



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION

AGENDA

Wednesday, October 14, 2020
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

- [1.](#) RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street, and 179 Stone Mountain
- [2.](#) CIC2020-00003 & SUP2020-00039; Karen Wright; 577 Scenic Highway
- [3.](#) RZC2020-00018; Learning Hive LLC; 319 Simonton Road
- [4.](#) RZM2020-00005; Lawrence Group Design; 737 Grayson Highway
- [5.](#) RZM2020-00006; Lawrence Design Group; 150 Scenic Highway
- [6.](#) RZM2020-00007 & SUP2020-00040; Lawrenceville Land Holdings, LLC; rear of 415 Sandringham
- [7.](#) SUP2020-00037; Kalahari Electrical; 283 Jackson Street
- [8.](#) SUP2020-00038; MCM Best Friend Road, LLC c/o Andersen, Tate & Carr; 111 Fredrix Alley
- [9.](#) 5-year Update for the Livable Centers Initiative (LCI)
- [10.](#) Steel Pipe Replacement Project
- [11.](#) Natural Gas Pressure Improvement Project
- [12.](#) Resolutions for Corporate Signatures for Bank Accounts
- [13.](#) Amendment to Chapter 38 Utilities to Adopt the Ordinances and Regulations of Gwinnett County Related to Water and Sewerage Authority, Sewer and Water System, Water Service, Water and Sewer System Development Charges
- [14.](#) Health Plan Approval

[15.](#) 2021 Proposed Council Meeting Dates

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: OLD BUSINESS

Item:	RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street and 179 Stone Mountain
Department:	Planning and Development
Date of Meeting:	Wednesday, October 14, 2020
Applicant Request:	Rezoning from OI and RS-150 to OI with a Special Use Permit allowing a Retirement Community, Independent Living Facility
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Tabled to the Monday, October 5, 2020, Planning Commission public hearing
Planning Commission Recommendation:	Approval with Staff and Planning Commission amended Conditions

Summary: The applicant requests rezoning of a 5.19-acre parcel from OI (Office Institutional District) and RS-150 (Single Family Residence District) to OI (Office Institutional District) with a Special Use Permit allowing a Retirement Community, Independent Living Facility, containing a density of approximately 27 units per acre. The subject property is located along the northern right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street.

Attachments/Exhibits:

- RZM2020-00003 SUP2020-00034_MUNICODE
- RZM2020-00003 SUP2020-00034_REPORT
- RZM2020-00003 SUP2020-00034_ATTACHMENTS
- RZM2020-00003 SUP2020-00034_CONDITIONS

- RZM2020-00003 SUP2020-00034_STAFF PC CONDITIONS

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

CASE NUMBER: RZM2020-00003 & SUP2020-00034
APPLICANT: ONE STREET RESIDENTIAL, LLC
CONTACT: SHAWN HICKS
PHONE NUMBER: 770.726.5060
LOCATION: 213 SCENIC HIGHWAY, 171 STONE MOUNTAIN STREET AND 179 STONE MOUNTAIN STREET
PARCEL ID: R5142 053, 5142 056, 5142 078 AND 5142 079
ACREAGE: 5.19
PROPOSED DEVELOPMENT: RETIREMENT COMMUNITY, INDEPENDENT LIVING
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned OI (Office Institutional District) and RS-150 (Single Family Residence District) since 1960.

PROJECT DATA:

The applicant requests rezoning of an approximately 5.19-acre property zoned OI (Office Institutional) and RS-150 (Single Family Residential District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located on the north right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street. The property is a parcel assemblage containing one single-family dwelling and accessory structure, with the remaining balance of the property being undeveloped and vacant.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The site would be developed with a total of 140-residential units. The development would consist of an approximately 55-foot, four-story building containing 115-units to be used as the independent multifamily living facility, eight duplexes (16 units), and nine single-family residential units, resulting in a density of approximately 27 units per acre; exceeding the allowable tolerance of 24 units per acre. The submitted materials include color renderings of the proposed structures, and it appears the

proposed exterior architectural treatments may be consistent with the minimum architectural and design standards of the recently adopted City of Lawrenceville 2020 Zoning Ordinance. In addition, approximately 7-percent (10 units) of the proposed development would be designated as new housing units for age-eligible residents of the recently demolished Hooper Renwick and Rich Martin public housing. Furthermore, during the course of the last year, the City Council unanimously approved ordinances (Ord. ID #4604 & ZON-ORD 2020-9), replacing antiquated policies relating to the various multifamily residential zoning classifications found throughout the city limits. The consequences of these decisions have resulted in the prohibition of new construction proposals that include duplex units. .

The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 186 parking spaces; assuming the proposal includes 6,500 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along Scenic Highway and the other on Stone Mountain Street. The two points of access would be supplemented with a single driveway providing a direct connection onto both right-of-ways.

In lieu of the required 50-foot zoning buffer adjacent to RS-150 zoned properties, the applicant is requesting a 25-foot zoning buffer along the southern property line and a 15-foot zoning buffer along the northern property line as reflected on the site plan. The applicant is requesting relief from the required 50-foot local Undisturbed Natural Buffer and only observe the 25-foot State Stream Buffer along the stream bisecting the property. In addition, the proposal does not include the installation of the required 10-foot landscape strip adjacent to the right-of-way of Scenic Highway and Stone Mountain Street. Additionally, the proposal includes relief from the required 50-foot front yard setback along Stone Mountain Street. The applicant is also proposing to install on-street parking throughout the development, and therefore is requesting the elimination of the required two-car garage. Therefore, variances will be required to allow a reduction in zoning buffers, the elimination of, and a reduction in the required stream buffers, the elimination of the required landscape strip, and an increase in the maximum lot coverage may be considered by City Council with these requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. Although the proposed redevelopment of an underutilized property may provide some affordable housing

options for seniors on fixed incomes, the request does not necessarily meet the precedent established by the Council. The applicant recently received the approval of a similar request (RZC2020-00012 & SUP2020-00027), which by comparison was similar in density, use, and zoning; which included compatible density considered consistent with city policies and a condition of zoning requiring a percentage of the units to be managed by the Lawrenceville Housing Authority.

The surrounding area is characterized by commercial, institutional and residential uses. The property is bordered by parcels zoned BG (General Business District) with uses such as County Courts, a fire station, single-family residences, and multifamily developments. To the west, are Lawrenceville Housing Authority multifamily units that were constructed to replace aging housing units of the Hooper Renwick and Rich Martin public housing. Additionally, to the east and west, along Stone Mountain Street, are single-family parcels zoned RS-150. Immediately adjacent to the east, is the Gwinnett County Juvenile and Recorder's Court Building and recently constructed Gwinnett County Fire Station 15. Along Scenic Highway are properties zoned BG, developed for automobile services and general commercial uses.

In conclusion, if properly conditioned to the standard established by the Council for similar density, use, and zoning, the proposed development could provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested Rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00003:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 124 residential units, consisting of 115-unit independent multifamily living units, 9 single-family residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 55 feet.
 - C. Duplex units shall be prohibited.
 - D. Accessory structures shall be prohibited.
 - E. The development shall be age-restricted to residents 62 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 29, 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 Planning and Development Department.
 - B. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - C. The single-family units shall meet the Residential Minimum Architectural and Design Standards set forth in the City of Lawrenceville 2020 Zoning Ordinance with the exceptions outlined herein; which shall include the elimination of the two-car garage requirement. . Building elevations shall be submitted for review

and approval by the Planning and Development Department prior to the issuance of a development permit.

- D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E. Provide 186 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F. Provide a 15-foot wide natural undisturbed buffer along the north property line, and a 25-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- H. The development shall meet all State and City Stream Buffer requirements.
- I. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.
- K. All grassed areas shall be sodded.
- L. The utilities internal to the development must be placed underground.

- M. 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.
- N. 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.
- O. Outdoor storage shall be prohibited.
- P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. 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 masonry wall with access via an opaque gate.
- Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- S. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- T. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.
- U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00034:

Approval of a Special Use Permit for a 124-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 124 residential units (24 Units Per Acre), consisting of 115-unit independent multifamily living units, 9 single-family residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. The units shall meet the following:
 - i. Lawrenceville Housing Authority Managed Units – 15% max.
 - ii. Units leased at 80% AMI – 15% min.
 - iii. 3 and 4 bedrooms are prohibited
 - iv. 1 Bedroom Flat – 700 min. sf
 - v. 2 Bedroom Flat – 960 min. sf
 - vi. 1 Bedroom Cottage – 750 min. sf with min. 9-foot ceilings
 - vii. 2 Bedroom Cottage – 1005 min. sf with min. 9-foot ceilings
 - C. Duplex units shall be prohibited.
 - D. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - E. Interior unit features include stainless steel appliances and stone countertops.
 - F. The development shall include outdoor amenities for residents including active common spaces that include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Rezoning and Special Use Permit 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 and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes, the proposed development would provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>OneStreet Residential, LLC c/o Kathryn M. Zickert</u>	NAME: <u>Gwinnett Housing Corporation</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450</u>	ADDRESS: <u>502 Glenn Edge Drive</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kathryn M. Zickert, Smith Gambrell Russell, LLP</u> PHONE: <u>(404) 815-3704</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>O-I</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>5-142-053, 5-142-056</u> ACREAGE: <u>3.298</u> (of the total 5.195 acres)	
ADDRESS OF PROPERTY: <u>213 Scenic Highway, Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OneStreet Residential, LLC c/o Kathryn M. Zickert	NAME: 171/179 STONE MOUNTAIN STREET LLC
ADDRESS: 1230 Peachtree Street, Suite 3100	ADDRESS: 871 OLD PEACHTREE RD NW
CITY: Atlanta	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30303	STATE: GA ZIP: 30043
CONTACT PERSON: Kathryn M. Zickert, Smith Gambrell Russell LLP PHONE: (404) 815 3704	
* 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): RS 150 REQUESTED ZONING DISTRICT: O I	
PARCEL NUMBER(S): 5142 079 and 5142 079 ACREAGE: 1.897	
ADDRESS OF PROPERTY: 171 & 179 Stone Mountain Street	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

Billy Joe Dickerson

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (Gwinnett Housing Corporation)

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

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:

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (OneStreet Residential, LLC)

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.

07.01.20

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep



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)

Kathryn M Zickert

Signature

6/24/20

Date

Kathryn M. Zickert

Printed Name

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



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)


Signature

6/24/20
Date

Dennis J. Webb, Jr.

Printed Name

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



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:

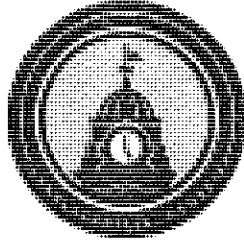
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)


Signature

6-24-2020
Date

J. Alexander Brock
Printed Name

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)

5

District

- 142 -

Land Lot

078

Parcel

J. Alexander Brock

Signature of Applicant

7/1/20

Date

J. Alexander Brock (Mayor)

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)

Deshaun M. Nette

NAME

Senior Tax Business Manager

TITLE

07/01/2020

DATE

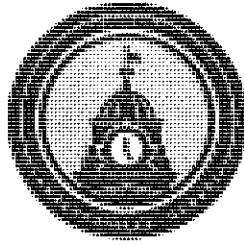
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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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LAWRENCEVILLE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER:
(Map Reference Number)

5

District

142

Land Lot

079

Parcel

J. Alexander Brock
Signature of Applicant

7/1/20

Date

J. Alexander Brock (Attorney)
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)

Dusan Matic
NAME

Senior Tax Business Manager
TITLE

07/01/2020
DATE

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>One Street Residential, LLC</u>	NAME: <u>Gwinnett Housing Corporation</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450</u>	ADDRESS: <u>502 GLENN EDGE DR</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>(770) 850-8280</u>	PHONE: <u>(770) 963-4900</u>
CONTACT PERSON: <u>Shawn Hicks</u> PHONE: <u>(770) 726-5060</u>	
CONTACT'S E-MAIL: <u>shawn@onestreetres.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>OI</u> ACREAGE: <u>3.298</u>	
PARCEL NUMBER(S): <u>5-142-053, 5-142-056</u>	
ADDRESS OF PROPERTY: <u>213 Scenic Highway, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>allowing a multifamily development exceeding 12 units per acre</u>	

B. Barr
SIGNATURE OF APPLICANT

02/27/2020
DATE

Brendan Barr
TYPED OR PRINTED NAME

Jaclyn Spilka
NOTARY PUBLIC

DATE

L. Poljaca
SIGNATURE OF OWNER

02/27/2020
DATE

Lela Poljaca
TYPED OR PRINTED NAME

Paula E. Hollis
NOTARY PUBLIC

DATE

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SUP2020-00034

RZM2020-00003 & SUP2020-00034
Paula E. Hollis
NOTARY PUBLIC
Received: August 7, 2020
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022
Planning and Development Dep



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>OneStreet Residential, LLC c/o Kathryn M. Zickert</u>	NAME: <u>171/179 STONE MOUNTAIN STREET LLC</u>
ADDRESS: <u>1230 Peachtree Street</u>	ADDRESS: <u>871 OLD PEACHTREE RD NW</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-815-374</u>	PHONE: <u>770 513-4558</u>
CONTACT PERSON: <u>Kathryn M. Zickert, Smith Gambrell Russell LLP</u> PHONE: <u>404-815-3704</u>	
CONTACT'S E-MAIL: <u>kzickert@sgrlaw.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>O-I (Proposed)</u> ACREAGE: <u>1.897</u>	
PARCEL NUMBER(S): <u>5142 079 and 5142 079</u>	
ADDRESS OF PROPERTY: <u>171 & 179 Stone Mountain Street</u>	
PROPOSED SPECIAL USE: <u>Senior Housing</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

7/2/2020

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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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (OneStreet Residential, LLC)

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)

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

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

07.01.20

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Kathryn M. Zickert

Signature

6/24/20

Date

Kathryn M. Zickert

Printed Name

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



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? _____
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)


Signature


Date

Dennis J. Webb, Jr.

Printed Name

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



LAWRENCEVILLE

GEORGIA

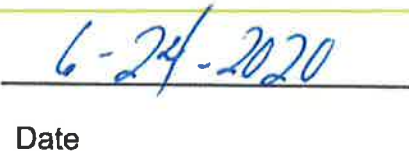
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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? _____
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)


Signature


Date

J. Alexander Brock

Printed Name

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

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LAWRENCEVILLE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 142 - 053
(Map Reference Number) District Land Lot Parcel

Shawn Hicks
Signature of Applicant

2/26/2020
Date

Shawn Hicks, Development Manager
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)

Megan Kittrell
NAME

Assistant Manager
TITLE

3-2-2020
DATE

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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 - 142 - 056
(Map Reference Number) District Land Lot Parcel

Shawn Hicks
Signature of Applicant

2/26/2020
Date

Shawn Hicks, Development Manager
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)

Megan Kittrell
NAME

Assistant Manager
TITLE

3-2-2020
DATE

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by
City of Lawrenceville Zoning Ordinance

Rezoning Application,
Special Use Permit, and
Variance Requests

of

ONESTREET RESIDENTIAL, LLC

for

±5.195 acres of land (Rezoning from RS-150 to O-I) and
(SUP for a retirement community)
Variances Requested:

- §102.10:** To increase the maximum building height from 35' to 55'
- §403:** To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080
- §601.B.3.a:** To reduce the required grass and landscape strip between the parking and building from 20' to 10'
- §19.5.1:** Encroachment into the 25' EPD buffer, 50' City Stream Buffer and 75' City Impervious Setback to pipe stream in ditch from County Fire Station detention pond
- §601.B.1.a:** To reduce front, side, and rear facades to a finish with a minimum of 51% brick or stone

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SGR/22941982.2

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located in
Land Lot 142, 5th District
Addresses: 171 and 179 Stone Mountain Street, 213 Scenic Highway

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

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Received: August 7, 2020

Planning and Development Department

I. INTRODUCTION

The ±5.195 property at issue in these Applications consists of four parcels of land located in Land Lot 142, 5th District, Gwinnett County (Parcels 5142-053, 5142-056, 5142-078, and 5142-079) (“Subject Property”). More specifically, the Subject Property is located at 213 Scenic Highway and 171 & 179 Stone Mountain Street. All but one of these tracts currently is vacant: 171 Stone Mountain Street contains an older 1.5 story, 3-bedroom, 2-bath home. The Applicant seeks a Rezoning to allow for the redevelopment of the Subject Property from RS-150 (Single Family Residential) and O-I (Office Institutional) to O-I (Office Institutional) for a proposed active senior living retirement community. In addition, the Applicant is seeking a Special Use Permit for the Subject Property to allow the proposed senior housing development to exceed 12 units per acre for seniors aged 62+. The community will consist of 115 units in one four-story building, as well as 25 cottage residences (“Development”), for a total of 140 units. The community also will contain outdoor amenities such as a community garden, and grilling/picnic areas, as well as interior amenities such as a fitness center, community room, social gathering areas, and business center.

One Street Residential has owned and operated active adult rental communities for over 15 years in the metropolitan Atlanta region. It owns and operates 1692 Active Adult units and manages another 544 Active Adult units as a property manager. A graphic depiction of the varied locations of these units is attached as Exhibit A. Its most recent development is the 125 unit Hearthside LaFayette community in Fayetteville. Opened in the summer of 2019, by December it was 93 %occupied. Photographs which represent the nature of that One Street product, similar to what will be developed here in the main building, are attached as Exhibit B.

The units within the proposed development will range in size from 706 to 745 square feet (one bedroom units) to 913 to 1,005 square feet (for two bedroom units). There will be 80 one bedroom units, and 60 two bedroom units. 15-20% of the units will be rented by seniors with 80% of Adjusted Median Income (AMI). The balance of the units will be rented at or below 60% AMI. Projected rental rates will reach the following, up to \$1,135 for a one bedroom residence and \$1,360 for a two bedroom residence. The residents will live independently, and no mandated meal plan or medical care assistance will be provided. Every resident must be at least 62 years of age. That said, throughout One Street's active adult portfolio, their typical resident profile is a single person female household in her mid-70s. Property management staff will be on site during regular business hours. Emergency maintenance staff are on call after hours.

The project will be developed and owned through a public-private partnership between the Lawrenceville Housing Authority and One Street Residential. Age-eligible residents of the Hooper Renwick and Rich Martin public housing communities, anticipated to be 10 residents, will be housed in this community.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written analysis for the rezoning SUP and variance criteria listed in the City of Lawrenceville Zoning Code ("Zoning Code") § 908.

II. CRITERIA TO BE APPLIED TO REZONING

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

Yes. The Subject Property is surrounded by compatible zoning districts and uses. To the

north is property zoned BG (Business General), containing the Gwinnett County Courthouse Annex and Gwinnett County Fire and Emergency Services Station 15. To the south, the property borders property zoned BG and owned by the City of Lawrenceville Housing Authority, containing attached residential; Multifamily Residential (RM-12), containing attached housing; and a property zoned RS-150, which is undeveloped. To the east, the Subject Property abuts property zoned BG and the right-of-way of Scenic Highway. To the west the Subject Property abuts the right-of-way of Stone Mountain Street. The Proposed Development blends harmoniously with the surrounding mix of developments and offers a transition from the residential to the south to the office and civic uses to the north.

B) WHETHER A PROPOSED REZONING AND SUP WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. See answer to subparagraph A above.

C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING AND SUP HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

All but one of these tracts has been vacant for years, and the larger tract has been zoned O-I since at least 1960. No one has attempted to develop the vacant lot or the O-I tract, notwithstanding its access to Scenic Drive. The absence of development is indicative of an absence of reasonable economic use.

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

No. There will be no impact upon schools given that the project serves a 62+ year-old population. It has two excellent points of access: Stone Mountain Street (a minor arterial) and Scenic Highway (a principal arterial). According to the Institute of Traffic Engineers' Trip Generation Manual (ITE Code 251 Senior Living Attached) total daily traffic volume will be approximatively 520 vehicle trips per day (50% out, and 50% in). Peak hour impact is negligible, with 48.4 am trips and 49 pm trips. Utilities are available to serve the site and detention shall be underground.

E) WHETHER THE PROPOSED REZONING AND SUP IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. The City of Lawrenceville 2030 Comprehensive Plan ("Comp Plan") designates the Subject Property as being within the Downtown Master Plan character area. The Comp Plan's states goal for development in this areas is a "combination of greenspace, office, governmental, commercial, residential, residential-commercial uses." See 2030 Comprehensive Plan, pg. 2-6. The Proposed Development will add a senior affordable housing component to the mix of uses sought in the Downtown character area.

F) 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 PROPOSED REZONING.

Metro Atlanta's older adult population continues to grow rapidly as overall better health enables us to live longer. It is estimated that by 2030, 1 in 4 residences will be over age 60 versus 1 in 6 today. Further, the number of residents age 65 and over will nearly triple to 1.6 million by 2030. This demographic shift presents the Atlanta region and its leadership with the challenge of providing services and designing communities in a manner that meets the

needs of residents of all ages and abilities.

III. VARIANCES REQUESTED

§102.10: **To increase the maximum building height from 35' to 55'**

The site's irregular topography requires height in the main building since the narrow "sides" cannot be developed for anything but cottage structures.

§403: **To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080**

The provision of this buffer is not needed. It will be replaced with landscape strips. This is a predominantly commercial area and the buffering is unwarranted.

§601.B.3.a: **To reduce the required grass and landscape strip between the parking and building from 20' to 10'.**

The Applicant seeks to reduce the landscape strip width and allow the building closer to the parking to lessen distance the senior residents must walk between the parking space and the building. Many of the residents are not as mobile as the general public and the shorter distance also reduces the likelihood of slips or falls during inclement weather. The Applicant intends to landscape the remaining 10' to provide an attractive buffer around the building while reducing the travel length for seniors.

§19.5.1: Encroachment into the 251 EPD buffer, 50' City Stream Buffer and 75' 25' Impervious Setback to pipe stream

An intermittent stream flows from a County Fire Station detention pond to the east of the site across part of the acreage into a recovery residence property to the west. See Exhibit C. One Street proposes to pipe this stream 181' to allow a perpendicular road crossing of it. Piping it requires a variance from the 25' EPD stream buffer, the 50 foot City of Lawrenceville stream buffer, and the additional 25' buffer imposed by the City which may be disturbed but replanted. Piping the stream will also require a USACE Nationwide Permit 29. Compensatory mitigation will be required in the form of the purchase of stream mitigation credits prior to construction.

§601.B.1.a: To reduce front side and rear facades to a finish with a minimum of 51% brick or stone

This project is an affordable housing project to be funded by DCA LIHTC dollars. The size of the units, architectural treatment, and interior appointments directly relate to affordability. For example, a 100 SF increase in unit size adds \$14,000 to the unit cost. A façade of 75% brick or stone increases each unit cost by at least \$1,419. These costs preclude the provision of housing at 60% of AML. And DCA in their review process often penalizes an applicant which has a larger unit size or façade treatments it regards to be unnecessary. This penalty is imposed by outside forces and is not the Applicant's creation. It is a hardship.

IV. PRESERVATION OF CONSTITUTIONAL RIGHTS

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a retirement community's right to use the Subject Property established in the City of Lawrenceville's Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by 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. Further, the failure to allow this use 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.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Rezoning and Special Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the 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.

A refusal to allow the development in question would be invalid inasmuch as it would be

denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

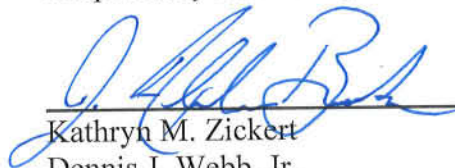
Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Special Use Permit and Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Lawrenceville so that such recommendations or input might be incorporated as conditions of approval of these Applications.

This 9th day of July, 2020.

Respectfully submitted,



Kathryn M. Zickert

Dennis J. Webb, Jr.

J. Alexander Brock

Attorneys For Applicant

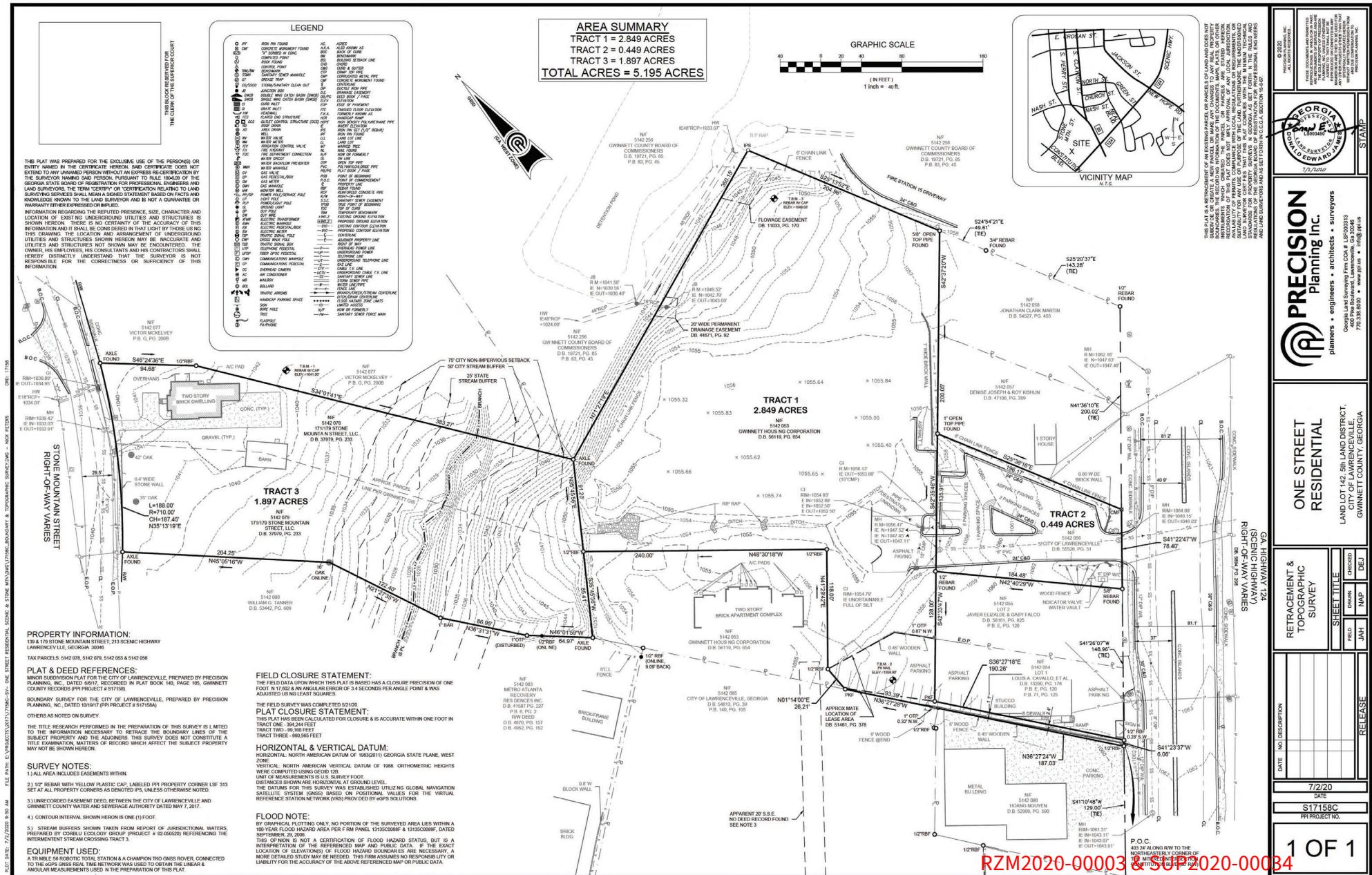
LAND DESCRIPTION TRACTS 1, 2 & 3 COMBINED

All that tract or parcel of land lying and being in Land Lot 142 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Southeasterly end of the Mitered Intersection of the Northwesterly Right-of-Way of Georgia Highway 124 (a.k.a. Scenic Highway, R/W varies) and the Northeasterly Right-of-Way of Constitution Boulevard (f.k.a. Hillside Drive, 80' R/W); THENCE continuing along said Right-of-Way of Georgia Highway 124 in a Northerly direction for 403.24 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said Right-of-Way of Georgia Highway 124, North 36 degrees 27 minutes 24 seconds West for a distance of 187.03 feet to a Point; THENCE North 36 degrees 27 minutes 28 seconds West for a distance of 93.39 feet to a PK Nail Found; THENCE North 01 degrees 14 minutes 00 seconds East for a distance of 26.21 feet to a 1/2" Rebar Found; THENCE North 41 degrees 29 minutes 42 seconds East for a distance of 118.00 feet to a 1/2" Rebar Found; THENCE North 48 degrees 30 minutes 18 seconds West for a distance of 240.00 feet to a 1/2" Rebar Found; THENCE South 35 degrees 45 minutes 56 seconds West for a distance of 85.41 feet to an Axle Found; THENCE North 46 degrees 01 minutes 59 seconds West for a distance of 64.97 feet to a 1" Open Top Pipe Found; THENCE North 36 degrees 31 minutes 31 seconds West for a distance of 86.95 feet to a 1" Bar; THENCE North 21 degrees 27 minutes 35 seconds West for a distance of 122.40 feet to a Point; THENCE North 45 degrees 05 minutes 16 seconds West for a distance of 204.25 feet to an Axle Found on the Southeasterly Right-of-Way of Stone Mountain Street (R/W Varies); THENCE continuing along said Right-of-Way of Stone Mountain Street along a curve to the left having a radius of 710.00 feet and arc length of 188.00 feet being subtended by a chord of North 35 degrees 13 minutes 19 seconds East for a distance of 187.45 feet to an Axle Found; THENCE leaving said Right-of-Way of Stone Mountain Street, South 46 degrees 24 minutes 36 seconds East for a distance of 94.68 feet to a 1/2" Rebar Found; THENCE South 34 degrees 01 minutes 41 seconds East for a distance of 383.27 feet to an Axle Found; THENCE North 71 degrees 27 minutes 19 seconds East for a distance of 350.15 feet to an Iron Pin Set; THENCE South 25 degrees 13 minutes 52 seconds East for a distance of 204.96 feet to a 5/8" Open Top Pipe Found; THENCE South 42 degrees 37 minutes 20 seconds West for a distance of 200.05 feet to a 1" Open Top Pipe Found; THENCE South 25 degrees 38 minutes 16 seconds East for a distance of 196.17 feet to a Concrete Monument Found on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 22 minutes 47 seconds West for a distance of 78.40 feet to a 5/8" Rebar Found; THENCE leaving said Right-of-Way of Georgia Highway 124, North 42 degrees 40 minutes 29 seconds West for a distance of 184.48 feet to a 1/2" Rebar Found; THENCE South 42 degrees 33 minutes 47 seconds West for a distance of 128.00 feet to a PK Nail Found; THENCE South 36 degrees 27 minutes 18 seconds East for a distance of 190.26 feet to a Point on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 23 minutes 37 seconds West for a distance of 6.06 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 5.195 Acres.



RZM2020-00003 & SUT2020-00034

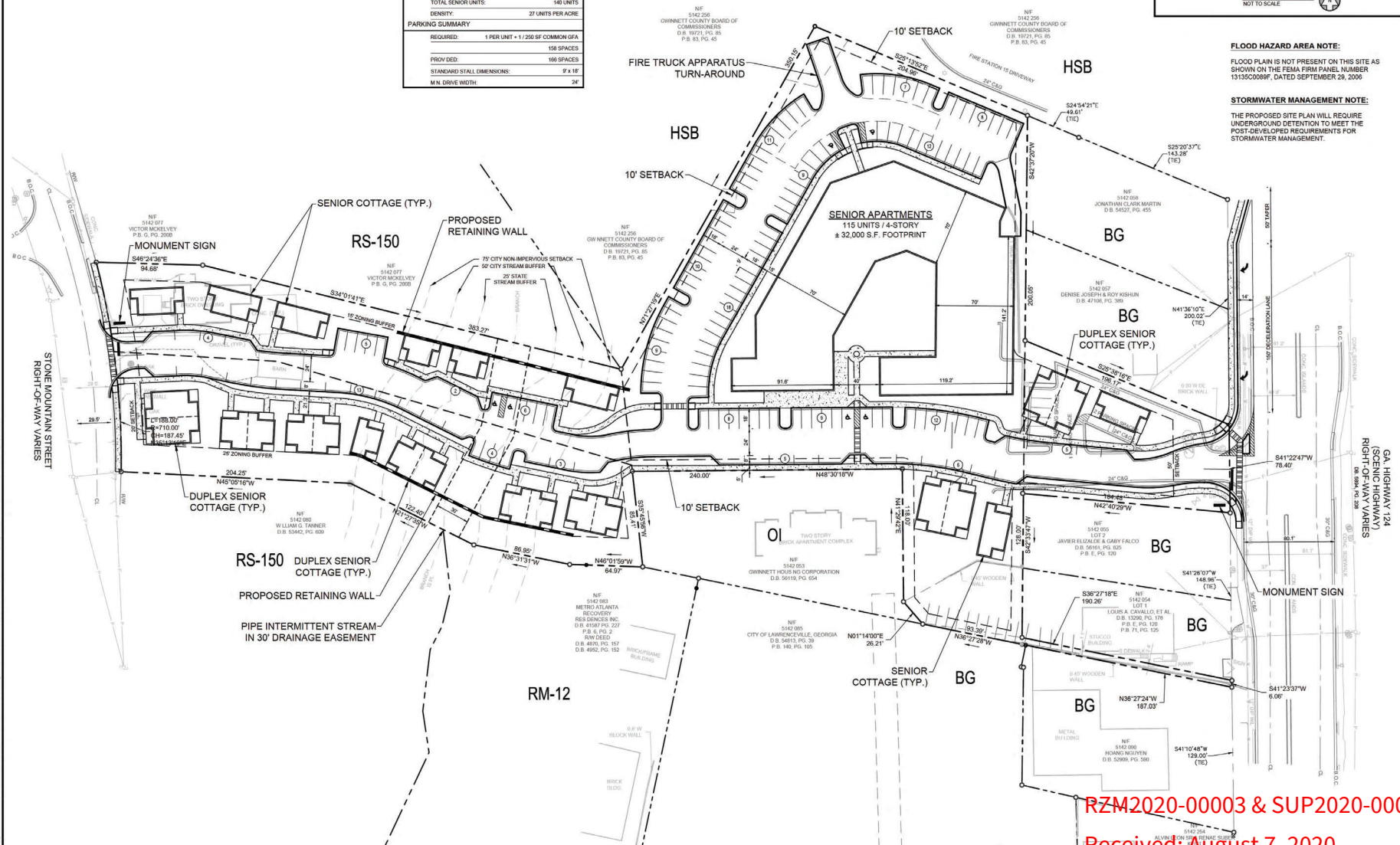
Received: August 7, 2020
Planning and Development Dep

SITE SUMMARY	
SITE AREA	
SITE AREA:	5.19 ACRES (228,327 S.F.)
IMPERVIOUS AREA:	3.43 ACRES (149,827 S.F.)
IMPERVIOUS RATIO (MAX / PROVIDED):	70% / 60%
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	RS-15
ADJACENT ZONING:	BG, HSB, OL, RS-150
BUILDING SETBACKS	
FRONT / SIDE / REAR:	30' / 10' / 10' OR 40'
BUILDING SUMMARY	
SENIOR APARTMENTS:	115 UNITS
SENIOR COTTAGE UNITS:	12 - 1 BR / 13 - 2 BR
TOTAL SENIOR UNITS:	140 UNITS
DENSITY:	27 UNITS PER ACRE
PARKING SUMMARY	
REQUIRED:	1 PER UNIT + 1 / 250 SF COMMON GFA
PROVIDED:	158 SPACES
STANDARD STALL DIMENSIONS:	8' x 18'
M/N DRIVE WIDTH:	36'



FLOOD HAZARD AREA NOTE:
FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0006F, DATED SEPTEMBER 28, 2009.

STORMWATER MANAGEMENT NOTE:
THE PROPOSED SITE PLAN WILL REQUIRE UNDERGROUND DETENTION TO MEET THE POST-DEVELOPED REQUIREMENTS FOR STORMWATER MANAGEMENT.



PROPOSED BY THE OFFICE OF

LECRAW ENGINEERING

3415 CORPORATE WAY
DUBLIN, GA 30098
TEL: 770.441.0289
WWW.LECRAWENGINEERING.COM

CLIENT

ONESTREET RESIDENTIAL

2000 RIVERDGE PARKWAY - SUITE 400 - ATLANTA, GA 30328

PROJECT

HEARTSHIDE - LAWRENCEVILLE

215 S. LAWRENCEVILLE AVENUE
LAND LOT 42 OF DECEMBER DISTRICT PARCEL NO. 53
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

DATE: 08/01/20

DESIGN TEAM

DRAWN BY: CER

DESIGNED BY: TKS

REVIEWED BY: TKS

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW

NORTH ARROW

SCALE: 1" = 40'

DATE: 08/01/20

REZONING SITE PLAN

RSP-1

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020

[illegible]

CLIENT

ONESTREET RESIDENTIAL

2000 RIVEREDGE PARKWAY - SUITE 450 - ATLANTA, GA 30328

PROJECT

HEARTHSIDE - LAWRENCEVILLE

213 SCENIC HWY

LAND LOT 142 OF THE5TH DISTRICT, PARCEL NO. 53

LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

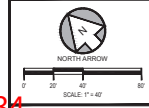
SEAL:



DESIGN TEAM:	
DRAWN BY:	CER
DESIGNED BY:	TKS
REVIEWED BY:	TKS



SCALE & NORTH ARROW:



DATE: July 29, 2020

SUP PLAN

1 OF 1





RZM2020-00003 & SUP2020-00034

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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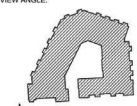
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REV # DATE DESCRIPTION

REV #	DATE	DESCRIPTION



VIEW ANGLE:



CLIENT:

ONESTREET
RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: CHECKED BY:

MMF

SCALE: AS NOTED DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER:

A5-5

REVISION



1 PERSPECTIVE
A5-5 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

CONSTRUCTION

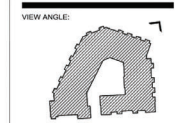


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CLIENT:
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#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY: MMF
SCALE: AS NOTED
PROJECT NUMBER: 2006
DRAWING NUMBER: A5-8

CHECKED BY: DATE: 08/05/2020



1 PERSPECTIVE
A5-8 NTS

RZM2020-00003 & SUP2020-00034

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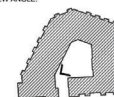
RELEASE DATES:

REV # DATE DESCRIPTION

REV #	DATE	DESCRIPTION



VIEW ANGLE:



CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSTONE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: CHECKED BY:

MMF

SCALE: AS NOTED DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER:

A5-9

REVISION



1 PERSPECTIVE
A5-9 NTS

RZM2020-00003 & SUP2020-00034

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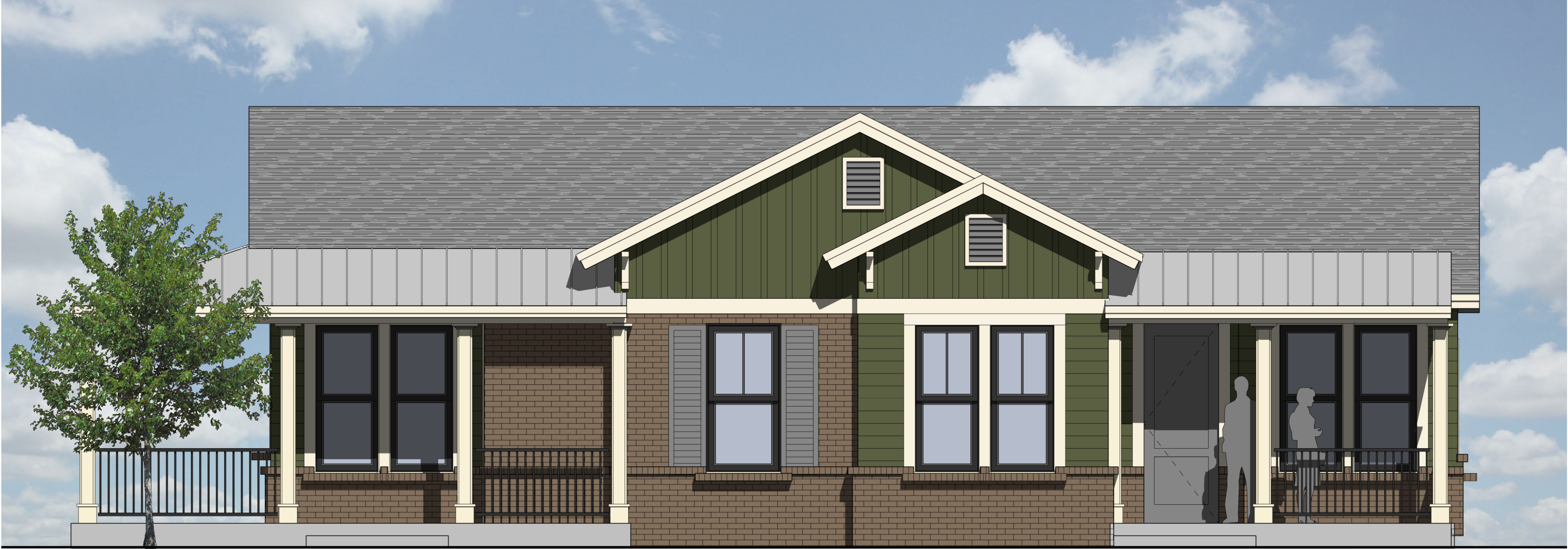


Hearthside Lawrenceville Cottages - Elevation Key Plan

08/05/2020

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Hearthside Lawrenceville Cottages - Type A (695/712 sf)

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Hearthside Lawrenceville Cottages - Type A2

Scale 1/4" = 1'-0"
8/05/2020

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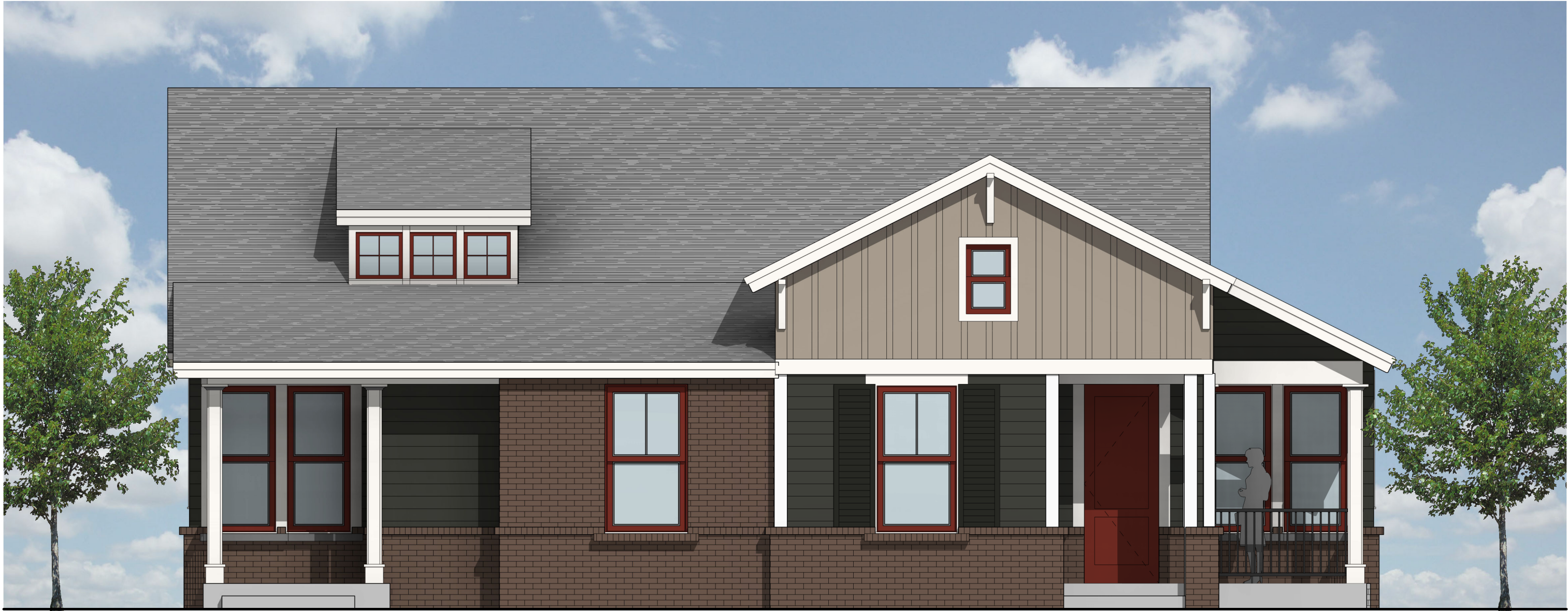


Hearthside Lawrenceville Cottages - Type A3

Scale 1/4" = 1'-0"
7/27/2020

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Hearthside Lawrenceville Cottages - Type C (895/905 sf)

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7/28/2020

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Hearthside Lawrenceville Cottages - Type C2

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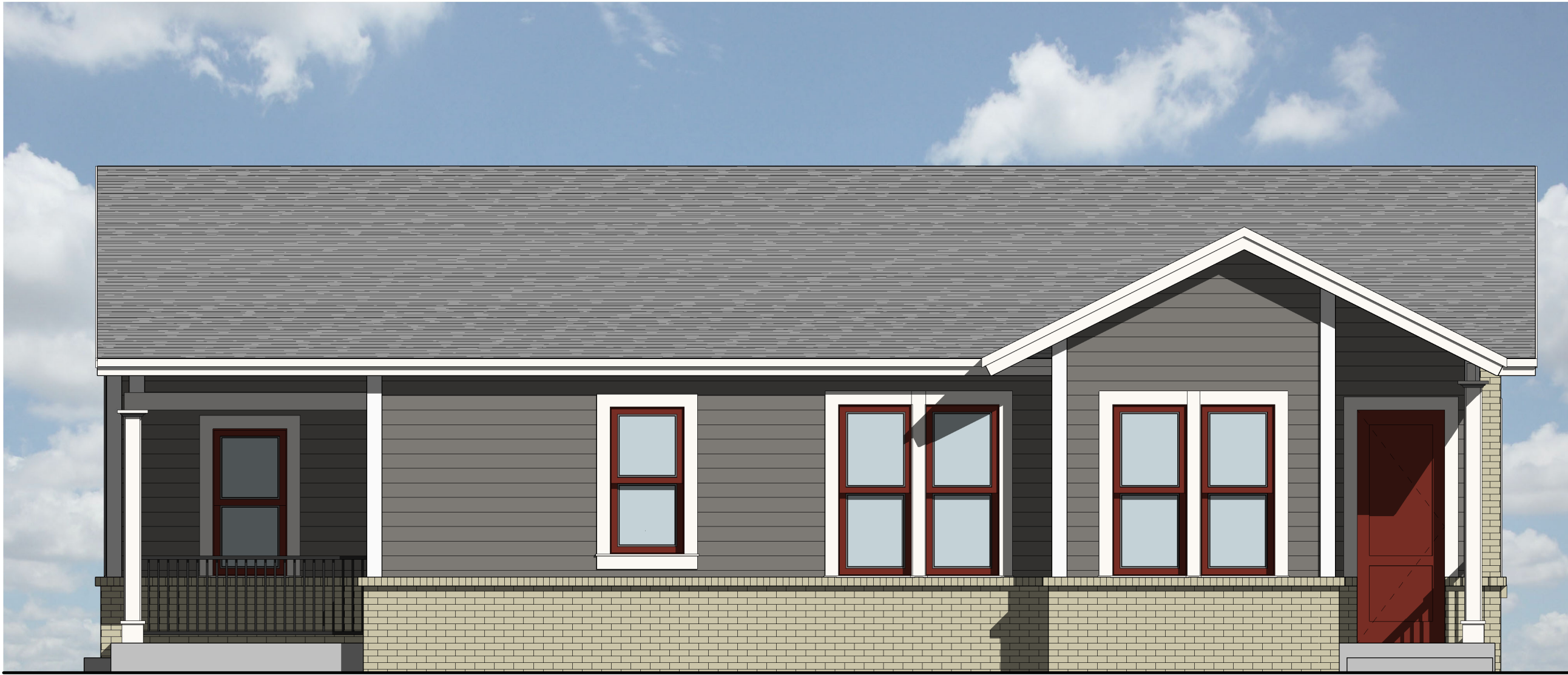
Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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① Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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RELEASE DATES:

REV	#	DATE	DESCRIPTION



STAMP:

CLIENT:
 ONESTREET
 RESIDENTIAL
 2000 RIVEREDGE PKWY
 #450
 ATLANTA, GA 30328

PROJECT:
 HEARTHSIDE
 LAWRENCEVILLE

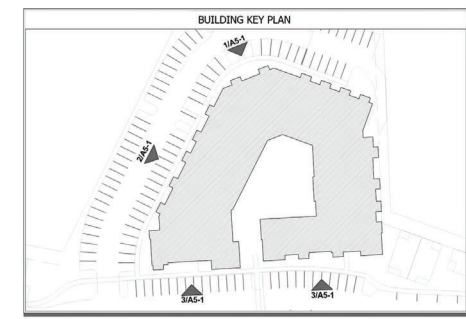
DRAWING TITLE:
 PROPOSED
 ELEVATIONS

DRAWN BY: MMF
 SCALE: AS NOTED
 DATE: 08/05/2020
 PROJECT NUMBER: 2006
 DRAWING NUMBER: A5-1

REVISION



1 BUILDING ELEVATION
 A5-1 3/32"=1'-0"



2 BUILDING ELEVATION
 A5-1 3/32"=1'-0"



3 BUILDING ELEVATION
 A5-1 3/32"=1'-0"



EXHIBIT A

RZM2020-00003 & SUP2020-00034

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EXHIBIT B

RZM2020-00003 & SUP2020-00034

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TYPICAL UNIT INTERIORS







OUTSIDE AMENITIES



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INTERIOR AMENITIES



RZM2020-00003 & SUP2020-00034

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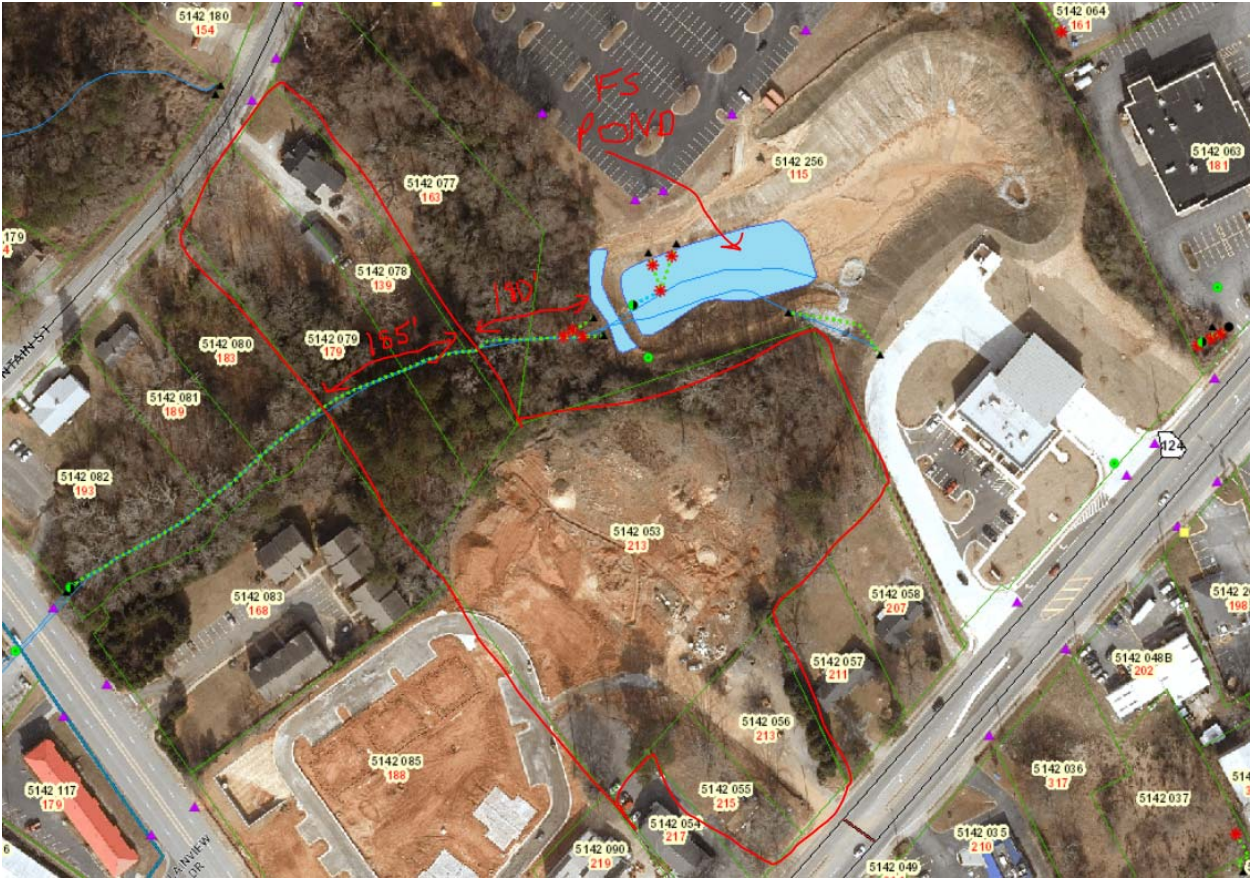
EXHIBIT C

RZM2020-00003 & SUP2020-00034

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Approximate Location of Stream



RZM2020-00003 & SUP2020-00034

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1.

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

 Subject Property

 Roads

 Parcels

PRIMARY ZONING

 BG

 HSB

 OI

 ON

 RM-12

 RS150



RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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RELEASE DATES

REV	DATE	DESCRIPTION
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VIEW ANGLE:



CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: MMF	CHECKED BY:
SCALE: AS NOTED	DATE: 08/05/2020
PROJECT NUMBER: 2006	
DRAWING NUMBER:	

A5-4

BLIGHT



649 11TH STREET
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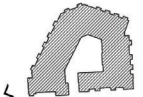
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RELEASE DATES:

REV	#	DATE	DESCRIPTION
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VIEW ANGLE:



CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: MMF	CHECKED BY:
------------------	-------------

SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER:
2006

DRAWING NUMBER: A5 6

A5-6

CONSTRUCTION



Planning and Development Dep



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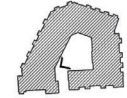
RELEASE DATES:

REV # DATE DESCRIPTION

REV #	DATE	DESCRIPTION



VIEW ANGLE:



CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSTONE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY:

MMF

CHECKED BY:

SCALE:

AS NOTED

DATE:

08/05/2020

PROJECT NUMBER:

2006

DRAWING NUMBER:

A5-9

REVISION



1 PERSPECTIVE
A5-9 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

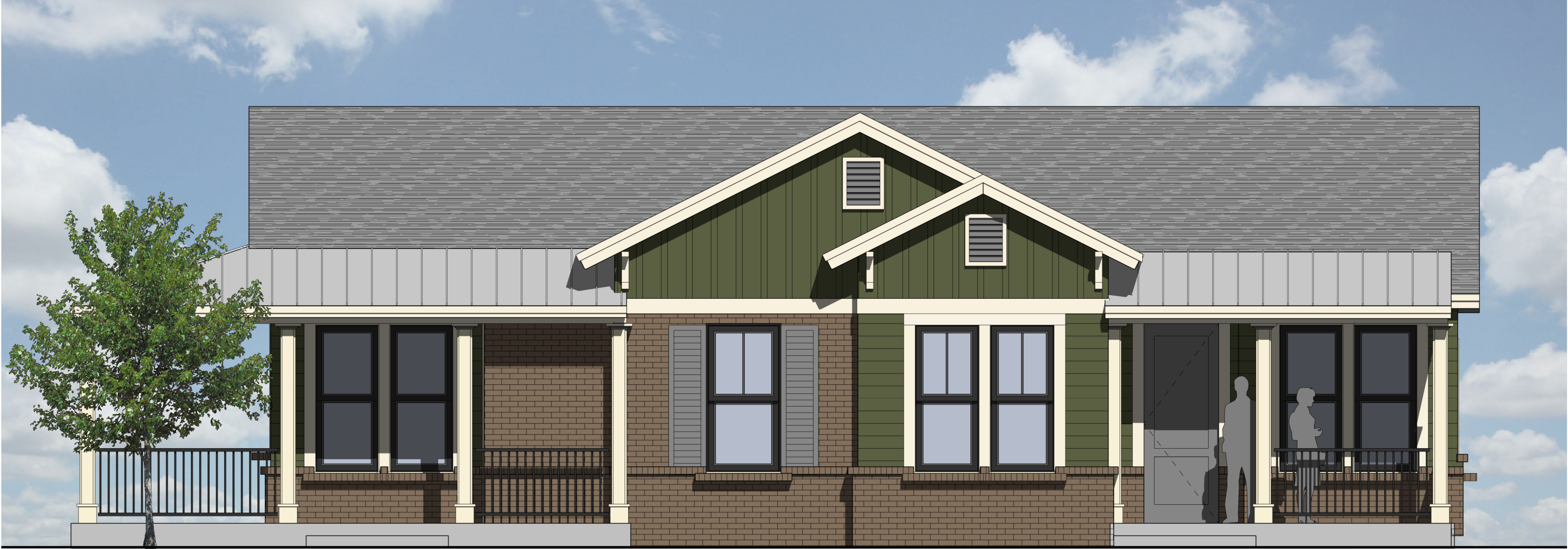


Hearthside Lawrenceville Cottages - Elevation Key Plan

08/05/2020

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Planning and Development Department



Hearthside Lawrenceville Cottages - Type A (695/712 sf)

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7/31/2020

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Hearthside Lawrenceville Cottages - Type A2

Scale 1/4" = 1'-0"
8/05/2020

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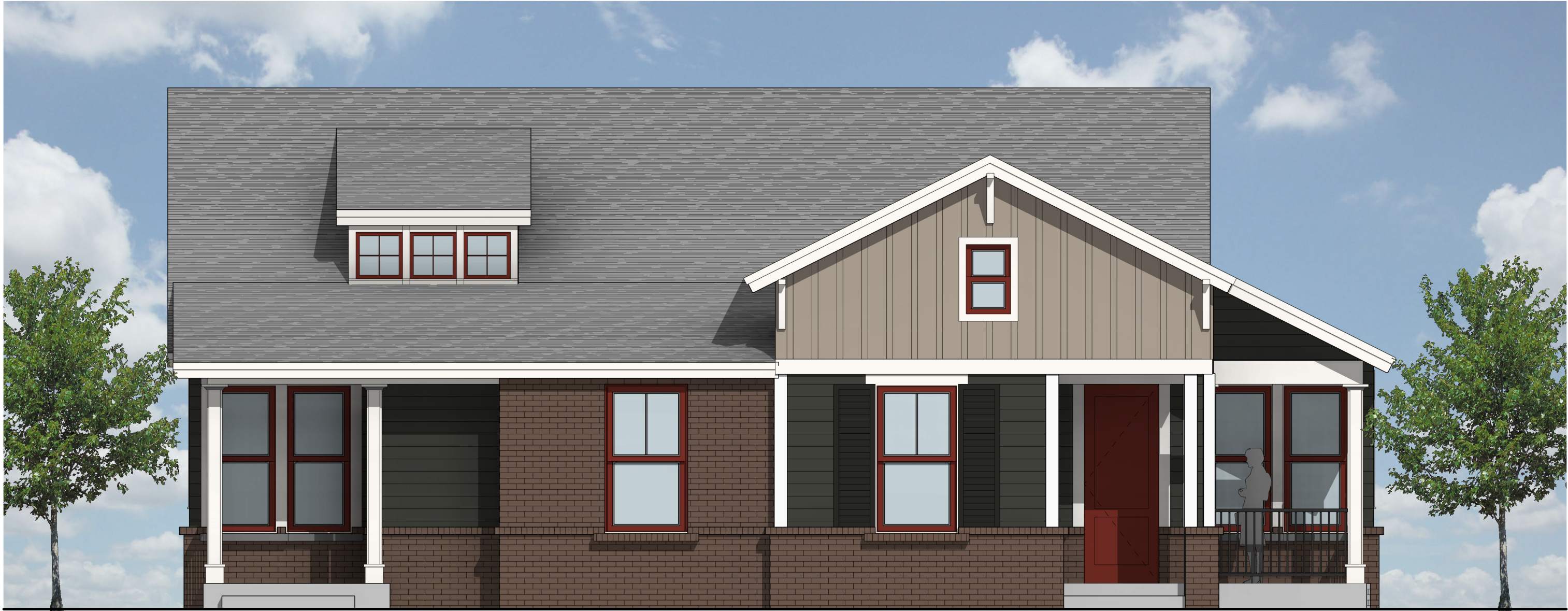


Hearthside Lawrenceville Cottages - Type A3

Scale 1/4" = 1'-0"
7/27/2020

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Hearthside Lawrenceville Cottages - Type C (895/905 sf)

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7/28/2020

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Hearthside Lawrenceville Cottages - Type C2

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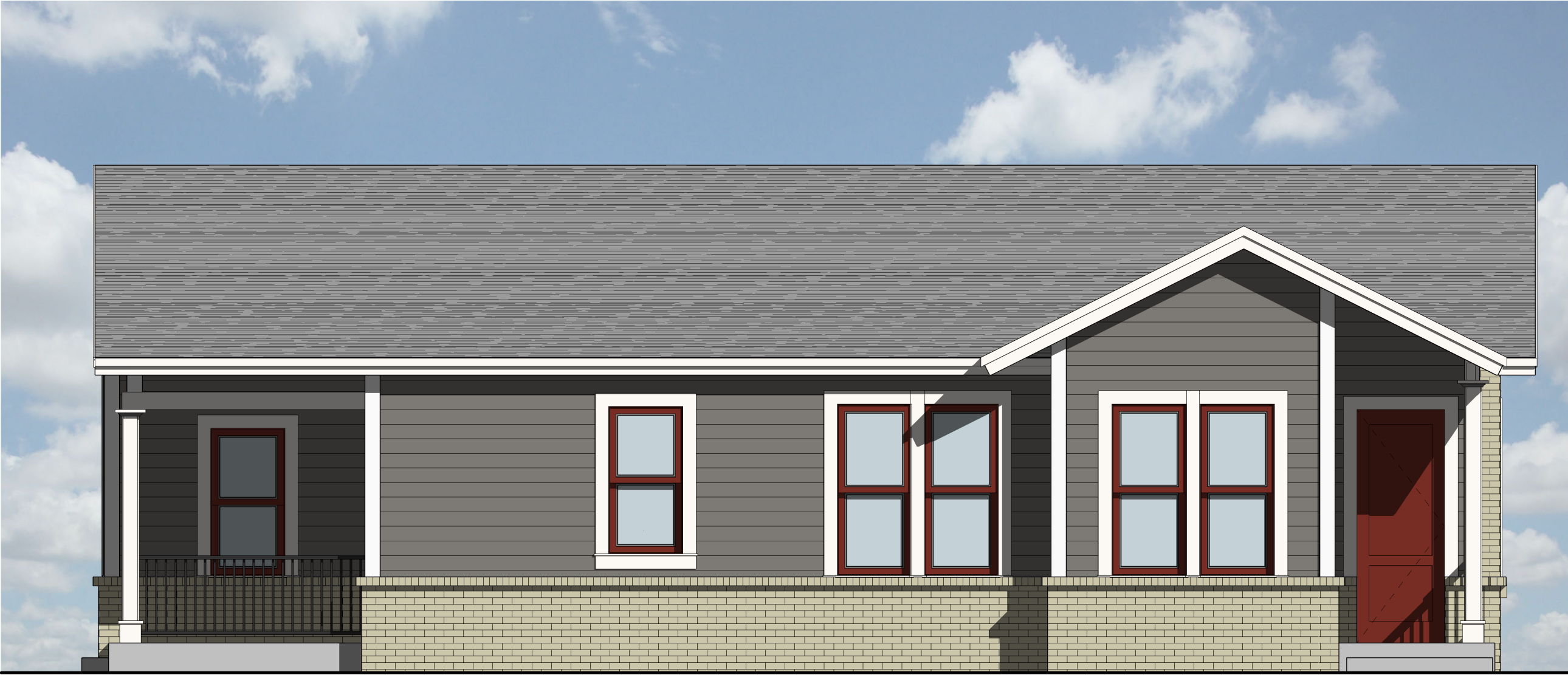
Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De





① Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De



1.

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

 Subject Property

 Roads

 Parcels

PRIMARY ZONING

 BG

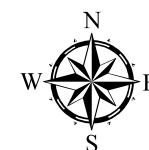
 HSB

 OI

 ON

 RM-12

 RS150



0 50 100

Page 102



1.

The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Area

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

-  Subject Property
-  Roads
-  Parcels



RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Department

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

RZM2020-00003:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 124 residential units, consisting of 115-unit independent multifamily living units, 9 single-family residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 55 feet.
 - C. Duplex units shall be prohibited.
 - D. Accessory structures shall be prohibited.
 - E. The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 1, 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 Planning and Development Department.
 - B. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.

- C. The single-family units shall meet the RS-60 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
- D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E. Provide 166 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F. Provide a 25-foot wide natural undisturbed buffer along the north property line, and a 15-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- H. The development shall meet all State and City Stream Buffer requirements.
- I. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.

- K. All grassed areas shall be sodded.
- L. The utilities internal to the development must be placed underground.
- M. 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.
- N. 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.
- O. Outdoor storage shall be prohibited.
- P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. 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 masonry wall with access via an opaque gate.
- Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- S. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- T. Stormwater Detention Pond shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.
- U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00034:

Approval of a Special Use Permit for a 124-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 124 residential units (24 Units Per Acre), consisting of 115-unit independent multifamily living units, 9 single-family residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. The units shall meet the following:
 - i. Lawrenceville Housing Authority Managed Units – 25% max.
 - ii. Units leased at market rent – 25% min.
 - iii. 3 bedroom – 10% Max
 - iv. 4 bedrooms are prohibited
 - C. Duplex units shall be prohibited.
 - D. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - E. Interior unit features include stainless steel appliances, stone countertops, and washer and dryer. This requirement will only apply to the market-rate units.
 - F. The development shall include amenities for residents including active common spaces that include a pool, community garden, grilling, and picnic areas. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

CITY MANAGER STAFF AMENDED CONDITIONS
PLANNING COMMISSION
RECOMMENDED CONDITIONS

RZM2020-00003:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 140 ~~124~~ residential units, consisting of 115-unit independent multifamily living units, 8 duplex cottages (16 units), 9 single-family residential cottage units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 55 feet.
 - ~~—Duplex units shall be prohibited.~~
 - ~~D.C.~~ Accessory structures shall be prohibited.
 - ~~E.D.~~ The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 1, 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 Planning and Development Department.
 - B. The apartment buildings shall meet the ~~RM-24~~ multifamily residential architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural

metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.

- C. The single-family units shall meet the ~~RS-60~~ single-family residential architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit. Garages are not required.
- D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E. Provide up to 166~~186~~ parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F. Provide a 25-foot wide natural undisturbed buffer along the north property line, and a 15-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- H. The development shall meet all State and City Stream Buffer requirements.
- I. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display

area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.

- K. All grassed areas shall be sodded.
- L. The utilities internal to the development must be placed underground.
- M. 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.
- N. 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.
- O. Outdoor storage shall be prohibited.
- P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. 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 masonry wall with access via an opaque gate.
- Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- S. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- T. Stormwater Detention Pond shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the

review and approval of the Planning and Development Department.

- U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF AMENDED CONDITIONS

PLANNING COMMISSION

RECOMMENDED CONDITIONS

SUP2019-00034:

Approval of a Special Use Permit for a 140 ~~124~~-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The proposed development shall be limited to a total of 124 ~~140~~ residential units (24 Units Per Acre), consisting of 115-unit independent multifamily living units, 8 duplex cottages (16 units), 9 single-family residential cottage units. The final site and building design shall be subject to review and approval of the Planning and Development Department.

B. The units shall meet the following:

- i. Lawrenceville Housing Authority Managed Units – 25% max.
- ii. Units leased at market rent – 25% min.
- iii. 3 bedroom – 10% Max
- iv. 4 bedrooms are prohibited

~~C. Duplex units shall be prohibited.~~

~~D.~~ C. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.

~~E.~~ D. Interior unit features include stainless steel appliances, and solid surface stone ~~countertops, and washer and dryer. This requirement will only apply to the market rate units. if approved by Department of Community Affairs.~~

F.E. _____ The _development shall include amenities for residents including active common spaces that include a pool, community garden, grilling, and picnic areas. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item:	CIC2020-00003 & SUP2020-00039; Karen Wright; 577 Scenic Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, October 14, 2020
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval of CIC2020-0003 with Planning Commission recommended Conditions. Denial without Prejudice of SUP2020-00039.

Summary: The applicant requests a change in conditions to the previously approved rezoning (RZ-15-04) and a Special Use Permit to allow a daycare with outdoor recreation.

Attachments/Exhibits:

- CIC2020-00003 SUP2020-00039_MUNICODE
- CIC2020-00003 SUP2020-00039_ATTACHMENTS
- CIC2020-00003 SUP2020-00039_REPORT
- CIC2020-00003 SUP2020-00039_STAFF CONDITIONS
- CIC2020-00003 SUP2020-00039_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
CHANGE-IN-CONDITIONS REPORT

CASE NUMBER	CIC2020-00003 & SUP2020-00039
APPLICANT	KAREN WRIGHT
CONTACT	KAREN WRIGHT
PHONE NUMBER	770.899.0786
ZONING CHANGE	N/A
LOCATION	577 SCENIC HIGHWAY
PARCEL ID	R5116 101
ACREAGE	0.45
PROPOSED DEVELOPMENT	CHANGE IN CONDITIONS TO PREVIOUSLY APPROVED REZONING AND A SPECIAL USE PERMIT FOR A DAYCARE FACILITY WITH OUTDOOR RECREATION
DEPARTMENT RECOMMENDATION	APPROVAL

ZONING HISTORY:

The property was originally zoned RS-180 (Single-Family Residence) and rezoned to ON (Office Neighborhood District) in 2006 that required six parking spaces and the use of office classification only. In 2016, the property was approved rezoning to OI (Office Institutional District) with conditions, pursuant to case RZ-15-04 for a tutoring facility.

PROJECT DATA:

The applicant is requesting a Change-in-Conditions of a prior rezoning approval (RZ-15-04) to allow other uses permitted in the OI zoning district, with a Special Use Permit to allow a daycare facility with outdoor recreation. The property is located on the west of Scenic Highway, north of its intersection with Moon Road. The property is currently developed with a dwelling that has been converted into office space, with six parking spaces and landscaping per the conditions of the previous rezoning. The applicant is requesting to amend Conditions 1, 2, and 3 of RZ-15-04. The condition currently reads as follows:

1. Hours of operation shall be limited to 8:00 am to 6:00 pm.

2. Approval shall be limited to the operation of a specialized non-degree school similar to what is requested in the application, Professional or Business offices only.
3. The use as a specialized non-degree school shall be limited to indoor tutoring only. No outdoor recreation shall be allowed.

The applicant proposes to amend condition 1 to allow the daycare facility to provide drop off at 6:00 am and pick up at 6:00 pm. The amendment to condition 2 would be to allow other uses permitted by right in the OI zoning district to provide more flexibility in when marketing the location for lease; for condition 3, the applicant requests the special use permit that would a daycare facility with outdoor recreation.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Traditional Residential Character Area. This character area is intended to preserve the traditional neighborhoods and buffer them from more intense land uses, however, it also designates low-intensity commercial uses along major roadway corridors. The request to allow a daycare facility may be consistent with the low-intensity uses; the daycare facility may be a service that may be appropriate for the surrounding area.

The area surrounding the subject lot consists of single-family, multifamily commercial, and office-institutional uses. The segment of Scenic Highway between Gwinnett Drive and Moon Road is characterized by office and residential uses. Directly to the north and south are properties developed as single-family dwellings zoned RS-180 (Single-Family Residential District). Across from Scenic Highway is a property zoned RS-180 also developed with a single-family dwelling. Adjacent to the west is a duplex subdivision zoned RM-12. The applicant's request may be considered consistent with the surrounding area if operated with recommended conditions.

In conclusion, the requested change-in-conditions may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

CIC2020-00003

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

Approval of Change-in-Conditions subject to the following enumerated conditions:

1. Hours of operation shall be limited to ~~8:00~~ **6:00** am to 6:00 pm.
2. Approval as OI (Office Institutional) to allow all uses permitted by right in the OI zoning district. Other uses requiring a Special Use Permit in the OI zoning district shall go through the public hearing process.
- ~~3. Approval shall be limited to the operation of a specialized non-degree school similar to what is requested in the application, Professional or Business offices only.~~
- ~~4. The use as a specialized non-degree school shall be limited to indoor tutoring only. No outdoor recreation shall be allowed.~~
3. The applicant will be required to meet landscape strip requirements of Article VIII of the Development Regulations. Based on the frontage of the property, the applicant will be required to install 4 trees and 12 shrubs. Existing plant material may be counted. The City Council may consider the removal of the existing entry drive as part of the calculation which will result in a required 3 trees and 9 shrubs. All installed plant material must meet the provisions of Article VIII in regards to type and size. Plant material must be installed within 3 months of approval of this application.
4. Sign twirling is prohibited on the property.
5. Remove the driveway entrance from the landscape calculation.
6. Restrict fencing to the backward of the property only and not allow any barb wire or other similar security measures so as to keep the fence in a residential appearance and nature.
7. There will be no visible outdoor storage in the carport or garage of the property from any vanrage point on Scenic Highway.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00039

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

1. Hours of operation shall be limited to 6:00 am to 6:00 pm.
2. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.
3. 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.
4. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
5. Dumpsters shall be located in the side yard or rear yard area.

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

1. **Will the change-in-conditions proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the change-in-conditions proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the change-in-conditions proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the change-in-conditions 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 change-in-conditions proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes..*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the change-in-conditions proposal?** *No.*



LAWRENCEVILLE

GEORGIA

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Karen Wright</u>	NAME: <u>Karen Wright</u>
ADDRESS: <u>561 Harris Drive</u>	ADDRESS: <u>561 Harris Drive</u>
CITY: <u>McDonough</u>	CITY: <u>McDonough</u>
STATE: <u>GA</u> ZIP: <u>30252</u>	STATE: <u>GA</u> ZIP: <u>30252</u>
CONTACT PERSON: <u>Karen Wright</u> PHONE: <u>770-899-0786</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>O+I</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5116 101</u> ACREAGE: <u>0.45</u>	
ADDRESS OF PROPERTY: <u>577 Scenic Hwy, Lawrenceville 30046</u>	

[Signature]
SIGNATURE OF APPLICANT

8/6/2020
DATE

[Signature]
SIGNATURE OF OWNER

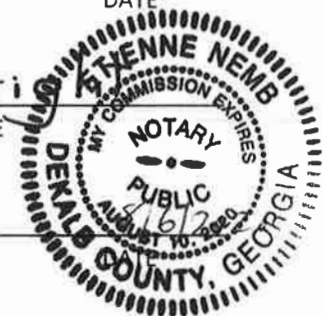
8/6/2020
DATE

Karen Wright
TYPED OR PRINTED NAME

Karen Wright
TYPED OR PRINTED NAME

8/6/2020
DATE

[Signature]
NOTARY PUBLIC



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

CIC2020-00003

RECEIVED: SEP 2, 2020

Planning and Development Department

Legal Description
577 Scenic Highway

All that tract or parcel of land lying and being in Land Lot 116 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and being lot 3, Block A, Unit 2 of Scenic Forest as shown on plat of survey recorded in plat Book Z, Page 24, Gwinnett County Records.

Less and Except:

That property taken in the right-of-way order recorded at deed book 6182, page 73 Gwinnett County, Georgia records, being the same property conveyed to grantors at deed book 36990, page 258, Gwinnett County Records.

Said parcel containing 0.446 acres more or less.

KAREN WRIGHT
561 HARRIS DRIVE
MCDONOUGH, GA 30252

September 3, 2020

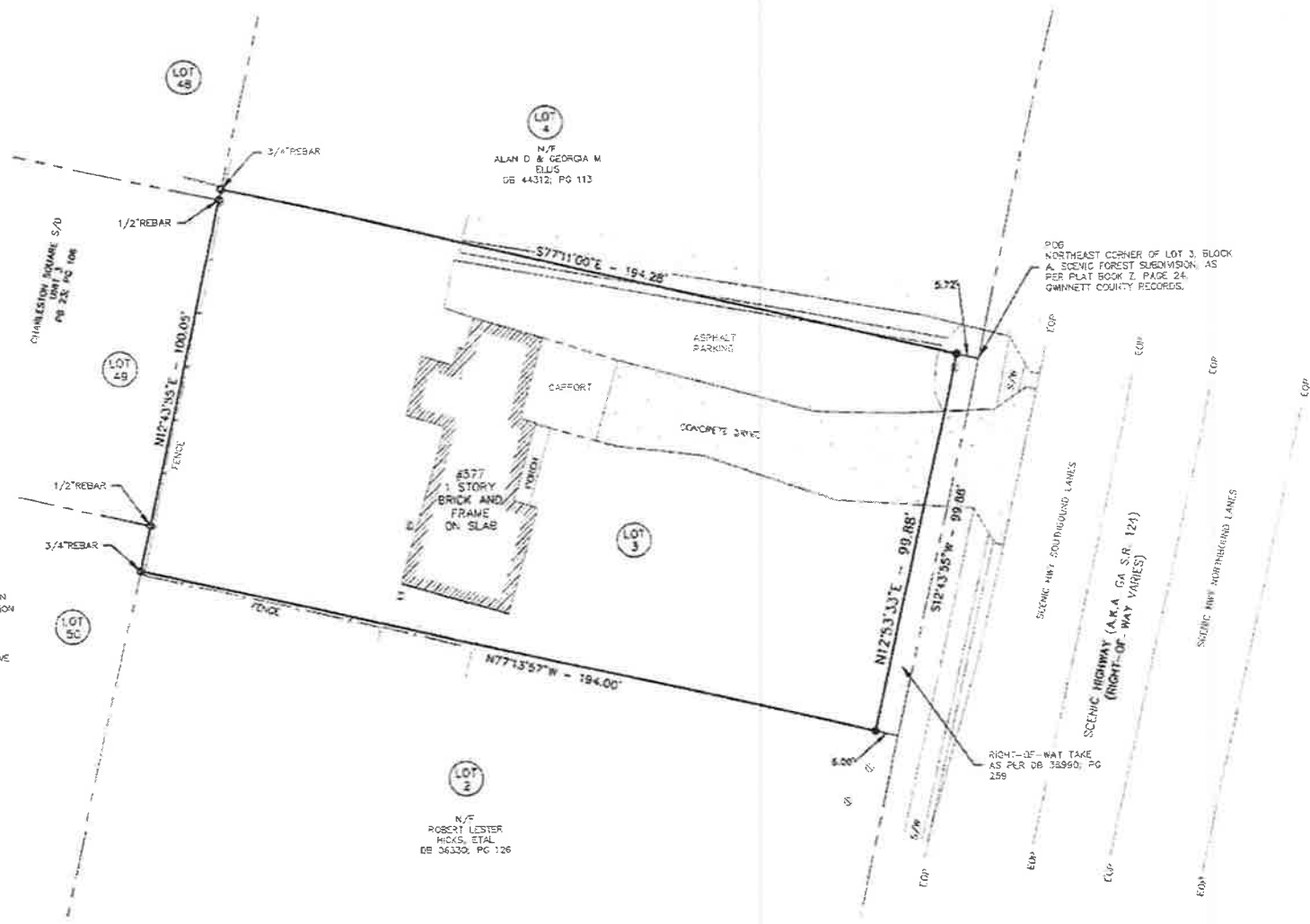
I, Karen Wright, the owner of 577 Scenic Highway, Lawrenceville, GA 30046 would like to have the zoning expanded to include more choices. The current zoning is O and I. The property has been up for rent for two years and is unable to be rented due to the limited options. I would also like to include the opportunity for a day care with hours that are 6:00 am to 6:30 pm and outdoor recreation. Not being able to rent the property due to the limited options is creating a financial hardship.



Karen Wright

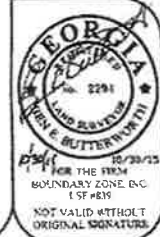
LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET L&P # 839
- 5" W MONUMENT
- ▲ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ POWER/LIGHT POLE
- ⊙ GUY WIRE
- ⊙ POWER METER
- ⊙ POWER BOX
- ⊙ A/C UNIT
- ⊙ RAINHOLE
- ⊙ CLEAN OUT
- ⊙ JUNCTION BOX
- ⊙ OUTFLOW STRUCTURE
- ⊙ DRAINAGE RILET
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ CABLE BOX
- ⊙ TELEPHONE BOX
- ⊙ TRAFFIC CONTROL BOX
- ⊙ SIGN
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC CONCRETE
- EDP EDGE OF PAYMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- CB CATCH BASIN
- CM CANTILEVER
- M/C HANDICAP
- FE FINISHED FLOOR ELEVATION
- BS BASEMENT FLOOR ELEVATION
- DB DEED BOOK
- PL PLAT BOOK
- PG PAGE
- ICV IRRIGATION CONTROL VALVE
- HT HARDWOOD TREE
- PT PINE TREE



MAGNETIC NORTH
SCALE: 1"=20'

BOUNDARY SURVEY
PREPARED FOR KAREN WRIGHT
LOT 3, BLOCK A, UNIT 2, SCENIC FOREST SUBDIVISION,
LAND LOT 116, 5TH DISTRICT, CITY OF LA WRENCEVILLE,
GWINNETT COUNTY, GEORGIA, 30046. - 10/30/2015.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.A. 154-61.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.446 ACRES / 19,404 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 33691, PAGE 796; PG 2; PG 24
FIELDWORK PERFORMED ON 10/30/2015

THIS MAP OR PLAT HAS BEEN CALIBRATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 299,562 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5602 ROBUSTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,284 FEET, AND AN ANGULAR ERROR OF 16 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

BOUNDARY
zone inc.

WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

BUFORD
4195 SOUTH LEE STREET, SUITE 611 BUFORD, GEORGIA 30518

ATLANTA
235 PEACHTREE STREET NE, SUITE 400 ATLANTA, GEORGIA 30303

RALEIGH
2209-C CANNON DRIVE APEX, NORTH CAROLINA 27523

GRAPHIC SCALE - IN FEET

PROJECT
1666201

SHEET

CIO2020-00003
RECEIVED: SEP 2 2020



*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Area
File # CIC2020-00003
& SUP2020-00039

Applicant:
Karen Wright

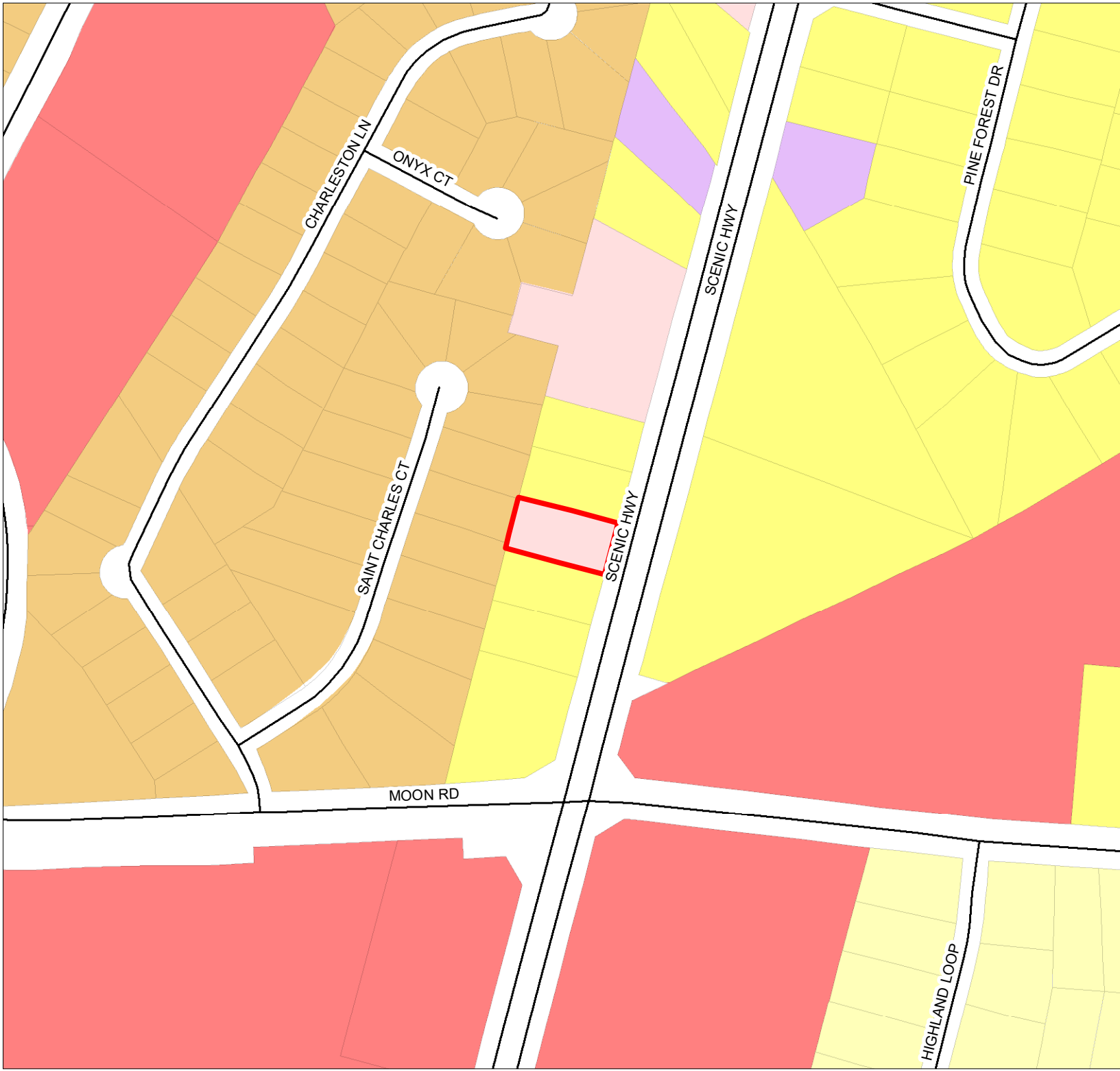
Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

Page 124



2.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # CIC2020-00003
& SUP2020-00039

Applicant:
Karen Wright

Legend

-  Subject Property
-  Parcels
-  Roads

ZONING

-  BG General Business
-  OI Office Institutional
-  ON Office/Neighborhood
-  RM-12 General Residence
-  RS150 Single-Family Residence
-  RS180 Single-Family Residence



PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

CIC2020-00003

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

Approval of Change-in-Conditions subject to the following enumerated conditions:

1. Hours of operation shall be limited to ~~8:00~~ **6:00** am to 6:00 pm.
2. Approval as OI (Office Institutional) to allow all uses permitted by right in the OI zoning district. Other uses requiring a Special Use Permit in the OI zoning district shall go through the public hearing process.
- ~~3. Approval shall be limited to the operation of a specialized non-degree school similar to what is requested in the application, Professional or Business offices only.~~
- ~~4. The use as a specialized non-degree school shall be limited to indoor tutoring only. No outdoor recreation shall be allowed.~~
3. The applicant will be required to meet landscape strip requirements of Article VIII of the Development Regulations. Based on the frontage of the property, the applicant will be required to install 4 trees and 12 shrubs. Existing plant material may be counted. The City Council may consider the removal of the existing entry drive as part of the calculation which will result in a required 3 trees and 9 shrubs. All installed plant material must meet the provisions of Article VIII in regards to type and size. Plant material must be installed within 3 months of approval of this application.
4. Sign twirling is prohibited on the property.
5. Remove the driveway entrance from the landscape calculation.
6. Restrict fencing to the backward of the property only and not allow any barb wire or other similar security measures so as to keep the fence in a residential appearance and nature.
7. There will be no visible outdoor storage in the carport or garage of the property from any vanrage point on Scenic Highway.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00039

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

1. Hours of operation shall be limited to 6:00 am to 6:00 pm.
2. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.
3. 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.
4. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
5. Dumpsters shall be located in the side yard or rear yard area.

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

1. **Will the change-in-conditions proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the change-in-conditions proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the change-in-conditions proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the change-in-conditions 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 change-in-conditions proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes..*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the change-in-conditions proposal?** *No.*

PLANNING COMMISSION

RECOMMENDED CONDITIONS

CIC2020-00003

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

Approval of Change-in-Conditions subject to the following enumerated conditions:

1. Hours of operation shall be limited to ~~8:00~~ **6:00 8:00** am to 6:00 pm.
2. Approval as OI (Office Institutional) to allow all uses permitted by right in the OI zoning district. Other uses requiring a Special Use Permit in the OI zoning district shall go through the public hearing process.
- ~~3. Approval shall be limited to the operation of a specialized non-degree school similar to what is requested in the application, Professional or Business offices only.~~
- ~~4. The use as a specialized non-degree school shall be limited to indoor tutoring only. No outdoor recreation shall be allowed.~~
3. The applicant will be required to meet landscape strip requirements of Article VIII of the Development Regulations. Based on the frontage of the property, the applicant will be required to install 4 trees and 12 shrubs. Existing plant material may be counted. The City Council may consider the removal of the existing entry drive as part of the calculation which will result in a required 3 trees and 9 shrubs. All installed plant material must meet the provisions of Article VIII in regards to type and size. Plant material must be installed within 3 months of approval of this application.
4. Sign twirling is prohibited on the property.
5. Remove the driveway entrance from the landscape calculation.
6. Restrict fencing to the backward of the property only and not allow any barb wire or other similar security measures so as to keep the fence in a residential appearance and nature.
7. There will be no visible outdoor storage in the carport or garage of the property **from** ~~from~~ any **vantage** ~~vantage~~ point on Scenic Highway.

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

SUP2020-00039 – DENIAL WITHOUT PREJUDICE

~~Approval of Special Use Permit for a Daycare Facility and Outdoor Recreation, subject to the following enumerated conditions:~~

- ~~1. Hours of operation shall be limited to 6:00 am to 6:00 pm.~~
- ~~2. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.~~
- ~~3. 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.~~
- ~~4. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~
- ~~5. Dumpsters shall be located in the side yard or rear yard area.~~

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

1. **Will the change-in-conditions proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the change-in-conditions proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the change-in-conditions proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the change-in-conditions 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 change-in-conditions proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes..*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the change-in-conditions proposal?** *No.*



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2020-00018; Learning Hive LLC; 319 Simonton Road

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Staff recommended Conditions

Summary: The applicant requests a rezoning to use the existing structure as a daycare. The property had been used as a daycare for many years and the applicant wants to bring the property up to compliance.

Attachments/Exhibits:

- RZC2020-00018_MUNICODE
- RZC2020-00018_REPORT
- RZC2020-00018_ATTACHMENTS
- RZC2020-00018_STAFF CONDITIONS
- RZC2020-00018_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT

CASE NUMBER	RZC2020-00018
APPLICANT	LEARNING HIVE, LLC
CONTACT	W. CHARLES “CHUCK” ROSS
PHONE NUMBER	770.962.0100
ZONING CHANGE	RS-180 TO BG
LOCATION	319 SIMONTON ROAD
PARCEL ID	R5149 063
ACREAGE	1.18
PROPOSED DEVELOPMENT	DAYCARE FACILITY
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY

The property has been zoned RS-180 (Single-Family Residence District) since the 1980s.

PROJECT DATA

The applicant requests the rezoning of an approximately 1.18-acre parcel from RS-180 to BG (General Business District) to use the existing structure as daycare facility. The subject property is located on the north side of Simonton Road, east of its intersection with Grayson Highway. The property is currently developed with two structures and a circular driveway with no designated parking.

The applicant proposes to continue to use the property as daycare facility. The property has been vacant passed the allowed time to be considered legal nonconforming, therefore the rezoning is necessary to bring the property into compliance. Access is provided via two existing curb cuts along Simonton Road. No parking spaces are shown on the site plan. The property is adjacent to a residentially zoned property used for a place of worship, therefore if approved, the subject property would be required to have a 75-foot buffer on the eastern property line. The applicant requests to eliminate the buffer requirement since the two uses have coexisted well in the past and the building was built within the buffer.

The 2040 Comprehensive Plan indicates the property lies within the Neighborhood Mixed Use Character Area. This character area encourages local services that are walkable from nearby residential areas. The daycare facility may be a convenient amenity to the surrounding area providing childcare to residents and those who work nearby. Given that the property has been used as a daycare facility in the past, the proposed rezoning may be compatible with the intent of the Plan, which is to provide local services to serve traditional residential neighborhoods.

The surrounding area consists of a variety of commercial and residential uses. To the east, is a property zoned RS-180 and currently being used as a place of worship. To the south across Simonton Road and adjacent to the west are properties zoned BG; one developed and used as a funeral home and the other is a vacant lot developed as a gas station. Adjacent to the north is a duplex community zoned RM-12 (Multifamily Residential District). If properly conditioned, the request for rezoning could be compatible with the established zoning pattern and uses in the immediate area.

In conclusion, the requested rezoning may be consistent with the zoning pattern, uses, and development in the immediate area and policies of the 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00018

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

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

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

- A. Adult Bookstores or Entertainment
 - B. Automotive Parts Stores
 - C. Bail Bonding
 - D. Contractors Offices
 - E. Emissions Inspection Stations
 - F. Equipment Rental
 - G. Extended Stay Hotels or Motels
 - H. Hookah/Vapor Bar or Lounge
 - I. Pawn Shop
 - J. Recovered Materials Processing Facilities
 - K. Smoke or Novelty Shop
 - L. Tobacco or Novelty Shop
 - M. Tattoo and Body Piercing
 - N. Taxidermists
 - O. Title Loan Facility
 - P. Yard Trimming Composting Facilities
2. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
 3. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
 4. Provide four parking spaces.
 5. All parking and driveway surfaces shall be paved and striped to City standards.
 6. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Simonton Road except for ingress and egress subject to the review and approval by the Director of Planning and Development.
 7. A five-foot sidewalk shall be installed along Simonton Road.

8. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.
9. 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.
10. 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.
11. 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.
12. Peddlers and/or parking lot sales shall be prohibited.
13. Outdoor storage shall be prohibited.
14. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
15. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
16. Outdoor storage and overnight parking shall be prohibited.

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Learning Hive, LLC</u>	NAME: <u>Andrea P. Muir</u>
ADDRESS: <u>415 Scenic Highway</u>	ADDRESS: <u>1770 Summit Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>Georgia</u> ZIP: <u>30097</u>
CONTACT PERSON: <u>W. Charles "Chuck" Ross</u> PHONE: <u>770-962-0100</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>R5149 063</u> ACREAGE: <u>1.18</u>	
ADDRESS OF PROPERTY: <u>319 Simonton Road, Lawrenceville, Georgia 30046</u>	

Rheitta Ohne-Amoako 9/3/20
SIGNATURE OF APPLICANT DATE

Rheitta Ohne-Amoako
TYPED OR PRINTED NAME

Jeff Hammond 9/3/20
SIGNATURE OF OWNER DATE

Jeff Hammond, Authorized Agent for Andrea P. Muir
TYPED OR PRINTED NAME

W. Charles Ross 9/3/20
NOTARY PUBLIC DATE

W. Charles Ross 9/3/20
NOTARY PUBLIC DATE



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

RZC2020-00018
RECEIVED: SEP 3, 2020

PLANNING AND DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 149 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND IN THE CITY OF LAWRENCEVILLE AND CONTAINING 1.194 ACRES PER PLAT MADE BY HANNON, MEEKS & BAGWELL, SURVEYORS, ON MAY 1, 1979 AND SAID PLAT BEING RECORDED IN PLAT BOOK 10, PAGE 129B, GWINNETT COUNTY RECORDS AND BY REFERENCE IS INCORPORATED HEREIN AND SAID LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERLY SIDE OF SIMONTON ROAD (HAVING AN 80 FOOT RIGHT-OF-WAY) AND SAID POINT OF BEGINNING BEING 280.93 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF GEORGIA HWY. NO. 20; THENCE NORTH 29 DEGREES 06 MINUTES 15 SECONDS WEST 311.77 FEET TO THE ORIGINAL LAND LOT LINE SEPARATING LAND LOTS 148 AND 149; THENCE NORTH 59 DEGREES 42 MINUTES 40 SECONDS EAST 150.0 FEET TO AN IRON PIN; THENCE SOUTH 26 DEGREES 31 MINUTES 55 SECONDS EAST 416.0 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 37 MINUTES 00 SECONDS WEST 165.47 FEET TO THE POINT OF BEGINNING.

Tony Powell
Brian Edwards
Nathan Powell



RZC2020-00

3.

W. Charles Ross
Christopher Day
Jay Crowley
Mandy Williams
Cara Schlosser

September 3, 2020

Todd Hargrave
Planning Director
City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 3046-2200

RE: REZONING APPLICATION FOR LEARNING HIVE, LLC FOR PROPERTY
LOCATED AT 319 SIMONTON ROAD, LAWRENCEVILLE.

Dear Mr. Hargrave:

Powell & Edwards, Attorneys at Law, P.C. submit this Rezoning Application and Letter of Intent on behalf of Learning Hive, LLC (the "Applicant") to allow for the operation of a daycare facility upon property located at 319 Simonton Road and having Gwinnett County Tax ID Number of R5149 063.

Applicant is the contract purchaser of the above referenced property which most recently operated as a daycare facility. However, the property is currently zoned RS-180 and therefore such a facility would not be permitted under the current zoning designation. Unfortunately, several years has passed since the previous day care operation was closed and the Applicant cannot take advantage of any grandfathering provisions. The proposed BG zoning would be consistent with the adjacent properties which are the now-closed QuikTrip which is zoned BG and the Grace Bible Church, which although zoned RS-180 would not be a dissimilar use as proposed. The property is also directly across the street from Tim Stewart's Funeral Home which is also zoned BG.

The Applicant has been in operation since 2013 and currently operates another location within the City Limits of Lawrenceville as well as another location in Snellville. The proposed location would allow the Applicant a significantly larger facility to not only allow for more students, but to provide more space for social distancing within the facility.

The existing structures and driveway will remain unchanged but were constructed before the current zoning ordinance and therefore the Applicant is requesting the following minor variances:

- Encroachment into the front setback on Simonton Road by 7 feet.
- Encroachment by the existing front building into the side buffer by 65 feet
- Encroachment by the existing rear building into the side buffer by 25 feet
- Encroachment by the existing driveway into the side buffer by 69 feet.

It is important to reiterate that these are existing structures and that although the buffered property is RS-180, it is a church and not a residence, therefore any effect of the encroachment would be minimal. We appreciate the assistance and guidance that you and your department have provided us during this

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • Powell & Edwards, P.C. • 10 Lumpkin Street • Lawrenceville, Georgia 30046

Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

RZC2020-00018
RECEIVED: SEP 3 2020

PLANNING AND DEVELOPMENT DEPARTMENT

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process. The Applicant and its representatives welcome the opportunity to meet with you and your staff to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

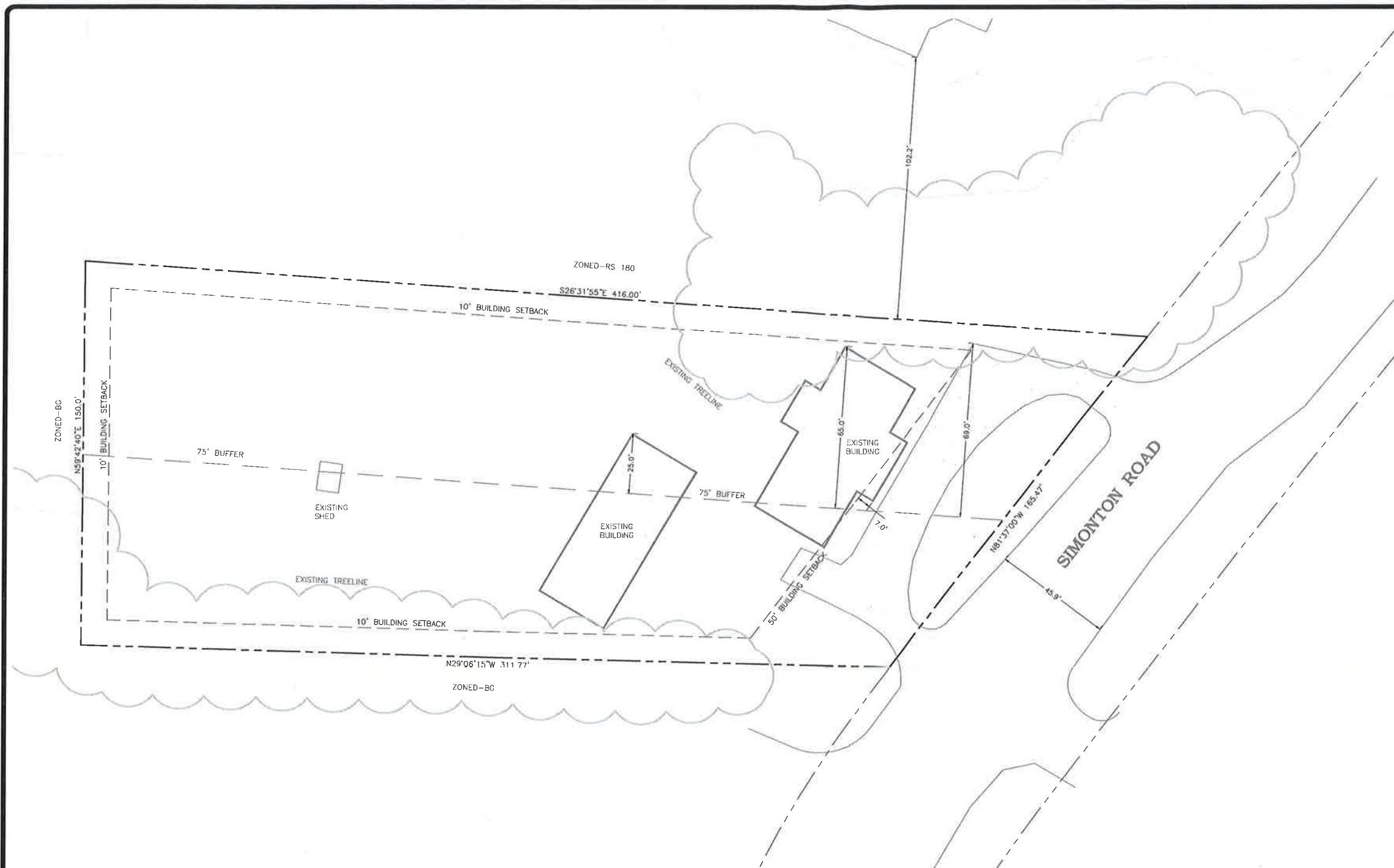
Respectfully submitted,

POWELL & EDWARDS,
ATTORNEYS AT LAW, P.C.



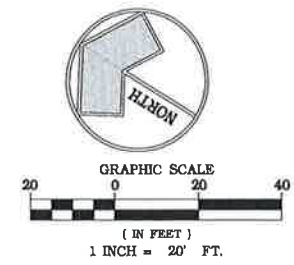
W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures



NOTES

1. TOTAL SITE AREA = +/- 1.18 ACRES
2. EXISTING ZONING = RS-180
3. WATER PROVIDED BY GWINNETT COUNTY
4. BOUNDARY PREPARED BY HANNON, MEEKS & BAGWELL
5. PROPOSED ZONING = BG
6. USE = DAYCARE
7. BUILDING SETBACKS
FRONT = 50'
SIDE = 10'
REAR = 10'



RZC2020-00018
RECEIVED: SEP 3, 2020
PLANNING AND DEVELOPMENT DEPT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

DAY
DESIGN
GROUP, Inc.

P.O. BOX 848
BURLINGTON, GA 30015
(770) 271-4676 ph
(770) 389-8568 fax
daydesigngroup.com
www.daydesigngroup.com

REZONING SITE SKETCH

LearningHive
A Child Development Center

319 SIMONTON ROAD, LAND LOT 149, 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

DATE: 09/2/2020
DRAWN BY: BHD
JOB NO.: 20-129

SHEET	OF
1	1



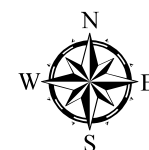
*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Area
File # RZC2020-00018

Applicant:
Learning Hive LLC

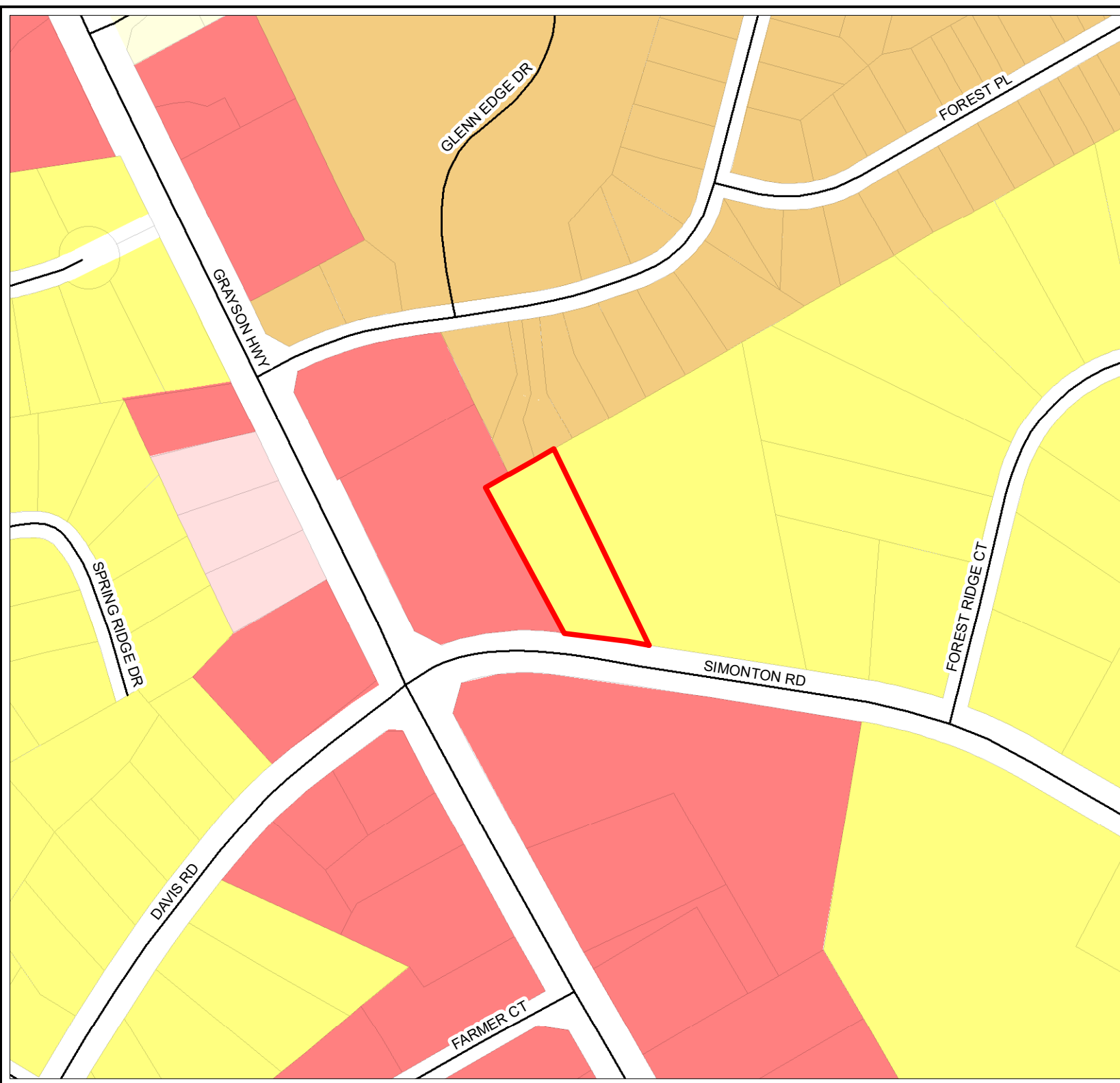
Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

Page 144



The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # RZC2020-00018

Applicant:
Learning Hive LLC

Legend

- Subject Property
- Parcels
- Roads

ZONING

- BG General Business
- OI Office Institutional
- RM-12 General Residence
- RS180 Single-Family Residence
- RS60 Single-Family Residence



**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00018

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

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

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

- A. Adult Bookstores or Entertainment
 - B. Automotive Parts Stores
 - C. Bail Bonding
 - D. Contractors Offices
 - E. Emissions Inspection Stations
 - F. Equipment Rental
 - G. Extended Stay Hotels or Motels
 - H. Hookah/Vapor Bar or Lounge
 - I. Pawn Shop
 - J. Recovered Materials Processing Facilities
 - K. Smoke or Novelty Shop
 - L. Tobacco or Novelty Shop
 - M. Tattoo and Body Piercing
 - N. Taxidermists
 - O. Title Loan Facility
 - P. Yard Trimming Composting Facilities
2. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
 3. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
 4. Provide four parking spaces.
 5. All parking and driveway surfaces shall be paved and striped to City standards.
 6. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Simonton Road except for ingress and egress subject to the review and approval by the Director of Planning and Development.
 7. A five-foot sidewalk shall be installed along Simonton Road.

8. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.
9. 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.
10. 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.
11. 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.
12. Peddlers and/or parking lot sales shall be prohibited.
13. Outdoor storage shall be prohibited.
14. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
15. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
16. Outdoor storage and overnight parking shall be prohibited.

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

RZC2020-00018

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

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

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

- A. Adult Bookstores or Entertainment
 - B. Automotive Parts Stores
 - C. Bail Bonding
 - D. Contractors Offices
 - E. Emissions Inspection Stations
 - F. Equipment Rental
 - G. Extended Stay Hotels or Motels
 - H. Hookah/Vapor Bar or Lounge
 - I. Pawn Shop
 - J. Recovered Materials Processing Facilities
 - K. Smoke or Novelty Shop
 - L. Tobacco or Novelty Shop
 - M. Tattoo and Body Piercing
 - N. Taxidermists
 - O. Title Loan Facility
 - P. Yard Trimming Composting Facilities
2. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
 3. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
 4. Provide four parking spaces.
 5. All parking and driveway surfaces shall be paved and striped to City standards.
 6. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Simonton Road except for ingress and egress subject to the review and approval by the Director of Planning and Development.
 7. A five-foot sidewalk shall be installed along Simonton Road.

8. The existing sign shall come into compliance. The new sign shall be a Ground Sign. The 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.
9. 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.
10. 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.
11. 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.
12. Peddlers and/or parking lot sales shall be prohibited.
13. Outdoor storage shall be prohibited.
14. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
15. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
16. Outdoor storage and overnight parking shall be prohibited.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2020-00005; Lawrence Group Design; 737 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Denial

Summary: The applicant requests a rezoning from BG (General Business District) to RM-24 (Multifamily Residential) to develop an apartment complex.

Attachments/Exhibits:

- RZM2020-00005_MUNICODE
- RZM2020-00005_REPORT
- RZM2020-00005_ATTACHMENTS
- RZM2020-00005_STAFF CONDITIONS
- RZM2020-00005_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT

CASE NUMBER: RZM2020-00005
APPLICANT: GORDON LAWRENCE
CONTACT: GORDON LAWRENCE
PHONE NUMBER: 770.682.8855
ZONING CHANGE: BG TO RM-24
LOCATION: 737 GRAYSON HIGHWAY
PARCEL ID: R5140 004
ACREAGE: 4.03
PROPOSED DEVELOPMENT: 136-UNIT MULTIFAMILY APARTMENT
DEVELOPMENT
DEPARTMENT RECOMMENDATION: DENIAL
ZONING HISTORY:

The property has been zoned BG (General Business District) since 1991.

PROJECT DATA:

The applicant requests the rezoning of an approximately 4.03-acre property, zoned BG (General Business District), to allow a 136-unit multifamily apartment development. The subject property is located on the west right-of-way of Grayson Highway, just north of its intersectin with Crane Drive. The applicant is proposing a multifamily development on a parcel of land not meeting the minimum acreage requirement for the RM-24 (Multifamily Residential District) zoning classification. The property is currently undeveloped and vacant.

The applicant is proposing to develop the property with five four-story buildings at an approximate building height of 61 feet, and consisting of approximately 136 apartment units at a gross density of 34 units per acre. The plan proposes building facades consisting of materials of brick and board & batten. Access to the proposed multifamily development would be via one curb cut along the Grayson Highway. The proposed plan includes 176 parking spaces and associated driveways which is consistent with the minimum requirements for a multifamily development. A variance to allow the reduction in minimum acreage and maximum density will be required for this request and may be approved by City Council with this request.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Neighborhood Mixed Use Character Area. This Character Area is intended to provide a center for local services (small-scale office or retail) while providing pedestrian connectivity to and from nearby residential areas. In some instances, local services could be mixed with a variety of housing options and densities that are compatible with surrounding single-family residential and neighborhood-serving uses and zoning. Additionally, the requested zoning (RM-24) could be considered to be a 'Spot Zoning' and therefore, considered inconsistent with the policies of the City of Lawrenceville Comprehensive Plan, and the established zoning pattern along this segment of Lawrenceville Highway.

The surrounding area is characterized by commercial, light industrial and residential uses. To the south and west, immediately adjacent to the subject property is the Lockridge Estates single-family subdivision located in unincorporated Gwinnett County. To the north is the Farmers Court light manufacturing development zoned LM (Light Manufacturing District), as well as a convenience store zoned BG (General Business District). To the east, across Grayson Highway is the Lawrenceville Village shopping center and an undeveloped parcel of land zoned BG. The scale of the development would not be consistent with the established zoning and development pattern in the immediate vicinity.

In conclusion, the proposed development does not meet the intent of the Zoning Ordinance and would require multiple variances to allow an increase in density and decrease in the required acreage requirement. The proposed development request is at a higher density that is not suitable for the zoning district and the land use may not be compatible with the intent of the policies of the 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning request.

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

The property appears to contain stream buffers and floodplain. The proposed conceptual plan may require revision to show the appropriate stream buffer and floodplain areas. All stormwater best management practices will be applicable upon development permit issuance.

The number and locations of driveways are subject to State of Georgia Department of Transportation (GDOT) approval.

Standard deceleration lane with appropriate taper and adequate right-of-way may be required.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

The availability records show the subject development is currently in vicinity of a 3-inch diameter polyethylene gas main with 60 psi pressure within the western right-of-way of GA. Hwy. 20 (a.k.a. Grayson Highway).

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00005

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

Approval as RM-24 (Multifamily Residential District) for a multifamily development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 96.
2. To satisfy the following site development considerations:
 - A. The Minimum Lot Area shall be reduced to 4.03 acres.
 - B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Threat's Apartments," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.
 - C. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - D. Provide a 50-foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.

- E. Provide a 50-foot landscape setback along the western right-of-way of Grayson Highway. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- F. The development shall meet all State and City Stream Buffer requirements.
- G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- H. Natural vegetation shall remain on the property until the issuance of a development permit.
- I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.
- J. All grassed areas shall be sodded.
- K. Underground utilities shall be provided throughout the development.
- L. 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.
- M. 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.
- N. Outdoor storage shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of an adjacent and nearby property?**

The proposed development may be out of character for the area, which is developed with single-family detached residential uses, commercial retail and light industrial uses.

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

Adverse impacts would be anticipated on nearby residential properties through the introduction of a high density multifamily development.

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

The property has a reasonable economic use as currently zoned

4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

An increase in traffic, utilities usage, stormwater runoff, and the number of school-aged children could be anticipated from this request.

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Neighborhood Mixed Use Character Area. Policies for this Character Area encourage mixed-use developments at a maximum density of 24 units per acre. The proposed density of 34 units per acre, and lack of neighborhood serving commercial uses would not be consistent with the recommendation of the Comprehensive Plan.

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

This segment of the Grayson Highway corridor is characterized as a mix of single-family residential, commercial/retail and light industrial uses and zoning; a high-density multifamily development on approximately 4 acres may not be consistent with the established development and zoning pattern of the immediate vicinity.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gordon Lawrence</u>	NAME: <u>Jeffery Threat</u>
ADDRESS: <u>265 W. Pike St. Ste. 1</u>	ADDRESS: <u>720 Ivy Lea Dr.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Gordon Lawrence</u> PHONE: <u>770-682-8855</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>5th</u> REQUESTED ZONING DISTRICT: <u>5th</u>	
PARCEL NUMBER(S): <u>R5140 004</u> ACREAGE: <u>4.03</u>	
ADDRESS OF PROPERTY: <u>737 Grayson Hwy, Lawrenceville GA</u>	

Gordon Lawrence 6/22/2020
SIGNATURE OF APPLICANT DATE

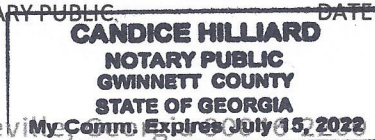
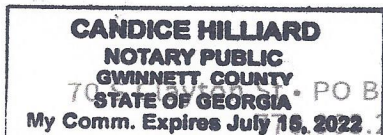
Jeffery Threat 6/22/2020
SIGNATURE OF OWNER DATE

Gordon Lawrence
TYPED OR PRINTED NAME

Jeffery Threat
TYPED OR PRINTED NAME

Candice Hilliard 6/22/2020
NOTARY PUBLIC DATE

Candice Hilliard 6/22/2020
NOTARY PUBLIC DATE



705 HAYWARD ST. • PO Box 2200 • Lawrenceville, GA 30046 • 770-962-2414 • www.lawrencevillega.org

Variance Application**Applicant****Applicant Name***

Gordon Lawrence

Property Owner**Property Owner Name***

Jeffery Threat

Address*

265 W. Pike St., Lawrenceville GA 30046

Address*

720 Ivy Lea Dr. Lawrenceville GA 30046

Telephone Number*

7706828855

Telephone Number*

4049856170

Contact Person**Contact Person Name***

Gordon Lawrence

Contact Person Phone Number*

7706828855

Contact Person Email*

mail@lawrencedesigngroup.com

Property in Question**Street Address***

737 Grayson Hwy. Lawrenceville GA

Property Identification Number (Tax Parcel Number)*

R5140 004

Present Zoning*

BG

Variance Requested*

TO ALLOW 4.03 AC. IN PLACE OF THE MINIMUM REQUIRED 10.0 AC. PER RM-24 DISTRICT DEVELOPMENT STANDARD.

Code Section*

0

Additional Variances Requested

Code Section

We are also rezoning this property. Current zoning is BG applying for zone RM24

Signature of Applicant*

Gordon Lawrence

Date*

08052020

I hereby certify that I have provided complete and accurate information above.

Notarized Signature

Date

mm/dd/yyyy

To be completed when submitting application in person.

Notary Public

Date

mm/dd/yyyy

Signature of Property Owner*

Jeffery Threat

Date*

08052020

I hereby certify that I have provided complete and accurate information above.

Notarized Signature

Date

mm/dd/yyyy

To be completed when submitting application in person.

Notary Public

Date

mm/dd/yyyy

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:*

We are wanting to build a mixed use building with apartments and retail space

Demonstrate that these special conditions or circumstances are unique to this property:*

N/A

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:*

N/A

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:*

Without this variance the development will not be able to take place.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare: *

We think this mixed use building will be a great asset to the city of Lawrenceville.

I do hereby agree to indemnify and defend the City of Lawrenceville should any litigation arise as a result of the variance being granted by the Lawrenceville Board of Zoning Appeals.

I realize and understand that when the City of Lawrenceville grants a variance it is agreeing to not enforce a city ordinance and that, as a result, the City incurs a risk of being sued due to the granting of the variance. I, therefore, agree that I will be responsible for all costs in the event litigation arises concerning the granting of a variance and will hold the City harmless for any expenses I incur to defend any claims on the granting of the variance.

Signature of Applicant*

Gordon Lawrence

Date*

08052020

By checking the "I agree" box, you agree and acknowledge that 1) your waiver form will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.*

☒ I agree



August 7, 2020

From: Gordon Lawrence, JC Threat
To: City of Lawrenceville Planning & Development
RE: Rezoning application
737 Grayson Hwy., Lawrenceville GA 30046

Greetings:

I am representing the owner of 737 Grayson Hwy (JC Threat) residential property. 737 Grayson Hwy is intended to become an apartment complex.

The proposed buildings for property 737 Grayson Hwy will have five identical four story 25,326 sf buildings per building. The height will be 61'. The materials will comply with all City of Lawrenceville Building Plan Review standards.

Apartments break down

- 56 – Studio apartment @ 550 sf per unit
- 48 – 1-bedroom apartment @ 825 sf per unit
- 16 – 2-bedroom apartments @ 1100 sf per unit
- 16 – 3-bedroom apartments @ 1375 sf per unit

Our request is to change zoning from BG to RM-24 for this property.

737 Grayson Hwy., Lawrenceville GA 30046 – To be developed – Apartments

Please review attached documents to show acreage, parking, elevations, floor plan, site plan & survey.

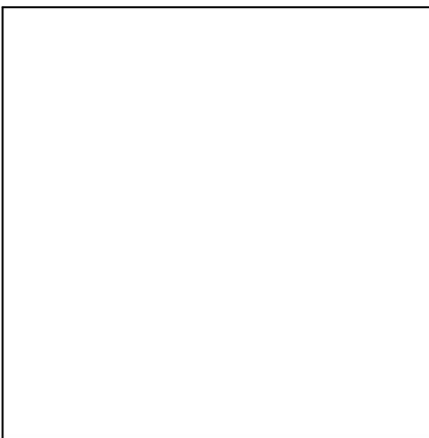
As indicated in the application, we feel that this commercial project is a good fit for Lawrenceville and offers no negative aspects for the community.

Thank you for your consideration

Gordon Lawrence

LAWRENCE
DESIGN GROUP

265 West Pike St, Suite 1
Lawrenceville, GA 30046
mail@LawrenceDesignGroup.com
770-662-8855



JC THREAT APARTMENTS
737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30046
GWINNETT COUNTY

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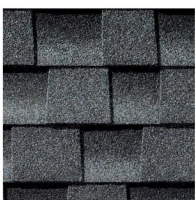
Professional Memberships:
AIA American Institute of Building Design
ASID American Society of Interior Design

Issue	Date	Drawn By
1	6/19/20	GMH
2		
3		
4		
5		
6		
7		
8		

LDG Job # 2019-JCA (HWY20)

COLOR ELEVATIONS

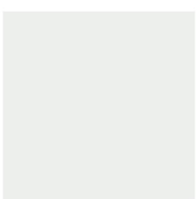
Roof Shingle Brand & Color: **GAF Timberline HD in Pewter Gray**



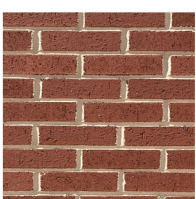
Trim Color (Stain or Paint): **PANTONE 17-1525 TPX Cedar Wood**



Board & Batten Paint Color: **PANTONE 11-4202 TPX Star White**



Brick Model & Color: **Cherokee Velour Burgundy, Modular Size**



6 3 BEDROOM BUILDING, SIDE ELEVATION, TYP.

1/8" = 1'

5 3 BEDROOM BUILDING, FRONT/REAR ELEVATION

1/8" = 1'



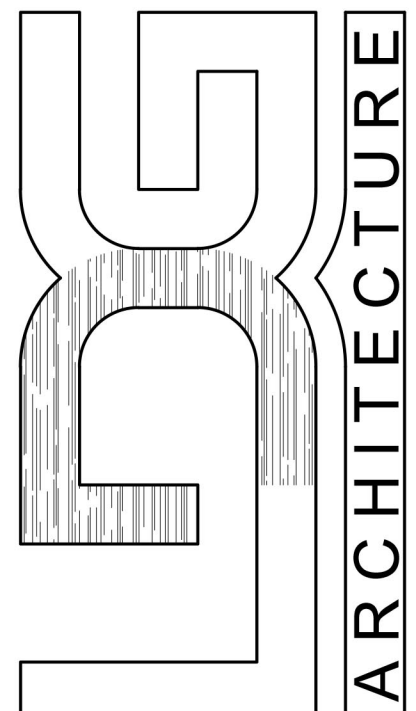
4 2 BEDROOM BUILDING, SIDE ELEVATION, TYP. 1/8" = 1'

3 2BEDROOM BUILDING, FRONT/REAR ELEVATION 1/8" = 1'



2 1BED/STUDIO BUILDING, SIDE ELEVATION, TYP. 1/8" = 1'

1 1BED/STUDIO BUILDING, FRONT/REAR ELEVATION 1/8" = 1'



LAWRENCE
DESIGN GROUP
265 West Pike St, Suite 1
Lawrenceville, GA 30046
mail@LawrenceDesignGroup.com
770-662-8855

JC THREAT APARTMENTS
737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30046
GWINNETT COUNTY

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AIA American Institute of Building Design
ASID American Society of Interior Design

Issue	Date	Drawn By
1	6/19/20	GMH
2		
3		
4		
5		
6		
7		
8		

LDG Job # 2019-JCA (HWY20)

COLOR ELEVATIONS

REZONE REQUEST: CURRENTLY ZONED BG (GENERAL BUSINESS) REQUESTING RM-24 (MULTI FAMILY RESIDENTIAL DISTRICT) ZONING TO ALLOW FOR THE THREAT'S APARTMENTS DEVELOPMENT.

TOTAL SITE AREA = 4.03 ± ACRES

PROPOSED USE = 72 MULTI FAMILY DWELLING UNITS.

VARIANT REQUEST: TO ALLOW 4.03 AC. IN PLACE OF THE MINIMUM REQUIRED 10.0 AC. PER RM-24 DISTRICT DEVELOPMENT STANDARD.

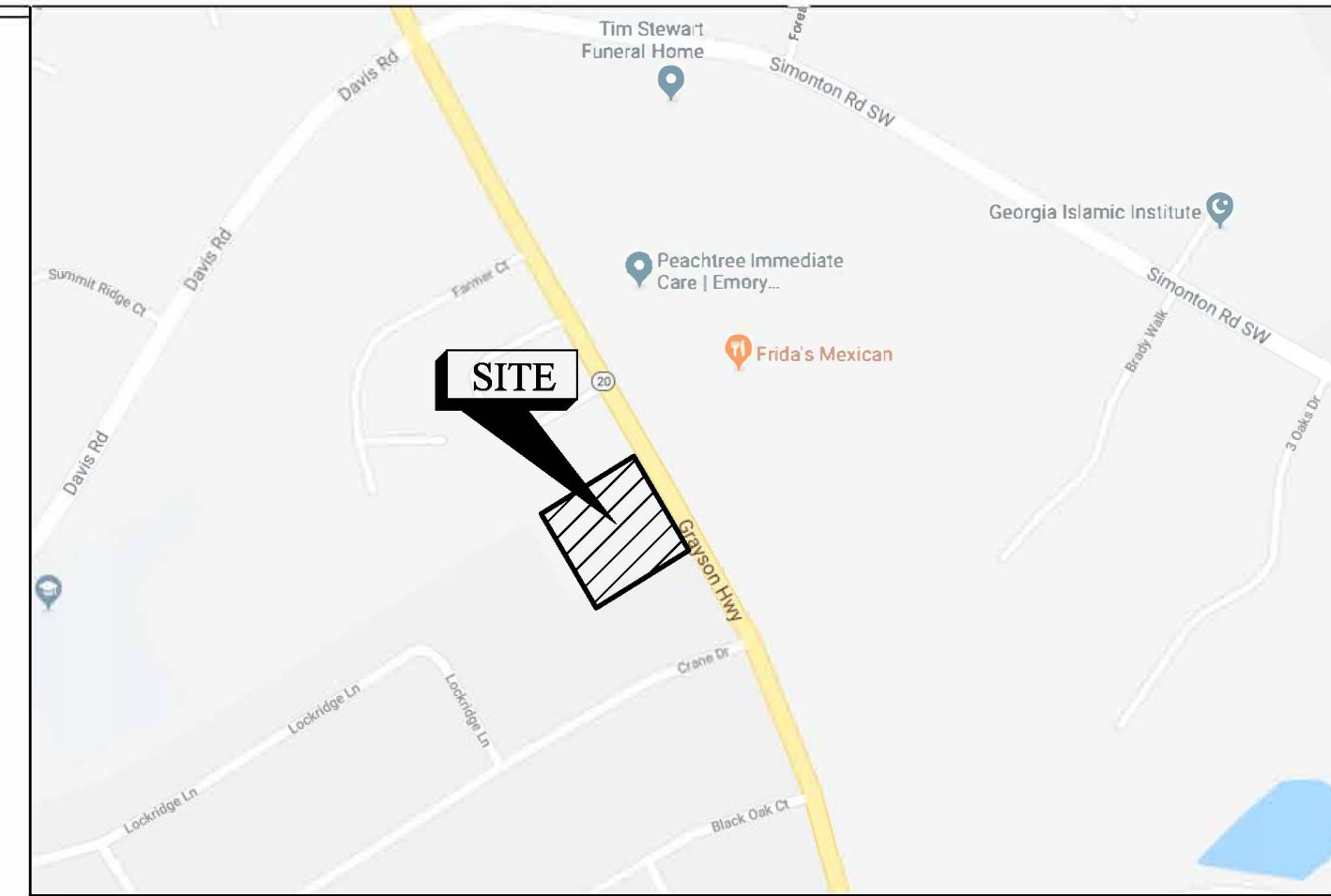
RM-24 DEVELOPMENT STANDARDS:
MINIMUM LOT AREA = 10 AC.
MINIMUM LOT WIDTH = 100'
FRONT SETBACK = 50'
SIDE SETBACK = 25'
REAR SETBACK = 40'

MINIMUM HEATED FLOOR AREA:
STUDIO = 650 S.F.
1-BEDROOM = 800 S.F.
2-BEDROOM = 1,000 S.F.
3-BEDROOM = 1,200 S.F.

MAXIMUM LOT COVERAGE 60.0%
PROPOSED LOT COVERAGE 2.30 AC./57.07%
MAXIMUM BUILDING HEIGHT = 70'



SITE ANALYSIS	
TOTAL BUILDING	126,630 S.F.
16 - 3 BEDROOM UNITS	
16 - 2 BEDROOM UNITS	
48 - 1 BEDROOM UNITS	
56 - STUDIOS	
TOTAL AREA	4.03 AC.
ZONED	G-C
PARKING CALCULATION	
REQUIRED: 1.5 SP. / 1+ BEDROOMS UNIT	120 SPACES
1 SP. / STUDIO	56 SPACES
TOTAL REQUIRED	176 SPACES
TOTAL PROVIDED	178 SPACES



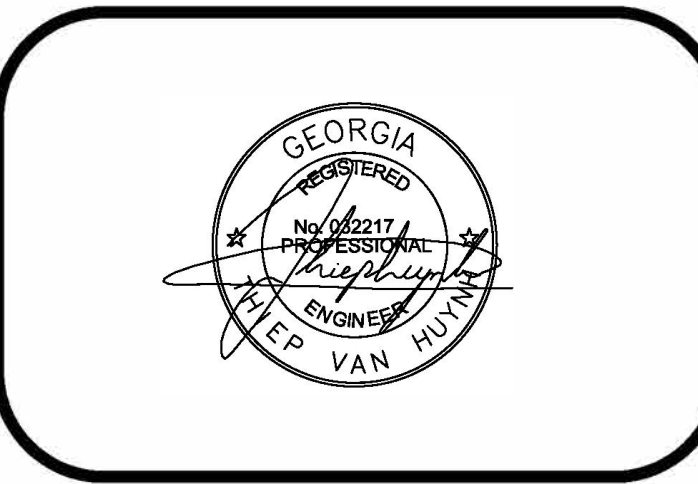
VICINITY MAP
N.T.S.

ALCOVY
SURVEYING & ENGINEERING, INC.

P.O.C. TIP HUYNH, P.E.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
tip@alcovyse.com

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REZONE REQUEST

PROPOSED THREAT'S APARTMENTS

PARCEL: R5140 004

LAND LOT: 140

DISTRICT: 5TH

737 GRAYSON HWY.

LAWRENCEVILLE, GA

DATE: 08/07/2020

SCALE: 1"=40'

OWNER / DEVELOPER

JEFFERY C. THREAT
REBECCA S. THREAT
720 IVY LEA DRIVE
LAWRENCEVILLE, GA 30046

24 HOUR - EMERGENCY CONTACT

JEFFERY THREAT
404-985-6170
threatjc@yahoo.com

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. 18-174

RZ-1

- LEGEND**
- R.B.F. = IRON RW SET WITH CAP STAMPED "ALCOVY"
 - L.P.S. = REBAR FOUND
 - C.M.F. = CONCRETE MONUMENT FOUND
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = CRIMPED TOP PIPE
 - R.O.W. = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 B.S.L. = BUILDING SETBACK LINE | L.L. = LAND LOT | L.L.L. = LAND LOT LINE | G.M.D. = GEORGIA MILITIA DISTRICT | T.B.M. = TEMPORARY BENCH MARK | R. = RADIUS | CH. = CHORD | TAN. = TANGENT | N/O. = NOW OR FORMERLY | G.B. = GROUND BOOK | P.B. = PLAT BOOK | PA. = PAGE | D.E. = DRAINAGE EASEMENT | S.S.E. = SANITARY SEWER EASEMENT | F.F.E. = FINISHED FLOOR ELEVATION | M.H. = MANHOLE | DI. = DRAIN INLET | F.H. = FIRE HYDRANT | L.P. = LIGHT POLE | P.P. = POWER POLE | P.L. = POWER LINE | F.L. = FENCE LINE | W.L. = WATER LINE | G.L. = GAS LINE | V. = VALVE | W. = WELL | - (DISTANCE) = DEED OR PLAT CALL
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

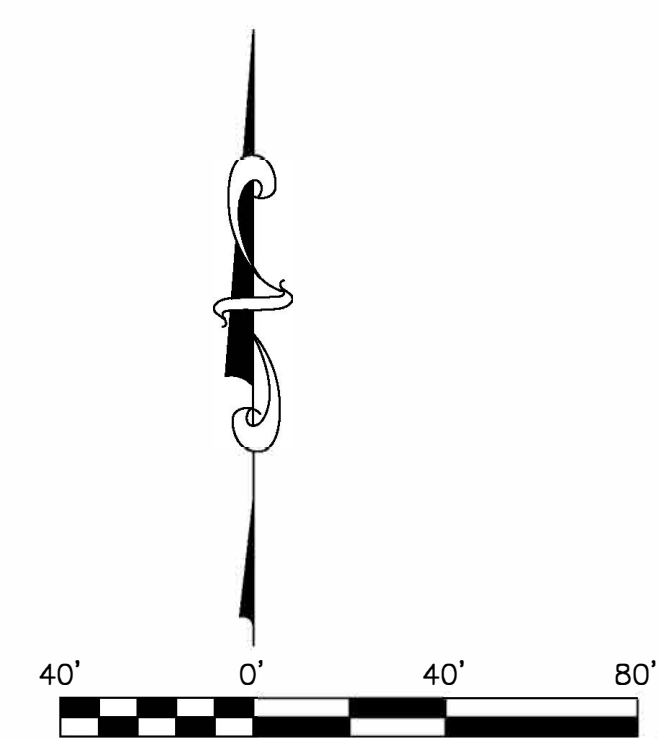
SITE PLAN KEYED NOTES

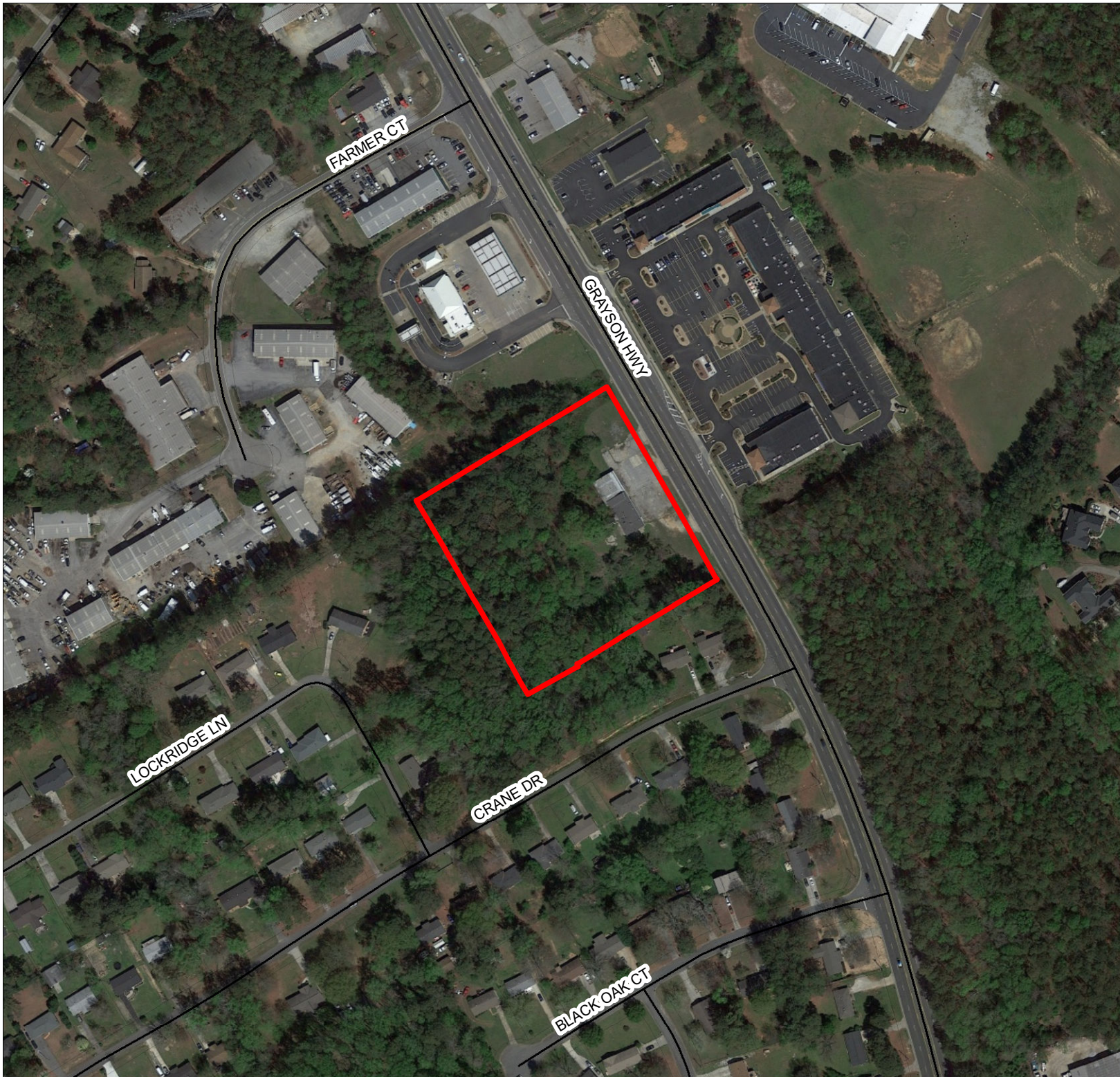
- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET C6.2.
- (Da) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPSTER PAD.
- (G) 4' CONCRETE SIDEWALK.
- (H) HANDICAP SIGN. SEE DETAIL SHEET.

TOTAL SITE AREA = 4.03 ACRES
TOTAL DISTURBED AREA = ** ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

GEORGIA811

www.Georgia811.com





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Area**
File # RZM2020-00005

Applicant:
Lawrence Design Group,
c/o Gordon Lawrence

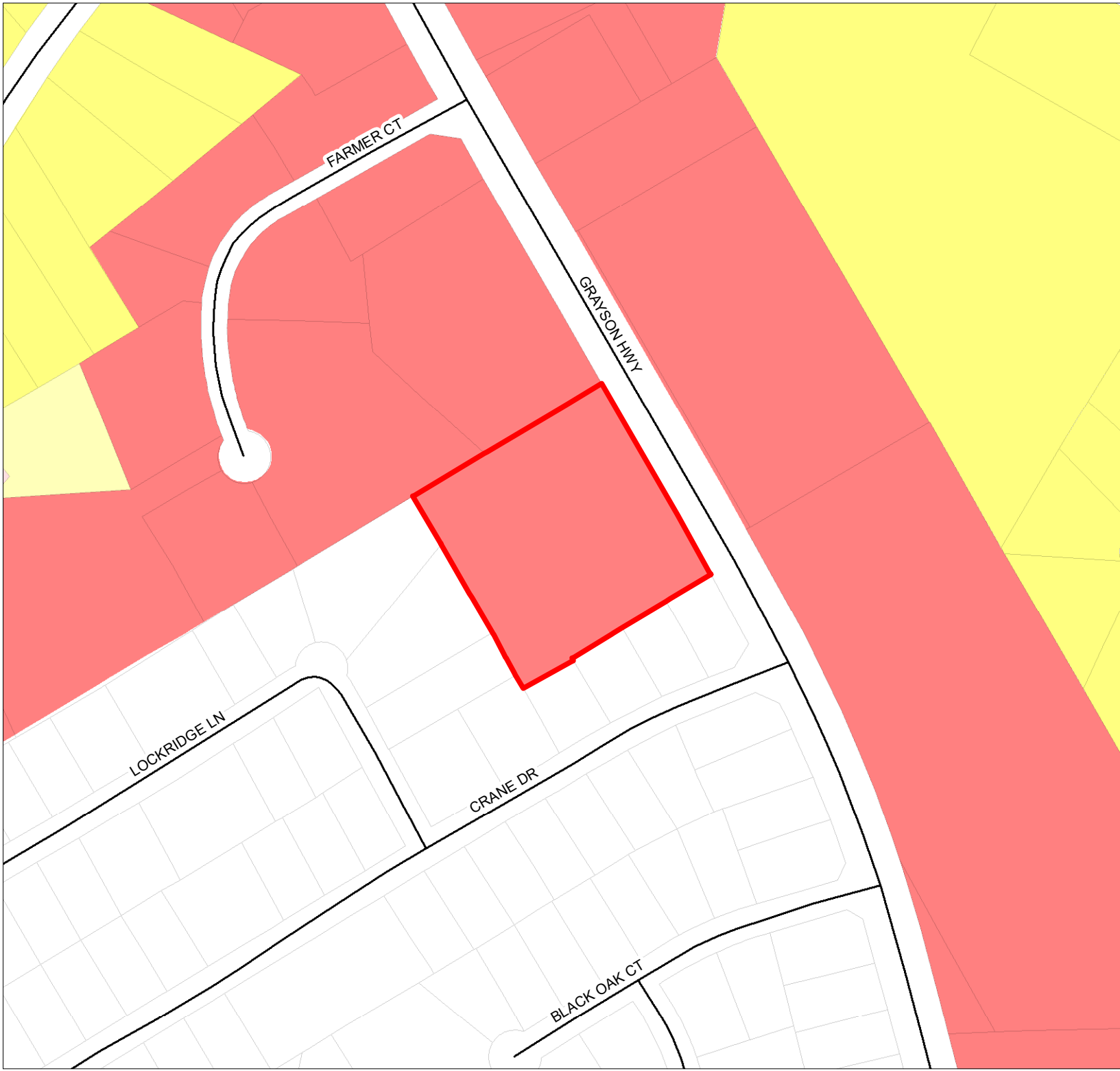
Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

Page 165



*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File # RZM2020-00005**

**Applicant:
Lawrence Design Group,
c/o Gordon Lawrence**

Legend

-  Subject Property
-  Parcels
-  Roads

ZONING

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



**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00005

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

Approval as RM-24 (Multifamily Residential District) for a multifamily development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 96.
2. To satisfy the following site development considerations:
 - A. The Minimum Lot Area shall be reduced to 4.03 acres.
 - B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Threat's Apartments," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.
 - C. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - D. Provide a 50-foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.

- E. Provide a 50-foot landscape setback along the western right-of-way of Grayson Highway. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- F. The development shall meet all State and City Stream Buffer requirements.
- G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- H. Natural vegetation shall remain on the property until the issuance of a development permit.
- I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.
- J. All grassed areas shall be sodded.
- K. Underground utilities shall be provided throughout the development.
- L. 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.
- M. 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.
- N. Outdoor storage shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

RZM2020-00005 - **DENIAL**

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

~~Approval as RM-24 (Multifamily Residential District) for a multifamily development, subject to the following enumerated conditions:~~

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

~~A. Multifamily apartment buildings and its associated accessory use structures.~~

~~B. The maximum number of units shall be 96.~~

~~2. To satisfy the following site development considerations:~~

~~A. The Minimum Lot Area shall be reduced to 4.03 acres.~~

~~B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Threat's Apartments," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.~~

~~C. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.~~

~~D. Provide a 50 foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.~~

- ~~E. Provide a 50-foot landscape setback along the western right of way of Grayson Highway. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.~~
- ~~F. The development shall meet all State and City Stream Buffer requirements.~~
- ~~G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.~~
- ~~H. Natural vegetation shall remain on the property until the issuance of a development permit.~~
- ~~I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right of way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.~~
- ~~J. All grassed areas shall be sodded.~~
- ~~K. Underground utilities shall be provided throughout the development.~~
- ~~L. 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.~~
- ~~M. 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.~~
- ~~N. Outdoor storage shall be prohibited.~~
- ~~O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.~~
- ~~P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2020-00006; Lawrence Design Group; 150 Scenic Highway

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Denial

Summary: The applicant requests a rezoning from BG (General Business District) to CMU (Community Mixed Use District) to develop an apartment complex with commercial uses.

Attachments/Exhibits:

- RZM2020-00006_MUNICODE
- RZM2020-00006_REPORT
- RZM2020-00006_ATTACHMENTS
- RZM2020-00006_STAFF CONDITIONS
- RZM2020-00006_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT

CASE NUMBER: RZM2020-00006
APPLICANT: GORDON LAWRENCE
CONTACT: GORDON LAWRENCE
PHONE NUMBER: 770.682.8855
ZONING CHANGE: BG TO CMU
LOCATION: 150 SCENIC HIGHWAY
PARCEL ID: R5147 230
ACREAGE: 3.99
PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1960.

PROJECT DATA:

The applicant requests the rezoning of a 3.99-acre parcel from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development consisting of multifamily residential units and commercial/retail space. The subject property is located on the southeast right-of-way of Scenic Highway (a.k.a Ga. Hwy. 124), just southwest of its intersection with New Hope Road. The applicant is proposing a multifamily development on a parcel of land not meeting the minimum acreage requirement for the CMU zoning classification. The property is currently undeveloped and vacant.

The applicant is proposing to develop the property with three four-story buildings at an approximate building height of 60 feet, and consisting of approximately 60 apartment units at a gross density of 15 units per acre, and approximately 12 commercial/retail units totaling approximately 21,480 square feet. The plan proposes building facades consisting of materials of brick and stone with metal accents. Access to the proposed multifamily development would be via one curb cut along the Carver Circle. The proposed plan includes 114 parking spaces and associated driveways which is consistent with the minimum requirements for a mixed-use development. The site plan includes one stormwater management facility located near the northeast corner of the property, and proposes 2.39 acres of undisturbed common area

throughout the property. Additionally, the site contains two streams; which meander along the northern and eastern property lines. A variance to allow the reduction in minimum acreage and building height increase will be required for this request and may be approved by City Council with this request.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Downtown Character Area. This Character Area is intended to provide the highest intensity in terms of density, housing and mixture of uses, with a focus on design and character. The Character Area is intended to support a live-work-play lifestyle, with a variety of housing, employment, and entertainment options, and encourages smart parking solutions, rather than large surface lots. It appears the proposal may not be consistent with the citywide goals for improving land use, transportation, housing, economic development, and quality of life. Therefore, the request may be considered inconsistent with the policies of the City of Lawrenceville Comprehensive Plan.

The surrounding area is characterized by commercial, institutional, multifamily, mixed-use and single-family residential uses and zoning. To the north, across Scenic Highway, is the City of Lawrenceville Police Headquarters and the SouthLawn mixed-use development (SU-17-13), consisting of approximately 32 acres. SouthLawn includes a variety of housing options, commercial/retail space, an enhanced street grid system, and pedestrian connectivity to the Lawrenceville Lawn and Downtown Square. To the north and east, immediately adjacent to the subject property are BG zoned properties containing commercial/retail and service oriented uses. To the south and west, is the Oaks at New Hope multifamily development zoned RM-12 consisting of 12 acres, and the John J. Hood single-family subdivision and a neighborhood commonly referred to as Carver Circle zoned RS-150 (Single-Family Residential District). As proposed, the proposal may be perceived as being inconsistent with overall policies of the City of Lawrenceville Zoning Ordinance 2020; which is intended to promote sense of community, with a focus on design and character consistent with the precedent established by the City Council.

In conclusion, given the important and highly visible location of the proposal along Scenic Highway, the proposed development may not be consistent with the precedent established by the City Council relating to mixed-use projects in the Downtown area. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning request.

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

The property appears to contain stream buffers and floodplain. The proposed conceptual plan may require revision to show the appropriate stream buffer and floodplain areas. All stormwater best management practices will be applicable upon development permit issuance.

The number and locations of driveways are subject to State of Georgia Department of Transportation (GDOT) approval.

Standard deceleration lane with appropriate taper and adequate right-of-way may be required.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

The availability records show the subject development is currently in vicinity of a 4-inch diameter polyethylene gas main with 60 psi pressure within the southeastern right-of-way of GA. Hwy. 124 (a.k.a. Scenic Highway).

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00005

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

Approval as CMU (Community Mixed-Use District) for a Mixed-Use development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 60.
2. To satisfy the following site development considerations:
 - A. The Minimum Lot Area shall be reduced to 3.99 acres.
 - B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Hwy. 124 Mixed Used Development," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.
 - C. The apartment buildings shall meet the CMU architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick and stacked stone with metal accents on each elevation. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - D. Provide a 50-foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.

- E. Landscaping abide by all applicable standards of the Zoning Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- F. The development shall meet all State and City Stream Buffer requirements.
- G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- H. Natural vegetation shall remain on the property until the issuance of a development permit.
- I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.
- J. All grassed areas shall be sodded.
- K. Underground utilities shall be provided throughout the development.
- L. 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.
- M. 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.
- N. Outdoor storage shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of an adjacent and nearby property?**

The proposed development may be out of character with the precedent established by the City Council relating to mixed-use developments.

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

Adverse impacts would be anticipated on nearby residential properties through the introduction of.

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

The property has a reasonable economic use as currently zoned

4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

An increase in traffic, utilities usage, stormwater runoff, and the number of school-aged children could be anticipated from this request.

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Downtown Character Area. Policies for this Character Area encourage mixed-use developments promoting a pedestrian connectivity and a sense of place. As proposed, the focus on design and character may not necessarily be consistent with the recommendation of the Comprehensive Plan.

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

As proposed, the development may be considered incompatible with the Zoning Ordinance and Comprehensive Plan, and therefore, may be inconsistent with the long range plans of the City.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gordon Lawrence</u>	NAME: <u>Jeffery Threat</u>
ADDRESS: <u>265 W. Pike St. Ste. 1</u>	ADDRESS: <u>720 Ivy Lea Dr.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Gordon Lawrence</u> PHONE: <u>770-682-8855</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>5th</u> REQUESTED ZONING DISTRICT: <u>5th</u>	
PARCEL NUMBER(S): <u>5147 230</u> ACREAGE: <u>3.99</u>	
ADDRESS OF PROPERTY: <u>150 Scenic Hwy, Lawrenceville GA</u>	

Gordon Lawrence 6/23/2020
SIGNATURE OF APPLICANT DATE

Jeffery Threat 6/23/2020
SIGNATURE OF OWNER DATE

Gordon Lawrence
TYPED OR PRINTED NAME

Jeffery Threat
TYPED OR PRINTED NAME

Candice Hilliard 6/23/2020
NOTARY PUBLIC DATE

Candice Hilliard 6/23/2020
NOTARY PUBLIC DATE

CANDICE HILLIARD
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Comm. Expires July 15, 2022

CANDICE HILLIARD
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Comm. Expires July 15, 2022⁴

Variance Application**Applicant****Property Owner****Applicant Name***

Gordon Lawrence

Property Owner Name*

Jeffery Threat

Address*

265 W. Pike St., Lawrenceville GA 30046

Address*

720 Ivy Lea Dr. Lawrenceville GA 30046

Telephone Number*

7706828855

Telephone Number*

4049856170

Contact Person**Contact Person Name***

Gordon Lawrence

Contact Person Phone Number*

7706828855

Contact Person Email*

mail@lawrencedesigngroup.com

Property in Question**Street Address***

150 Scenic Hwy. Lawrenceville GA

Property Identification Number (Tax Parcel Number)*

5147230

Present Zoning*

BG

Variance Requested*TO ALLOW 3.99 AC. IN PLACE OF THE MINIMUM REQUIRED 5.0 AC. PER CMU
DISTRICT DEVELOPMENT STANDARD**Code Section***

0

Additional Variances Requested

Code Section

We are also rezoning this property. Current zoning is BG applying for zone CMU

Signature of Applicant*

Gordon Lawrence

Date*

08052020

I hereby certify that I have provided complete and accurate information above.

Notarized Signature

Date

mm/dd/yyyy

To be completed when submitting application in person.

Notary Public

Date

mm/dd/yyyy

Signature of Property Owner*

Jeffery Threat

Date*

08052020

I hereby certify that I have provided complete and accurate information above.

Notarized Signature

Date

mm/dd/yyyy

To be completed when submitting application in person.

Notary Public

Date

mm/dd/yyyy

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:*

We are wanting to build a mixed use building with apartments and retail space

Demonstrate that these special conditions or circumstances are unique to this property:*

N/A

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:*

N/A

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:*

Without this variance the development will not be able to take place.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare: *

We think this mixed use building will be a great asset to the city of Lawrenceville.

I do hereby agree to indemnify and defend the City of Lawrenceville should any litigation arise as a result of the variance being granted by the Lawrenceville Board of Zoning Appeals.

I realize and understand that when the City of Lawrenceville grants a variance it is agreeing to not enforce a city ordinance and that, as a result, the City incurs a risk of being sued due to the granting of the variance. I, therefore, agree that I will be responsible for all costs in the event litigation arises concerning the granting of a variance and will hold the City harmless for any expenses I incur to defend any claims on the granting of the variance.

Signature of Applicant*

Gordon Lawrence

Date*

08052020

By checking the "I agree" box, you agree and acknowledge that 1) your waiver form will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.*

☒ I agree



August 7, 2020

From: Gordon Lawrence, JC Threat
To: City of Lawrenceville Planning & Development
RE: Rezoning application
150 Scenic Hwy., Lawrenceville GA 30046

Greetings:

I am representing the owner of 150 Scenic Hwy (JC Threat) residential property. 150 Scenic Hwy is intended to become an apartment complex with retail centers on the first floor.

The proposed buildings for property 150 Scenic Hwy will have three identical four story 21,480 sf buildings with 4 retail spaces, 20 apartments per building. The height will be 60'. The materials will comply with all City of Lawrenceville Building Plan Review standards.

Retail spaces – 4 per building

- 2 units @ 1320 sf
- 2 units @ 1290 sf

Apartments break down per building

- 8 - Studio apartment @ 510 sf per unit
- 4 - 1-bedroom apartment @ 920 sf per unit
- 4 - 1- bedroom apartments @ 770 sf per unit
- 2 - 2-bedroom apartments @ 1280 sf per unit
- 2 - 3-bedroom apartments @ 1430 sf per unit

Our request is to change zoning from BG to CMU for this property.

150 Scenic Hwy., Lawrenceville GA 30046 – To be developed – Mixed use – Retail & Apartments

Please review attached documents to show acreage, parking, elevations, floor plan, site plan & survey.

As indicated in the application, we feel that this commercial project is a good fit for Lawrenceville and offers no negative aspects for the community.

Thank you for your consideration

Gordon Lawrence

Main Trim Paint/Stain: **PANTONE 19-0912 TPX Chocolate Brown**



Secondary Trim Metal: **Aluminum with Clear Anodized Finish**



Siding Paint Color: **PANTONE 11-0507 TCX Winter White**



Brick Model & Color: **Cherokee Velour Modular Size in Sahara Blend**



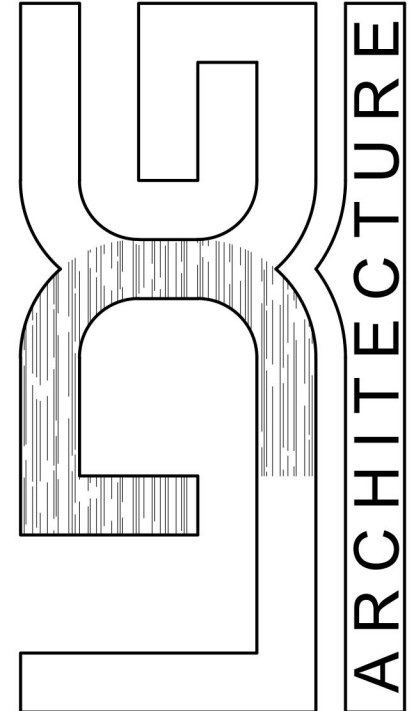
Stone Model & Color: **Echelon Hillcrest Stone Thin Veneer in Alpine**



2 SIDE ELEVATION
1/8" = 1'



1 FRONT ELEVATION
1/8" = 1'



LAWRENCE
DESIGN GROUP
265 West Pike St, Suite 1
Lawrenceville, GA 30046
mail@LawrenceDesignGroup.com
770-882-8855

JC THREAT APARTMENTS
150 SCENIC HIGHWAY
LAWRENCEVILLE, GA 30046
CITY OF LAWRENCEVILLE

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Issue	Date	Drawn By
1	6/25/20	GMH
2		
3		
4		
5		
6		
7		
8		

LDG Job # 2019-JCA (DTWN)

COLOR ELEVATIONS

REZONE REQUEST: CURRENTLY ZONED BG (GENERAL BUSINESS) REQUESTING CMU(COMMUNITY MIXED USE DISTRICT) ZONING TO ALLOW FOR THE HWY. 124 MIXED USED DEVELOPMENT.

TOTAL SITE AREA = 3.99 ± ACRES

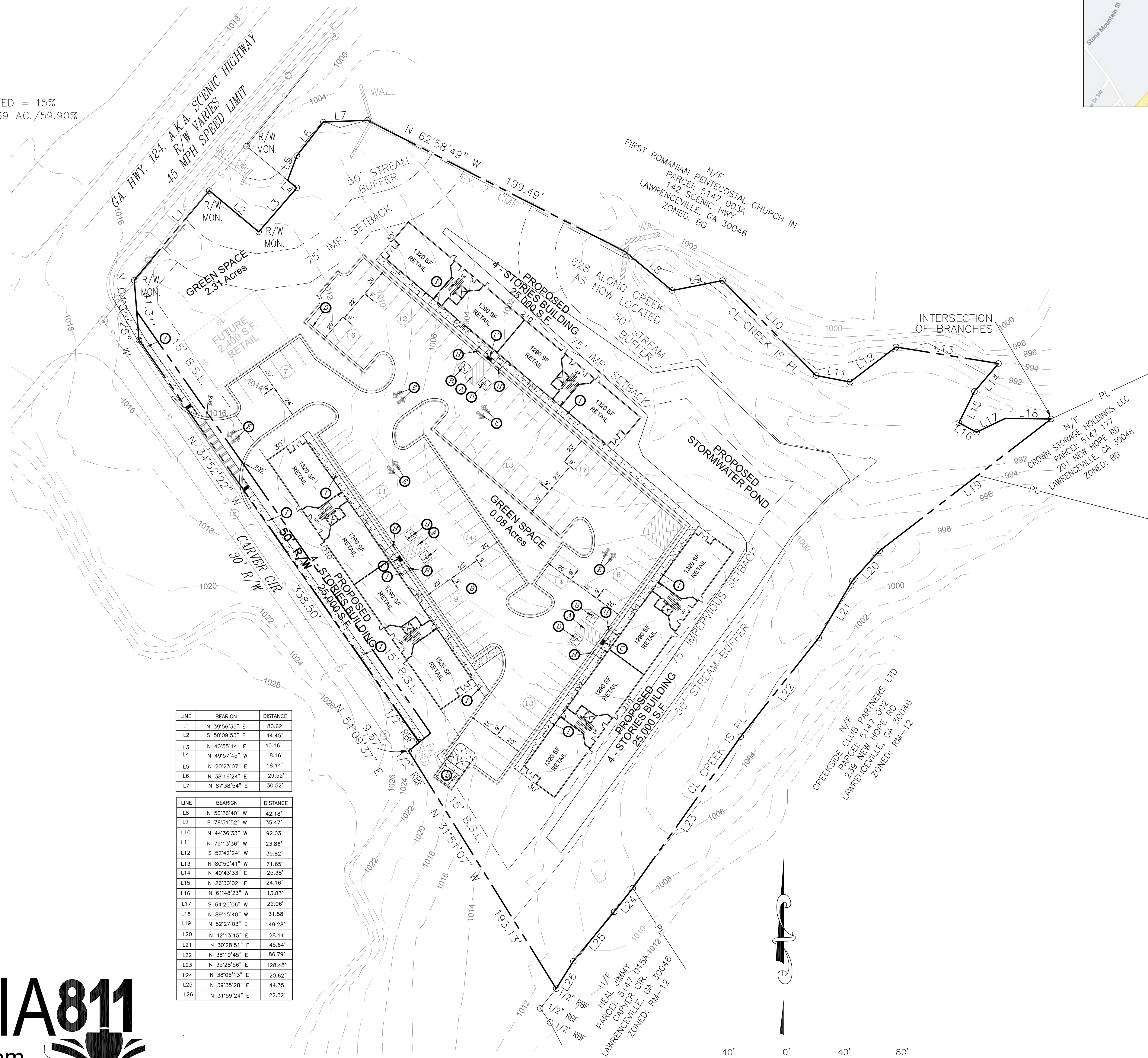
PROPOSED USE = 12 RETAIL UNITS.

VARIANT REQUEST: TO ALLOW 3.99 AC. IN PLACE OF THE MINIMUM REQUIRED 5.0 AC. PER CMU DISTRICT DEVELOPMENT STANDARD.

DEVELOPMENT STANDARDS:
MINIMUM LOT AREA = 5.0 AC.
ROAD FRONTAGE = 40'/LOT
MAXIMUM HEIGHT 45'

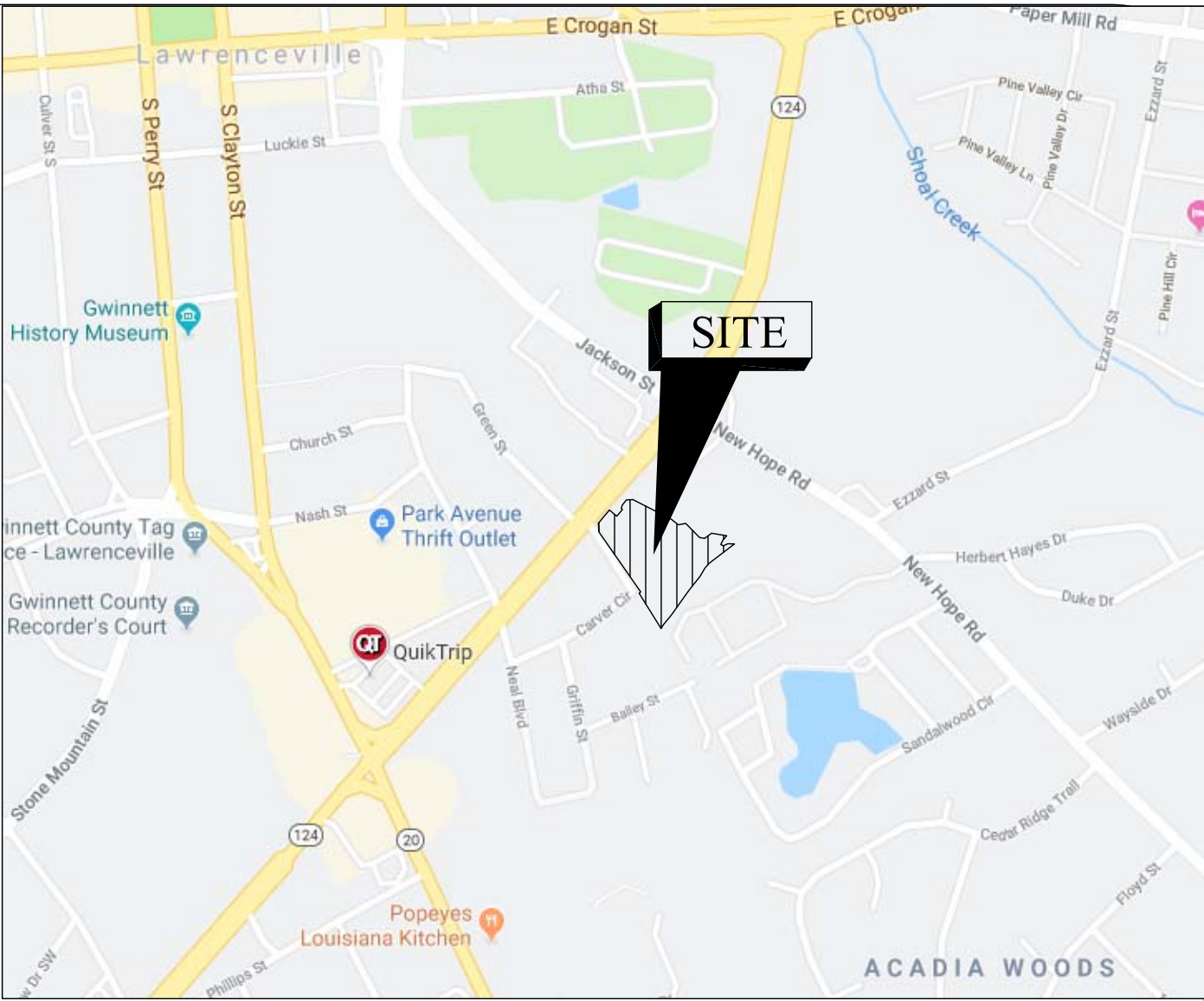
FRONT SETBACK = 5-15'
SIDE SETBACK = 10-20'
REAR SETBACK = 25-40'

MINIMUM GREEN/Common SPACE REQUIRED = 15%
GREEN/Common SPACE PROVIDED = 2.39 AC./59.90%



LINE	BEARING	DISTANCE
L1	N 39°56'35" E	80.62'
L2	S 50°09'53" E	44.45'
L3	N 40°55'14" E	40.16'
L4	N 49°57'45" W	8.16'
L5	N 20°23'07" W	18.14'
L6	N 38°16'24" E	29.52'
L7	N 87°36'54" E	30.52'

LINE	BEARING	DISTANCE
L8	N 50°26'40" W	42.18'
L9	S 78°51'52" W	35.47'
L10	N 44°36'33" W	92.03'
L11	N 79°13'36" W	23.86'
L12	S 52°42'24" W	39.82'
L13	N 80°50'41" W	71.65'
L14	N 40°43'33" E	25.38'
L15	N 26°30'02" E	24.16'
L16	N 61°48'23" W	13.83'
L17	S 64°20'06" W	22.06'
L18	N 89°15'40" W	31.58'
L19	N 52°27'03" E	149.28'
L20	N 42°13'15" E	28.11'
L21	N 30°28'51" E	45.64'
L22	N 38°19'45" E	86.79'
L23	N 35°28'56" E	128.48'
L24	N 38°05'13" E	20.62'
L25	N 39°35'28" E	44.35'
L26	N 31°59'24" E	22.32'



VICINITY MAP
N.T.S.

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET D-1.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET D-1.
- (F) PROPOSED 6" RAISED CROSS WALK
- (G) 2' CONCRETE FLUME
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (I) 5' CONCRETE SIDEWALK
- (J) PROPOSED RETAINING WALL
- (K) CROSSWALK STRIPING

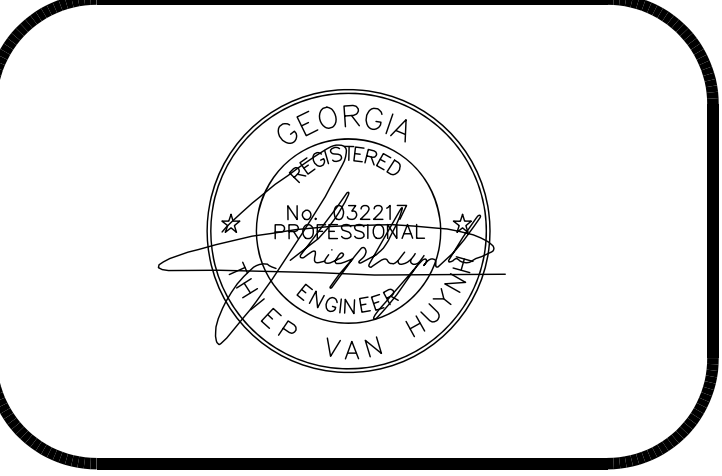
SITE ANALYSIS

TOTAL BUILDING	66,840 S.F.
RETAIL	18,060 S.F.
RESIDENTIAL	60 UNITS
TOTAL AREA	3.99 AC.
ZONED	BG

PARKING CALCULATION	
RETAIL 1 SP. / 400 S.F.	46 SPACES
1.5 SP./ DWELLING UNIT	90 SPACES
TOTAL REQUIRED	136 SPACES
H.C. SPACES REQ.	6 SPACES
H.C. SPACES PROVIDED	6 SPACES
PROP. SHARE PARKING AGREEMENT REDUCTION	-22 SPACES
TOTAL REQUIRED / REDUCTION	114 SPACES
TOTAL PROVIDED	114 SPACES

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O.C. TIP HUYNH, P.E.
2205 Highway 81 South
Lawrenceville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
tip@alcovyse.com
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REZONE REQUEST

PROPOSED
HWY. 124
MIXED USED
DEVELOPMENT

PARCEL: 5147 230
LAND LOT: 147
DISTRICT: 5TH
150 SCENIC HWY.
CITY OF LAWRENCEVILLE, GA

DATE: 08/07/2020

SCALE: 1" = 40'

OWNER / DEVELOPER

JEFFERY C. THREAT
REBECCA S. THREAT
150 SCENIC HWY.
LAWRENCEVILLE, GA 30046

24 HOUR - EMERGENCY CONTACT
JEFFERY THREAT
404-985-6170
threatjc@yahoo.com

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. # 19-140

RZ-1



The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Area
File # RZM2020-00006

Applicant:
Gordon Lawrence

Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150



5.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # RZM2020-00006

Applicant:
Gordon Lawrence

Legend

 Subject Property

 Parcels

 Roads

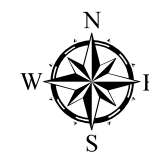
ZONING

 BG General Business

 OI Office Institutional

 RM-12 General Residence

 RS150 Single-Family Residence



0 75 150

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**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00005

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

Approval as CMU (Community Mixed-Use District) for a Mixed-Use development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 60.
2. To satisfy the following site development considerations:
 - A. The Minimum Lot Area shall be reduced to 3.99 acres.
 - B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Hwy. 124 Mixed Used Development," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.
 - C. The apartment buildings shall meet the CMU architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick and stacked stone with metal accents on each elevation. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - D. Provide a 50-foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.

- E. Landscaping abide by all applicable standards of the Zoning Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- F. The development shall meet all State and City Stream Buffer requirements.
- G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- H. Natural vegetation shall remain on the property until the issuance of a development permit.
- I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.
- J. All grassed areas shall be sodded.
- K. Underground utilities shall be provided throughout the development.
- L. 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.
- M. 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.
- N. Outdoor storage shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00005 - **DENIAL**

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

~~Approval as CMU (Community Mixed-Use District) for a Mixed-Use development, subject to the following enumerated conditions:~~

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

~~A. Multifamily apartment buildings and its associated accessory use structures.~~

~~B. The maximum number of units shall be 60.~~

~~2. To satisfy the following site development considerations:~~

~~A. The Minimum Lot Area shall be reduced to 3.99 acres.~~

~~B. The property shall be developed in general accordance with the submitted site plan, titled "Proposed Hwy. 124 Mixed Used Development," prepared by Alcovy Surveying and Engineering, Inc., dated August 7, 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.~~

~~C. The apartment buildings shall meet the CMU architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick and stacked stone with metal accents on each elevation. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.~~

~~D. Provide a 50-foot wide natural undisturbed buffer along the south and west property line, immediately adjacent to residentially zoned properties. Required buffers shall be void of any encroachments. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.~~

- ~~E. Landscaping abide by all applicable standards of the Zoning Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate. Required landscape setbacks shall be void of all encroachments, except for a point of access. Final landscaping design shall be subject to review and approval of the Planning and Development Department.~~
- ~~F. The development shall meet all State and City Stream Buffer requirements.~~
- ~~G. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.~~
- ~~H. Natural vegetation shall remain on the property until the issuance of a development permit.~~
- ~~I. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right of way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brickstone or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Director.~~
- ~~J. All grassed areas shall be sodded.~~
- ~~K. Underground utilities shall be provided throughout the development.~~
- ~~L. 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.~~
- ~~M. 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.~~
- ~~N. Outdoor storage shall be prohibited.~~
- ~~O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.~~
- ~~P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2020-00007 & SUP2020-00040; Lawrenceville Land Holdings, LLC;
rear of 415 Sandringham

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Department Recommendation: Approval with Planning Commission recommended Conditions

Summary: The applicant requests a rezoning from RS-180 (Single-Family Residence District) to RM-8 (Townhouse Residential District) to clean up the jagged edge corner created by the proposed rezoning of the City Enclave, LLC property off Gwinnett Drive.

Attachments/Exhibits:

- RZM2020-00007 SUP2020-00040_MUNICODE
- RZM2020-00007 SUP2020-00040_REPORT
- RZM2020-00007 SUP2020-00040_ATTACHMENTS
- RZM2020-00007 SUP2020-00040_STAFF CONDITIONS
- RZM2020-00007 SUP2020-00040_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2020-00007 & SUP2020-00040
APPLICANT	UNIVERSAL PLANNING AND DEVELOPMENT, LLC c/o ERIC JOHANSEN
CONTACT	ERIC JOHANSEN
PHONE NUMBER	678.571.4843
ZONING CHANGE	RS-180 TO RM-8
LOCATION	REAR SECTION OF 415 SANDERINGHAM LANE
PARCEL ID	R5141 285
ACREAGE	0.065 (2,854 SQUARE FEET)
PROPOSED DEVELOPMENT	ADDING LAND TO THE PROPOSED 66-UNIT TOWNHOUSE DEVELOPMENT, WITH A SPECIAL USE PERMIT ALLOWING FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	APPROVAL OF RZM2020-00004 AS RM-8 WITH CONDITIONS; DENIAL WITHOUT PREJUDICE OF SUP2020-00040 ALLOWING FRONT ENTRY UNITS

ZONING HISTORY:

In 1980s, the property was zoned RS-180 (Single-Family Residence 18,000 square feet District) and developed as part of a subdivision.

PROJECT DATA:

The applicant requests rezoning of a 0.065-acre parcel from RS-180 (Single-Family Residence 18,000 square feet District) to RM-8 (Townhome Residential District) zoning to construct a 66-unit townhouse development. The subject property section is the rear of 415 Sanderingham Lane, to complete the overall development request of RZM2020-00004. The section of the property is graded, with natural vegetation.

The applicant proposes to add the 0.065 acres to be able to construct 66 rear entry townhouses. The townhouses would be attached with a maximum of eight units per building. Access to the development would be via an existing cut on Gwinnett Drive; with a monument sign located at the entrance. All units would have the required 2-car garages. The concept plan shows 44 parking spaces are proposed for guests and resident overflow parking. This development is intended to be a gated community. Per the concept plan, there is an existing master detention pond intended for both the townhouses and the previously developed City Enclave Phase 1 development (office buildings) to the northwest of the property. Three community open spaces are proposed which make up the required 15-percent open space, totaling 1.19 acres. The applicant is proposing several considerations by the City Council that would require variances that may be approved at the time of the rezoning approval should the City Council decide to approve the request. The considerations are as follows:

- Encroachment into the front setback by 15 feet along Gwinnett Drive.
- Allow the existing 25-foot buffer along the western property line adjacent to the Martin Farm Subdivision to remain as is. This buffer had been approved to be re-graded and re-planted per case RZ-06-11.
- Buffer reduction on the southern property line from the required 50-foot buffer to a 25-foot buffer adjacent to the Windsor Forest Subdivision that would be re-graded and replanted with evergreens to match the existing buffer on the western property line.
- The applicant seeks permission for all roads internal to the development to be private streets and not require right-of-way.

The property lies within the Community Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Community Mixed Use Character Area is intended to recognize the redevelopment and infill opportunities within the City. The character area accommodates a diversity of development types and density. The emphasis for this character area is on connectivity between areas and access to areas that are developed as shopping centers, with the priority for beautiful landscape and the revitalization of older vacant structures or under-utilized lots. The proposed development may offer opportunities for a healthy lifestyle due to the close proximity of shopping centers that offer grocery stores, retail, and a gym. The rear entry townhouses may encourage and increase walkability in the area for the future residents. Rezoning the property to RM-8 would add diversity to the density in the area and possibly help reduce speed limits on Gwinnett Drive. Therefore, the proposed zoning may result in a development consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family, office institutional and commercial developments. Immediately to the north across Gwinnett Drive are undeveloped properties and a place of worship zoned BG (General Business District). Adjacent

to the east, is a shopping center also zoned BG, with uses such as a grocery store, Gwinnett County Health Department and restaurants. Immediately adjacent to the south are subdivisions Martin Farm and Windsor Forest, zoned RS-180 (Single-Family Residence District). To the west of the property is the developed phase 1 of the original City Enclave proposal for office buildings zoned OI (Office Institutional District). Reducing the zoning district to a lower intensity such as RM-8 between office and commercial uses will serve as an opportunity to provide the live, work, play experience to future residents.

Given the aforementioned factors, the Planning and Development Department recommendation is for **APPROVAL WITH CONDITIONS** of the requested rezoning, and **DENIAL WITHOUT PREJUDICE** of the requested Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

RZM2020-00007:

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

1. To restrict the use of the property as follows:
 - A. Abide by all conditions of RZM2020-00004
 - B. Single-family attached dwellings.
 - C. The maximum number of units shall be sixty-six (66).
 - D. The building facades shall meet the RM-8 architectural standards set forth in the Zoning Ordinance and shall be in general accordance with the architectural elevation examples presented at the 09/28/2020 City Council meeting.
 - E. All dwellings shall have a double-car garage.
 - F. All units adjacent to Gwinnett Drive shall be three (3) stories in overall height, as measured from the rear entry garages. The remaining interior rear entry units on the property can be either two (2) stories or three (3) stories.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. All grassed areas on dwelling lots shall be sodded.
 - C. Underground utilities shall be provided throughout the development.
 - D. Encroachment into the front setback by by fifteen (15) feet is permitted, allowing for a ten (10) foot front yard setback along Gwinnett Drive.
 - E. Encroachment into the rear residential buffers along all adjacent residential property lines by twenty-five (25) feet is permitted. The remaining twenty-five (25) foot residential buffers along all adjacent residential property lines are

permitted to be re-graded and re-planted, as necessary, to allow for the grading of the proposed townhouse development. Retaining Walls, if necessary, can be constructed at the interior edge of the twenty-five (25) re-graded and re-planted residential buffers.

- F. The property shall be gated with interior private streets permitted.
- G. One (1) full access curb cut onto Gwinnett Drive shall be permitted to serve the proposed townhouse development.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00040:

Denial without Prejudice of a Special Use Permit allowing 27 Front Entry Townhouse Units, subject to the following enumerated conditions:

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC</u>	NAME: <u>Michael Joseph Longo</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>415 Sandringham Lane</u>
CITY: <u>Buford</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>31145</u>
CONTACT PERSON: <u>Eric Johansen, Agent for Applicant</u> PHONE: <u>678-571-4843 cell</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>RM-8</u>	
PARCEL NUMBER(S): <u>Gwinnett County Tax Parcel: R5141 285</u> ACREAGE: <u>+/- 0.065 AC (2,854 SF)</u> ** Remaining property will be at least 18,000SF after subdivision **	
ADDRESS OF PROPERTY: <u>415 Sandringham Lane, Lawrenceville, GA 30046</u>	

[Signature] 09.04.20
SIGNATURE OF APPLICANT DATE

[Signature] 9/4/2020
SIGNATURE OF OWNER DATE

John B. Williams, Manager
TYPED OR PRINTED NAME

Michael Joseph Longo
TYPED OR PRINTED NAME

[Signature] 9/4/2020
NOTARY PUBLIC DATE
FREDERICK JOHANSEN
COMMISSION EXPIRES
MAY 16, 2021
GWINNETT COUNTY GEORGIA

[Signature] 9/4/2020
NOTARY PUBLIC DATE
FREDERICK JOHANSEN
COMMISSION EXPIRES
MAY 16, 2021
GWINNETT COUNTY GEORGIA

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

Lawrenceville Land Holdings, LLC
6083 Shadburn Ferry Road
Buford, GA 30518

September 4, 2020

Mayor David Still
Mayor Pro Tem Robert Clark, Post 3
Council Member Glenn Martin, Post 1
Council Member Victoria Jones, Post 2
Council Member Keith Roche, Post 4
70 South Clayton Street
Lawrenceville, GA 30046

**Re: Letter of Intent for Rezoning Application and Special Use Permit Application
City Enclave Townhouses located on Gwinnett Drive (the "Project")
Gwinnett County Tax Parcels: 5141 328, 5141 327, 5141 316, and 5141 285 (the
"Property")
City of Lawrenceville, GA (the "City")**

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting this Rezoning Application (the "Application") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from RS-180 to RM-8** on Gwinnett County Tax Parcels 5141 285, see Exhibit "A", consisting of approximately ± 0.065 acres of land from Michael Joseph Longo residing at 415 Sandringham Lane, Lawrenceville, GA 30046. This request is to clean up the jagged edge corner created by the proposed rezoning of the City Enclave, LLC property and the JDN Development Company property whereby at their intersection, they form a hard 90-degree angle corner. The **Applicant is the Contract Purchaser** of the Property subject to the successful rezoning and land disturbance permitting for intended land use of Residential Townhouses on the Property.

The Applicant and the Longo's have reached an agreement to purchase a small portion of the rear of their property that will permit the City Enclave townhouse project to become more parallel to Gwinnett Drive, create a better vegetative buffer for the Longo family, and will permit the addition of two (2) more residential townhouses bringing the total number of residential townhouses on the Property to sixty five (65) units.

The Applicant is asking the City to place the same conditions of zoning upon this Application as that of RZM2020-00004 and SUP2020-00035 so that the overall Project is consistent. The total number of acres of land within the Property including this Application is approximately ± 8.003 acres for the Project. Additionally, the Applicant will work with the Longo's and the City to create an exemption plat for the Longo property that will leave a remaining land area of at least 18,000 square feet to be compliant with the underlying zoning designation of RS-180 for that same property.

We respectfully request the approval of our proposal to change the zoning of the Property from RS-180 to RM-8 for the inclusion of this land into the overall City Enclave Project. Should you need any additional information please reach out to me via email at eric@universalplanningllc.com or by phone at (678) 571-4843.

Thank you for your consideration,



Eric Johansen, RLA
Universal Planning and Development, LLC
Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
Scott Hoopes, Mills and Hoopes, LLC
File

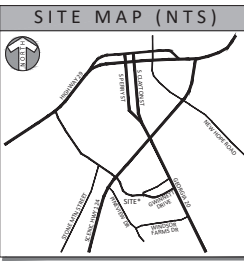
Exhibit "A"
Longo Property
Gwinnett County Tax Parcels: 5141 285

CITY ENCLAVE TOWNHOUSES

REZONING SITE PLAN FOR: A RESIDENTIAL DEVELOPMENT

PROJECT CONTACT
ERIC JOHANSEN
(678) 571-4843 cell
eric@universalplanningllc.com

ZONING CHANGE
EXISTING=O-I & BG & RS-180
PROPOSED = RM-8



- PROPOSED VARIANCES**
1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO TEN (10) FEET.
 2. TO ALLOW FOR ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT OF WAY.
 3. TO PERMIT THE REDUCTION OF ANY REQUIRED FIFTY (50) FOOT RESIDENTIAL BUFFERS FROM RM-8 ADJACENT TO RS-180 TO A TWENTY-FIVE (25) FOOT RESIDENTIAL BUFFER AS FOLLOWS FOR EACH OF THE TWO (2) REQUIRED BUFFER AREAS ON THE SUBJECT PROPERTY:

MARTIN FARMS BUFFER:
A) CONTINUE THE EXISTING EVERGREEN BUFFER THAT WAS ESTABLISHED DURING THE RZ-06-11 ZONING DECISION BY THE CITY OF LAWRENCEVILLE CITY COUNCIL REQUIRING A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED EVERGREEN BUFFER.
B) THE APPLICANT FULLY INTENDS TO KEEP THE MARTIN FARMS BUFFER WITH NO CHANGES TO ANY PLANT MATERIALS OR GRADING ACTIVITIES OF SAID EVERGREEN TWENTY-FIVE (25) FOOT BUFFER.

WINDSOR FARMS BUFFER:
A) REQUIRE A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED BUFFER WITH A DOUBLE STAGGERED ROW OF EVERGREEN PLANT MATERIALS TO BE INSTALLED ON 15 FOOT CENTERS AND EIGHT (8) FEET TALL MINIMUM AT THE TIME OF PLANTING.

SITE DATA CHART		
GWINNETT COUNTY TAX PARCELS (1) 5141 328, (2) 5141 327, & (3) 5141 316		
ADDRESS(ES)	CITY ENCLAVE + JDN	NONE ASSIGNED
AREA OF PROPERTIES	(± 7.938 ACRES) + (± 0.065 ACRES) = ± 8.003 ACRES	
EXISTING ZONING OF PROPERTIES		
(1) PARCEL 5141 328	O-I (OFFICE INSTITUTIONAL)	
(2) PARCEL 5141 327	O-I (OFFICE INSTITUTIONAL)	
(3) PARCEL 5141 316	B-G (GENERAL BUSINESS)	
PROPOSED ZONING	RM-8 (TOWNHOUSE RESIDENTIAL)	
PROPOSED TOWNHOUSE UNITS		
REAR ENTRY UNITS (UNITS 1-66)	66 UNITS	
- TOTAL TOWNHOUSE UNITS	66 UNITS	
PROPOSED DENSITY	66 UNITS / 8.003 ACRES = 8.25 UNITS/ACRE	
BUILDING SETBACKS SHOWN		
FRONTYARD (REQUIRED 25')	10 FEET	
SIDEYARD (REQUIRED 20')	20 FEET	
REARYARD (REQUIRED 20')	20 FEET	
RESIDENTIAL BUFFERS SHOWN		
MARTIN FARMS (REQUIRED 50')	25' FEET (RZ-06-11)	
WINDSOR FORREST (REQUIRED 50')	25' FEET	
	(RE-GRADED & RE-PLANTED)	
PROPOSED TOWNHOUSE BUILDING		
BUILDING HEIGHT	2-STORY & 3-STORY	
GARAGES	2 CAR GARAGES (16' WIDE MINIMUM)	
BUILDING WIDTH (MINIMUM)	22' WIDE	
BUILDING DEPTH (MINIMUM)	50' LONG	
15% OPEN SPACE REQUIRED	± 51,866 SF (± 1.19 ACRES)	
OPEN SPACE PROVIDED		
RESIDENT OPEN SPACE	± 38,170 SF (± 0.88 ACRES)	
RESIDENTIAL BUFFER AREAS	± 45,347 SF (± 1.04 ACRES)	
- TOTAL OPEN SPACE PROVIDED	± 83,517 SF (± 1.92 ACRES)	
OPEN SPACE NOTES:		
1. ADDITIONAL OPEN SPACE IS PROVIDED THROUGHOUT THE PROPOSED RESIDENTIAL DEVELOPMENT THAT IS FOR THE DIRECT BENEFIT OF THE RESIDENTS OF THE COMMUNITY IN THE FORM OF RESIDENT GREEN SPACES BETWEEN THE BUILDINGS, SIDEWALKS, AND OTHER LARGE POCKETS THAT WERE NOT IDENTIFIED AND LABELED AND RESIDENT OPEN SPACES BUT COULD BE USED BY THE RESIDENTS, THUS MAKING THE ACTUAL OPEN SPACE PROVIDED A LARGER LAND AREA WITHIN THE PROJECT.		

PINEVIEW DRIVE

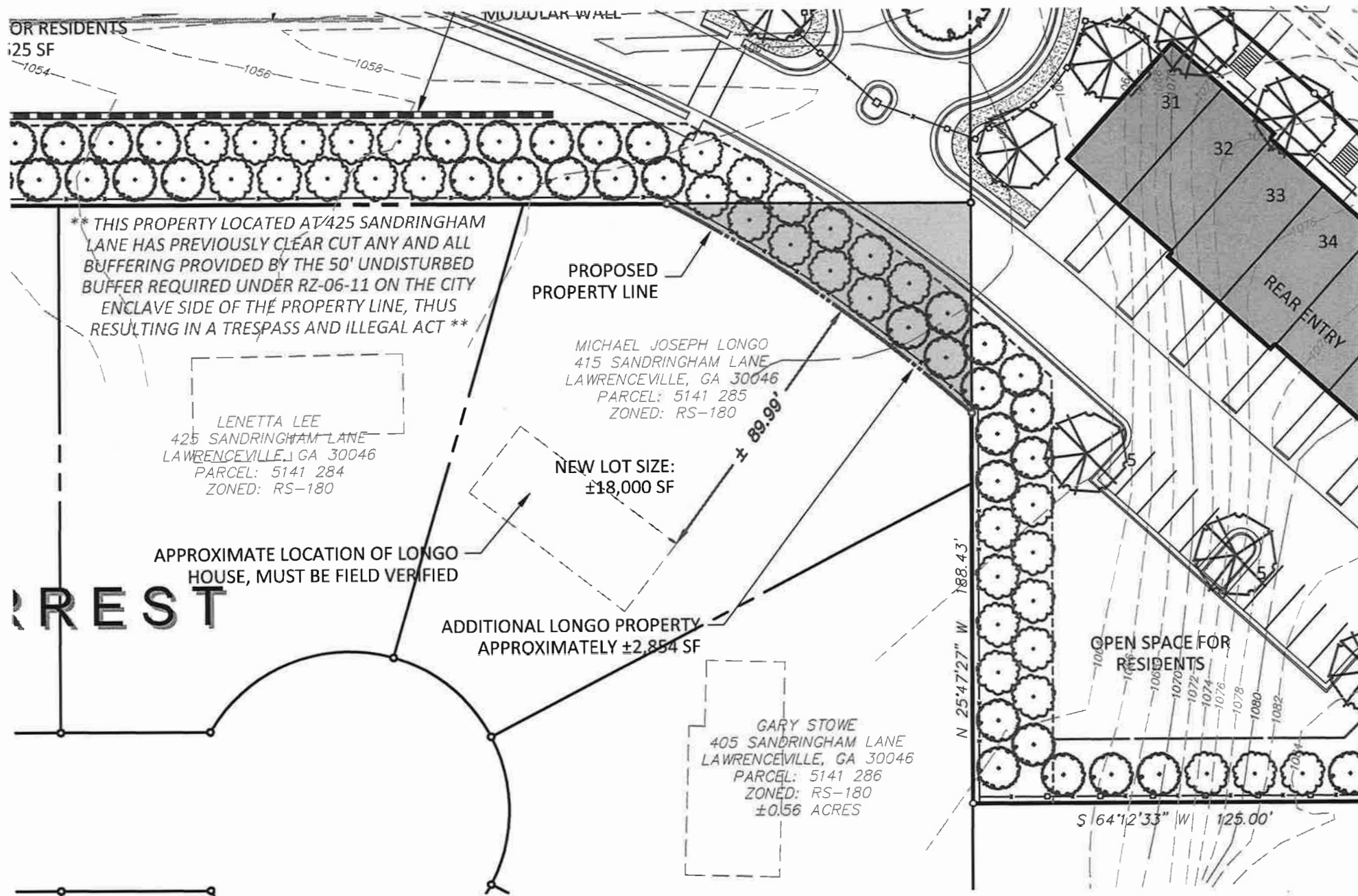
MARTIN FARMS

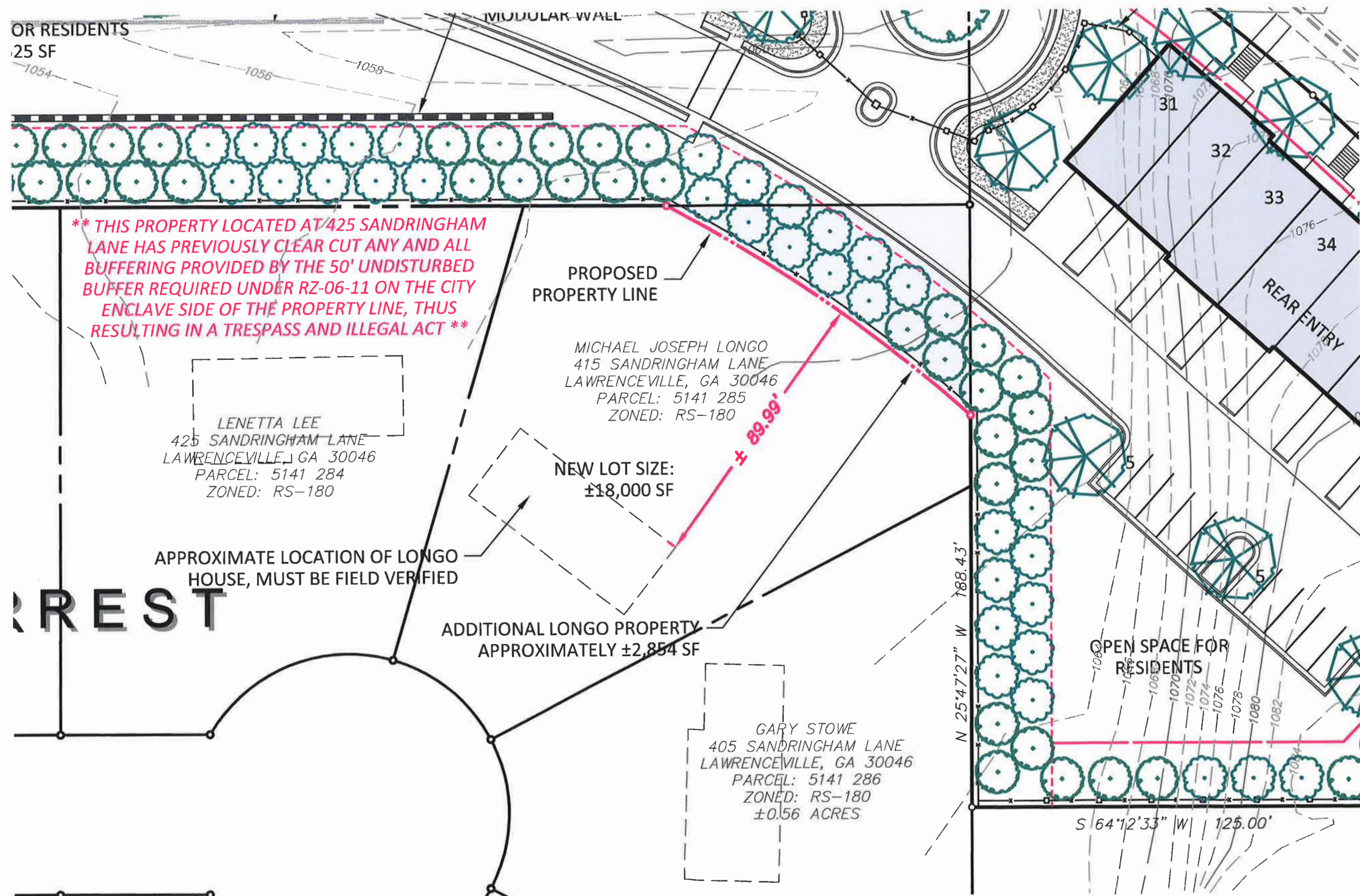
WINDSOR FOREST

- GENERAL NOTES:**
1. ALL PROPOSED ITEMS SHOWN ON THIS REZONING SITE PLAN ARE CONCEPTUAL AND MUST BE FULLY PERMITTED BY THE CITY OF LAWRENCEVILLE AFTER THE APPROVAL OF A ZONING CHANGE TO RM-8
 2. THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS REZONING SITE PLAN WAS OBTAINED FROM VARIOUS SOURCES USING READILY AVAILABLE INFORMATION TO INCLUDE GWINNETT COUNTY GIS, CIVIL ENGINEERING PLANS FROM INLAND GROUP FOR CITY ENCLAVE PHASE 1, RECORDED PLAT FROM LEADING EDGE, AND VISUAL SITE OBSERVATIONS FROM SITE VISITS PERFORMED BY APPLICANT AND DESIGNER.
 3. A CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE PERFORMED ONCE THE SUBJECT PROPERTY HAS BEEN CLEARED.
 4. NO CONSTRUCTION ACTIVITY SHALL OCCUR BASED ON THE ACCURACY OF THIS REZONING SITE PLAN.



REVISED: SEPTEMBER 21, 2020
SCALE: 1" = 40'







6.

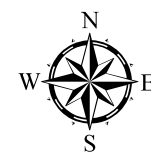
*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Area
File # RZM2020-00007
& SUP2020-00040

Applicant:
Lawrenceville Land Holdings,
LLC c/o Eric Johansen

Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

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The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # RZM2020-00007
& SUP2020-00040

Applicant:
**Lawrenceville Land Holdings,
LLC c/o Eric Johansen**

Legend

Subject Property

Parcels

Roads

ZONING

BG General Business

OI Office Institutional

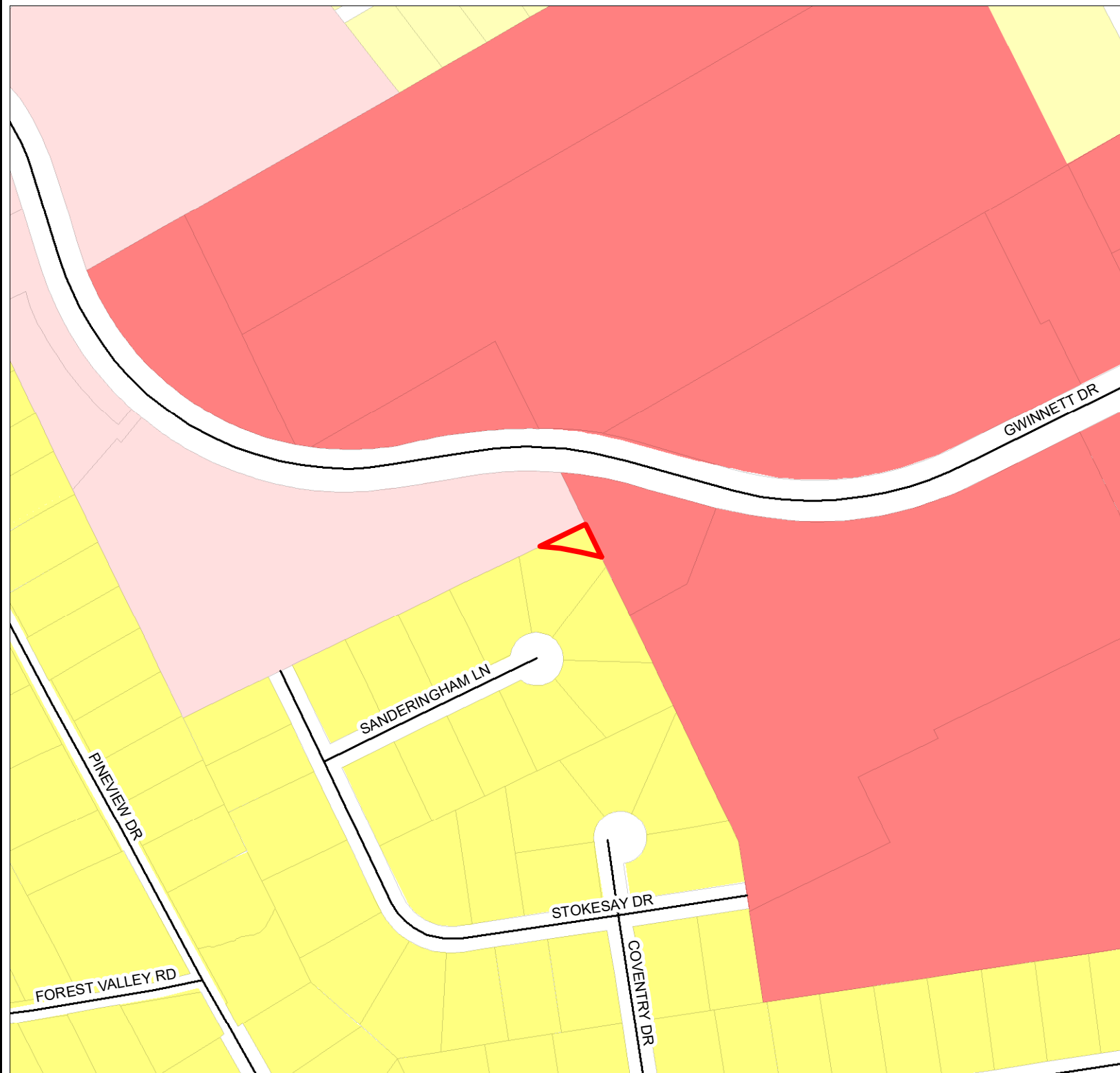
RS150 Single-Family Residence

RS180 Single-Family Residence



0 75 150

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PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

RZM2020-00007:

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

1. To restrict the use of the property as follows:
 - A. Abide by all conditions of RZM2020-00004
 - B. Single-family attached dwellings.
 - C. The maximum number of units shall be sixty-six (66).
 - D. The building facades shall meet the RM-8 architectural standards set forth in the Zoning Ordinance and shall be in general accordance with the architectural elevation examples presented at the 09/28/2020 City Council meeting.
 - E. All dwellings shall have a double-car garage.
 - F. All units adjacent to Gwinnett Drive shall be three (3) stories in overall height, as measured from the rear entry garages. The remaining interior rear entry units on the property can be either two (2) stories or three (3) stories.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. All grassed areas on dwelling lots shall be sodded.
 - C. Underground utilities shall be provided throughout the development.
 - D. Encroachment into the front setback by by fifteen (15) feet is permitted, allowing for a ten (10) foot front yard setback along Gwinnett Drive.
 - E. Encroachment into the rear residential buffers along all adjacent residential property lines by twenty-five (25) feet is permitted. The remaining twenty-five (25) foot residential buffers along all adjacent residential property lines are

permitted to be re-graded and re-planted, as necessary, to allow for the grading of the proposed townhouse development. Retaining Walls, if necessary, can be constructed at the interior edge of the twenty-five (25) re-graded and re-planted residential buffers.

- F. The property shall be gated with interior private streets permitted.
- G. One (1) full access curb cut onto Gwinnett Drive shall be permitted to serve the proposed townhouse development.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00040:

Denial without Prejudice of a Special Use Permit allowing 27 Front Entry Townhouse Units, subject to the following enumerated conditions:

PLANNING COMMISSION RECOMMENDED CONDITIONS

RZM2020-00007:

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

1. To restrict the use of the property as follows:
 - A. Abide by all conditions of RZM2020-00004
 - ~~B. Single family attached dwellings.~~
 - ~~C. The maximum number of units shall be sixty-six (66).~~
 - ~~D. The building facades shall meet the RM-8 architectural standards set forth in the Zoning Ordinance and shall be in general accordance with the architectural elevation examples presented at the 09/28/2020 City Council meeting.~~
 - ~~E. All dwellings shall have a double car garage.~~
 - ~~F. All units adjacent to Gwinnett Drive shall be three (3) stories in overall height, as measured from the rear entry garages. The remaining interior rear entry units on the property can be either two (2) stories or three (3) stories.~~
- ~~2. To satisfy the following site development considerations:~~
 - ~~A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.~~
 - ~~B. All grassed areas on dwelling lots shall be sodded.~~
 - ~~C. Underground utilities shall be provided throughout the development.~~
 - ~~D. Encroachment into the front setback by by fifteen (15) feet is permitted, allowing for a ten (10) foot front yard setback along Gwinnett Drive.~~
 - ~~E. Encroachment into the rear residential buffers along all adjacent residential property lines by twenty-five (25) feet is permitted. The remaining twenty-five (25) foot residential buffers along all adjacent residential property lines are~~

~~permitted to be re-graded and re-planted, as necessary, to allow for the grading of the proposed townhouse development. Retaining Walls, if necessary, can be constructed at the interior edge of the twenty-five (25) re-graded and re-planted residential buffers.~~

~~F. The property shall be gated with interior private streets permitted.~~

~~G. One (1) full access curb cut onto Gwinnett Drive shall be permitted to serve the proposed townhouse development.~~

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

SUP2019-00040: **DENIAL WITHOUT PREJUDICE**

Denial without Prejudice of a Special Use Permit allowing 27 Front Entry Townhouse Units, subject to the following enumerated conditions:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00037; Kalahari Electrical; 283 Jackson Street

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Planning Commission recommended Conditions

Summary: The applicant requests a special use permit for outdoor storage to be able to store the electrical contractor's trucks at the site.

Attachments/Exhibits:

- SUP2020-00037_MUNICODE
- SUP2020-00037_REPORT
- SUP2020-00037_ATTACHMENTS
- SUP2020-00037_STAFF CONDITIONS
- SUP2020-00037_PC CONDITIONS

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

CASE NUMBER: SUP2020-00037
APPLICANT: JAN J. ROSSOUW
CONTACT: JAN J. ROSSOUW
PHONE NUMBER: 770.543.9303
LOCATION: 283 JACKSON STREET
PARCEL ID: R5147 081
ACREAGE: 0.44
PROPOSED DEVELOPMENT: OUTDOOR STORAGE FOR AN ELECTRICAL
CONTRACTOR’S OFFICE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
ZONING HISTORY:

The property was zoned,,, and init was rezoned to BG (General Business District).

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 0.44-acre parcel, zoned BG (General Business District), to allow outdoor storage for an electrical contractor’s office. The subject property is located along the northern right-of-way of Jackson Street, northwest of its intersection with Scenic Highway. The property is developed with a single-family dwelling with an existing driveway and wooded on the remainder of the property.

The applicant proposes to utilize the site as an electrical contractor’s office which is allowed by right in BG zoning with outdoor storage for the company’s trucks. The applicant intends to park the company’s trucks behind a fence, on the rear of the property. Per the concept plan, there would be 11 parking spaces provided. Access to the site is proposed via an existing driveway from Jackson Street. The letter of intent states that in the future, the applicant would like to build a 1,800-square foot, two story building in the rear of the property as a garage for the company’s trucks. According to the concept plan, a ground sign would be placed within the 10-foot landscape strip. The building was built in 1937 and it was built without the current setback requirements, therefore, the property needs a variance to encroach into the setback by 35 feet; this variance may be approved by the City Council during the public hearing. The applicant also

needs a buffer reduction due to the width of the property not being wide enough to support a 75-foot buffer adjacent to a residential zoning district.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Downtown Character Area. This character area is the highest intensity district in terms of its density and mixture of uses. The character area is characterized by the “Main Street” retail as well as general commercial that provide services in a local and regional aspect for all sorts of needs. Policies for this character area also encourage development and refurbishing of buildings in walkable areas to be oriented to the street. By cleaning up the property, and installing a fence to screen the company’s trucks, the building would meet the intent of the policy.

The surrounding area is characterized by a mix of single-family residences and commercial uses. To the north, are RS-150 (Single-Family Residence 15,000 Square Foot District) zoned properties consisting of single-family residences and a cemetery. To the east, are BG (General Business District) zoned properties used as offices and a gas station. To the south across from Jackson Street and at the corners of Jackson Street and Scenic Highway, are BG zoned properties, developed with the City’s Police Department and a place of worship and an automobile service business across from Scenic Highway. To the west, is the SouthLawn development.

In conclusion, the proposed special use permit may be consistent with the policies of the 2040 Comprehensive Plan if refurbished and developed with recommended conditions. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

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

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00037

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

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
2. The parking of vehicles used for commercial related service, sales or delivery shall be limited to the rear yard areas, and outside of any required stream or zoning buffer.
3. Provide a 10-foot undisturbed buffer along the northern property line. Enhance where sparsely vegetated.
4. Provide a 10-foot Landscape Strip adjacent to the right-of-way Jackson Street, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
5. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.
6. 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 may be allowed within the required 10 foot landscape strip.
7. 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.
8. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. 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.

10. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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

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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jan J Rossouw</u>	NAME: <u>Donna A Richter</u>
ADDRESS: <u>1305 Mill Shyre Way</u>	ADDRESS: <u>3510 Lochmill Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville, GA 30052</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-543-9303</u>	PHONE: <u>404 578-7816</u>
CONTACT PERSON: <u>Jan Rossouw</u> PHONE: <u>770-543-9303</u>	
CONTACT'S E-MAIL: <u>jan@Kalahari-electrical.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>B6</u> ACREAGE: <u>0.4390</u>	
PARCEL NUMBER(S): <u>R5147081</u>	
ADDRESS OF PROPERTY: <u>283 Jackson St Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Electrical Contractor</u>	

[Signature] 09/01/2020
SIGNATURE OF APPLICANT DATE
JAN JOHANNES ROSSOUW
TYPED OR PRINTED NAME

Donna A Richter 9/2/2020
SIGNATURE OF OWNER DATE
Donna A. Richter
TYPED OR PRINTED NAME



9/1/2020
DATE

Christine Sims
NOTARY PUBLIC



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

09/02/2020.00057

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OF WAY OF JACKSON STREET (50' RIGHT OF WAY) A DISTANCE OF 234.26 FEET NORTHWESTERLY, AS MEASURED ALONG SAID NORTHEASTERLY RIGHT OF WAY FROM THE CORNER FORMED BY ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 124 A/K/A SCENIC HIGHWAY (SAID IRON PIN ALSO LOCATED AT THE WESTERNMOST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY EGARA T. LEE); RUN THENCE NORTH 58 DEGREES 42 MINUTES 17 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY A DISTANCE OF 122.88 FEET TO AN IRON PIN LOCATED AT THE SOUTHERNMOST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY LLOYD F. BAUCOM; RUN THENCE NORTH 59 DEGREES 19 MINUTES 15 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID BAUCOM PROPERTY A DISTANCE OF 210.87 FEET TO AN IRON PIN LOCATED AT THE SOUTHERNMOST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY THE DR. W. P. EZZARD ESTATE; RUN THENCE NORTH 59 DEGREES 29 MINUTES 41 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF EZZARD ESTATE PROPERTY A DISTANCE OF 58.01 FEET TO AN IRON PIN AT THE WESTERLY CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JOHN M. ARCHER; RUN THENCE SOUTH 04 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID ARCHER PROPERTY A DISTANCE OF 79.64 FEET TO A PIN AT THE NORTHERLY CORNER OF THE BEFORE MENTIONED LEE PROPERTY; RUN THENCE ALONG THE NORTHERLY LINE OF SAID LEE PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 42 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 79.29 FEET; NORTH 67 DEGREES 51 MINUTES 41 SECONDS WEST A DISTANCE OF 13.0 FEET; SOUTH 44 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 95.25 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OF WAY OF JACKSON STREET AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY, SAID PROPERTY BEING MORE PARTICULARLY SHOWN ON A SURVEY DATED 10/19/94, PREPARED BY HAMBRICK SURVEYING, INC.

Winfield Realty Group
September 4, 2020

7.

To Whom this may concern

I Ruzena Joubert, Realtor for Mr J. Rassouw submitted information for a special Use Permit

my Client is a local Lawrenceville Electrical contractor who has served the community for over 20 years on Residential and Commercial Services.

He is looking to use the existing house as offices and to park his company vehicles behind the building and behind a fence which he will erect.

As his business grows, he would like to build a garage behind the house, where the land slopes towards the back, to protect the vehicles from the weather.

He is willing to work with the City to make sure both parties are satisfied.

I trust this information will assist you.

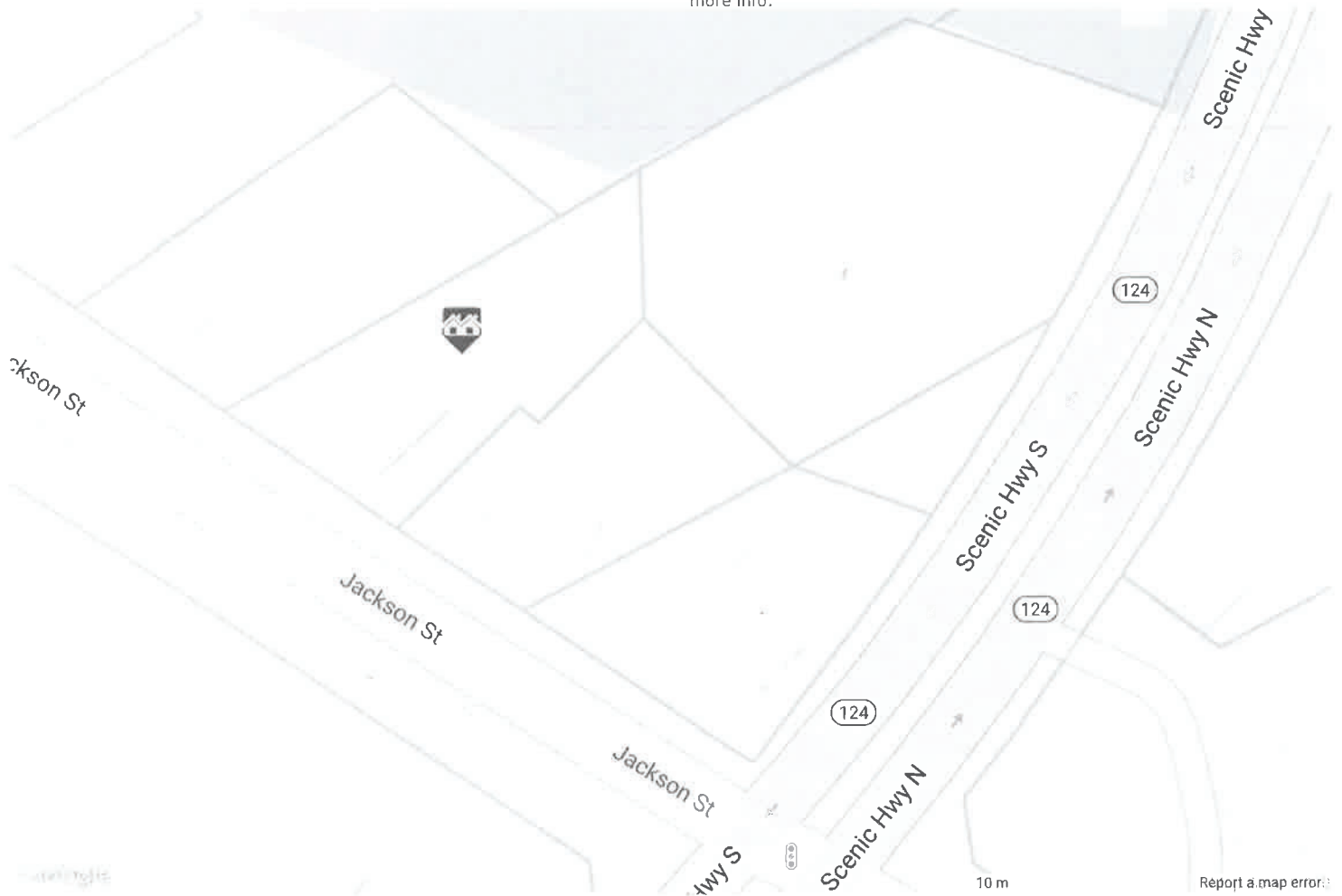
Kind regards -
Ruzenka Joubert
678-995-2223

283 Jackson Street, Lawrenceville, Georgia 30046

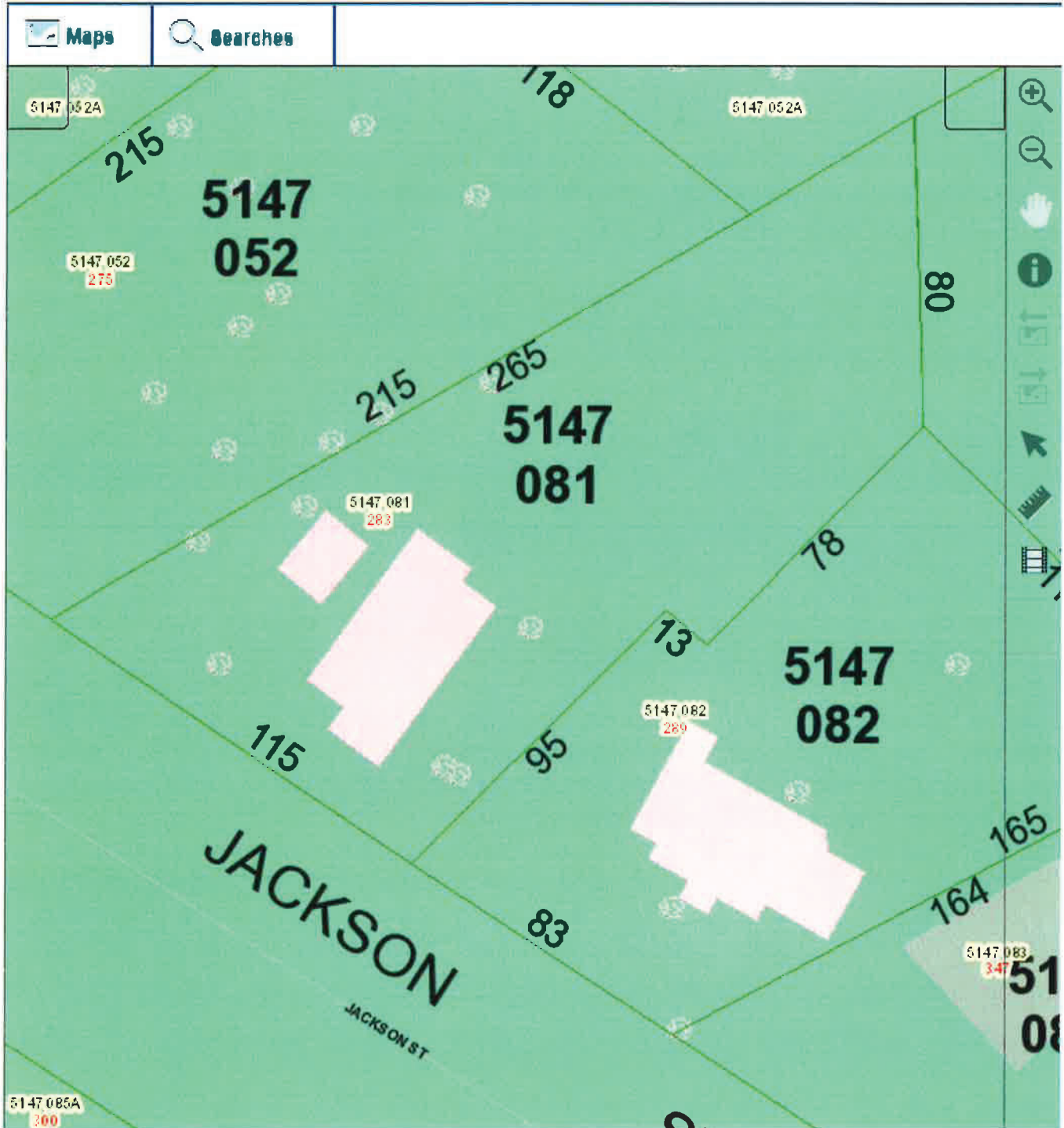
Parcel Map

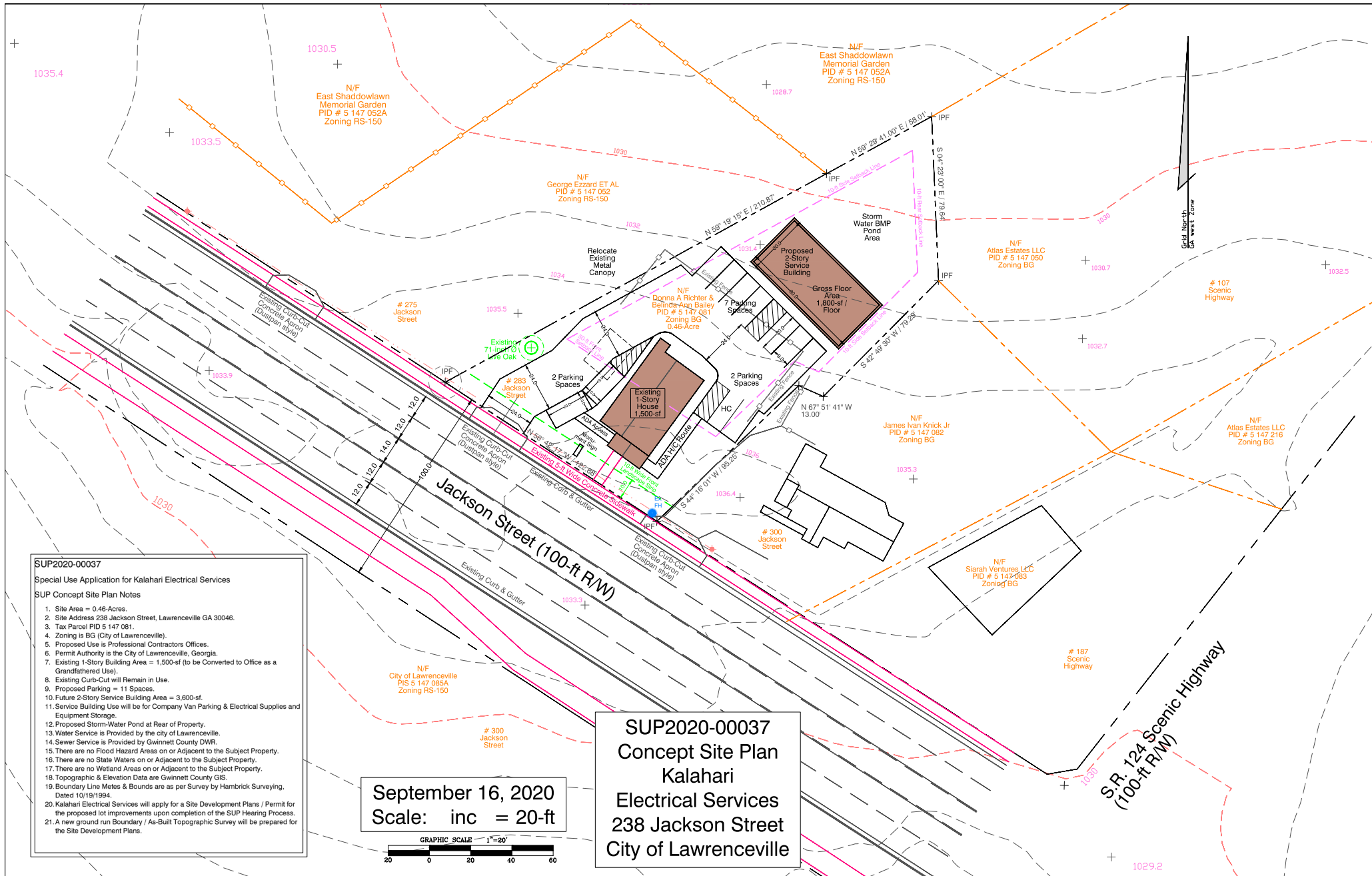


This map is for reference purposes only and is not to be construed as a "survey description" or a survey-quality product. See Parcel Disclaimer for more info.



The accuracy of all information, regardless of its source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. Copyright 2020 FMLS





SUP2020-00037
Special Use Application for Kalahari Electrical Services
SUP Concept Site Plan Notes

1. Site Area = 0.46-Acres.
2. Site Address 238 Jackson Street, Lawrenceville GA 30046.
3. Tax Parcel PID 5 147 081.
4. Zoning is BG (City of Lawrenceville).
5. Proposed Use is Professional Contractors Offices.
6. Permit Authority is the City of Lawrenceville, Georgia.
7. Existing 1-Story Building Area = 1,500-sf (to be Converted to Office as a Grandfathered Use).
8. Existing Curb-Cut will Remain in Use.
9. Proposed Parking = 11 Spaces.
10. Future 2-Story Service Building Area = 3,600-sf.
11. Service Building Use will be for Company Van Parking & Electrical Supplies and Equipment Storage.
12. Proposed Storm-Water Pond at Rear of Property.
13. Water Service is Provided by the city of Lawrenceville.
14. Sewer Service is Provided by Gwinnett County DWR.
15. There are no Flood Hazard Areas on or Adjacent to the Subject Property.
16. There are no State Waters on or Adjacent to the Subject Property.
17. There are no Wetland Areas on or Adjacent to the Subject Property.
18. Topographic & Elevation Data are Gwinnett County GIS.
19. Boundary Line Metes & Bounds are as per Survey by Hambrick Surveying, Dated 10/19/1994.
20. Kalahari Electrical Services will apply for a Site Development Plans / Permit for the proposed lot improvements upon completion of the SUP Hearing Process.
21. A new ground run Boundary / As-Built Topographic Survey will be prepared for the Site Development Plans.

September 16, 2020
Scale: inc = 20-ft

GRAPHIC SCALE 1"=20'

20 0 20 40 60

SUP2020-00037
Concept Site Plan
Kalahari
Electrical Services
238 Jackson Street
City of Lawrenceville



*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Area
File # SUP2020-00037

Applicant:
Kalahari Electrical

Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

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7.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # SUP2020-00037

Applicant:
Kalahari Electrical

Legend

 Subject Property

 Parcels

 Roads

ZONING

 BG General Business

 BGC Central General Business

 OI Office Institutional

 ON Office/Neighborhood

 RM-12 General Residence

 RM-M Modified Residential

 RS150 Single-Family Residence



0 75 150

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**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00037

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

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
2. The parking of vehicles used for commercial related service, sales or delivery shall be limited to the rear yard areas, and outside of any required stream or zoning buffer.
3. Provide a 10-foot undisturbed buffer along the northern property line. Enhance where sparsely vegetated.
4. Provide a 10-foot Landscape Strip adjacent to the right-of-way Jackson Street, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
5. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.
6. 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 may be allowed within the required 10 foot landscape strip.
7. 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.
8. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. 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.

10. 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.

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

SUP2020-00037

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

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
2. The parking of vehicles used for commercial related service, sales or delivery shall be limited to the rear yard areas, and outside of any required stream or zoning buffer.
3. Provide a 10-foot undisturbed buffer along the northern property line. Enhance where sparsely vegetated.
4. Provide a 10-foot Landscape Strip adjacent to the right-of-way Jackson Street, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
5. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.
6. 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 may be allowed within the required 10 foot landscape strip.
7. 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.
8. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. 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.

10. 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.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00038; MCM Best Friend Road, LLC c/o Andersen, Tate & Carr;
111 Fredrix Alley

Department: Planning and Development

Date of Meeting: Wednesday, October 14, 2020

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Planning Commission recommended Conditions

Summary: The applicant requests a special use permit to allow a recovered materials processing facility in the LM zoning district.

Attachments/Exhibits:

- SUP2020-00038_MUNICODE
- SUP2020-00038_REPORT
- SUP2020-00038_ATTACHMENTS
- SUP2020-00038_STAFF CONDITIONS
- SUP2020-00038_PC CONDITIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2020-00038
APPLICANT: MCM BEST FRIEND ROAD, LLC C/O ANDERSEN TATE
& CARR
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
LOCATION: 111 FREDRIX ALLEY
PARCEL ID: R5177 027C
ACREAGE: 5.97
PROPOSED DEVELOPMENT: RECOVERED MATERIAL PROCESSING FACILITY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned LM (Light Manufacturing District) since 1972. In 2014, a Special Use Permit (SU-14-11) was approved to allow Commercial Vehicle Parking (Tractor and/or Trailer).

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 5.97-acre parcel, zoned LM (Light Manufacturing District), to allow a Recover Material Processing Facility. The subject property is located along the eastern right-of-way of Fedrix Alley at its intersection with the northern right-of-way of Industrial Park Drive. The applicant, MCM Best Friend Road, LLC, intends to utilize the site for the disposal and recycling of electronic equipment.

The property is currently developed with an approximate 120,000 sqaure foot industrial building, associated driveways and parking. The proposal includes the disassembly, disposal and recycling of electronic equipment, with majority of activities associated with the proposed use conducted within the confines of the existing structure. The proposal includes modifications to the interior of the existing structure to allow for the installation of fixed machinery associated with the proposed use. The existing outdoor storage area, along Fredrix Alley, would be used for the storage of transporation vehicles associated with the use as well. Outdoor storage would be limited to the parking of tractor-trailers used specifically for the proposed use. Unassociated parking would required the approval of an additional Special use Permit. Access to the site is

provided via existing driveways from Fredrix Alley and Industrial Park Drive. Additionally, the property is enclosed with a chain-link fence and an entry/exit gates at each point of access. A total of 62 parking spaces are provided; which includes two handicapped parking spaces. In addition, the existing outdoor storage area along Fredrix Alley, consist of a total of six designated off-street loading spaces. The plan does not show landscaping along the right-of-ways, however, the 2014 approval of SU-14-11, required the installation of landscaping along right-of-ways of Fredrix Alley and Industrial Park Drive. However, this request should include conditions of zoning requiring additional fencing providing an effective visual screen for the residentially zoned property along the northwestern right-of-way of Fredrix Alley.

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

The surrounding area is characterized by a mix of single-family residences, with the majority of the area being used for industrial purposes. To the west, across Fredrix Alley, are RS-150 (Single-Family Residence 15,000 Square Foot District) zoned properties consisting of single-family residences, as well as both undeveloped and developed LM (Light Manufacturing District) zoned properties. To the north, east and south, are developed LM (Light Manufacturing District) zoned properties. Additionally, the City Council has approved other rezoning and Special Use Permit requests in close proximity to the subject property; the 2016 approval of a rezoning request from RS-150 (Single-Family Residence District) to LM for the proposed use of an office-warehouse (RZ-16-06), the approval of a Special Use Permits in 2018 (SU-18-06) and 2020 (SUP2020-00030) allowing commercial vehicle parking (tractor and/or trailer).

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

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

No comment

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00038

Approval of Special Use Permit allowing a Recoverd Materials Processing Facility, subject to the following enumerated conditions:

1. Limited to a Recoverd Materials Processing Facility for the disassembly, disposal and recycling of electronic equipment only.
2. The disassembly, disposal, recycling, and storage of electronic equipment shall be conducted entirely indoors.
3. Outdoor storage of disassembled, disposed, recycled or storage of electronic equipment shall be prohibited.
4. Outdoor storage of unassociated vehicles or vessels shall be prohibited.
5. The installation of a windscreen shall be required to the existing fence line along the front yard area adjacent to Fredrix Alley. At a minimum the windscreen shall be equal to the height of the existing fence line, and made of vinyl coated-polyester, polypropylene or polyethylene.
6. The front yard area adjacent to Fredrix Alley and Industrial Park Drive shall consist of the area shown on the submitted site plan or otherwise known as "Exhibit A."
7. The parking of tractor-trailers shall be on an approved hard surface and limited to the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley as shown on the submitted site plan.
8. A total of six tractor-trailers shall be allowed within the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley. Tractor-trailers may be utilized for the storage of disassembled, disposed, or recycled electronic equipment. The doors of the tractor-trailers must be closed at the end of each business day.
9. Hours of operation shall be limited to Monday through Friday, from 8 AM until 5 PM, Saturday from 8 AM until 12 PM. Sunday operations shall be prohibited.
10. 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.
11. The Recoverd Materials Processing 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 approved facility the Special Use Permit shall be considered voided and terminated.

12. Prior to the issuance of a Certificate of Occupancy the subject property shall be in compliance with all applicable Municipal, County and State regulations.

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

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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

SUP2020-00038

P&D

Received 9.4.2020

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: MCM Best Friend Road, LLC c/o Andersen Tate & Carr, PC	NAME: Tara Materials, Inc.
ADDRESS: 1960 Satellite Blvd, Suite 4000	ADDRESS: 322 Industrial Park Drive
CITY: Duluth	CITY: Lawrenceville
STATE: GA ZIP: 30097	STATE: GA ZIP: 30046
PHONE: 770-822-0900	PHONE: 770-557-3127
CONTACT PERSON: Melody A. Glouton, Esq. PHONE: 770-822-0900	
CONTACT'S E-MAIL: mglouton@atclawfirm.com	
* 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): LM (Light Manufacturing) ACREAGE: 6.01	
PARCEL NUMBER(S): R5177 027C	
ADDRESS OF PROPERTY: 111 Fredrix Alley, Lawrenceville, Georgia	
PROPOSED SPECIAL USE: Recovered Materials Processing Facility (200.3.63)	

SIGNATURE OF APPLICANT DATE

Mason Lee Cardwell

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Michael Benator

TYPED OR PRINTED NAME

NOTARY PUBLIC



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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

SUP2020-00038

P&D

Received 9.4.2020

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MCM Best Friend Road, LLC c/o</u> <u>Andersen Tate & Carr, PC</u>	NAME: <u>Tara Materials, Inc.</u>
ADDRESS: <u>1960 Satellite Blvd, Suite 4000</u>	ADDRESS: <u>322 Industrial Park Drive</u>
CITY: <u>Duluth</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>770-557-3127</u>
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.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>LM (Light Manufacturing)</u> ACREAGE: <u>6.01</u>	
PARCEL NUMBER(S): <u>R5177 027C</u>	
ADDRESS OF PROPERTY: <u>111 Fredrix Alley, Lawrenceville, Georgia</u>	
PROPOSED SPECIAL USE: <u>Recovered Materials Processing Facility (200.3.63)</u>	

SIGNATURE OF APPLICANT

DATE

Mason Lee Cardwell

TYPED OR PRINTED NAME

NOTARY PUBLIC

SIGNATURE OF OWNER

DATE

Michael Benator

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

SUP2020-00038

P&D

Received 9.4.2020

September 3, 2020

VIA E-MAIL DELIVERY

City of Lawrenceville
Attn: Todd Hargrave, Director of Planning and Development
70 S. Clayton St.
Lawrenceville, GA 30046
planning@lawrencevillega.org

**RE: JUSTIFICATION FOR SPECIAL USE PERMIT FOR
MCM BEST FRIEND ROAD, LLC
(111 Fredrix Alley, Lawrenceville Georgia)**

Dear Mayor and Council:

This letter is written on behalf of MCM Best Fried Road, LLC (the "Applicant"), in connection with the Special Use Permit application for property located at 111 Fredrix Alley in Lawrenceville, Georgia (the "Subject Property"). The Subject Property is further identified by tax parcel ID number R5177 027C.

Constitutional Objections

The portions of the City of Lawrenceville Zoning Ordinance, as amended, (the "Zoning Ordinance") which classify or may classify the Subject Property which is the subject of the special use permit application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance, as applied to the Subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v.*

Deal, the application of the Zoning Ordinance in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

The Subject Property is presently suitable for development with the special use permit as requested by the Applicant and is not economically suitable for development under its present zoning classification with conditions. A denial of the requested special use permit would constitute an arbitrary and capricious act by the Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Mayor and Council to approve the special use permit by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any approval in the special use permit of the Subject Property, subject to conditions which are different from the requested conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Accordingly, the Applicant respectfully requests that the special use permit application submitted by the Applicant relative to the Subject Property be granted and that the Subject Property be approved for the special use permit as shown on the respective application.

Respectfully,

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton

MAG/ag

¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

EXHIBIT "A"

LEGAL DESCRIPTION

SUP2020-00038

P&D

Received 04.2020

All that tract or parcel of land lying and being in Land Lot 177 of the 5th Land District, Gwinnett County, Georgia, containing 9.30 acres and designated as Tract "G" on survey prepared for Lawrenceville Industrial Park No. 1 by Higginbotham & James, Surveyors, surveyed March 2, 1965, as finally revised August 14, 1968, and recorded in Plat Book "Q", Page 179, plat records of Gwinnett County, and described particularly according to said plat and survey as follows:

BEGINNING at an iron pin marking the intersection of the northwesterly right of way line of an 80 foot street known as Industrial Park Drive with the northeasterly right of way line of a 60 foot street known as Industrial Park Way, and run thence North 29 degrees 57 minutes West along the northeasterly right of way line of Industrial Park Way 1011.8 feet to an iron pin corner at property of Whitlock; thence along property of Whitlock, North 67 degrees 46 minutes East 489.8 feet to a 30 foot railroad easement designated on the above referred to plat as Tract "P"; thence along Tract "P", South 27 degrees 37 minutes East 730.5 feet to the northwesterly right of way line of Industrial Park Drive; thence along the northwesterly right of way line of said Drive in a southwesterly direction 518.6 feet to an iron pin marking the intersection of the northwesterly right of way line of Industrial Park Drive with the northeasterly right of way line of Industrial Park Way, being the point of beginning.

LESS AND EXCEPT AND SPECIFICALLY EXCLUDING:

All that tract or parcel of land lying and being in Land Lot 177 of the 5th District, Gwinnett County, Georgia, containing 3.2990 acres, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the point formed by the intersection of the Northwestern right of way line of Industrial Park Drive (80 foot right of way) and the Southeastern right of way line of Industrial Park Way (60 foot right of way) and run thence from said point of intersection along the Southeastern right of way line of Industrial Park Way, North 29 degrees 50 minutes 28 seconds West 711.64 feet to an iron pin located on said right of way, which is the TRUE POINT OF BEGINNING; thence from said iron pin point of beginning run along the Southeastern right of way of Industrial Park Way North 29 degrees 50 minutes 28 seconds West 300.00 feet to an iron pin; thence run North 67 degrees 53 minutes 22 seconds East 488.17 feet to an iron pin; run thence South 27 degrees 37 minutes 18 seconds East 300.00 feet to an iron pin; run thence South 68 degrees 03 minutes 02 seconds West 476.63 feet to an iron pin located on the Southeastern right of way line of Industrial Park Way, which is the TRUE POINT OF BEGINNING. The above described property is shown on a plat of survey entitled "Survey for Richard Scroggs", dated March 31, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors, & Engineers, Inc., certified by Mack L. Meeks, Georgia Registered Land Surveyor No. 1497, and is identified as Tract No. 1 thereon.

SAID PROPERTY HAVING A CURRENT STREET ADDRESS OF 111 FREDRIX ALLEY, LAWRENCEVILLE, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA.

SUP2020-0008
P&D
Received 9.4.2

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND:
 LAND LOT IDENTIFICATION
 (P) - IRON PIN FOUND (AS NOTED)
 BOLLARD
 NUMBER OF PARKING SPACES
 HANDICAP PARKING
 SIGN
 TEMPORARY BENCHMARK
 LAMP POST
 LIGHT STAND
 AC UNIT
 ELECTRIC BOX
 ELECTRIC METER
 POWER POLE
 LANDSCAPE LIGHT
 SANITARY SEWER MANHOLE
 CLEAN OUT
 FLARED END SECTION
 VARI WHEEL SQUARE
 CABLE TV BOX
 TELEPHONE BOX
 GAS METER / GAS VALVE
 IRRIGATION CONTROL BOX
 WATER METER
 FIRE HYDRANT
 WATER VALVE
 MISC. UTILITY STRUCTURE
 CURB AND GUTTER
 POINT OF BEGINNING
 NOW OR FORMERLY
 R/W
 RIGHT OF WAY
 TEMPORARY BENCHMARK
 CONCRETE
 CENTER LINE
 TYPICAL
 FINISHED FLOOR ELEVATION
 INVERT
 POLYETHYLENE GLASS FIBER
 CORRUGATED METAL PIPE
 REINFORCED CONCRETE PIPE
 POWER POLE
 JUNCTION BOX
 CONCRETE R/W MONUMENT
 UNDERGROUND POWER
 UNDERGROUND GAS LINE
 UNDERGROUND TELEPHONE LINE
 UNDERGROUND WATER LINE
 DUCTILE IRON PIPE
 PATCH BASIN
 SIGN
 POLYETHYLENE GLASS FIBER
 CHIMNEY INLET
 STORM SEWER LINE
 SANITARY SEWER LINE
 FDC WATER RISER
 STORM DRAIN INLET
 OVERHEAD POWER LINE
 BUILDING SETBACK
 DRAINAGE EASEMENT

Owner
 B&B Property Services LLC
 PO Box 1300
 Lawrenceville GA 30046-1300
 Property Information
 Parcel Number 85177 0270
 455 Freddix Alley
 Deed Book 45841 Page 710
 Zoned LM
 Light Manufacturing

Owner
 Tama Materials Inc.
 322 Industrial Park Drive
 Lawrenceville GA 30046-4646
 Property Information
 Parcel Number 85177 0270
 311 Industrial Park Drive
 Deed Book 45841 Page 167
 Zoned LM
 Light Manufacturing

References:
 1.) As-Built Survey For: Tama Materials, Inc.
 Prepared By: P. L. & B. Engineering
 Dated: July 16, 1987
 2.) Survey For: Richard Scroggs
 Prepared By: Harmon Meeks & Boggs
 Surveyors & Engineers, Inc.
 Dated: March 31, 1996
 3.) Survey For: Tama Materials, Inc.
 Prepared By: Harmon Meeks & Boggs
 Surveyors & Engineers, Inc.
 Dated: September 14, 1979
 4.) Survey Of:
 Lawrenceville Industrial Park No. 1
 Prepared By: Higginsbotham & James
 Dated: March 2, 1965
 Last Revised 08-14-82
 Plat Book G Page 179

Owner
 Tama Materials Inc.
 322 Industrial Park Drive
 Lawrenceville GA 30046-4646
Property Information
 Parcel Number 85177 0270
 111 Freddix Alley
 Lawrenceville, GA 30046-4646
Zoned LM
 Light Manufacturing

This plot of land is made an
 official record of the
 survey and is subject to
 the rules and regulations
 of the Georgia
 Surveyors and Engineers
 Board.

GRAPHIC SCALE
 1 inch = 40' ft.

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 CC Land Surveyors, Inc.
 THESE PLANS AND THEIR REPRESENTATIONS ARE THE PROPERTY
 OF CC LAND SURVEYORS, INC. AND ARE NOT TO BE REPRODUCED, COPIED,
 OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

E:\CC Land Developer\Projects\2020\20-111 Fredrix Alley ALTA 6 acres\DWG\20-111 Fredrix Alley ALTA.dwg, 24x36 ALTA 1, Cathy, Aug 26, 2020 - 2:42:57pm

SUP2020-00038
P&D
Received 9.4.2020

THIS BLOCK RESERVE FOR THE
BURY OF THE SUPERIOR COURT

LEGAL DESCRIPTION:

111 Fredrix Alley
Lawrenceville, GA 30046

All that lot or parcel of land lying in and being a part of Land Lot 177, 5th District, Senior, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Block 100, an air tract, located at the intersection of the northwesterly right-of-way of Fredrix Alley (being a 60' right-of-way) and the northwesterly right-of-way of Industrial Park Drive (being an 80' right-of-way).

More particularly, the northeast right-of-way of Fredrix Alley (being a 60' right-of-way) and the northeast right-of-way of Industrial Park Drive (being an 80' right-of-way).

Thence along said right-of-way North 68 degrees 36 minutes 49 seconds East, a distance of 470.66 feet to an iron pin found located on the 30' southwest easement of the railroad (which is not in use);

Thence along said right-of-way South 77 degrees 03 minutes 15 seconds East, a distance of 430.64 feet to a point located on the northerly right-of-way of Industrial Park Drive (being an 80' right-of-way);

Thence along said right-of-way along a curve to the left, with a radius of 387.23 feet, an arc distance of 299.92 feet and being sub-tended by a chord bearing of South 38 degrees 56 minutes 37.4 seconds West, a chord distance of 291.48 feet to a point;

Thence continuing along said right-of-way South 14 degrees 45 minutes 20 seconds West, a distance of 37.59 feet to a point;

Thence continuing along said right-of-way along a curve to the right, with a radius of 332.83 feet, an arc distance of 181.20 feet and being sub-tended by a chord bearing of South 57 degrees 01 minutes 54.1 seconds West, a chord distance of 178.53 feet to an iron pin found, being the Point of Beginning;

Said tract contains 259,832 square feet or 5.97 acres, more or less.

EXCEPTIONS

MATTERS OF TITLE ARE LIMITED TO TITLE INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2-30380 EFFECTIVE DATE JULY 29, 2020 at 5:00 P.M.

MATTERS OF TITLE -- PART II, SCHEDULE B

(b) Easement rights of Shaboard Coalfield Railroad as evidenced in that certain Warranty Deed from National Service Properties, Inc. to Tara Materials, Inc., dated March 23, 1978, filed for record May 27, 1978 at 2:42 p.m., recorded in Deed Book 1439, Page 332, Records of Gwinnett County, Georgia.

APPLICABLE

(7) Easement from Tara Materials, Inc. to Georgia Power Company, dated February 7, 1980, filed for record February 15, 1980 at 3:03 p.m., recorded in Deed Book 1894, Page 233, aforementioned Records.

REFERS TO TARA MATERIALS, INC.

BUT ADDRESS IS 322 INDUSTRIAL PARK DRIVE WHICH IS ACROSS THE STREET Description is vague as to how wide the easement is, therefore NOT PLOTTABLE.

(1) Easement as contained in that certain Warranty Deed from Tara Materials, Inc. to Richard K. Scroggs, dated April 11, 1985, filed for record April 11, 1986 at 3:19 p.m., recorded in Deed Book 2476, Page 43, aforementioned Records.

APPLICABLE, PLOTTED AS SHOWN.

(2) All those matters as disclosed by that certain plot recorded in Plot Book Q, Page 179, aforementioned Records.

APPLICABLE, PLOTTED AS SHOWN.

(3) All matters as disclosed by that certain survey entitled "As-Built Survey For Tara Materials, Inc.", prepared by P.T. & B. Engineering, bearing the seal and certification of Paul W. McInnis, Georgia Registered Land Surveyor No. 2356, dated July 16, 1987, being designated as Job No. 173/86.

APPLICABLE, PLOTTED AS SHOWN.

(a) All matters as disclosed by that certain survey entitled "As-Built For MCM Best Friend Rd LLC", prepared by CC Land Surveyors, bearing the seal and certification of Cathy B. Costardides, Georgia Professional Land Surveyor No. 2568, dated August 7, 2020, being designated as Project No. 2020.

APPLICABLE, PLOTTED AS SHOWN.

References:

- 1.) As-Built Survey For: Tara Materials, Inc.
Prepared By: P.T. & B. Engineering
Dated: July 16, 1987
- 2.) Survey For: Richard Scroggs
Prepared By: Hanson Meeks & Boggs
Surveyors & Engineers, Inc.
Dated: March 31, 1986
- 3.) Survey For: Tara Materials, Inc.
Prepared By: Hanson Meeks & Boggs
Surveyors & Engineers, Inc.
Dated: September 14, 1979
- 4.) Survey Of:
Lawrenceville Industrial Park No. 1
Prepared By: Hogginsbath & Jones
Dated: March 2, 1985
Last Revised 08-14-88
Plot Book Q Page 179



SITE ADDRESS:

111 Fredrix Alley
Lawrenceville, GA 30046-4646

SITE AREA:

259,832 s.f. or 5.97 acres

Zoned LM Light Manufacturing

Lot Development Standards:

Minimum Lot Size: 25,000 sf
Minimum Lot Width: 50 ft.
Maximum Building Height: 50 ft.
Maximum Impervious Surface: 85 %
Front Setback: 50 ft.
Side Setback: 0 ft.
Rear Setback: 0 ft.

Existing Parking Spaces

2 Hand-Capped
13 Regular Spaces
15 Total Stripped

Survey Field Data:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,824 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT. IT WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 548,089 FEET.

EQUIPMENT UTILIZED:
ANGULAR: TRIMBLE S6
LINEAR: E.D.M.

ACCORDING TO THE FIRM OF GWINNETT COUNTY,
MAP NUMBER 131300074,
CITY OF LAWRENCEVILLE 130099, ZONE X,
DATED 09/29/2006, SHOWS THIS PROPERTY NOT TO BE IN A 100 YEAR FLOOD HAZARD AREA.

NO N.E.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.

ENDORSEMENTS: AS SHOWN

Owner

Tara Materials Inc
322 Industrial Park Drive
Lawrenceville GA 30046-4646

Property Information
Parcel Number R5177 027C
111 Fredrix Alley
Lawrenceville, GA 30046-4646

Zoned LM
Light Manufacturing

ALTANS/SPS Table A Options

16. No observed evidence of current earth moving work, building construction or building additions.
17. No known proposed changes in street right of way lines. No observed evidence of recent street or sidewalk construction or repairs.
18. No observed evidence of site being used as a solid waste dump, pump or sanitary landfill.
19. No wetlands report was provided, and no wetlands delineation markers were observed in the process of conducting the fieldwork.

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

Cathy B. Costardides
Georgia Registered Land Surveyor No. 2568
Date 08-25-2020
See the form CC-LAND-SURVEY-2020-00038

ALTANS/SPS CERTIFICATION:

To MCM Best Friend Road, LLC, a Georgia limited liability company, First American Title Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A herein.

The fieldwork was completed on August 7, 2020.
Date of Plat or Map: August 25, 2020.

Cathy B. Costardides, L.S.
Professional Land Surveyor No. 2568

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CERTIFICATE OF AUTHORIZATION NO. 85

P.O. BOX 80143

Acworth, Georgia 30201

Phone: (770)975-2803

Fax: (770)420-2274

www.ccland.com

CC LAND SURVEYORS

ALTA/NSPS LAND TITLE SURVEY FOR:
MCM Best Friend Road, LLC,
a Georgia limited liability company and
First American Title Insurance Company
LAND LOT 177 ~ 5th DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

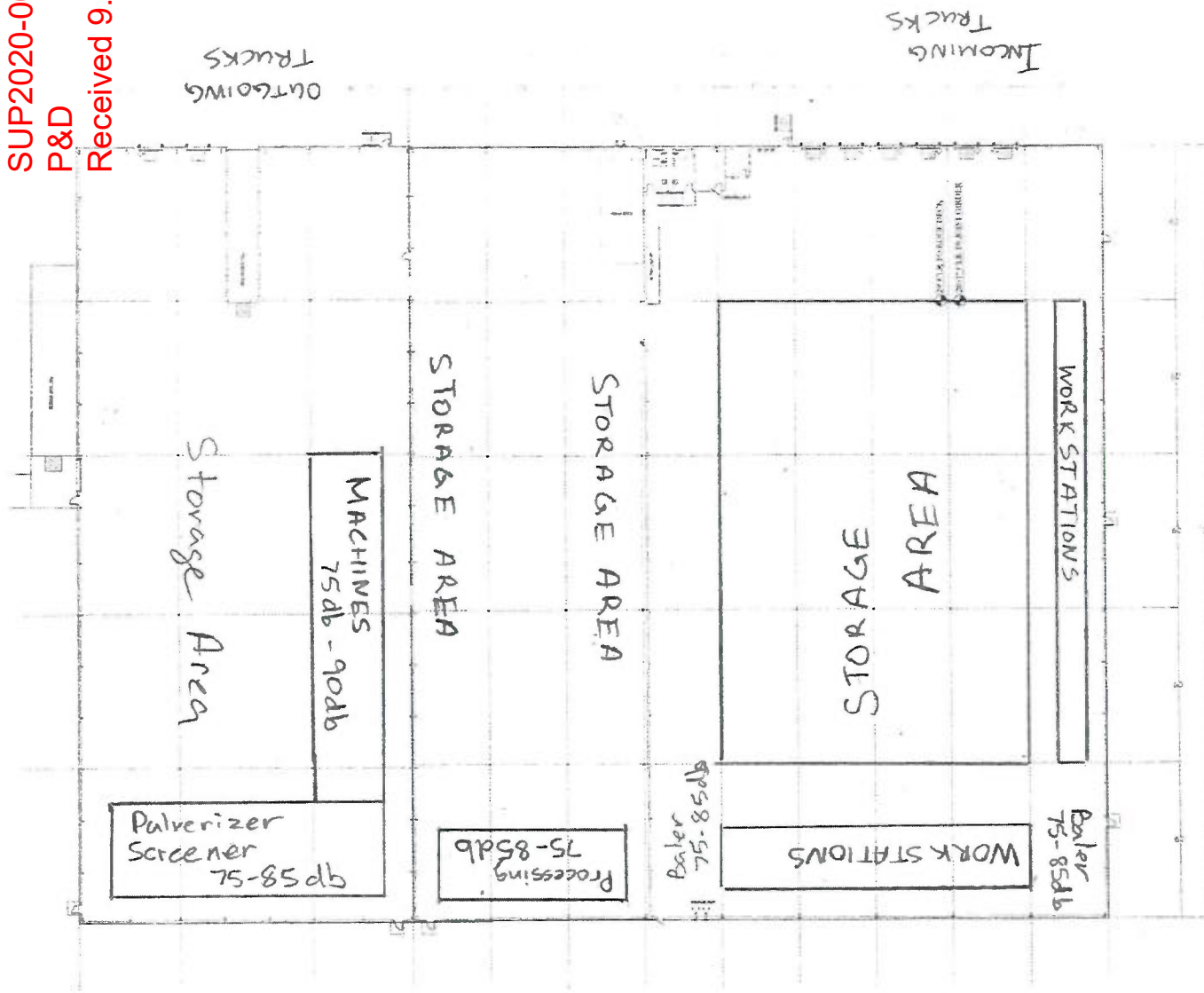


This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Filed Date 08-07-2020 RL
CAD Date 08-24-2020 MV
Checked By 08-25-2020 CV
REV. Date:
SCALE: 1"=40'
Project No.: 2020
11 Fredrix Alley ALTA
Sheet No. 2 of 2

De

Received 9.4.2020



Sheet: A.0 Existing Floor Plan 1/8"=1'-0"
Office 650 sf Total building approx. 120,360 s.f.

[Faint, mostly illegible typed text]

Sheet:A.0 Existing FloorPlan

111 Fredrix Alley
Lowranceville, Georgia

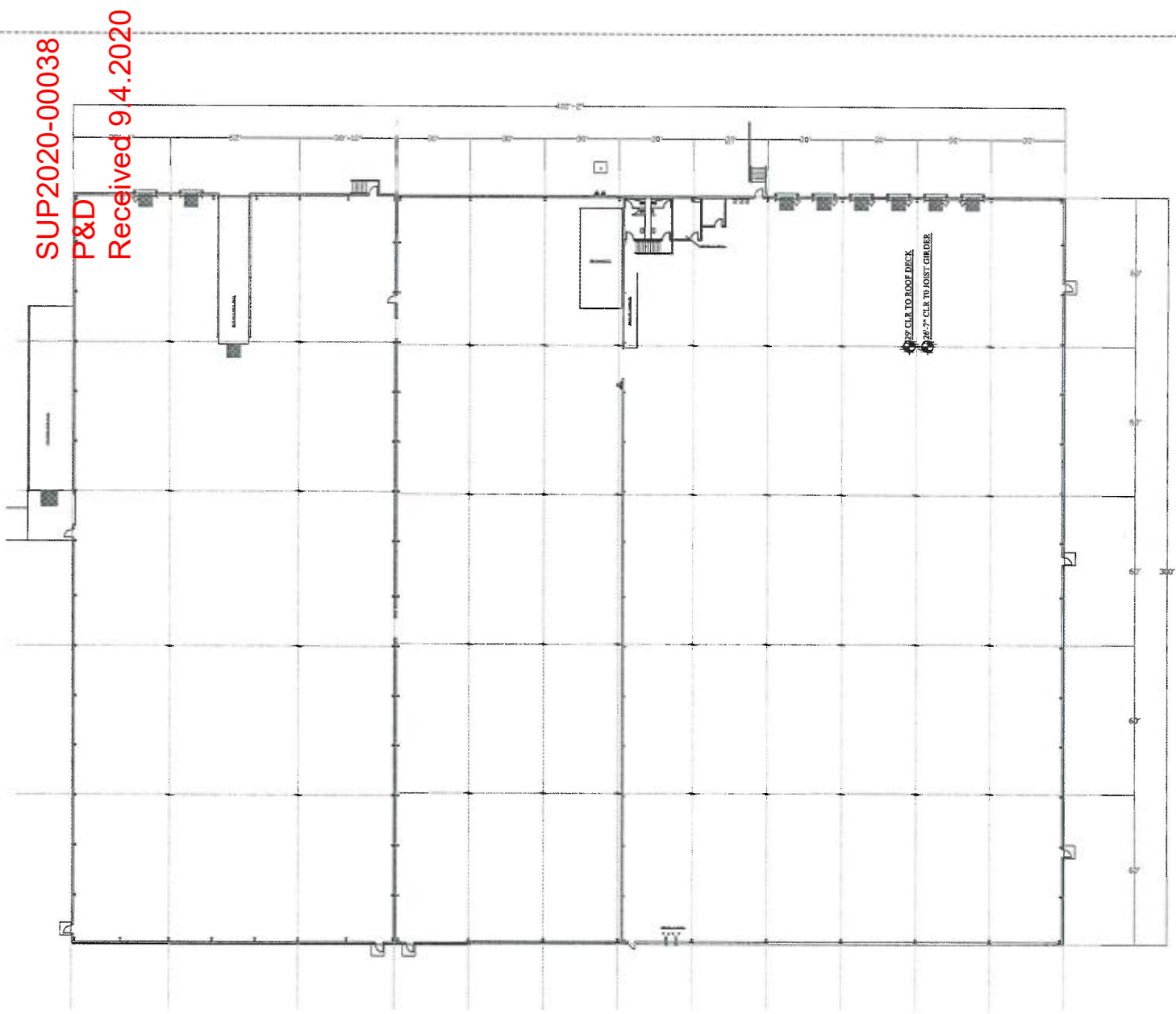
McCaughey, W.E.B. 44

Doc Number: 112847
Issued: 1995
File: 112847

Kasper Architects

$\{A_0, A_1\}$ is a basis for A . Let $B = \{B_0, B_1\}$ be another basis for A .

The reproduction of *Ascaris* species. The reproduction of any of these parasites, not to plans are strictly prohibited. It not only be responsible with the responsible. An director, should be responsible.



SUP2020-00038
 P&D
 Received 9.4.2020

Sheet:A.0 Existing Floor Plan **1/8"=1'-0"**
Office 650 sf **Total building approx. 120,360 s.f.**

PLEASE NOTE THAT THESE FILES MAY NOT REFLECT THE
 LATEST REVISIONS AND CHANGES. THE DIMENSIONS
 SHOWN IN THESE FILES SHOULD BE USED TO HOLD
 DIMENSIONS AND DIMENSIONS KASPER ARCHITECTS FROM
 THE DATE OF THE LAST REVISION TO THE FILES FROM THE
 DATE OF THE LAST REVISION TO THE FILES FROM THE
 DATE OF THE LAST REVISION TO THE FILES FROM THE
 DATE OF THE LAST REVISION TO THE FILES FROM THE

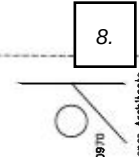
Sheet:A.0 Existing Floor Plan



111 Fredrix Alley
 Lawrenceville, Georgia

Job Number: #194.49
 Issued for: date:
 Issued for review: July 12, 2019

Kasper Architects
 4434 Powers Ferry Road, Atlanta, Georgia ph (404)843.0850 fax (404)843.0970



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 The documents and electronic files are representative of approximate dimensions only. All dimensions should be field verified



*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Area
File #SUP2020-00038

Applicant:
MCM Best Friend Road, LLC
c/o Andersen Tate & Carr, PC

Legend

-  Subject Property
-  Parcels
-  Roads



0 75 150

Page 250



8.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File #SUP2020-00038

Applicant:
MCM Best Friend Road, LLC
c/o Andersen Tate & Carr, PC

Legend

 Subject Property

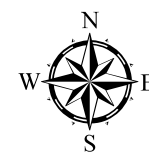
 Parcels

 Roads

ZONING

 LM Light Manufacturing

 RS150 Single-Family Residence



0 75 150

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**LANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00038

Approval of Special Use Permit allowing a Recoverd Materials Processing Facility, subject to the following enumerated conditions:

1. Limited to a Recoverd Materials Processing Facility for the disassembly, disposal and recycling of electronic equipment only.
2. The disassembly, disposal, recycling, and storage of electronic equipment shall be conducted entirely indoors.
3. Outdoor storage of disassembled, disposed, recycled or storage of electronic equipment shall be prohibited.
4. Outdoor storage of unassociated vehicles or vessels shall be prohibited.
5. The installation of a windscreen shall be required to the existing fence line along the front yard area adjacent to Fredrix Alley. At a minimum the windscreen shall be equal to the height of the existing fence line, and made of vinyl coated-polyester, polypropylene or polyethylene.
6. The front yard area adjacent to Fredrix Alley and Industrial Park Drive shall consist of the area shown on the submitted site plan or otherwise known as "Exhibit A."
7. The parking of tractor-trailers shall be on an approved hard surface and limited to the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley as shown on the submitted site plan.
8. A total of six tractor-trailers shall be allowed within the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley. Tractor-trailers may be utilized for the storage of disassembled, disposed, or recycled electronic equipment. The doors of the tractor-trailers must be closed at the end of each business day.
9. Hours of operation shall be limited to Monday through Friday, from 8 AM until 5 PM, Saturday from 8 AM until 12 PM. Sunday operations shall be prohibited.
10. 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.
11. The Recoverd Materials Processing 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 approved facility the Special Use Permit shall be considered voided and terminated.

12. Prior to the issuance of a Certificate of Occupancy the subject property shall be in compliance with all applicable Municipal, County and State regulations.

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

SUP2020-00038

Approval of Special Use Permit allowing a Recoverd Materials Processing Facility, subject to the following enumerated conditions:

1. Limited to a Recoverd Materials Processing Facility for the disassembly, disposal and recycling of electronic equipment only.
2. The disassembly, disposal, recycling, and storage of electronic equipment shall be conducted entirely indoors.
3. Outdoor storage of disassembled, disposed, recycled or storage of electronic equipment shall be prohibited.
4. Outdoor storage of unassociated vehicles or vessels shall be prohibited.
5. The installation of a windscreen shall be required to the existing fence line along the front yard area adjacent to Fredrix Alley. At a minimum the windscreen shall be equal to the height of the existing fence line, and made of vinyl coated-polyester, polypropylene or polyethylene.
6. The front yard area adjacent to Fredrix Alley and Industrial Park Drive shall consist of the area shown on the submitted site plan or otherwise known as "Exhibit **A B.**"
7. The parking of tractor-trailers shall be on an approved hard surface and limited to the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley as shown on the submitted site plan.
8. A total of six tractor-trailers shall be allowed within the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley. Tractor-trailers may be utilized for the storage of

disassembled, disposed, or recycled electronic equipment. The doors of the tractor-trailers must be closed at the end of each business day.

9. Hours of operation shall be limited to Monday through Friday, from **8 7** AM until 5 PM, Saturday from 8 AM until 12 PM. Sunday operations shall be prohibited.

~~10. 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.~~

10. The Recoverd Materials Processing 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 approved facility the Special Use Permit shall be considered voided and terminated.

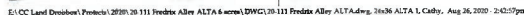
11. Prior to the issuance of a Certificate of Occupancy the subject property shall be in compliance with all applicable Municipal, County and State regulations.

12. The subject property shall be limited to a total of two dumpsters. The dumpsters shall be located adjacent to the northwest corner of the existing structure as shown shown on the submitted site plan or otherwise known as "Exhibit B."

13. The dumpsters 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. The dumpsters and associated enclosure and pad shall be located outside of any required buffer, easement or setback.

14. 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.

Received 9.4.2020





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	5-year Update for the Livable Centers Initiative (LCI)
Department:	Planning & Development
Date of Meeting:	Wednesday, October 14, 2020
Fiscal Impact:	\$187,500.00
Presented By:	Todd Hargrave
Action Requested:	Award 5-year Update for the Livable Centers Initiative (LCI) to the highest scoring firm, Pond & Company, amount not to exceed \$187,500.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: The purpose of the update/study is to undertake a comprehensive and inclusive examination of the Downtown Lawrenceville area as it currently exists and to then develop a plan that ensures its continued growth as a vibrant, mixed-use community core.

Fiscal Impact: Not to exceed \$187,500.00. This contract is funded by the Consulting & Planning Fund (1007410-521240).

Attachments/Exhibits:

Score Tabulation
Cost Tabulation

RP003-21

5-year Update for the Livable Centers Initiative (LCI)

Planning & Development

			APD Urban Planning & Management LLC	HKS, Inc.	Houseal Lavigne Associates, LLC	Kimley-Horn and Associates, Inc.	MKSK, Inc.	Pond & Company	Sizmore Group, LLC
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	50	Project Approach and Deliverables	41.5	46.33	41.67	46	43	46.67	43.33
2	30	Experience in Developing Innovative Zoning Regulations	25	26.33	23.33	27.67	25	27.67	26.67
3	10	Relevant Experience of Firm and Project Team	6	8	7.67	8	8.33	8	7.67
4	10	Fee Schedule	9.8	10	9.9	9.9	9.9	9.9	9.9
TOTAL			82.3	90.66	82.57	91.57	86.23	92.24	87.57
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A	N/A	N/A
120		TOTAL WITH INTERVIEWS	82.3	90.66	82.57	91.57	86.23	92.24	87.57

Recommended Vendor:

Pond & Company

3500 Oakway Lane, Suite 500

Peachtree Corners, GA 30092

Ph: 678-336-7740

williamsb@pondco.com

RP003-21
5-year Update for the Livable Centers Initiative (LCI)
Planning & Development

	APD Urban Planning & Management LLC	HKS, Inc.	Houseal Lavigne Associates, LLC	Kimley-Horn and Associates, Inc.	MKSK, Inc.	Pond & Company	Sizmore Group, LLC
DESCRIPTION	Total Price	Total Price	Total Price	Total Price	Total Price	Total Price	Total Price
Fees for 5-year update	\$186,938.00	\$186,413.00	\$187,500.00	\$187,500.00	\$187,020.00	\$187,500.00	\$187,365.00



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Steel Pipe Replacement Project
Department:	Gas
Date of Meeting:	Wednesday, October 14, 2020
Fiscal Impact:	\$613,069.80
Presented By:	Todd Hardigree
Action Requested:	Award Steel Pipe Replacement Project to low bidder, Harrison & Harrison, Inc., amount not to exceed \$613,069.80. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project will consist of installing approximately 11,400 feet of 2 inch PE and 4,000 feet of 4 inch PE on King Arthur Drive, Merlin Place and Lancelot Way. Also, installation of approximately 500 feet of 4 inch PE and 200 feet of 2 inch PE on Herring Road, and installation of approximately 5,900 feet of 2 inch PE and 2,700 feet of 4 inch PE on Park Street, Valley Drive, Greenhill Way, Woodland Circle and Walnut Court.

Fiscal Impact: Amount not to exceed \$613,069.80. This project is funded by the Capital Outlay Fund (516470.541000). Project 11-028.

Attachments/Exhibits:

Bid Tabulation

			D. Lance Souther, Inc.		ElectriCom, LLC		Harrison & Harrison, Inc.		Pike Electric, LLC.		Southern Connections, LLC.	
ITEM #	DESCRIPTION	APPROX. QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project												
1	Warranties & Bonds	1 LS	\$10,000.00	\$10,000.00	\$5,520.75	\$5,520.75	\$11,419.80	\$11,419.80	\$9,670.20	\$9,670.20	\$9,015.84	\$9,015.84
2	Remobilization	1 LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$21,065.36	\$21,065.36	\$6,117.55	\$6,117.55
3	2" Polyethylene Open Trench	6400 LF	\$21.95	\$140,480.00	\$14.47	\$92,608.00	\$16.00	\$102,400.00	\$15.96	\$102,144.00	\$18.83	\$120,512.00
4	2" Polyethylene Bore	5000 LF	\$21.95	\$109,750.00	\$14.47	\$72,350.00	\$16.00	\$80,000.00	\$38.18	\$190,900.00	\$23.79	\$118,950.00
5	4" Polyethylene Open Trench	3,200 LF	\$29.95	\$95,840.00	\$16.28	\$52,096.00	\$18.00	\$57,600.00	\$28.94	\$92,608.00	\$29.76	\$95,232.00
6	4" Polyethylene Bore	800 LF	\$29.95	\$23,960.00	\$16.28	\$13,024.00	\$35.00	\$28,000.00	\$57.02	\$45,616.00	\$47.09	\$37,672.00
7	6" Polyethylene Open Trench	1 LF	\$39.95	\$39.95	\$20.88	\$20.88	\$500.00	\$500.00	\$43.89	\$43.89	\$49.52	\$49.52
8	6" Polyethylene Bore	1 LF	\$39.95	\$39.95	\$20.88	\$20.88	\$500.00	\$500.00	\$80.92	\$80.92	\$56.76	\$56.76
9	6" Polyethylene Tie-in	1 EA	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$2,633.17	\$2,633.17	\$4,563.33	\$4,563.33
10	4" Polyethylene Tie-in	8 EA	\$4,500.00	\$36,000.00	\$2,700.00	\$21,600.00	\$1,200.00	\$9,600.00	\$2,106.54	\$16,852.32	\$3,042.22	\$24,337.76
11	2" Polyethylene Tie-in	6 EA	\$3,000.00	\$18,000.00	\$1,500.00	\$9,000.00	\$750.00	\$4,500.00	\$1,579.90	\$9,479.40	\$2,535.19	\$15,211.14
12	Service Tie-over Shortside	55 EA	\$750.00	\$41,250.00	\$1,100.00	\$60,500.00	\$500.00	\$27,500.00	\$1,053.27	\$57,929.85	\$1,566.67	\$86,166.85
13	Service Tie-over Longside	45 EA	\$1,250.00	\$56,250.00	\$1,250.00	\$56,250.00	\$750.00	\$33,750.00	\$1,761.03	\$79,246.35	\$1,807.69	\$81,346.05
14	Service Replacement Insert/Re-dig Shortside	45 EA	\$1,500.00	\$67,500.00	\$1,450.00	\$65,250.00	\$1,000.00	\$45,000.00	\$1,316.59	\$59,246.55	\$2,115.00	\$95,175.00
15	Service Replacement Insert/Re-dig Longside	24 EA	\$2,500.00	\$60,000.00	\$1,600.00	\$38,400.00	\$1,000.00	\$24,000.00	\$2,106.54	\$50,556.96	\$2,350.00	\$56,400.00
16	Locate Station Installation	20 EA	\$100.00	\$2,000.00	\$75.00	\$1,500.00	\$25.00	\$500.00	\$263.32	\$5,266.40	\$235.00	\$4,700.00
17	4" Regulator Station Installation	1 EA	\$10,000.00	\$10,000.00	\$9,600.00	\$9,600.00	\$4,500.00	\$4,500.00	\$16,039.04	\$16,039.04	\$14,176.03	\$14,176.03
18	2" Steel Open Trench	1 LF	\$34.95	\$34.95	\$15.00	\$15.00	\$500.00	\$500.00	\$50.12	\$50.12	\$34.34	\$34.34
19	2" Steel Tap	1 EA	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$4,135.29	\$4,135.29	\$5,316.48	\$5,316.48
20	4" Steel Tap	1 EA	\$5,000.00	\$5,000.00	\$11,500.00	\$11,500.00	\$7,000.00	\$7,000.00	\$7,067.13	\$7,067.13	\$6,645.60	\$6,645.60
21	Add for Rock Bore 2"	800 LF	\$100.00	\$80,000.00	\$100.00	\$80,000.00	\$100.00	\$80,000.00	\$74.07	\$59,256.00	\$139.56	\$111,648.00
22	Add for Rock Bore 4"	200 LF	\$100.00	\$20,000.00	\$100.00	\$20,000.00	\$150.00	\$30,000.00	\$92.59	\$18,518.00	\$179.43	\$35,886.00
23	Add for Rock Bore 6"	1 LF	\$120.00	\$120.00	\$165.00	\$165.00	\$300.00	\$300.00	\$129.63	\$129.63	\$219.30	\$219.30
24	Add for Blast/Hammer Rock	500 LF	\$50.00	\$25,000.00	\$75.00	\$37,500.00	\$100.00	\$50,000.00	\$100.00	\$50,000.00	\$59.81	\$29,905.00
25	Cost Plus/Crew with Welder	1 DR	\$3,500.00	\$3,500.00	\$2,920.10	\$2,920.10	\$5,500.00	\$5,500.00	\$4,009.76	\$4,009.76	\$4,685.72	\$4,685.72
26	Cost Plus/Crew without Welder	1 DR	\$3,000.00	\$3,000.00	\$2,540.80	\$2,540.80	\$4,500.00	\$4,500.00	\$2,633.17	\$2,633.17	\$3,541.78	\$3,541.78
Total			\$820,764.85		\$660,881.41		\$613,069.80		\$905,177.51		\$967,564.05	

Recommended Vendor:

Harrison & Harrison, Inc.
P.O. Box 5635
Athens, GA 30604
P: 706-549-2555
jameyhh@bellsouth.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Natural Gas Pressure Improvement Project

Department: Gas

Date of Meeting: Wednesday, October 14, 2020

Fiscal Impact: \$758,945.36

Presented By: Todd Hardigree

Action Requested: Award Natural Gas Pressure Improvement Project to low bidder, ElectriCom, LLC, amount not to exceed \$758,945.36. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project will consist of installing approximately 9,000 feet of 4 inch PE and 3,600 feet of 6 inch PE. Locations are on the North side of Hwy 138 in Walnut Grove from 4130 Hwy 138 to Youth Jersey Road. On Hwy 20 - Cooper Road to Oak Grove Rd. and Ozora Rd. to Bay Crest Lane, and from Maranatha Trail to Sugarloaf Parkway.

Fiscal Impact: Amount not to exceed \$758,945.36. This project is funded by the Capital Outlay Fund (5164700.541000). Project 11-023.

Attachments/Exhibits:

Bid Tabulation

SB005-21
Natural Gas Pressure Improvement Project
Gas Department

			D. Lance Souther, Inc.		ElectriCom, LLC		Harrison & Harrison, Inc.		Pike Electric, LLC.		Southern Connections, LLC.	
ITEM #	DESCRIPTION	APPROX. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project												
1	Warranties & Bonds	1 LS	\$10,000.00	\$10,000.00	\$6,062.46	\$6,062.46	\$16,069.51	\$16,069.51	\$7,840.05	\$7,840.05	\$9,791.52	\$9,791.52
2	Remobilization	1 LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$21,065.36	\$21,065.36	\$6,102.59	\$6,102.59
3	2" Polyethylene Open Trench	300 LF	\$24.95	\$7,485.00	\$14.65	\$4,395.00	\$12.00	\$3,600.00	\$15.96	\$4,788.00	\$17.83	\$5,349.00
4	2" Polyethylene Bore	200 LF	\$24.95	\$4,990.00	\$14.65	\$2,930.00	\$16.00	\$3,200.00	\$38.18	\$7,636.00	\$22.91	\$4,582.00
5	4" Polyethylene Open Trench	5,800 LF	\$29.95	\$173,710.00	\$17.43	\$101,094.00	\$18.97	\$110,026.00	\$28.94	\$167,852.00	\$27.86	\$161,588.00
6	4" Polyethylene Bore	3,200 LF	\$29.95	\$95,840.00	\$17.43	\$55,776.00	\$20.00	\$64,000.00	\$57.02	\$182,464.00	\$44.83	\$143,456.00
7	6" Polyethylene Open Trench	2,900 LF	\$39.95	\$115,855.00	\$22.03	\$63,887.00	\$23.00	\$66,700.00	\$43.89	\$127,281.00	\$48.14	\$139,606.00
8	6" Polyethylene Bore	700 LF	\$39.95	\$27,965.00	\$22.03	\$15,421.00	\$23.00	\$16,100.00	\$80.92	\$56,644.00	\$55.54	\$38,878.00
9	6" Polyethylene Tie-in	4 EA	\$5,000.00	\$20,000.00	\$3,500.00	\$14,000.00	\$1,500.00	\$6,000.00	\$2,633.17	\$10,532.68	\$3,793.48	\$15,173.92
10	4" Polyethylene Tie-in	4 EA	\$4,500.00	\$18,000.00	\$2,700.00	\$10,800.00	\$1,200.00	\$4,800.00	\$2,106.54	\$8,426.16	\$2,655.43	\$10,621.72
11	2" Polyethylene Tie-in	4 EA	\$3,000.00	\$12,000.00	\$1,500.00	\$6,000.00	\$750.00	\$3,000.00	\$1,579.90	\$6,319.60	\$2,086.41	\$8,345.64
12	Service Tie-over Shortside	1 EA	\$1,500.00	\$1,500.00	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,053.27	\$1,053.27	\$1,562.83	\$1,562.83
13	Service Tie-over Longside	1 EA	\$2,500.00	\$2,500.00	\$1,250.00	\$1,250.00	\$1,500.00	\$1,500.00	\$1,761.03	\$1,761.03	\$1,803.27	\$1,803.27
14	Service Replacement Insert/Re-dig Shortside	1 EA	\$2,500.00	\$2,500.00	\$1,450.00	\$1,450.00	\$1,000.00	\$1,000.00	\$1,316.59	\$1,316.59	\$2,109.83	\$2,109.83
15	Service Replacement Insert/Re-dig Longside	1 EA	\$3,500.00	\$3,500.00	\$1,600.00	\$1,600.00	\$2,000.00	\$2,000.00	\$2,106.54	\$2,106.54	\$2,344.25	\$2,344.25
16	Locate Station Installation	20 EA	\$100.00	\$2,000.00	\$75.00	\$1,500.00	\$25.00	\$500.00	\$263.32	\$5,266.40	\$234.43	\$4,688.60
17	4" Regulator Station Installation	1 EA	\$10,000.00	\$10,000.00	\$9,600.00	\$9,600.00	\$4,500.00	\$4,500.00	\$16,039.04	\$16,039.04	\$14,141.36	\$14,141.36
18	2" Steel Open Trench	1 LF	\$34.95	\$34.95	\$19.00	\$19.00	\$500.00	\$500.00	\$50.12	\$50.12	\$34.26	\$34.26
19	2" Steel Tap	1 EA	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$4,135.29	\$4,135.29	\$5,303.47	\$5,303.47
20	4" Steel Tap	1 EA	\$5,000.00	\$5,000.00	\$11,500.00	\$11,500.00	\$7,000.00	\$7,000.00	\$7,067.13	\$7,067.13	\$6,629.34	\$6,629.34
21	Add for Rock Bore 2"	1 LF	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	\$74.07	\$74.07	\$139.22	\$139.22
22	Add for Rock Bore 4"	200 LF	\$100.00	\$20,000.00	\$100.00	\$20,000.00	\$200.00	\$40,000.00	\$92.59	\$18,518.00	\$178.99	\$35,798.00
23	Add for Rock Bore 6"	1000 LF	\$120.00	\$120,000.00	\$165.00	\$165,000.00	\$300.00	\$300,000.00	\$129.63	\$129,630.00	\$218.77	\$218,770.00
24	Add for Blast/Hammer Rock	3400 LF	\$50.00	\$170,000.00	\$75.00	\$255,000.00	\$100.00	\$340,000.00	\$100.00	\$340,000.00	\$59.66	\$202,844.00
25	Cost Plus/Crew with Welder	1 DR	\$3,500.00	\$3,500.00	\$2,920.10	\$2,920.10	\$5,500.00	\$5,500.00	\$4,009.76	\$4,009.76	\$4,674.26	\$4,674.26
26	Cost Plus/Crew without Welder	1 DR	\$3,500.00	\$3,500.00	\$2,540.80	\$2,540.80	\$4,500.00	\$4,500.00	\$2,633.17	\$2,633.17	\$3,533.12	\$3,533.12
Total			\$837,979.95		\$758,945.36		\$1,005,195.51		\$1,134,509.26		\$1,047,870.20	

Recommended Vendor:

ElectriCom, LLC
1660 W. Hospital Rd.
Paoli, IN 47454
P: 812-203-3134
email: contracts@electricominc.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION
AGENDA CATEGORY: GENERAL DISCUSSION

Item: Resolutions for Corporate Signatures for Bank Accounts

Department: Finance

Date of Meeting: Wednesday, October 14, 2020

Fiscal Impact: n/a

Presented By: Keith Lee

Action Requested: Approve 7 Resolutions authorizing signatures for city bank accounts listed.

Summary: The city's bank requires a corporate resolution authorizing signatures for each of the various bank accounts. These resolutions provide the authority requested by the bank for the following accounts. General Fund, For Pending Cases – Drugs, For Pending Cases – Other, City of Lawrenceville, Project Fund Series 2015, City of Lawrenceville, Lba Project 2019.

Fiscal Impact: N/A



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Amendment to Chapter 38 Utilities to Adopt the Ordinances and Regulations of Gwinnett County Related to Water and Sewerage Authority, Sewer and Water System, Water Service, Water and Sewer System Development Charges
Department:	Administration
Date of Meeting:	Wednesday, October 14, 2020
Fiscal Impact:	N/A
Presented By:	Todd Hargrave
Action Requested:	Adopt the Amendment to Chapter 38 Utilities to Adopt the Ordinances and Regulations of Gwinnett County Related to Water and Sewerage Authority, Sewer and Water System, Water Service, Water and Sewer System Development Charges

Summary: The City of Lawrenceville, Georgia; Gwinnett County, Georgia; and Gwinnett County Water and Sewerage Authority entered into an Intergovernmental Agreement to Purchase Water Distribution System dated September 3, 2020. Under said Intergovernmental Agreement, the City of Lawrenceville (“the City”) agreed to sell its water distribution system to Gwinnett County and Gwinnett County Water and Sewerage Authority (collectively “Gwinnett County”). The City agreed to adopt and enact the relevant ordinances of Gwinnett County effective the date of closing, which is anticipated to be December 1, 2020.

Attachments/Exhibits:
Water and Sewer Adoption Gwinnett County

ORDINANCE NO. _____
**AN ORDINANCE TO AMEND CHAPTER 38 (UTILITIES) OF THE CODE OF THE CITY OF
 LAWRENCEVILLE, GEORGIA TO ADOPT THE ORDINANCES AND REGULATIONS OF GWINNETT
 COUNTY, GEORGIA RELATED TO WATER AND SEWERAGE AUTHORITY, SEWER AND WATER
 SYSTEM, WATER SERVICE, WATER AND SEWER SYSTEM DEVELOPMENT CHARGES**

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 38 (Utilities) of the Code of the City of Lawrenceville, Georgia is hereby amended as follows:

Section 1:

Add a new Article VIII. titled "Gwinnett County Water and Sewer Ordinances and Regulations", which shall appear and read as follows:

ARTICLE VIII. – GWINNETT COUNTY WATER AND SEWER ORDINANCES AND REGULATIONS

Sec. 38-220. Purpose and Intent

The City of Lawrenceville, Georgia; Gwinnett County, Georgia; and Gwinnett County Water and Sewerage Authority entered into an Intergovernmental Agreement to Purchase Water Distribution System dated September 3, 2020. Under said Intergovernmental Agreement, the City of Lawrenceville ("the City") agreed to sell its water distribution system to Gwinnett County and Gwinnett County Water and Sewerage Authority (collectively "Gwinnett County"). The City agreed to adopt and enact the relevant ordinances of Gwinnett County effective the date of closing, which is anticipated to be December 1, 2020.

Sec. 38-221. Adoption and Enforcement

(a) The following Ordinances and Regulations of Gwinnett County Georgia are hereby adopted and enacted by reference:

- (1) Part I, Article II, Division 8. – Water and Sewerage Authority of the Code of Ordinances of Gwinnett County, Georgia
- (2) Part I, Article VIII. – Sewer and Water System of the Code of Ordinances of Gwinnett County, Georgia
- (3) Chapter 106, Article II. – Water Service of the Code of Ordinances of Gwinnett County, Georgia
- (4) Chapter 106, Article III. – Sewer Service of the Code of Ordinances of Gwinnett County, Georgia
- (5) Chapter 106, Article IV. – Water and Sewer System Development Charges of the Code of Ordinances of Gwinnett County, Georgia

(b) The ordinances and regulations adopted and enacted by this article shall become effective December 1, 2020 and shall be enforced as duly adopted and enacted ordinances of

the City. The ordinances and regulations may be amended by Gwinnett County, Georgia or Gwinnett County Water and Sewerage Authority from time to time. Any and all such amendments shall immediately become effective hereunder.

(c) Articles II, III, IV, and V of Chapter 38 of the Code of the City of Lawrenceville, Georgia shall remain in full force and effect; however, on and after December 1, 2020, any conflicts or discrepancies with the ordinances and regulations adopted by this article shall be resolved in favor of the Gwinnett County Ordinances and the Gwinnett County Ordinances shall control.

IT IS SO ORDAINED this _____ day of October, 2020.

Attest:

David R. Still, Mayor

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: COUNCIL BUSINESS-NEW BUSINESS

Item:	Health Plan Approval
Department:	City Manager
Date of Meeting:	Wednesday, October 14, 2020
Fiscal Impact:	Fixed costs not to exceed \$770,000 plus cost of maximum claim liability of \$6,800,000.00.
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of this plan as described in the summary for health coverages to begin January 1, 2021 and give the City Manager or his designee the authority to approve and execute the necessary coverages and documents to implement the plan.

Summary:

City health and related coverages approval:

- Renew contract with independent Third Party Administrator (TPA) using *HealthEZ*
- Continue using the Cigna network (PPO).
- Move to Standard Life & Accident for stop loss insurance.
- Continue with an independent Pharmacy Benefits Manager (PBM). Using (EHIM) as PBM.
- Continue with an Independent Wellness consultant, Corporate Health Partners. This gives the City the ability to create our own program and manage it more directly.
- Renew Metlife fully insured dental coverage.
- Renew Metlife fully insured vision coverage.
- Renew life insurance, short-term and long-term disability coverages with Metlife.
- Keep Aetna Medicare Advantage for retirees.

2021 Plan Year

- Offer three plans – PPO Plan A, PPO Plan B and a high-deductible plan with a Health Saving Account (HSA) with a City contribution. The PPO Plans allow the employee to pay a premium to reduce the required deductible and the maximum out of pocket costs. Each Plan has an earned wellness component to allow employees and other covered members to earn monetary contributions by participating in wellness activities. Coverage will be based on a three-tier model – 1.Employee only, 2.employee and other, 3.family.

Fiscal Impact: The City is self-insured so the biggest impact on the costs for providing our coverages is our claims. Fixed costs of \$770,000.00 plus cost of maximum claim liability of \$6,800,000.00 and a maximum liability of \$7,560,000.00. These costs are budgeted in Group Health Fund in the current budget and will be included in the FY 2022 budget for July - December. The Plan year crossed over six months of the 2021 fiscal year and six months of the 2022 fiscal year.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 14, 2020

AGENDA CATEGORY: DISCUSSION

Item: 2021 Proposed Council Meeting Dates

Department: City Clerk

Date of Meeting: Wednesday, October 14, 2020

Fiscal Impact: None

Presented By: Karen Pierce

Action Requested: Consider the 2021 proposed calendar

Summary: Propose/consider 2021 Council Meeting Dates

2021 COUNCIL MEETING SCHEDULE

<u>COUNCIL MEETING</u>	<u>WORK SESSION</u>
January 25, 2021	January 13, 2021
February 22, 2021	February 10, 2021
March 22, 2021	March 10, 2021
April 26, 2021	April 14, 2021
May 24, 2021	May 12, 2021
June 21, 2021	June 9, 2021
July 26, 2021	July 14, 2021
August 23, 2021	August 11, 2021
September 27, 2021	September 15, 2021
October 25, 2021	October 13, 2021
*November 17, 2021	*November 17, 2021
*December 15, 2021	*December 15, 2021

Note:

Council Meetings are normally held at 7:00 PM
 Work Sessions are normally held at 5:00 PM

*November and December Work Sessions will be held at 2pm.