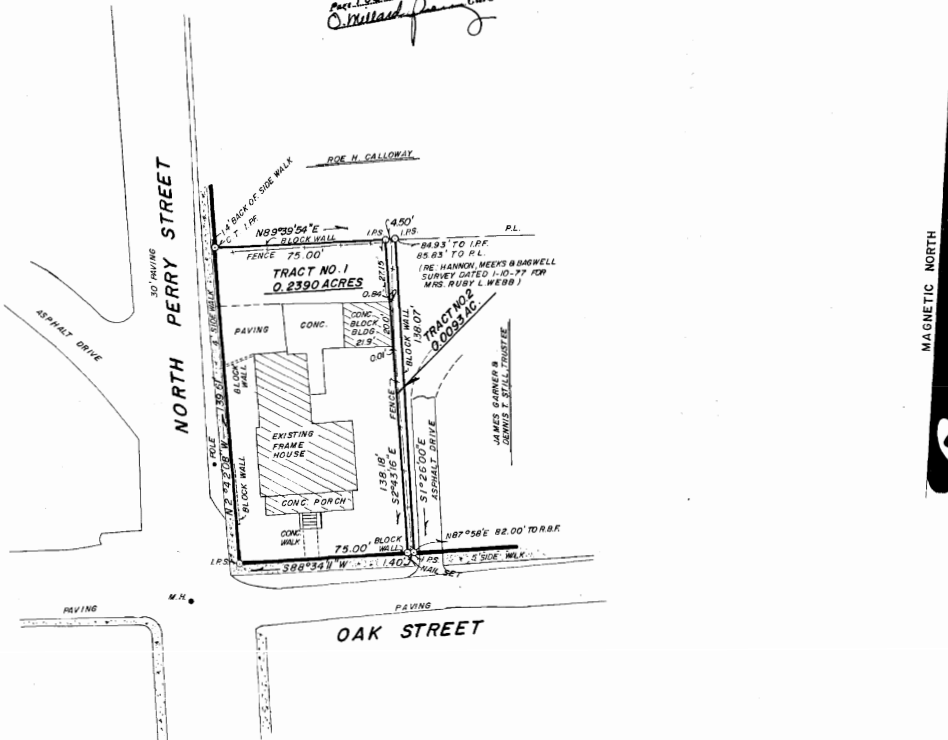
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.I. POINT OF INTERSECTION
P.T. POINT OF TANGENCY
L.L. LAND LOT LINE
C.M.P. CONCRETE MONUMENT FOUND
D.E. DRAINAGE EASEMENT
S.E. SEWER EASEMENT
C.E. CONSTRUCTION EASEMENT (TEMPORARY)
R.P.S. RAIL PIN SET (1/4" R.BAR)
R.F.T. RAIL FOUND
H.T.F. HOLLOW TUBE FOUND

— S — BAS LINE
— W — WATER LINE
— S — SEWER LINE
— P — POWER LINE
— T — TELEPHONE LINE

Georgia, Gwinnett County
Clerk's Office — Superior Court
I hereby certify that the within
instrument was filed for Record
at 3 P.M. 3-4-1982
and recorded in Book 17
Page 186 3-4-1982
C. M. Lusk, Jr. Clerk

NOTES:

1. SURVEY PROCEDURES
RANDOM TRAVERSE MEASUREMENTS OBTAINED WITH
A ONE SECOND THEODOLITE AND AN ELECTRONIC
DISTANCE MEASURING DEVICE.
2. THIS PLAT IS BASED UPON FIELD DATA WHICH HAS
A MINIMUM PRECISION RATIO OF ONE FOOT IN
80,725 FEET, AN AVERAGE ANGULAR ERROR
OF 7.8 SECONDS PER ANGLE POINT AND WAS
ADJUSTED BY COMPASS RULE.
3. DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND HAS A MINIMUM PRECISION RATIO
OF ONE FOOT IN 104,355 FEET.



SURVEY FOR

GWINNETT, ROCKDALE, NEWTON COUNTY
AREA COMMUNITY MENTAL HEALTH CENTER, INC.

LAND 0.07(5) H6 of the 5th DISTRICT
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA 0.2483 ACRES

DATE: 2-26-82
SCALE: 1"=30'

DRAWN BY:
CHECKED BY:

NO.	DATE	REVISION	DESCRIPTION



IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE GEORGIA STANDARDS AND
PRACTICES.

HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.

LAND PLANNING 238 BUFORD DRIVE WILKES 4 HANNON L.S. NO. 1528
LAND SURVEYING LAWRENCEVILLE, GEORGIA 30045 WACK L. MEES L.S. NO. 1897
CIVIL ENGINEERING TELEPHONE (404) 963-7181 J. RONALD HANNON L.S. NO. 1937
GEORGE W. MEEKS, JR. L.S. NO. 2005
C. BLUE BAGWELL P.E. NO. 7045

R2022-00014
RECEIVED 10/1/2022
PLANNING AND D. VELOPMENT

R2022-00014_LND SRVY_10102022

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording return to:
Thompson, Sweeny,
Kinsinger & Pereira P.C.
P.O. Drawer 1250
Lawrenceville, GA 30046

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made the 17th day of June, in the year Two Thousand Twenty-Two,
between

VIEW POINT HEALTH COMMUNITY SERVICE BOARD
Successor to GRN Community Service Board

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter
called Grantor, and

CITY OF LAWRENCEVILLE, GEORGIA
a Georgia Municipal Corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant,
bargain, sell, alien, convey and confirm unto the said Grantee,

R2022-00014_LEGAL_10102022

*The City of Lawrenceville
Planning & Development*

File # RZR2022-00014

Applicant: City of Lawrenceville



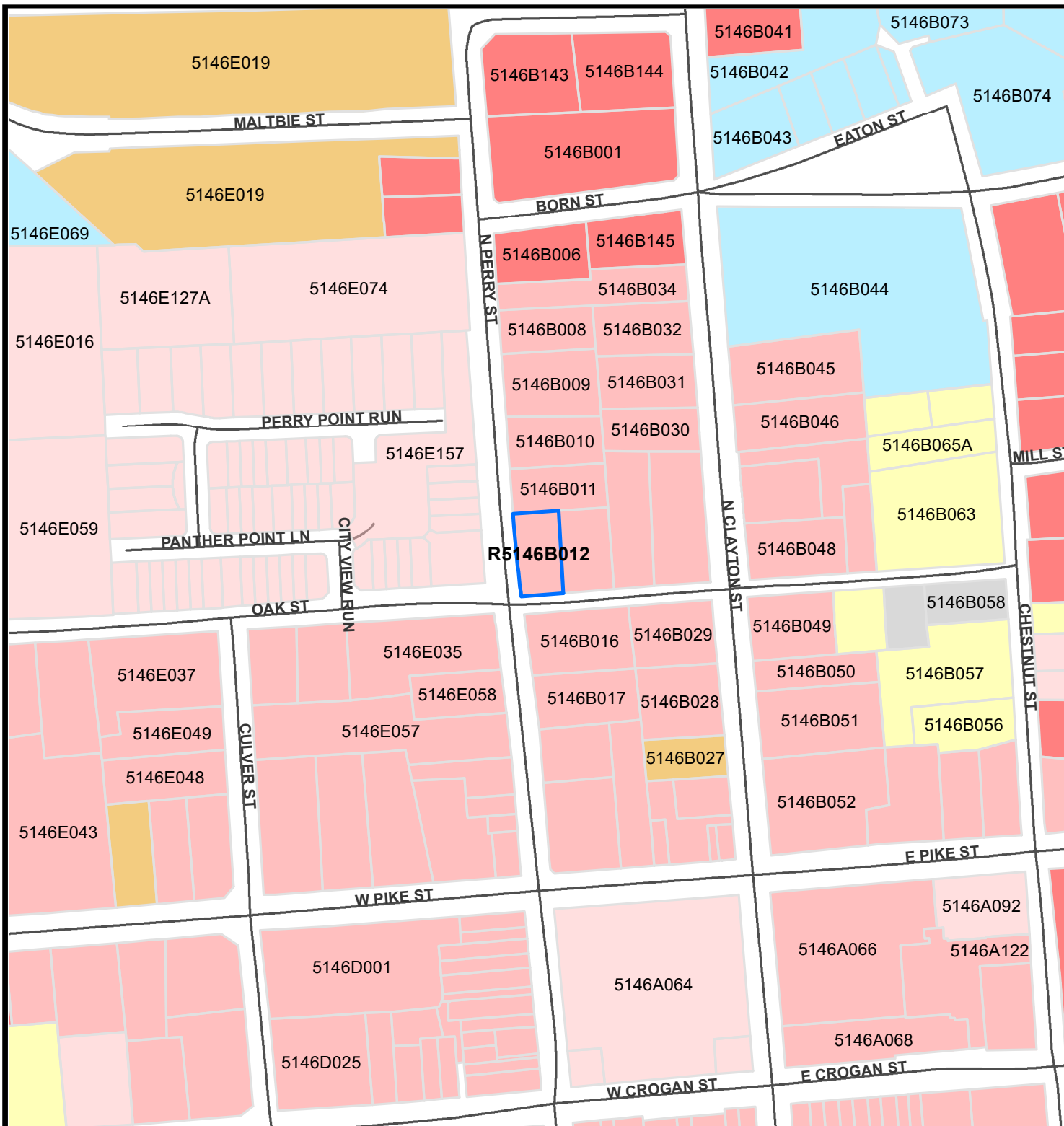
— Roads

Zoning Districts

- | | |
|----------------------------------|--|
| RS-150 Single-Family Residential | |
| RM-12 Multifamily Residential | |
| ON Office/Neighborhood | |
| OI Office/Institutional | |
| LM Light Manufacturing | |
| HSB Highway Service Business | |
| BGC Central General Business | |
| BG General Business | |



0	125	250
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LAWRENCEVILLE

GEORGIA

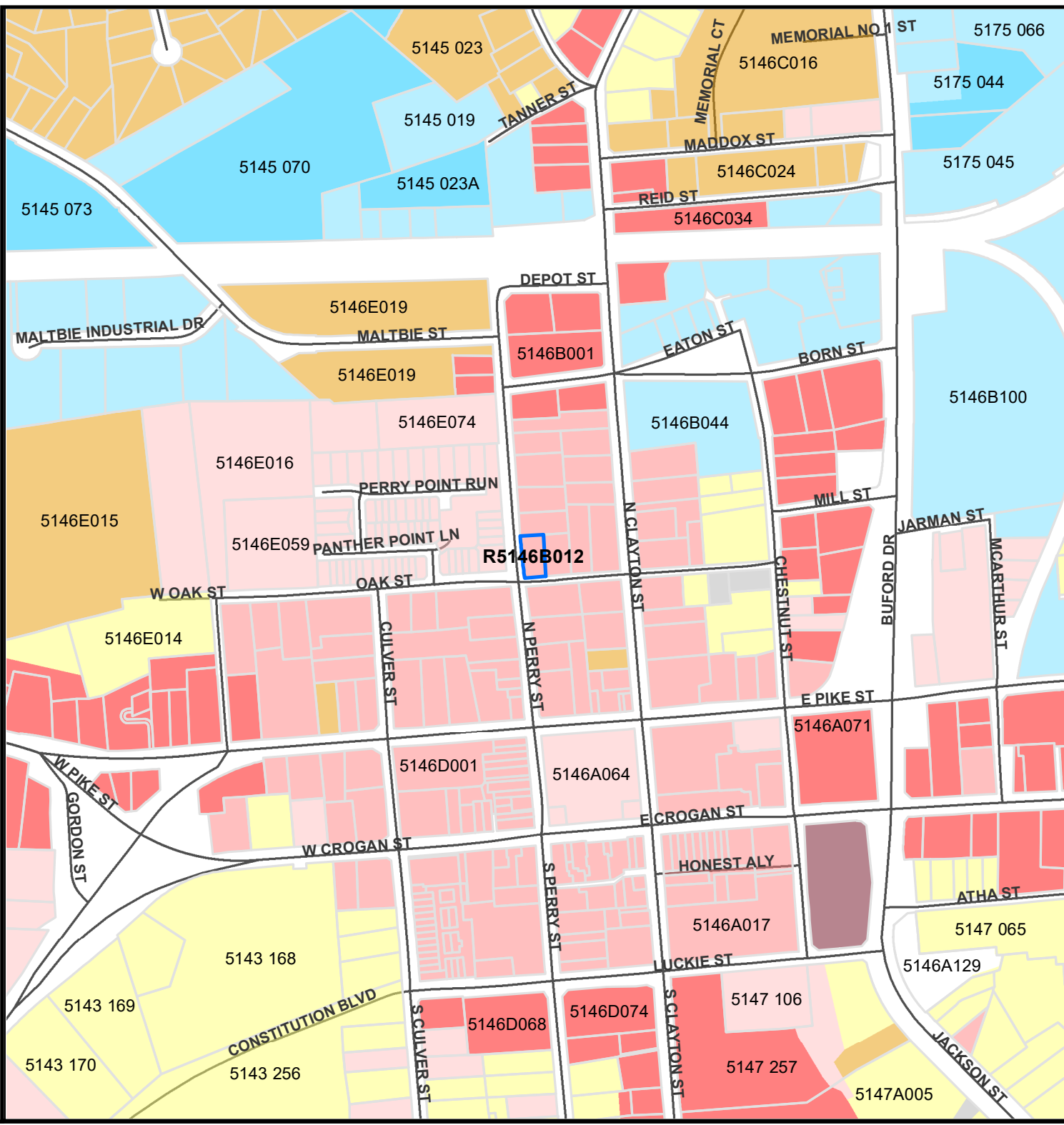
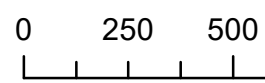
The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00014

Applicant: City of Lawrenceville

-  Subject Property
-  Parcels
-  Roads
- Zoning Districts**
 -  RS-150 Single-Family Residential
 -  RM-12 Multifamily Residential
 -  ON Office/Neighborhood
 -  OI Office/Institutional
 -  LM Light Manufacturing
 -  HSB Highway Service Business
 -  HM Heavy Manufacturing
 -  BGC Central General Business
 -  BG General Business



*The City of Lawrenceville
Planning & Development*

File # RZR2022-00014

Applicant: City of Lawrenceville

☐ Subject Property

☐ Parcels

— Roads



0 125 250

Page 93

*The City of Lawrenceville
Planning & Development*

File # RZR2022-00014

Applicant: City of Lawrenceville

☐ Subject Property

☐ Parcels

— Roads



0 250 500



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2022-00074; Maya Radovic; 125 Park Access Drive

Department: Planning and Development

Date of Meeting: Monday, November 7, 2022

Presented By: Todd Hargrave, Planning and Development Director

Planning and Development Recommendation: **Denial**

Summary: The applicant requested a Special Use Permit to allow Automobile Sales with accessory Outdoors Sales (e.g., display and storage). The subject property is a 1.40-acre parcel zoned BG (General Business District), located along the southern right-of-way of Park Access Drive paralleling Georgia Highway 316/University Parkway. The site is developed with a one-story commercial building consisting of an 11,660-square-foot commercial building, associated driveways, and parking.

Attachments/Exhibits:

- SUP2022-00074_REPORT
- SUP2022-00074_P&D RECO COND
- SUP2022-00074_APP_09022022
- SUP2022-00074_LOI_09022022
- SUP2022-00074_DEED_09022022
- SUP2022-00074_SURVEY_09022022
- SUP2022-00074_PDZONE MAP AERIAL (ZOOMED)
- SUP2022-00074_PDZONE MAP AERIAL
- SUP2022-00074_PD ZONE MAP (ZOOMED)
- SUP2022-00074_PD ZONE MAP



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2022-00074

APPLICANT: RADOVIC PERMITS, LLC

OWNER: NR GROUP INVESTMENTS LLC

CONTACT: MAYA RADOVIC

PHONE NUMBER: 404-717-4795

LOCATION: 125 PARK ACCESS DRIVE

PARCEL ID: R7011 089

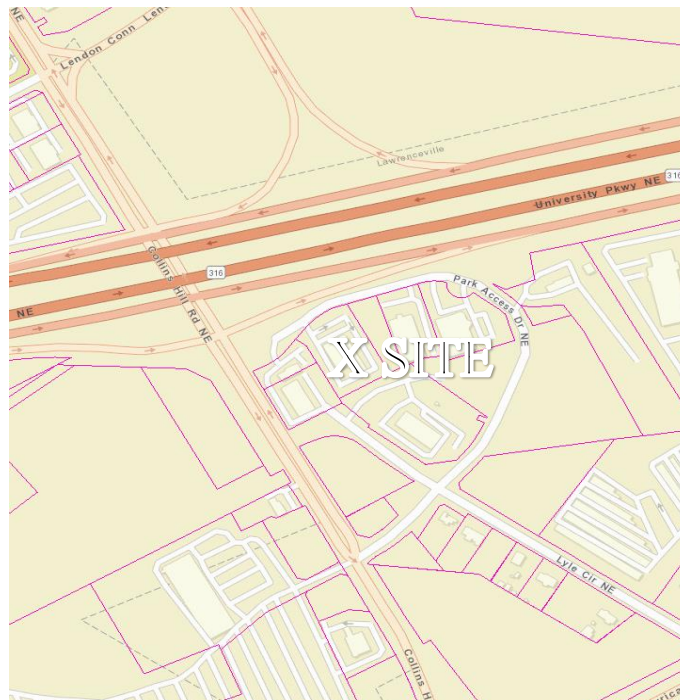
ACREAGE: 1.40

ZONING PROPOSAL: TO ALLOW AUTOMOBILE SALES (OUTDOOR SALES) AS A SPECIAL USE

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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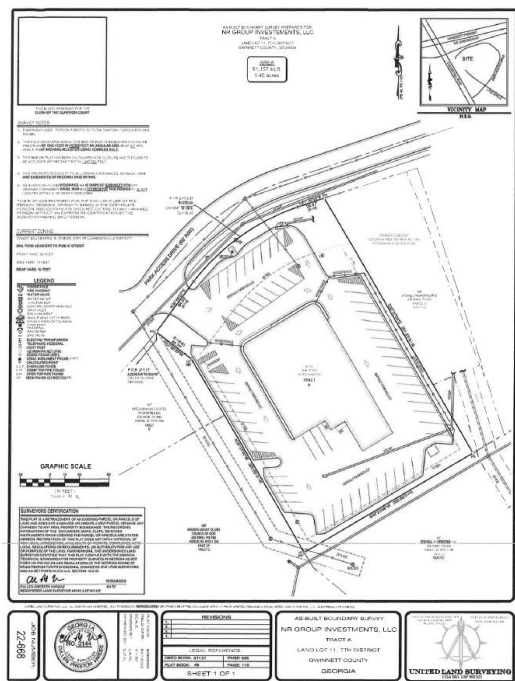
ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1987; In 2019, a request to allow automobile repair and associated outdoor storage was approved with a condition limiting the use for a two-year period at which time the use of the property shall cease or an application shall be made for the renewal of the Special Use Permit, pursuant to SUP2019-00021. To date the Planning and Development Department has not received an official application requesting the renewal of the Special Use Permit; In 2020, a request allowing an automobile and truck sales facility was denied, pursuant to CIC2020-00004.

PROJECT SUMMARY

The applicant requested a Special Use Permit to allow Automobile Sales with accessory Outdoors Sales (e.g., display and storage) and related automobile related services. The subject property is a 1.40-acre parcel zoned BG (General Business District), located along the southern right-of-way of Park Access Drive paralleling Georgia Highway 316/University Parkway.

AS-BUILT SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The property consists of a 11,660 square-foot one-story commercial building, accessory driveways, and parking.

Article 1 Districts, Section 102.11, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	No Minimum	61,157 sq. ft.	NA
Minimum Lot Width	No Minimum	223.48 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	10 feet	NA
Minimum Side Yard Setback	10 feet	10 feet	NA
Impervious Surface Coverage	95%	NA	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Sales (Outdoor Sales) and related service	Special Use Permit	Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Use or New Car Outdoor Sales Lot) reads as follows:

“Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot)

- A. No used car lots are permitted within 100 feet of any residential property.



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4.

- B. *No lots smaller than 25,000 square feet.*
- C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. *The building must be at least 1000 square feet.*
- E. *No metal building facades; and*
- F. *A 15-foot landscaped buffer shall be provided fronting the street.”*

In conclusion, in 2016 the City Council has publicly stated they intend to limit automobile sales and associated service facilities to an area along the Buford Drive corridor extending from its intersection with CSX Transportation Railroad (overpass) to the southern right-of-way intersection of Buford Drive and Georgia Highway 316/University Parkway. Additionally, in 2019, a request allowing automotive sales along U.S. Highway 29 (Lawrenceville Highway) and Georgia Highway 20 (Grayson Highway) was denied, pursuant to RZC20019-00008 and SUP2020-00029, respectively. In addition, a 2020 request allowing the rental, display, and storage of automobiles and trucks was denied, pursuant to SUP2020-00029. Furthermore, in 2021, the City Council denied a similar request (SUP2021-00054) allowing automobile repair and maintenance at location on Collins Hill Road near its intersection with Georgia Highway 316/University Parkway. Based on these factors staff could not support a request allowing automobile sales (outdoor sales) with related service at the subject property.



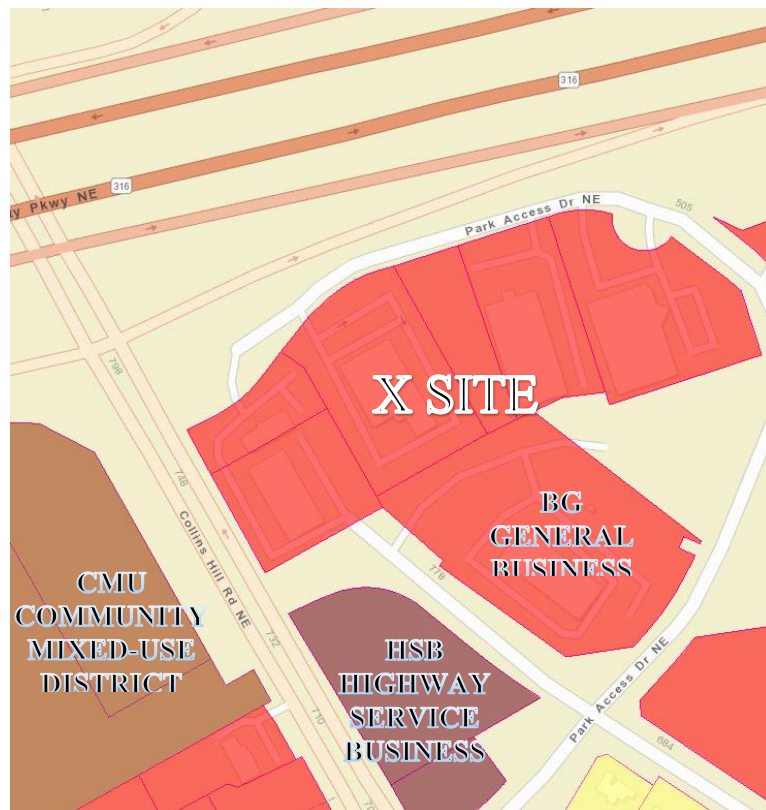
LAWRENCEVILLE

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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail and multifamily residential uses and zoning.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





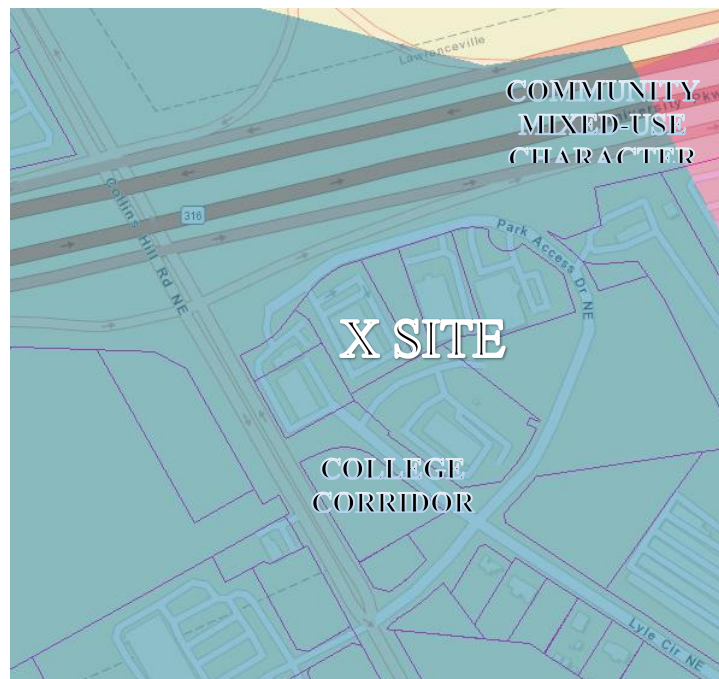
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2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the College Corridor Character Area. The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. The proposed request to include automobile sales and related services could be incompatible with the intent of the 2040 Comprehensive Plan, due to the City Council setting a precedent to have automobile sales on the Buford Corridor.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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4.

STAFF RECOMMENDATION

The requested Special Use Permit allowing automobile sales may be counter to the emphasis of the City Council's efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Special Use Permit.



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4.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

No comment

CODE ENFORCEMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by the City of Lawrenceville Electric Department.

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

STREET AND SANITATION DEPARTMENT

The property will be served by the City of Lawrenceville Street and Sanitation Department.



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

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

As proposed the plan would not be suitable given the precedent established by the City Council relating to Automobile Sales (Outdoor Sales), and related service facilities.

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

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.



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4.

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

The request represents an opportunity to for the City Council to maintain consistency with the intent of the 2040 Comprehensive Plan and the beginning of a long overdue zoning cleanup in this area.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2022-00074:

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 Automobile Sales and associated outdoor storage, to include automobile repair and maintenance, subject to the following enumerated conditions:

1. The property shall have a 15-foot wide landscape strip along the right-of-way fronting Park Access Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.
2. Parking in the front of the property for inventory shall be limited to eight parking spaces, the remaining eight parking spaces shall be designated for customer parking only. All vehicles in need of service or awaiting customer pickup overnight shall be kept in the sides and rear of the property screened from view from Park Access Drive by the installation of an 8-foot tall opaque fence at the front of the building. Fence placement and materials shall be subject to review and approval by the Director of Planning and Development.
3. All vehicles must be parked in striped designated spaces and all required access aisles must remain open.
4. Landscaping shall be utilized to soften the appearance of the fence subject to review and approval by the Director of Planning and Development.
5. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
6. All loading and unloading of vehicles in need of service shall occur in the rear/screened portions of the property.
7. No work on vehicles is to be conducted outside.
8. 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.

9. 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.
10. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
11. Outdoor storage of any items and/or materials unrelated to the Special Use shall be prohibited.
12. Dumpsters shall be restricted to the rear of the property.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Sign twirling is prohibited on the property.
15. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



LAWRENCEVILLE

GEORGIA

4.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Radovic Permits, LLC</u>	NAME: <u>NR GROUP INVESTMENTS LLC</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>135 TECHNOLOGY PKWY</u>
CITY: <u>Grayson</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404-717-4795</u>	PHONE: <u>470-299-7712</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404-717-4795</u>	
CONTACT'S E-MAIL: <u>radovicpermits@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>BG</u> ACREAGE: <u>1.400</u>	
PARCEL NUMBER(S): <u>7011 089</u>	
ADDRESS OF PROPERTY: <u>125 Park Access Dr Lawrenceville</u>	
PROPOSED SPECIAL USE: <u>Automobile Sale (outdoor sales lot)</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

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? _____
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.



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)

7 - 011 - 089
District Land Lot Parcel

Signature of Applicant

Date

MAJARADOVIC APPLICANT

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)

Chris Nelson

September 1, 2022
August

NAME

DATE

Melissa Rouse

9-2-2022

Only certifying city tax through 2020, Lawrenceville collects their own taxes effective 2021
Senior Tax Services Associate
TITLE

70 S Clayton 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)

CASE NUMBER

MASA RADOVIC

ACKNOWLEDGED BY (PRINT NAME)

8/31/22
DATE

[Signature]
SIGNATURE

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

September 1st, 2022

Re: 125 Park Access Dr.

City of Lawrenceville

Gwinnett County

City of Lawrenceville, Planning & Development

70 S Clayton St

Lawrenceville, GA 30046

To Whom it May Concern,

Please accept this Letter of Intent to request a Special Use Permit for starting the outdoor automobile sale activities that will be located on the property in question.

According to the City of Lawrenceville, Supplemental and Accessory Use Standards 103.1., an SUP is required for Automobile Sales or Auction and Related Service (outdoor sales) including Autobroker for the properties zoned BG .

The property owner's intent is to obtain a permit and start the mentioned service on the existing location which was used for the tire sale business (National Tire and Battery) in the past. When the property owner (NR Group Investment, LLC) purchased the lot in November 2019, the building was empty.

The proposed automobile sales operations will take place on the existing lot and the existing two-story building (11574.85 sqft in total). Beside the auto sale the tenant will provide basic mechanics services as oil change and brake pads change.

As an applicant, I'm representing the Atlanta Best Autos business currently under commercial lease agreement with the property owner.

The proposed business activities won't adversely affect the existing or usability of adjacent or nearby properties.

The proposed special use for the business location will not cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.

Also, the public safety, health and welfare won't be affected in any way or level with these proposed business activities in question.

The Atlanta Best Autos business owners are honestly believing that approval of the Special Use Permit will be economically highly beneficial in general and appreciate your consideration of this Special Use Permit request. They are willing to work with the City of Lawrenceville and meet all applicable regulation requirements.

Please feel free to contact me with any question or concern regarding this request.

Respectfully,

Maya Radovic

Radovic Permits, LLC.

404-717-4795

Maya Radovic 7/1/22

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:
Powell & Edwards, Attorneys at Law P.C.
P.O. Box 1390
Lawrenceville, GA 30046

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

LIMITED WARRANTY DEED

THIS INDENTURE, made this 11th day of December in the Year of Our Lord Two
Thousand Nineteen between

VON ULRIC, INC.,
a Florida corporation

as party or parties of the first part, hereinafter called Grantor, and

NR GROUP INVESTMENTS, LLC,
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee"
to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That: Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) AND
OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened,

conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

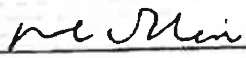
IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year above written.

Signed, sealed and delivered in the presence of:

GRANTOR:
Von Ulric, Inc., a Florida corporation


Unofficial Witness

By:  (SEAL)
Christopher R. Hing, President


Notary Public
My Commission Expires:

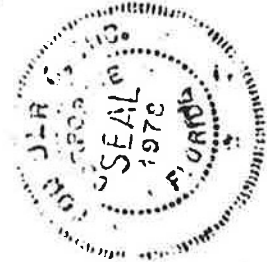
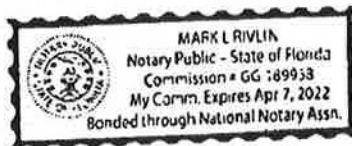


Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, City of Lawrenceville, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar found on the southeasterly right-of-way line of Park Access Drive (having a 60 foot right-of-way) located 211.13 feet northeasterly as measured along the southeasterly right-of-way line of last said road from the intersection formed by the southeasterly right-of-way line of last said road with northeasterly right-of-way line of Collins Hill Road (having an 80 foot right-of-way); thence running northeasterly along the southerly right-of-way line of said Park Access Drive: North 36 degrees, 49 minutes 57 seconds East for a distance of 64.53 feet to a point; thence 132.47 feet along an arc of a curve to the right having a radius of 220.00 feet, which arc is subtended by a chord bearing and distance of North 54 degrees 15 minutes and 00 seconds East 130.48 feet to a point; thence North 71 degrees 30 minutes and 00 seconds East for a distance of 28.47 feet to a ½ inch rebar found; thence leaving the southeasterly right-of-way line of last said road and running South 30 degrees 37 minutes and 00 seconds East for a distance of 301.83 feet to a ½ inch rebar found; thence South 59 degrees 23 minutes and 46 seconds West for a distance of 200.00 feet to a ½ inch rebar found; thence North 30 degrees 37 minutes and 00 seconds West for a distance of 229.00 feet to a ½ inch rebar set; thence North 53 degrees 10 minutes and 14 seconds West for a distance of 46.00 feet to the ½ inch rebar found located as the POINT OF BEGINNING, containing 61,097 square feet (1.4026 acres) of land and being improved property known as 125 Park Access Drive according to the present system of numbering in Gwinnett County, City of Lawrenceville, Georgia.

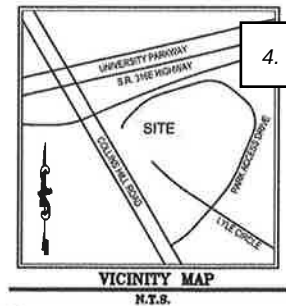
All as shown on that certain survey entitled "ALTA/ACSM" Land Title Survey for Pavilion NTB-Lawrenceville, LLC; Fidelity National Title Insurance Company; First Charter Bank, its Successors and Assigns; NTW Incorporated; and Schwarzberg & Associates," dated September 24, 2004, which survey is incorporated herein by reference and made a part hereof.

Exhibit "B"
Permitted Exceptions

1. All ad valorem real property taxes for the year 2020 and subsequent years a lien not yet due and payable.
2. All matters disclosed on a plat recorded in Plat Book 48, Page 116, Gwinnett County, Georgia records.
3. Declaration of Protective Covenants recorded in Deed Book 5161, Page 31, aforesaid records, and all amendments thereto.
4. Easement from Guy Russell to Georgia Power Company dated December 5, 1949, filed for record December 7, 1949 and recorded in Deed Book 94, Page 273, aforesaid records.
5. Right of Way Easement from Jean Coppage to Jackson Electric Membership Corporation dated February 16, 1988, filed for record February 26, 1988 and recorded in Deed Book 4770, Page 169, aforesaid records.
6. Easement from John W. Rooker to Gwinnett County dated December 15, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 264, aforesaid records.
7. Easement from John W. Rooker to Gwinnett County dated December 15, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 286, aforesaid records.
8. Easement from John W. Rooker to Gwinnett County dated November 10, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 298, aforesaid records.
9. Easement from John W. Rooker to Gwinnett County dated February 1, 1989, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 311, aforesaid records.
10. Easement Agreement by and between Robert Stovall, Paul Graham Stovall, Jon M. Stovall, Ted S. Kurland, Jr. and David S. Lindenbaum dated October 13, 1988, filed for record October 18, 1988 and recorded in Deed Book 5161, Page 45, aforesaid records, as amended by "Amendment to Easement Agreement dated October 13, 1988", dated February 21, 1989, filed for record February 28, 1989 and recorded in Deed Book 5352, Page 178, aforesaid records.
11. Department of Transportation Driveway Easement dated February 24, 2010, filed for record March 3, 2010 and recorded in Deed Book 49964, Page 753, aforesaid records.

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

AREA
61,157 sq.ft.
1.40 acres



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. EQUIPMENT USED - TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GP8 ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 0.2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 TO 2 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131955002, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATE. HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

CURRENT ZONING

ZONED: BG (GENERAL BUSINESS) (CITY OF LAWRENCEVILLE DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 50 FEET

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- ROW MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 12" IRON PIN SET (IPS)
- REBAR FOUND (RFB)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR IRON ROD FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, 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 FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321
DATE: 8/30/2022

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 57121	PAGE: 695
PLAT BOOK: 48	PAGE: 116

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY
GEORGIA

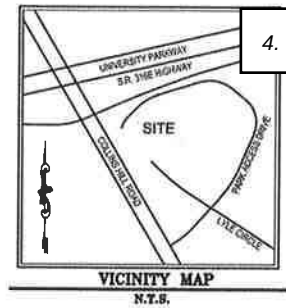
1254 CONCORD ROAD SE SUITE 101
SMYRNA, GEORGIA 30080
PH: (678) 293-5322

VISIT US ON OUR WEBSITE:
www.united-uls.com

UNITED LAND SURVEYING, LLC
COA NO. LSF

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

AREA
61,157 sq.ft.
1.40 acres



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,047,789 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131250-0072, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

CURRENT ZONING

ZONED: BG (GENERAL BUSINESS) (CITY OF LAWRENCEVILLE DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 50 FEET

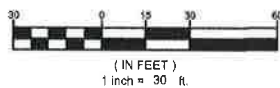
SIDE YARD: 10 FEET

REAR YARD: 10 FEET

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- C.L.P. CRIMP TOP PIPE FOUND
- C.T.F. CRIMP TOP PIPE FOUND
- IPF IRON PIN OR OR ROD FOUND

GRAPHIC SCALE



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED 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 FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.C.G.A. SECTION 15-6-07.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321
8/30/2022
DATE

NF
MISSION MOUNT OLIVES
CHURCH OF GOD
(DB 69664, PG 140)
PARCEL ID: R7011 106
PART OF
TRACT C

NF
STOVALL PROPERTIES INC
(DB 50445, PG 258)
PARCEL ID: R7011 136
PART OF
TRACT C

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JOB NUMBER:
22-668



PLAT DATE: 8/30/2022
FIELD DATE: 8/27/2022
SCALE: 1"=30'
DRAWN BY: J.A.M.
REVIEWED BY: C.P.H.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 87121	PAGE: 608
PLAT BOOK: 48	PAGE: 116

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY
GEORGIA

1251 CONCORD ROAD SE SUITE 101
KATY, TEXAS 77450-1011
PH: (281) 253-5333

VISIT US ON OUR WEBSITE:
www.united-land.com

UNITED LAND SURVEYING
COA NO. LSF 001321



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00074

Applicant: Maya Radovic

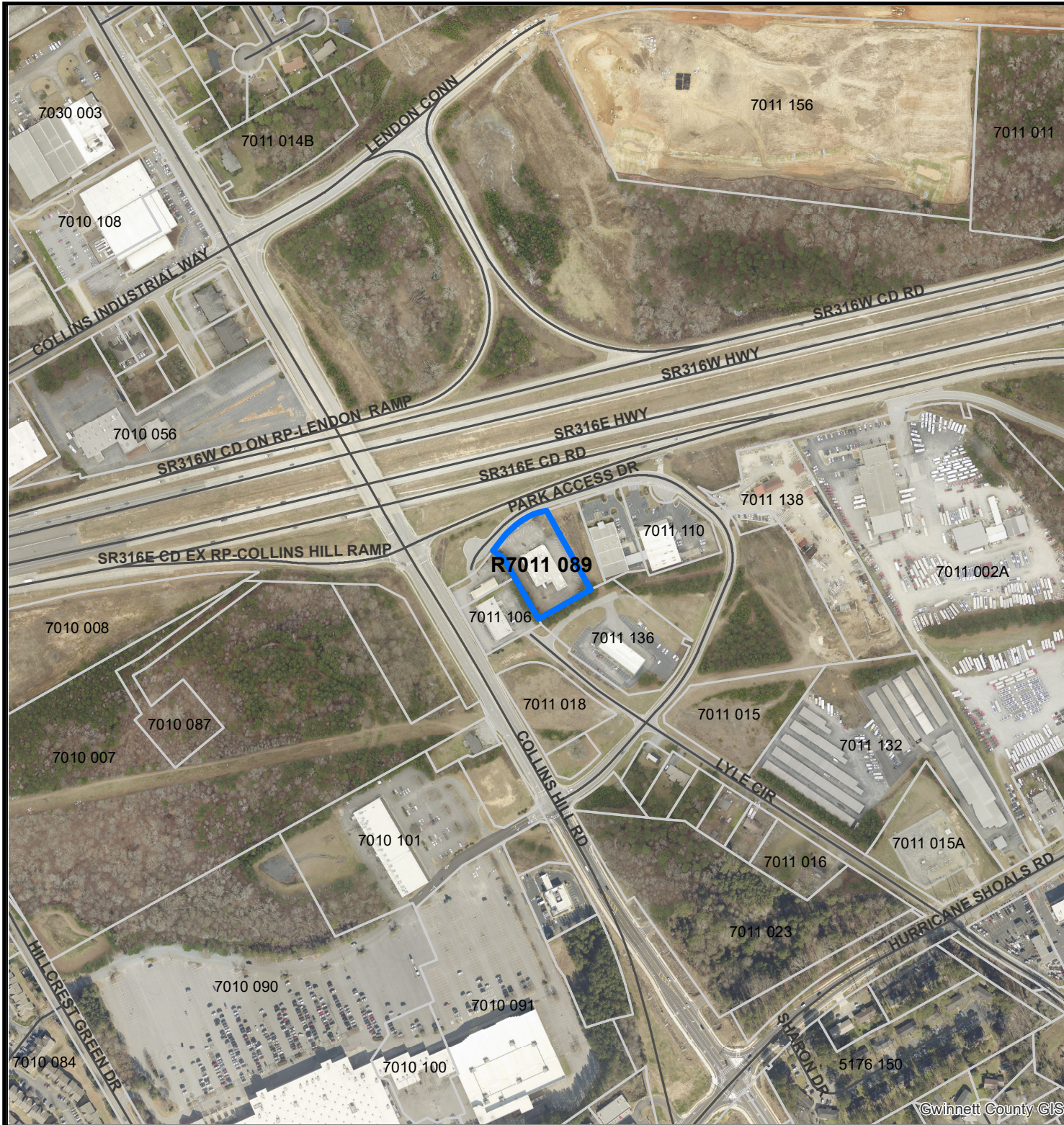
 Subject Property

 Parcels

 Roads



0 250 500





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00074

Applicant: Maya Radovic

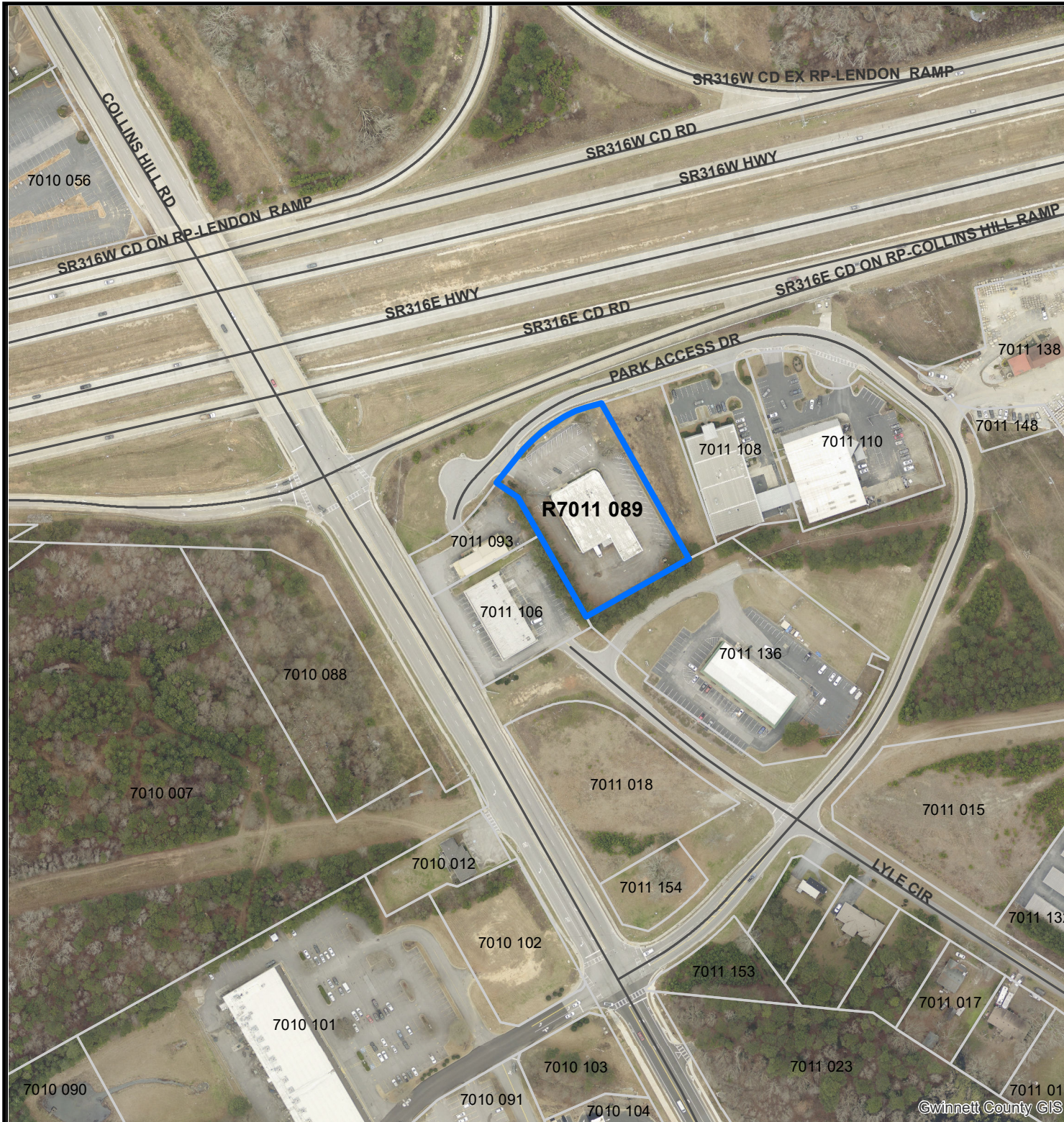
 Subject Property

 Parcels

 Roads



0 125 250





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00074

Applicant: Maya Radovic

 Subject Property

 Parcels

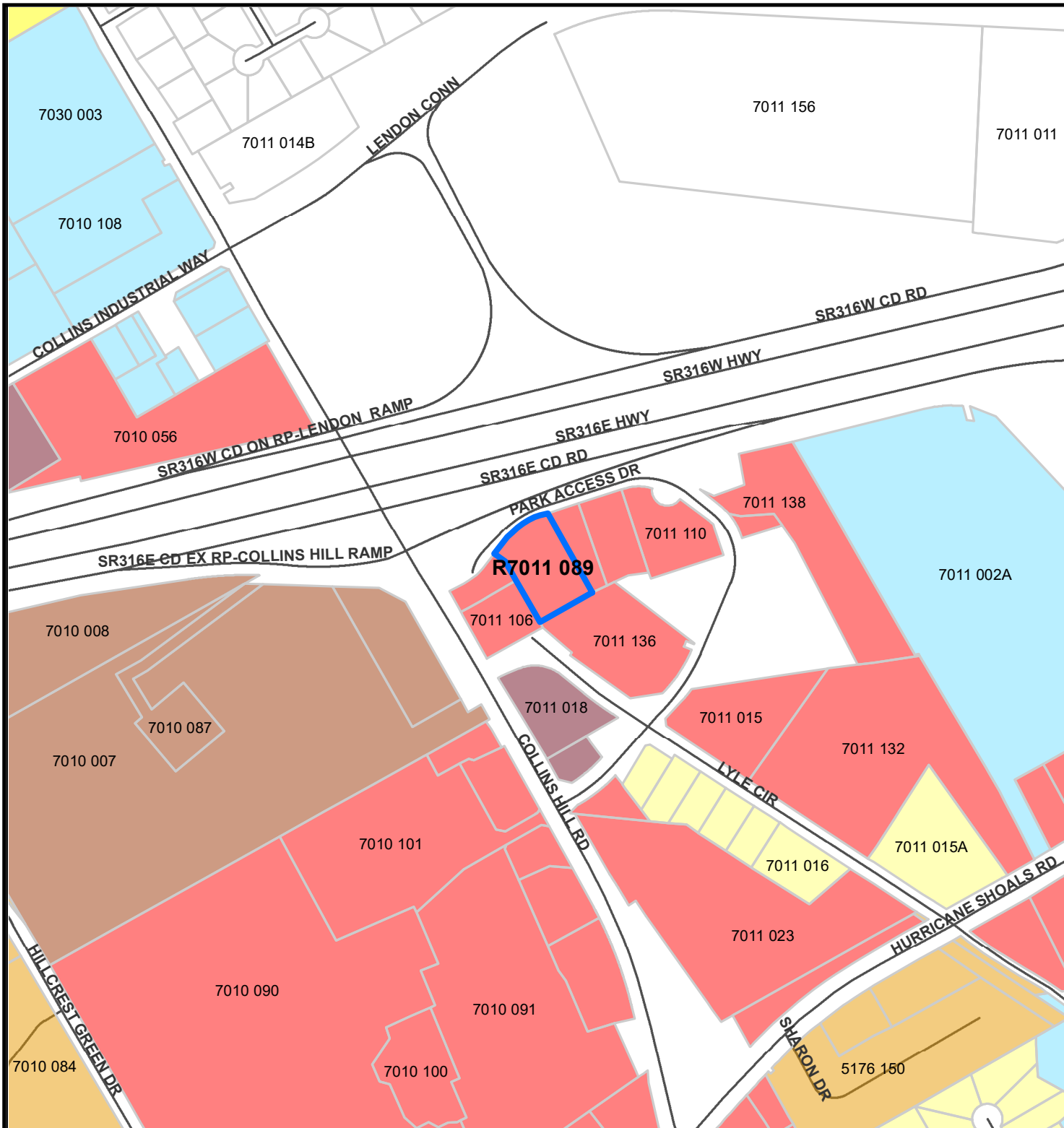
 Roads

Zoning Districts

-  RS-180 Single-Family Residential
-  RS-150 Single-Family Residential
-  RM-12 Multifamily Residential
-  LM Light Manufacturing
-  HSB Highway Service Business
-  CMU Community Mixed Use
-  BG General Business



0 250 500





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00074

Applicant: Maya Radovic

 Subject Property

 Parcels

 Roads

Zoning Districts

 RS-150 Single-Family Residential

 LM Light Manufacturing

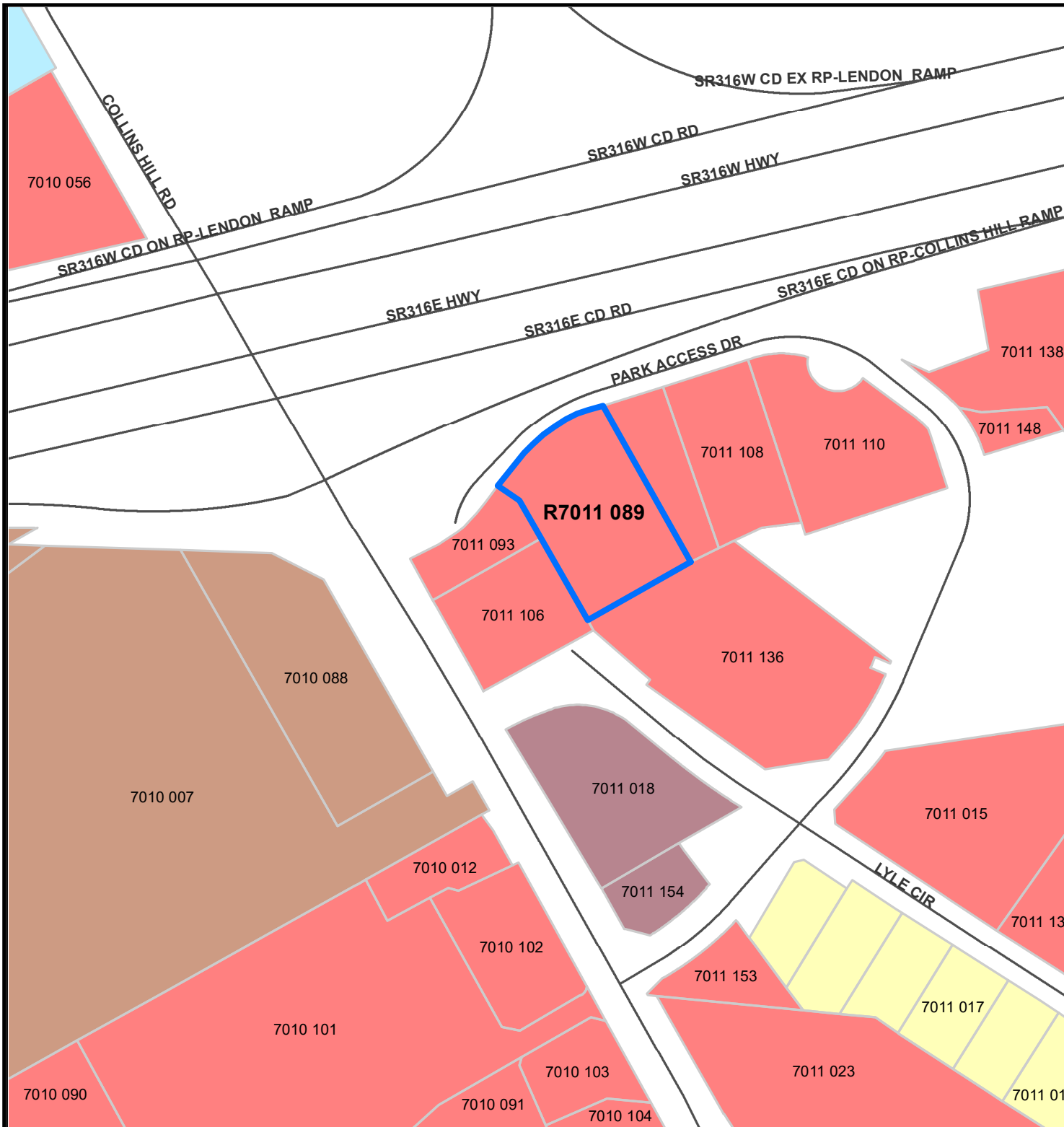
 HSB Highway Service Business

 CMU Community Mixed Use

 BG General Business



0 125 250





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2022-00079; Family Promise of Gwinnett; 757 Moon Road

Department: Planning and Development

Date of Meeting: Monday, November 7, 2022

Presented By: Todd Hargrave, Planning and Development Director

Planning and Development Recommendation: **Approval with Conditions of Renewal**

Summary: The applicant requests the renewal of the previously approved Special Use Permit pursuant to SUP2020-00032. The previous approval had a two-year sunset.

Attachments/Exhibits:

- SUP2022-00079_REPORT
- SUP2022-00079_RECO_09142022
- SUP2022-00079_APP_09142022
- SUP2022-00079_LOI_09142022
- SUP2022-00079_PHOTO_09142022
- SUP2022-00079_AERIAL MAP (ZOOMED
- SUP2022-00079_AERIAL MAP
- SUP2022-00079_ZONE MAP (ZOOMED
- SUP2022-00079_ZONE MAP



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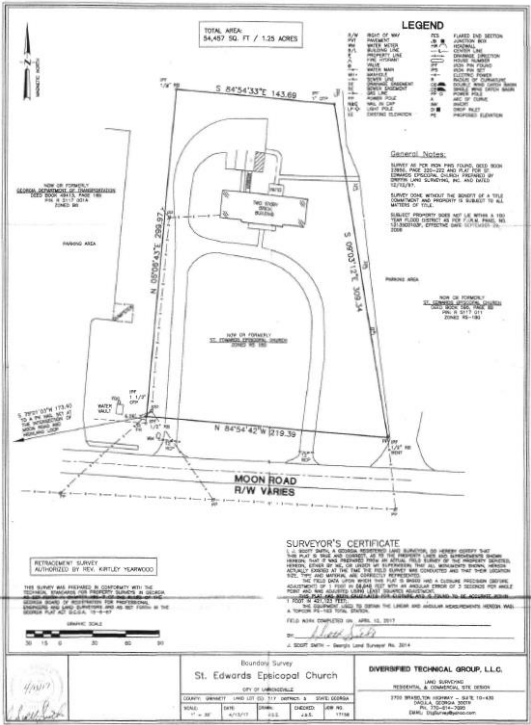
ZONING HISTORY:

In 1970, the subject property was zoned RS-180 (Single-Family Residential District). The property has been zoned OI (Office Institutional District), with a Special Use Permit allowing a Shelter, Homeless facility since 2020, pursuant to RZC2020-00016 and SUP2020-00032.

PROJECT SUMMARY

The applicant requests the renewal of a Special Use Permit to allow a City Council-approved Shelter, Homeless facility to continue to operate from the property. The property consists of a 1.25-acre parcel, and a two-story commercial structure providing a place of temporary residence relating to situational homelessness. The site is owned by a neighboring Place of Worship and operated by Family Promise of Gwinnett County. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway.

LAND SURVEY





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

Article 1 Districts, Section 102.10, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	20,000 sq. ft.	54,457 sq. ft.	NA
Minimum Lot Width	100 feet	219.39 feet	NA
Minimum Front Yard Setback	50 feet	NA	NA
Minimum Rear Yard Setback	40 feet	NA	NA
Minimum Side Yard Setback	10 feet	NA	NA
Minimum Heated Floor Area	NA	NA	NA

On September 28, 2020, the Mayor and City Council approved an Ordinance to the amend the Zoning Ordinance by approving a request to zone a property from RS-150 (Single-Family Residential District) to OI (Office Institutional District), with a Special Use Permit allowing a Shelter, Homeless facility, pursuant to RZC2020-00016 and SUP2020-00032, which reads as follows:

RZC2020-00016

Approval as OI (Office Institutional District), allowing a Shelter, Homeless facility, subject to the following enumerated conditions:

1. *To restrict the use of the property as follows:*
 - A. *Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for an average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.*
 - B. *The day-to-day operations of the situational Shelter, Homeless facility shall be limited to Family Promise of Gwinnett only. In the event, Family Promise of Gwinnett vacates the premises or ceases operations of the*



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situational Shelter, Homeless facility Family Promise of Gwinnett shall notify the Planning and Development Department within 30 days of vacating the subject property.

2. *To satisfy the following site development considerations:*
 - A. *The property shall be developed in general accordance with the submitted site plan, dated June 2, 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 maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.*
 - C. *Provide and maintain a 25-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.*
 - D. *Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.*
 - 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 prohibited.*
 - G. *Wall signage shall be prohibited.*
 - H. *Billboards and oversized signs shall be prohibited.*
 - I. *All grassed areas shall be sodded.*



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- J. *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.*
- K. *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.*
- L. *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.*
- M. *Peddlers and/or parking lot sales shall be prohibited.*
- N. *The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.*
- O. *Only the backyard may be fenced.*

SUP2022-00032

Approval of Special Use Permit for a Shelter, Homeless facility, subject to the following enumerated conditions:

- 1. *To restrict the use of the property as follows:*
 - A. *Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for an average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.*
 - B. *The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.*



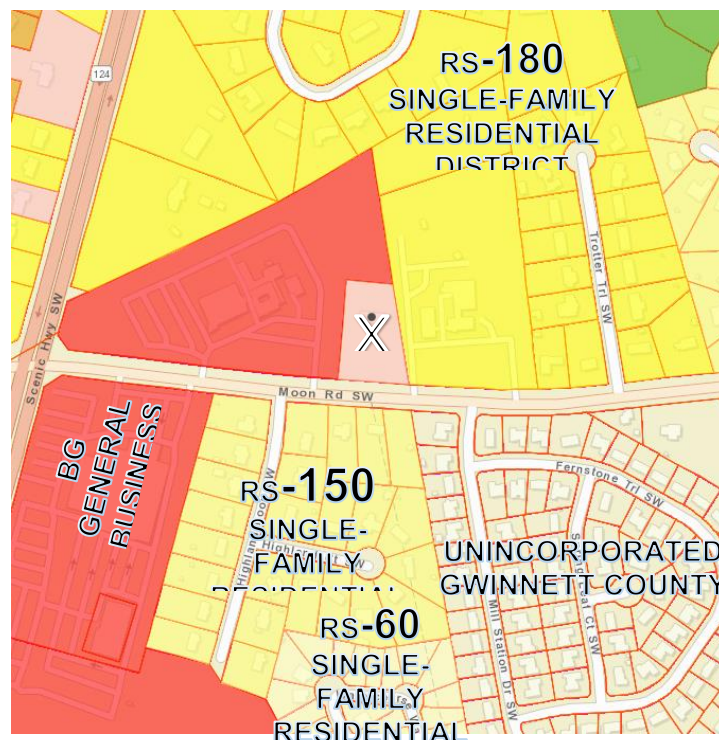
LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

The surrounding area is characterized by a variety of uses and zoning. Immediately adjacent to the subject property are institutional place of worship facilities; to the west and north is the BG zoned Pleasant Hill Baptist Church, and further to the north is the RS-180 zoned Forest Hills single-family subdivision. Immediately to the east is the RS-180 Saint Edwards Episcopal Church, and further to the east is the RS-180 zoned Trotter Hills and RS-150 (Single-Family Residence District) zoned Waterstone Place single-family subdivisions. To the south, across Moon Road is the R-ZT zoned River Mill Station single-family subdivision located in unincorporated Gwinnett County, and the RS-150 zoned Scenic Highlands single-family subdivision located within the city limits. To the south and west, across both Moon Road and Scenic Highway are commercial, and institutional uses and zoning in the immediate area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





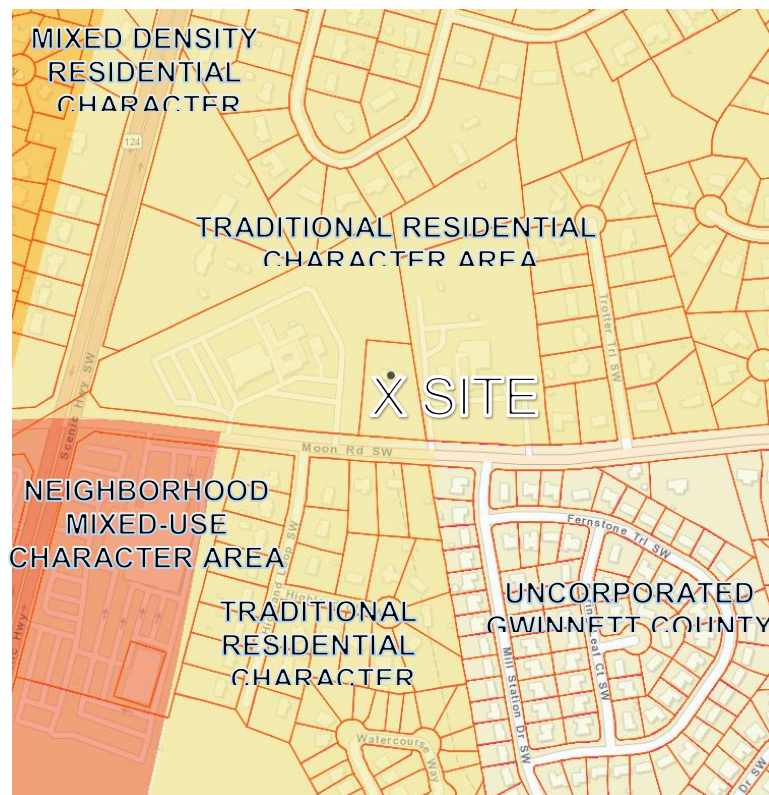
LAWRENCEVILLE

Planning & Development

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. This Character Area areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this Character Area is to preserve these traditional neighborhoods and buffer them from more intense land uses; which could include a small-scale civic or public as requested. As proposed, the requested renewal of a Special Use Permit would be consistent with the policies of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

5.

STAFF RECOMMENDATION

In conclusion, the applicant's continued cooperation and compliance with the demands associated with the development of the property and compliance with the conditions of zoning are an example for others to follow. The City Council, applicant, community leaders, and various volunteers were all committed to a dream to create a clean and safe environment for those in need and a determination to assist those individual needing assistance with situational homelessness. Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL** of the request.



LAWRENCEVILLE

5.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

No comment

CODE ENFORCEMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

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

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

The renewal of a Special Use Permit could be suitable given the cooperation and compliance on behalf of the applicant.

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

The renewal of a Special Use Permit will not adversely affect the existing use or usability of neighboring Places of Worship or single-family uses and zoning.

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with the continued compliance with the conditions of zoning.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.



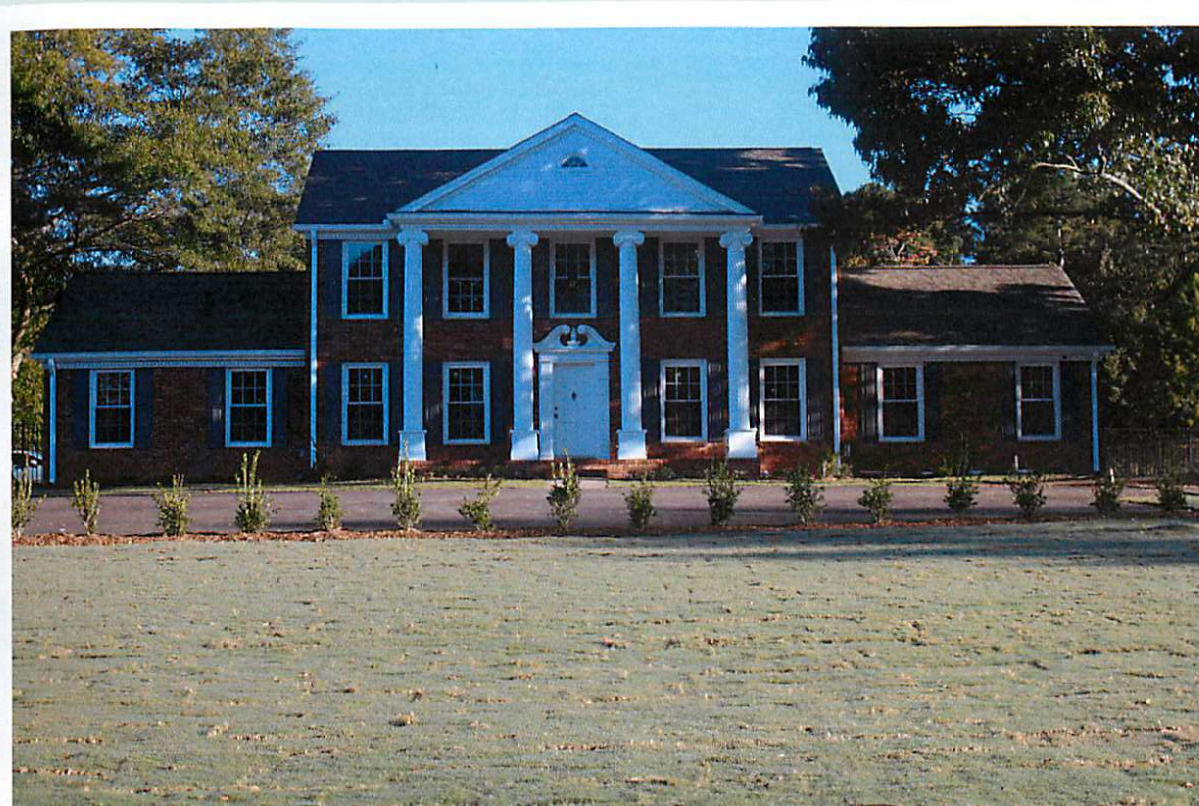
LAWRENCEVILLE

Planning & Development

5.

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

The request represents an opportunity to maintain consistency with the long-range plans of the City of Lawrenceville.



5.



familypromisegwinnett.org

FamilyPromise

of Gwinnett County

Gwinnett's 90-day program for children and their families experiencing temporary homelessness

THANK YOU TO THE 50 COMPANIES
THAT CAME TOGETHER TO TURN THE
PROMISE HAVEN DREAM INTO A REALITY.



Family Promise of Gwinnett would like to say a huge thank you to all of the companies that donated their time, services, and materials to help bring alive the dream of Promise Haven.



We are grateful for our Promise Haven Dream Team



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: OLD BUSINESS

Item: RZC2020-00016 & SUP2020-00032; Family Promise of Gwinnett County;
757 Moon Road

Department: Planning and Development

Date of Meeting: Monday, September 28, 2020

Applicant Request: Rezoning from RS-180 to BG, with a Special Use Permit

Presented By: Todd Hargrave

Department Recommendation: DENIAL

Planning Commission Recommendation: Approval with Planning Commission recommended conditions

Summary: The applicant requests rezoning of a 1.25-acre parcel from RS-180 (Single-Family Residence District) to BG (General Business District), along with a Special Use Permit to allow a Homeless Shelter. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway.

Attachments/Exhibits:

- RZC2020-00016 & SUP2020-00032 Final Report
- RZC2020-00016 & SUP2020-00032 Attachments
- RZC2020-00016 & SUP2020-00032 PC Recommended Conditions
- RZC2020-00016 SUP2020-00032_Council Conditions - DS
- RZC2020-00016 SUP2020-00032_Promise Haven 9-21-2020 Presentation v2

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

CASE NUMBER: RZC2020-00016 & SUP2020-00032

APPLICANT: FAMILY PROMISE OF GWINNETT COUNTY

CONTACT: CAROL LOVE

PHONE NUMBER: 404.936.5522

ZONING CHANGE: RS-180 TO BG

LOCATION: 757 MOON ROAD

PARCEL ID: R5117 701

ACREAGE: 1.25

PROPOSED DEVELOPMENT: TO ALLOW A SHELTER, HOMELESS, WITH THE
APPROVAL OF A SPECIAL USE PERMIT

DEPARTMENT RECOMMENDATION: **DENIAL**

ZONING HISTORY:

The property has been zoned RS-180 (Single-Family Residence District) since 1970.

PROJECT DATA:

The applicant requests rezoning of a 1.25-acre parcel from RS-180 (Single-Family Residence District) to BG (General Business District), along with a Special Use Permit to allow a Homeless Shelter. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway. The property is developed with a two-story single-family dwelling that is currently owned by a neighboring Place of Worship facility.

According to the submitted materials, the subject property and structure were used in the past to house families in need of assistance; however, the facility was operated without the necessary approvals or permits from the city. Therefore, the Family Promise of Gwinnett County (applicant), along with Saint Edwards Episcopal Church, is requesting approval from the city to allow housing for families in need of assistance. The applicant intends to utilize the two-story single-family dwelling, containing approximately 3,000 square feet, to house four families or 15 people; which may include an on-site overnight supervisor. The facility would consist of four bedrooms, bathrooms, a kitchen, and other common areas typically found in a family dwelling. Occupants would be required to meet certain criteria; which include but not limited to telephone screening, background checks, and providing their transportation. If accepted into the program, occupancy of the facility could range from one week to 90 days; however, this is contingent upon certain

thresholds that must be achieved which requires the occupants (adults) to secure affordable housing and employment. Additionally, the applicant proposes improvements to the facility that could consist of an expansion of the existing sewage disposal system, the modification of the existing garage into living quarters for the on-site supervisor, paved parking, and various other improvements.

The property lies within the Traditional Residential Character Area of the 2040 Comprehensive Plan and Future Development Map. This character area consists predominantly of single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. The introduction of a Homeless Shelter could be considered to be contrary to the intent of the Plan.

The surrounding area is characterized by a variety of uses and zoning. Immediately adjacent to the subject property are institutional place of worship facilities; to the west and north is the BG zoned Pleasant Hill Baptist Church, and further to the north is the RS-180 zoned Forest Hills single-family subdivision. Immediately to the east is the RS-180 Saint Edwards Episcopal Church, and further to the east is the RS-180 zoned Trotter Hills and RS-150 (Single-Family Residence District) zoned Waterstone Place single-family subdivisions. To the south, across Moon Road is the R-ZT zoned River Mill Station single-family subdivision located in unincorporated Gwinnett County, and the RS-150 zoned Scenic Highlands single-family subdivision located within the city limits. To the south and west, across both Moon Road and Scenic Highway are commercial, institutional, and multifamily uses and zoning located with the city limits. A Shelter, Homeless at this location could be considered to be inconsistent with the established development pattern and uses in the immediate area.

In conclusion, the requested Rezoning and Special Use Permit may not conform with recommendations of the Comprehensive Plan, which were designed to protect the established single-family neighborhoods in the immediate area. Therefore, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

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**

RZC2020-00016:

Approval as BG (General Business District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a Shelter, Homeless facility providing a temporary place of residence and counseling for up to a maximum of 14 individuals (clients).
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 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 maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C. Provide and maintain a 75-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
 - D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
 - D. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.
 - E. 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.

- F. 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.
- G. 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.
- H. Wall signage shall be prohibited.
- I. Billboards and oversized signs shall be prohibited.
- J. All grassed areas shall be sodded.
- K. Underground utilities shall be provided throughout the development.
- L. 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.
- M. 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.
- N. 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.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. Outdoor storage shall be prohibited.
- Q. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- R. Outdoor storage and overnight parking shall be prohibited.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

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

SUP2020-00032:

Approval of Special Use for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Shelter, Homeless facility and its associated accessory use structures.
 - B. The maximum number of people allowed at any given time shall be 15.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 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.

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? *No.*
- 2. Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property? *Yes.*
- 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? *No.*
- 6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal? *Yes.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Family Promise of Gwinnett County</u>	NAME: <u>St. Edwards Episcopal Church</u>
ADDRESS: <u>3495B Sugarloaf Parkway</u>	ADDRESS: <u>737 Moon Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Carol Love</u> PHONE: <u>404-936-5522</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>RS-180</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5117 701</u> ACREAGE: <u>1.5</u>	
ADDRESS OF PROPERTY: <u>737 Moon Road, Lawrenceville GA 30046</u>	

Carol Love 6-3-2020
SIGNATURE OF APPLICANT DATE

John Talipsky Jr. 6/3/2020
SIGNATURE OF OWNER DATE

Carol Love on behalf of Family Promise of Gwinnett

John Talipsky Jr. on behalf of St. Edwards Episcopal Church

TYPE OR PRINTED NAME

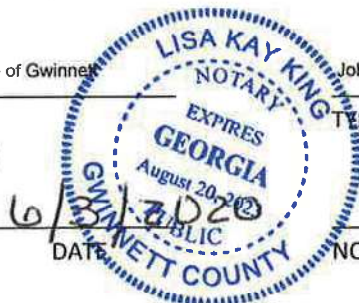
Lisa Kay King

TYPE OR PRINTED NAME

Lisa Kay King

NOTARY PUBLIC

DATE



NOTARY PUBLIC

DATE



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

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Family Promise of Gwinnett County</u>	NAME: <u>St. Edwards Episcopal Church</u>
ADDRESS: <u>3495B Sugarloaf Parkway</u>	ADDRESS: <u>737 Moon Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-376-8950</u>	PHONE: <u>770-963-6128</u>
CONTACT PERSON: <u>Carol Love</u> PHONE: <u>404-936-5522</u>	
CONTACT'S E-MAIL: <u>clove@familypromisegwinnett.org</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>RS-180</u> ACREAGE: <u>1.25</u>	
PARCEL NUMBER(S): <u>5117 701</u>	
ADDRESS OF PROPERTY: <u>737 Moon Road, Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Housing facility for children and families experiencing homelessness for up 90 days.</u>	

Carol Love

SIGNATURE OF APPLICANT

6/2/2020

DATE

Carol Love on behalf of Family Promise of Gwinnett

TYPED OR PRINTED NAME

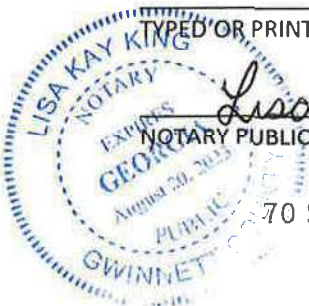
John Talipsky Jr.

SIGNATURE OF OWNER

DATE

John Talipsky Jr. on behalf of St. Edwards Episcopal Church

TYPED OR PRINTED NAME



Lisa Kay King

NOTARY PUBLIC

DATE



Lisa Kay King

NOTARY PUBLIC

DATE

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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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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: 5 - 117 - 5117 701
(Map Reference Number) District Land Lot Parcel

Carol Love
Signature of Applicant

Mary ^{CU} 6-2-2020
Date

Carol Love, Executive Director for Family Promise of Gwinnett County
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)

Julie Smith
NAME

TSA II
TITLE

6-2-2020
DATE

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

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

June 3, 2020

Mr. Todd Hargrave
Director, Planning and Development Office
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30044

Dear Mr. Hargrave,

Family Promise of Gwinnett is submitting an application for a Special Use Permit to change the zoning for house on their property to change from RS-180 to BG.

St. Edwards Episcopal Church is proposing to lease the house on their property to Family Promise of Gwinnett as a place to house the families they serve. St. Edwards Episcopal Church is to enter into a five-year lease agreement with the option to extend the lease in one year increments for up to at least 10 years

Family Promise of Gwinnett (FPOG) is one of 200 affiliates of the national Family Promise program. Our mission is to bring existing local resources together to help homeless children and their families regain their housing and their independence, while maintaining their dignity. FPOG's ongoing Hospitality Program is dependent on the more than 30 congregations are involved in this initiative, providing shelter, meals, and a hospitable environment for our guest families. We solicit host and support congregations, train their volunteers, and support each congregation's volunteer coordinator.

Since the threat of COVID-19, all our host churches have been closed and we have had to find housing for our families. At the time of these changes began, FPOG had one family of six that needed to be moved from a church quickly. They were placed in an extended-stay motel, initially for four weeks. This was an expense that FPOG would not be able to sustain for a long period of time. The sudden loss of face-to-face hosting by volunteers also necessitated the purchase of grocery gift cards for the family, another increase in expenditures. As this extended-stay motel time continued, St. Edwards Episcopal Church offered a house located on their property, located at 737 Moon Road, Lawrenceville, as a place for the family to stay. The home needed flooring, paint, furniture, and more. Through the work of many volunteers from St. Edwards, FPOG and others from the community and some donations, the downstairs portion of the home was transformed and the family of six moved from the motel to the house.

St. Edwards has now offered to lease this house to FPOG for the use of housing guest families going forward. This would be done instead of host churches housing the families in their churches. This change would make the house a static location for FPOG to house guest families, no more than four families and no more than 14 people.

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As the house is now, there are five bedrooms, three full baths and one half bath. The house is approximately 3,000 square feet. Some of the changes FPOG would do to the house to serve as the Promise Haven facility:

- Either install a larger septic system or connect to the sewer that is available on Moon Road.
- Provide a paved parking area in front of the house.
- Provide custom bunk beds that will be in each bedroom to allow for sleeping of three to five individuals.
- There will be two bedrooms with a connecting door to convert two rooms into a large room for a family of 6 to utilize.
- Build out the closed garage to make an efficiency apartment. This would include the additional of a small kitchen and bathroom. This would house an on-site resident which is their primary residences and is responsible for overnight oversight of the families Sunday through Thursday, 8:30p-7:00a, each week. Volunteers would cover this time each Friday and Saturday evening.
- Families will be at the site from 5:30pm to 7:30am Monday – Friday with the possibility to stay on Saturday – Sunday all day. There must be a staff member or two volunteers on site at all times while the families are present.
- This location will allow FPOG to serve families that do not have transportation as the bus stop is located just two blocks away.
- Add fence for increased security
- Improved landscaping

FPOG guest families are in the program for up to 90 days. The initial telephone screening process for a family establishes that they are homeless or facing eviction; own a reliable vehicle; have six or less family members needing services; single parent or legally married two-parent family; not the victim or have an active threat of domestic violence; is employed or willing and able to be employed within 30 days. If the family cannot fit into any of these parameters, they are not considered further, but given referrals to other organizations for possible assistance.

- After passing the initial screening, there are more requirements for the family.
- All family members 18 and over must pass a background check.
- Birth certificates and social security cards for each family must be presented.
- There must be proof of ownership and insurance for the family's vehicle.
- Must get a TB test and show results.

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SUP2020-00032
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- Children must be up-to-date with immunizations.
- While in the program, the working family member provides bank statements, pay records and puts a set amount of money into a savings account.
- Each family is required to be looking for affordable permanent housing with the goal of accomplishing this within 90 days from entering the program.

Occupancy Rules

The ordinance established minimum room width and height requirements as well as minimum square footage requirements of dwelling units based on the number of occupants residing in the dwelling. Every bedroom occupied by one (1) occupant must contain at least 70 square feet and bedrooms occupied by more than one occupant must contain at least 50 square feet per person. Kitchens, bathrooms, living rooms, and non-habitable spaces cannot be used for sleeping purposes. This regulation does not apply to guests whose occupancy is not to last longer than one (1) week.

Occupancy break out for Promise Haven house.

Bedroom 1 (Downstairs) – approx. 200 sq. ft., 4 individuals

Bedroom 2 (Upstairs) – approx. 210 sq. ft., 4 individuals

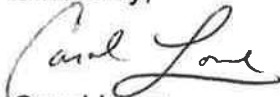
Bedroom 3 (Upstairs) – approx. 200 sq. ft., 4 individuals

Bedroom 4 (Upstairs) – approx. 150 sq. ft., 3 individuals

According to Gwinnett County occupancy rules the total possible individuals to stay in shelter part of house is 15.

Thank you for your consideration.

Sincerely,



Carol Love

Executive Director, Family Promise of Gwinnett

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SUP2020-00032
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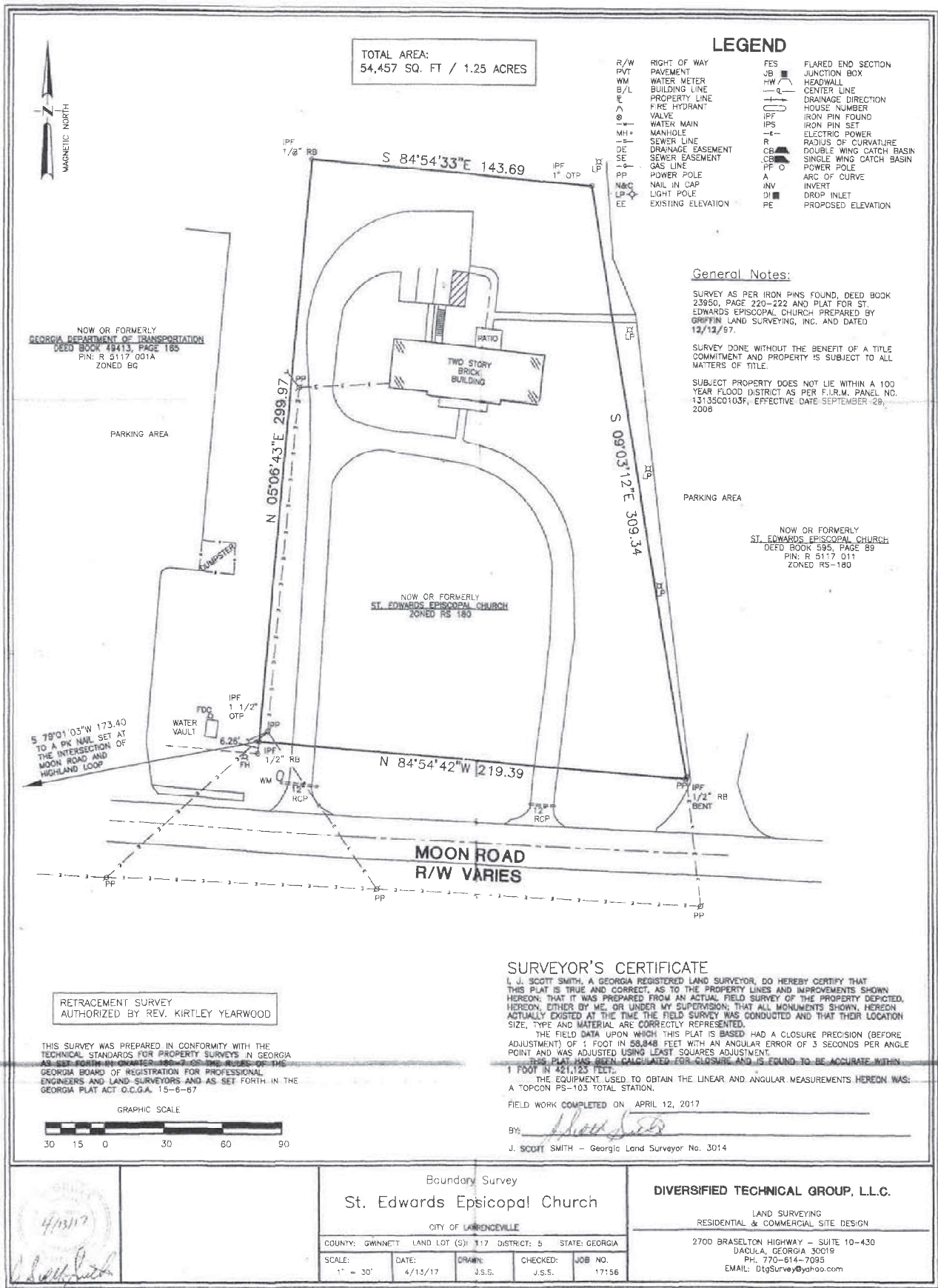
Legal Description: Metes and Bounds

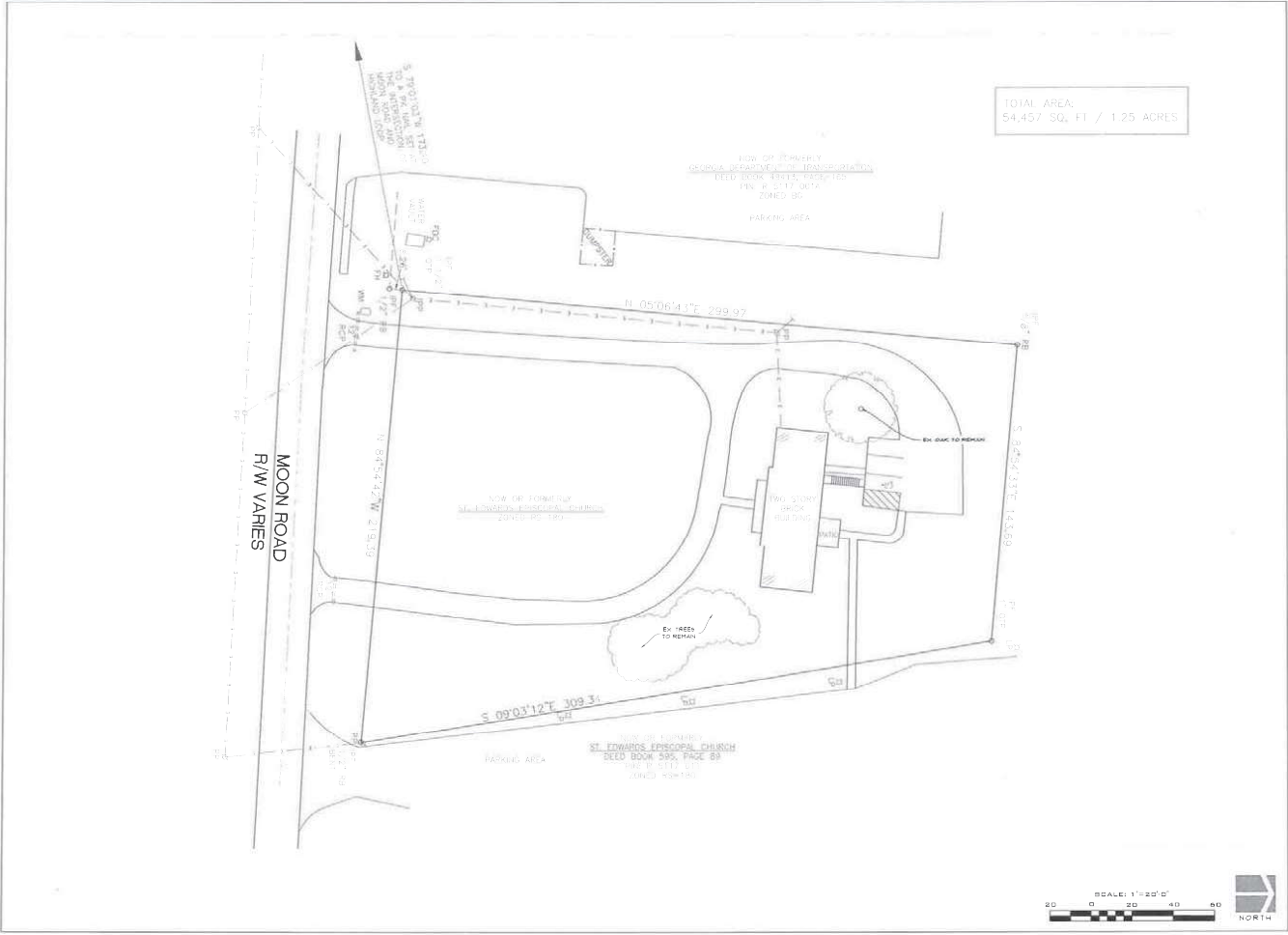
Legal Description for Property at 757 Moon Road, Lawrenceville, GA 30046, Land Lot 117 of the 5th land district of Gwinnett County, Georgia containing 1.249 acers. Transcribed from plat book 0 page 288 Gwinnett County plat records as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN at the iron pin located at the common corner of Land Lots 116, 117, 140, and 141, of Said District; thence run in a Southwesterly direction along the Land Lot Line common to Land Lots 116 and 117 a distance of 1,376.1 feet to an iron pin; thence run South 10 degrees East 422.6 feet to an iron pin, being the True Point of Beginning; thence run along the property of R.J. Young South 10 degrees East 309.2 feet to an iron pin on the Northern Right of Way of Moon Road; thence run North 85 degrees 53 minutes West 219.1 feet along the Northern Right of Way of Moon Road to an iron pin; thence run North 4 degrees 07 minutes East 300 feet to an iron pin; thence run South 85 degrees 53 minutes East 143.7 feet to an iron pin, being the TRUE POINT OF BEGINNING.

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
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SUP2022-00079
RECEIVED 09-14-2022
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BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE ST.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

**SURVEY OF
EXISTING
CONDITIONS**

FOR THE

**ST. EDWARDS
EPISCOPAL
CHURCH**

**COUCH MASON
HOUSE**

REVISIONS

DRAWN BY: BH

CHECKED BY: TB

DATE: 07/28/20

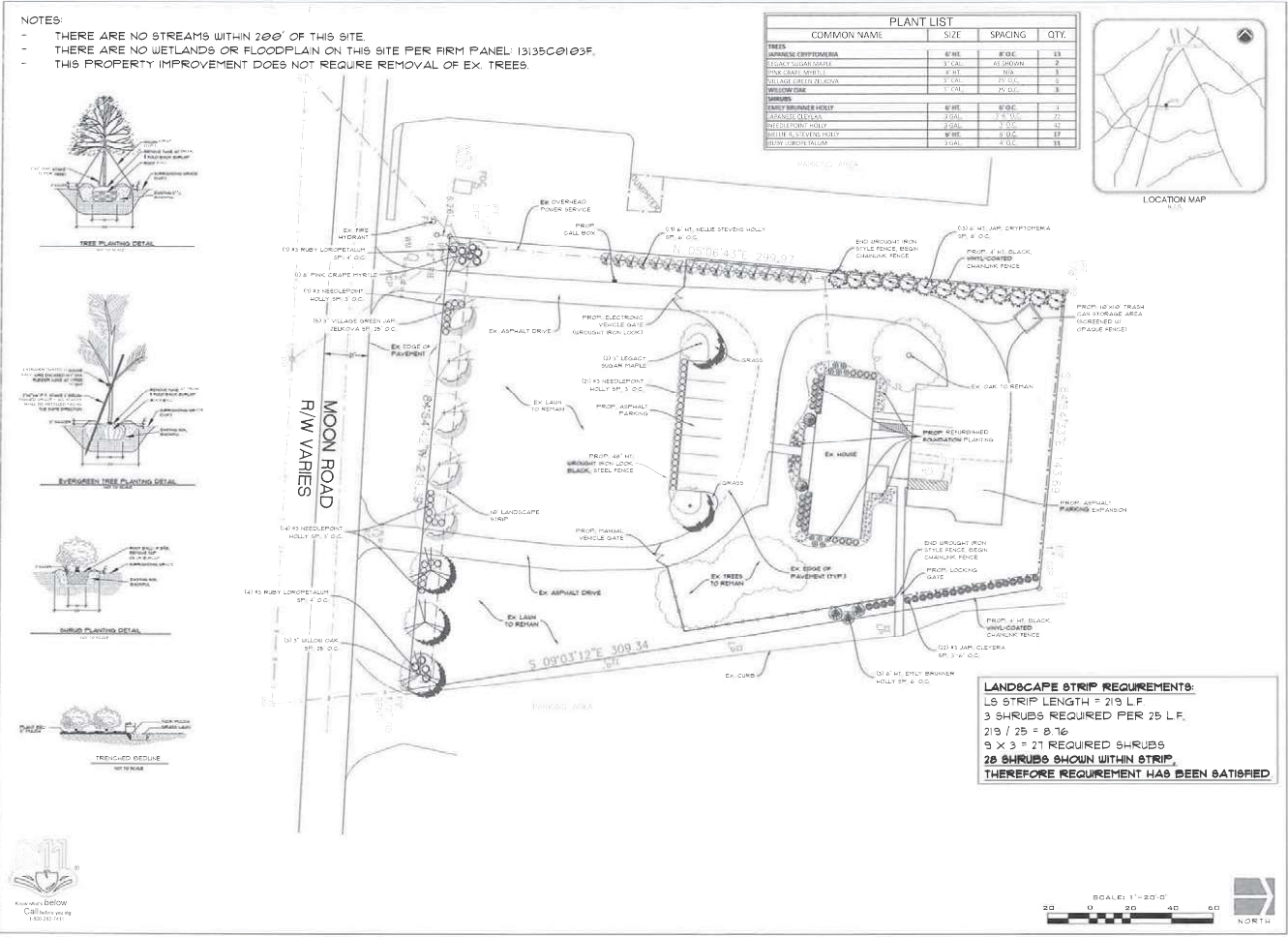
PROJECT NO: 200032

DATE: 06/03/2020

RECEIVED: 06-03-2020

Planning & Development

SUP2022-00079
RECEIVED 05-14-2022
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BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE ST.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

PROPOSED IMPROVEMENTS
SITE PLAN
FOR THE
ST. EDWARDS EPISCOPAL CHURCH
COUCH MASON HOUSE



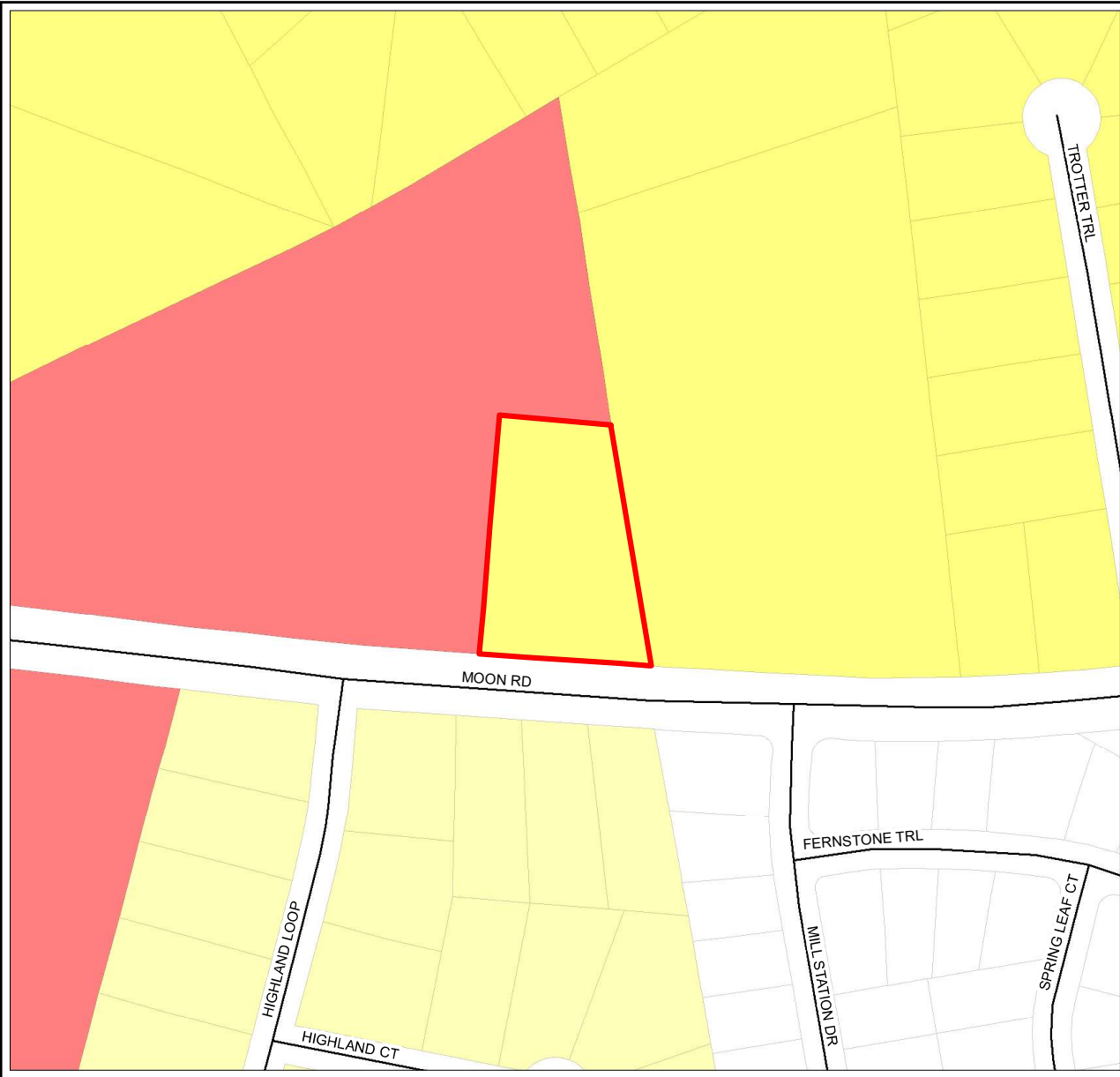
REVISIONS

DRAWN BY: BH
CHECKED BY: TB
R2C1070-0016
DATE: 06-03-2020
RECEIVED: 06-03-2020
Planning & Development



RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
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14.

*The City of Lawrenceville
Planning & Development*
Location Map and
Surrounding Zoning
File # RZC2020-00016
SUP2020-00032

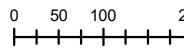
Applicant:
Family Promise of
Gwinnett County

Legend

-  Subject Property
-  Parcels
-  Roads

ZONING

-  BG General Business
-  RS150 Single-Family Residence
-  RS180 Single-Family Residence



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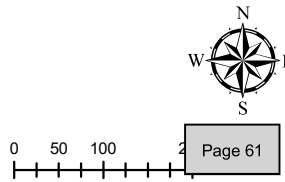


*The City of Lawrenceville
Planning & Development*
**Aerial Map and
Surrounding Area**
File # RZC2020-00016
SUP2020-00032

Applicant:
Family Promise of
Gwinnett County

Legend

-  Subject Property
-  Parcels
-  Roads



SUP2020-00032
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

PLANNING COMMISSION
RECOMMENDED CONDITIONS
ADDITIONS – BOLD
DELETIONS - ~~STRIKETHROUGH~~

RZC2020-00016:
Approval as BG (General Business District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a Shelter, Homeless facility providing a temporary place of residence and counseling for up to a maximum of 14 individuals (clients).
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 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 maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C. Provide and maintain a ~~7525~~-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
 - D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
 - D. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.

- ~~E. 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.~~
- ~~F. 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.~~
- G. 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.
- H. Wall signage shall be prohibited.
- I. Billboards and oversized signs shall be prohibited.
- J. All grassed areas shall be sodded.
- ~~K. Underground utilities shall be provided throughout the development.~~
- L. 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.
- M. 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.
- N. 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.
- O. Peddlers and/or parking lot sales shall be prohibited.
- ~~P. Outdoor storage shall be prohibited.~~

Q. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

~~R. Outdoor storage and overnight parking shall be prohibited.~~

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

ADDITIONS – BOLD

DELETIONS – ~~STRIKETHROUGH~~

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

SUP2020-00032:

Approval of Special Use for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Shelter, Homeless facility and its associated accessory use structures.
 - B. The maximum number of **clients** allowed at any given time shall be **limited to 15 total individuals. Staff members, performing day-to-day operations relating to the Shelter, Homeless Facility, shall not be included in the total number of individuals allowed at the site at any given time.**
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 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.

**CITY COUNCIL
RECOMMENDED CONDITIONS**

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

RZC2020-00016:

Approval as OI (Office Institutional District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for a average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.
 - B. The day-to-day operations of the situational Shelter, Homeless facility shall be limited to Family Promise of Gwinnett only. In the event, Family Promise of Gwinnett vacates the premises or ceases operations of the situational Shelter, Homeless facility Family Promise of Gwinnett shall notify the Planning and Development Department within 30 days of vacating the subject property.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 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 maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C. Provide and maintain a 25-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

- D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
- 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 prohibited. ~~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 be prohibited.
- H. Billboards and oversized signs shall be prohibited.
- I. All grassed areas shall be sodded.
- J. 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.
- K. 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.
- L. 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.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. Only the backyard may be fenced.

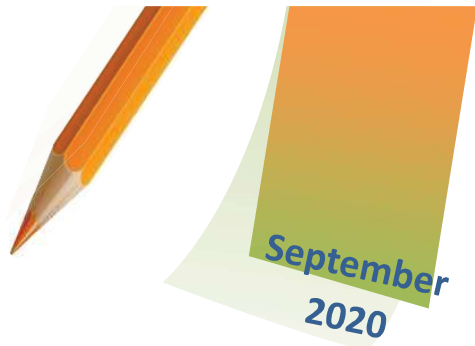
**CITY COUNCIL
RECOMMENDED CONDITIONS**

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

SUP2020-00032:

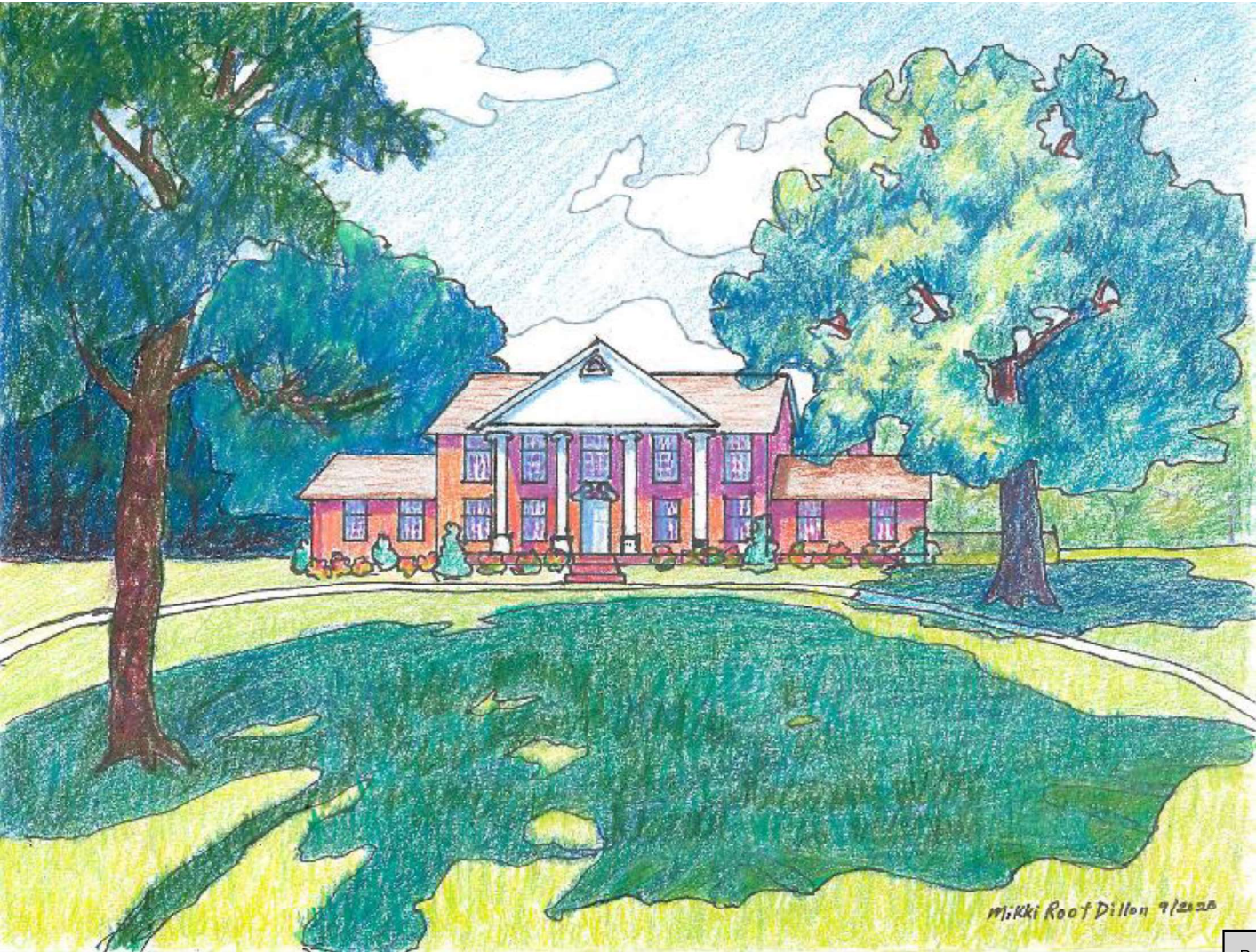
Approval of Special Use Permit for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for a average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.
 - B. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.
 - C. The Shelter, Homeless facility shall be limited to the applicant/tenant of record. In the event, the applicant/tenant of record vacates the premises or ceases operations of the-Shelter, Homeless facility the Special Use Permit shall be considered voided and terminated.

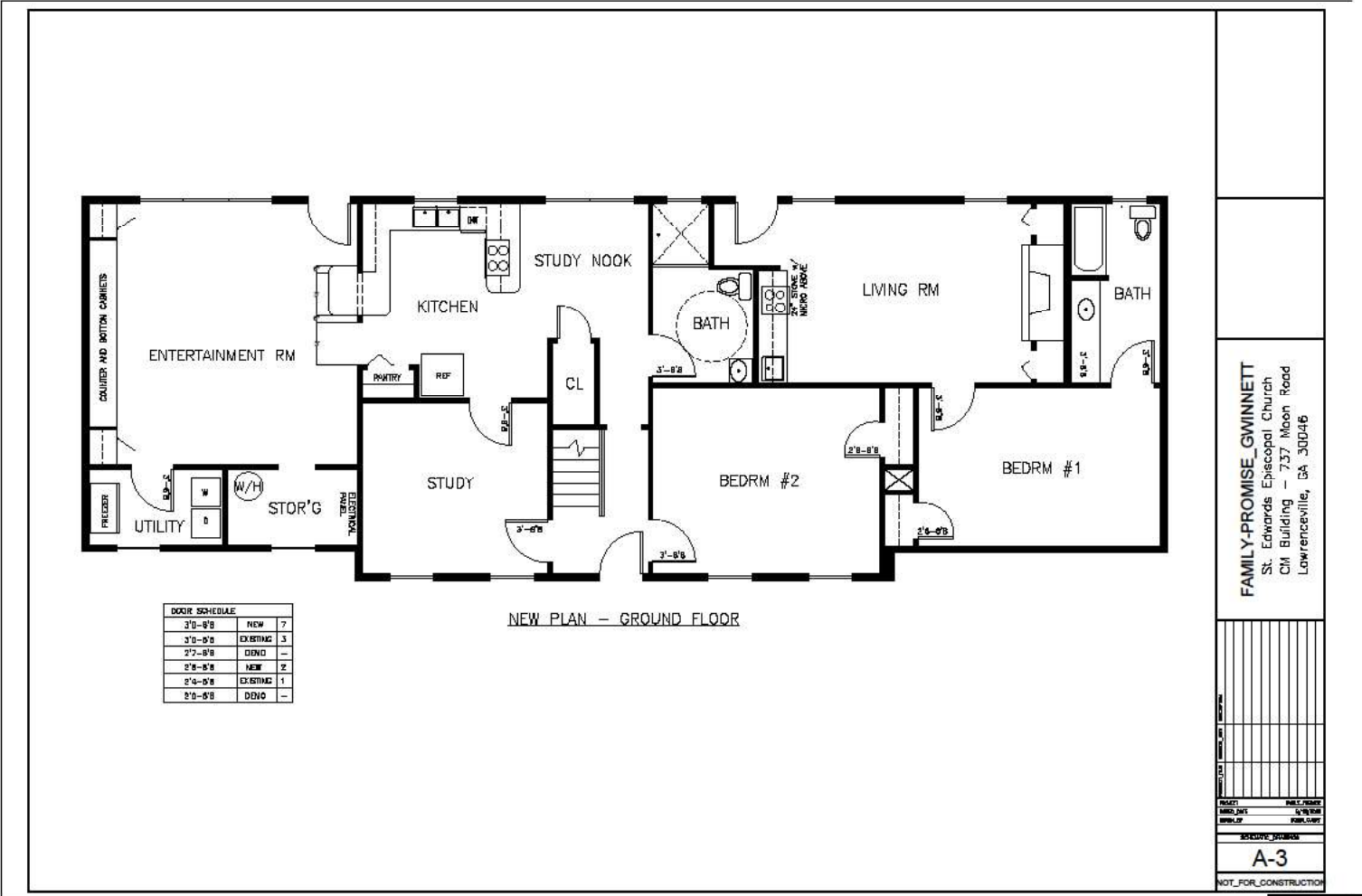


Promise
Haven
Transitional Home

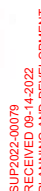
One Family at a Time







SUP2022-00079
RECEIVED 08-14-2022
PLANNING AND DEVELOPMENT



Phase 1 Action Plan

Area	Items to be done	Estimated Cost	Cash / Donation	
Exterior	Painting/sealing columns at front of house Window replacement	\$30,000	Donation	(\$30,000)
Sprinkler	Install sprinkler system per code	\$20,000	Cash	(\$20,000)
Electrical Modifications	Add new circuit box, bring electrical system to code if needed, add security system, insure safe outlets, etc.	\$20,000	Cash	(\$20,000)
Septic System Phase 1 Landscape	Update septic system to code, to match requirements for a 5-bedroom home	\$20,000	Cash	(\$20,000)
	Shrubs, Flower Beds, Trash Pad	\$10,000	Cash Donation	(\$6,500) (3,500)
Interior modifications	Clean up/repaint, restore upstairs bathrooms, add new flooring, widen doors, Add 2 nd water heater, refurbish stairs, update plumbing, install new drywall where needed, reconfigure bathroom & cabinets where needed	\$45,000	Cash Donation	(\$25,000) (\$20,000)
Update kitchen	Upgrade kitchen, upgrade pantry, add 2 nd refrigerator, upgrade microwave/oven, update counter tops	\$30,000	Cash Donation	(\$24,000) (6,000)
Total for Phase 1			Cash Donation Total	\$115,500 \$ 59,500 \$175,000

Phase 2 Action Plan
(Within 1 year)

Area	Items to be done	Estimated Cost	Cash / Donation /Grant	
New Mechanical HVAC	Replace old HVCA unit	\$15,000	Cash Donation	(\$ 5,000) (10,000)
Update kitchen	Update remaining portions of kitchen if needed	\$10,000	Cash Donation	(\$ 5,000) (5,000)
Phase 2 Landscaping	Sod, Chain Link Fencing	\$27,700	Cash Donation	(\$15,700) (\$12,000)
Total for Phase 2			Cash Donation Total	\$25,700 \$27,000 \$52,700

Phase 3 Action Plan
Wish List
(Within 2-3 year)

Area	Items to be done	Estimated Cost	Cash / Donation /Grant	
Exterior Renovations	Landscape completion, Replace columns, Repave, where needed, install electronic gates, add front fencing	\$60,000	Cash	(\$40,000)
			Donation	(\$20,000)
Connect to sewer system	Contact Gwinnet County to estimate cost	\$80,000 E	Cash	(\$80,000)
Bury electrical cables	Contact City & Electrician to estimate cost	\$60,000 E	Cash	(\$60,000)
Total for Phase 3			Cash	\$180,000
			Donation	\$ 20,000
			Total	\$200,000



Fundraising For the \$175,500

Pledged Cash to date

E. Mayfield	\$25,000
Rotary Club	\$ 2,000
St Edwards Episcopal Church	\$ 3,000
Family Promise of Gwinnett	\$10,000
First United Church of Lawrenceville	\$ 5,000
K. Witter	\$ 500
12 Stone Church	\$ 5,000
St. Lawrence Episcopal Church	\$ 5,000
Family Promise of Gwinnett *	\$30,000
The Fountain Church	\$ 5,000
	=====
	\$90,500

Landscape Improvements Cost Estimate

Couch Mason - Site Improvements Cost Estimate			
Date: Sept 11, 2020			
PHASE 1			
Item	Quantity	Unit Cost	Cost
Conc. Trash Pad	150 SF	\$7/SF	\$1,050
Trash Pad Fence	30 LF	\$25/LF	\$750
Trash Pad Gate	1	LS	\$1,200
Prefab Shred	1	LS	\$2,000
Remove 32" Pine	1	LS	\$1,500
7 gallon trees/shrubs	25	\$55 each	\$1,375
3 gallon shrubs	51	\$25 each	\$1,275
Annual color beds	60 SF	\$2/SF	\$120
Pine straw mulch	60 bales	\$6/bale	\$360
		TOTAL	\$9,630
PHASE 2			
Grading/prep for sod	17,000 SF	.25/SF	\$4,250
Bermudagrass sod	17,000 SF	\$1/SF	\$17,000
Pine straw mulch	40 bales	\$6/bale	\$240
4' ht. metal fence	32 LF	\$30/LF	\$960
Electric security gate	1	LS	\$5,000
4' ht. Chainlink Fence	330 LF	\$15/LF	\$4,950
4' Chainlink Gate	1	\$300 each	\$300
		TOTAL	\$32,700
PHASE 3			
Item	Quantity	Unit Cost	Cost
Call box	1	LS	\$1,000
Electric gate service	1	LS	\$1,200
Asphalt parking prep	\$5/SY	550 SY	\$2,750
Asphalt parking	\$20/SY	550 SY	\$11,000
Striping	1	LS	\$650
3" Trees	2	\$350 each	\$700
3 gallon shrubs	21	\$25 each	\$525
		TOTAL	\$17,825

Phase 1 Funds Needed	\$175,000
Cash obtained as of 9/2/2020	\$ 90,500
In Kind (Windows)	\$ 30,000
In Kind (Paint)	\$ 2,000
In Kind Interior Update	\$ 12,000
(Adopt a room by individual churches)	\$ 11,000
In Kind (Landscape)	\$ 6,500
In Kind (Flooring)	\$ 5,000
In Kind Cabinets	<u>\$ 10,000</u>
	\$167,000
Remaining amount needed in cash or donations to complete Phase 1	(\$ 8,000 short)

Financial Overview as of 9-1-20	
Operating Fund	\$175,140.38
Business to Business	\$ 4,728.64
HUMI account	\$ 42,016.33
Total	\$221,195.35

Life Safety Requirements Update

We met with Wiginton Fire Systems 9/21/2020 and they are working on plans for the sprinkler system. He referred us back to the architect for the Life Safety Requirements. We have reached out to our architect for these requirements and once we receive them we will submit them to the city.



So

IF NOT NOW, WHEN ??

IF NOT HERE, WHERE ??





 **Family
Promise**
of Gwinnett County

We can succeed
with your help!

September 14, 2022

Mr. Todd Hargrave
Director, Planning and Development Office
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30044

Dear Mr. Hargrave,

Family Promise of Gwinnett is submitting an application for the renewal of our current Special Use Permit because of the conditions that were set in 2020 for the approval to operate a 90-day program for families with school aged children who are experiencing homelessness. Our previous approval requires that I return after two years to renew the Special Use Permit, and we are seeking the removal of this condition.

We successfully completed our renovations to the standards set by the city. We look forward to continuing our partnership with the city in serving the members of our community. Thank you for your consideration.

Sincerely,



Carol Love
Executive Director, Family Promise of Gwinnett



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Family Promise of Guinnett Co</u>	NAME: <u>St. Edwards</u>
ADDRESS: <u>3495B Sugarloaf Pkwy</u>	ADDRESS: <u>737 Moon Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-376-8950</u>	PHONE: _____
CONTACT PERSON: <u>Carol Love</u> PHONE: <u>404-936-5522</u>	
CONTACT'S E-MAIL: <u>clove@familypromiseguinnett.org</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>1.25</u>	
PARCEL NUMBER(S): <u>5117 701</u>	
ADDRESS OF PROPERTY: <u>757 Moon Road, Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Housing facility for children and families experiencing homelessness for up to 90 days</u>	

Carol Love 9-1-2022
SIGNATURE OF APPLICANT DATE

Matthews 9/1/2022
SIGNATURE OF OWNER DATE

Carol Love on behalf of Family Promise of Guinnett
TYPED OR PRINTED NAME

Adelaide Matthews
TYPED OR PRINTED NAME



Harty 9-01-22
NOTARY PUBLIC DATE



Harty 9-01-22
NOTARY PUBLIC DATE



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.



LAWRENCEVILLE

GEORGIA

5.

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: 5 - 117 - 5117 701
(Map Reference Number) District Land Lot Parcel

Carol Love
Signature of Applicant

9-1-2022
Date

Carol Love, Executive Director
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)

Darlene Newell
NAME
09/01/2022
DATE

TSA
TITLE



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the special use application is denied by the Mayor and City Council, any new application for the same use classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



LAWRENCEVILLE

GEORGIA

SPECIAL USE APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
 - i. Existing structures
 - ii. Full width of existing streets and intersecting streets
 - iii. Streams, stream buffers and impervious setbacks
 - iv. Flood hazard zones (reference source of data)
 - v. A vicinity map
 - d. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. Application Fee
 - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



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)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

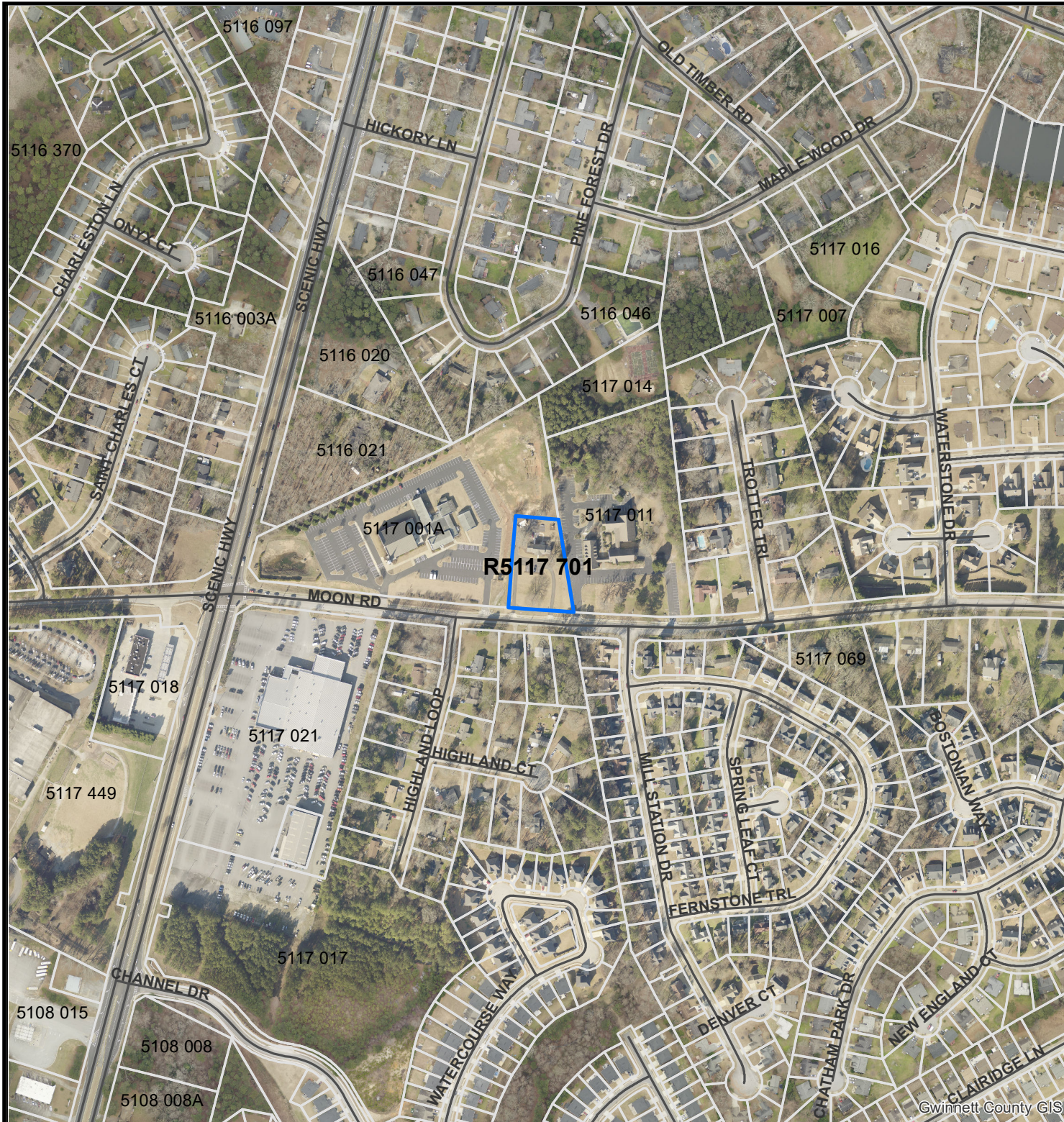
SIGNATURE

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

*The City of Lawrenceville
Planning & Development*

File # SUP2022-00079

Applicant: Family Promise of Gwinnett



☐ Subject Property

☐ Parcels

— Roads



0 250 500



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00079

Applicant: Family Promise of Gwinnett



 Subject Property

 Parcels

 Roads



0 125 250



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00079

Applicant: Family Promise of Gwinnett

 Subject Property

 Parcels

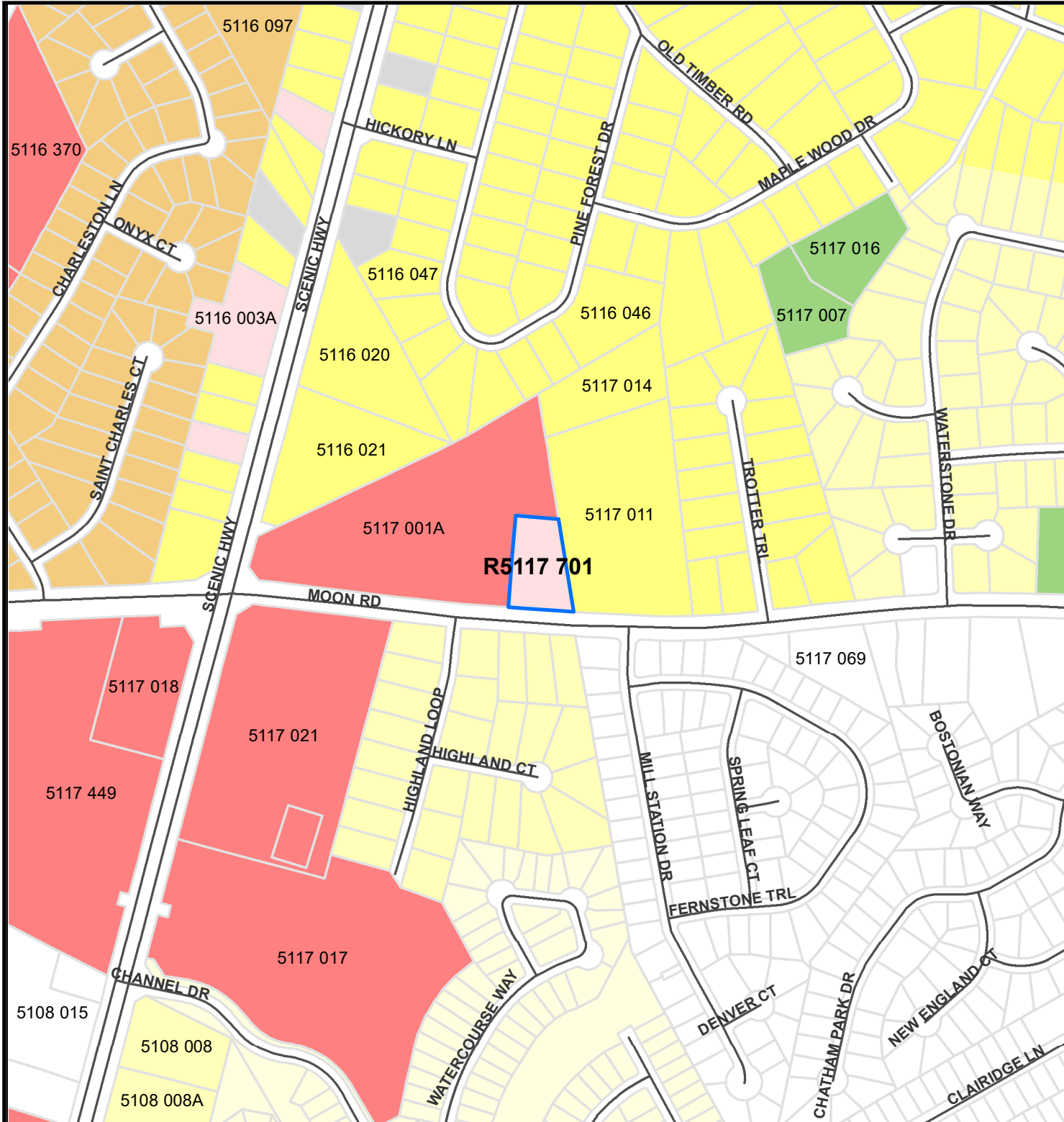
 Roads

Zoning Districts

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



0 250 500





LAWRENCEVILLE

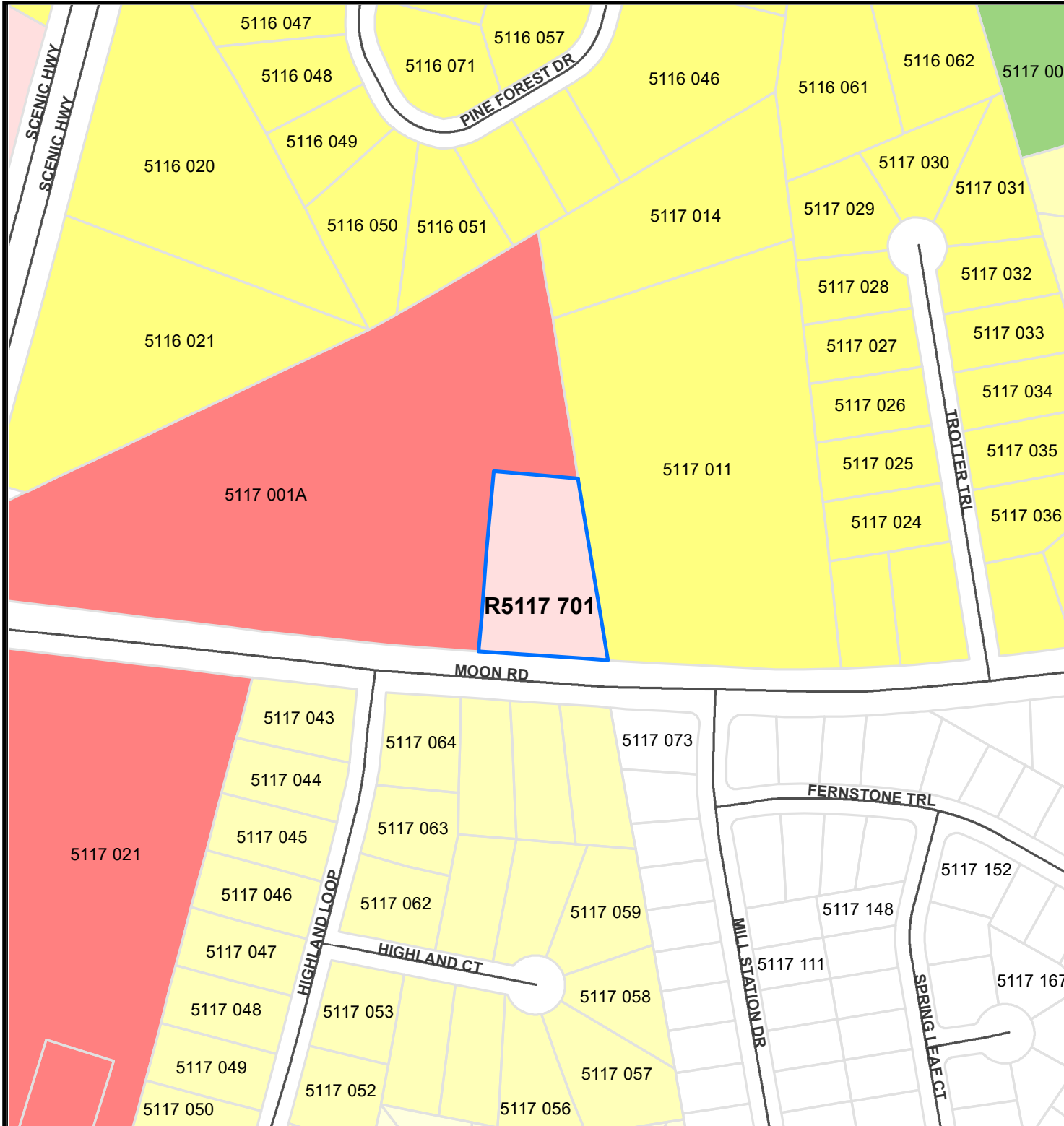
GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00079

Applicant: Family Promise of Gwinnett



Subject Property

Parcels

Roads

Zoning Districts

- RS-60 Single-Family Residential
- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- OI Office/Institutional
- BG General Business
- AR Agricultural Residential



0 125 250