



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, March 06, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) RZR2023-00018; Colonnade Enterprises, Inc.; 255 West Pike Street

Public Comment

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

Final Adjournment



LAWRENCEVILLE

1.

Planning & Development

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2023-00018; Colonnade Enterprises, Inc.; 255 West Pike Street

Department: Planning and Development

Date of Meeting: Monday, March 6, 2023

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

Presented By: Todd Hargrave, Director of Planning and Development

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

Summary: The applicant requests the rezoning of an approximately 1.07-acre parcel at 255 West Pike Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located along the northern right-of-way of West Pike Street, between its intersections with Macadonia Street to the west and Culver Street to the east. The parcel is currently undeveloped vacant land and the applicant intends to develop it with six (6) single-family residential dwelling units at approximately 5.6 units per acre or 7,768.2 square feet per unit.

Attachments/Exhibits:

- **RZR2023-00018_Report**
- **RZR2023-00018_Planning and Development recommendations**
- **RZR2023-00018_Application signed by owner**
- **RZR2023-00018_Application signed by applicant**
- **RZR2023-00018_Letter of intent**
- **RZR2023-00018_Legal description**



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Planning & Development

- RZR2023-00018_Site plan
- RZR2023-00018_Survey 1
- RZR2023-00018_Survey 2
- RZR2023-00018_Elevations
- RZR2023-00018_Aerial map (1:2,750)
- RZR2023-00018_Aerial map (1:5,500)
- RZR2023-00018_Character area map (1:2,750)
- RZR2023-00018_Character area map (1:5,500)
- RZR2023-00018_Zoning map (1:2,750)
- RZR2023-00018_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

1.

CASE NUMBER: RZR2023-00018

APPLICANT: ROBERT MYERS

OWNER(S): LAWRENCEVILLE DOWNTOWN DEVELOPMENT AUTHORITY

CONTACT: ROBERT MYERS - 404.805.9861

LOCATION(S): 255 W PIKE STREET

PARCEL ID(S): R5146E043

APPROXIMATE ACREAGE: 1.07

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

PROPOSED DEVELOPMENT: SIX (6) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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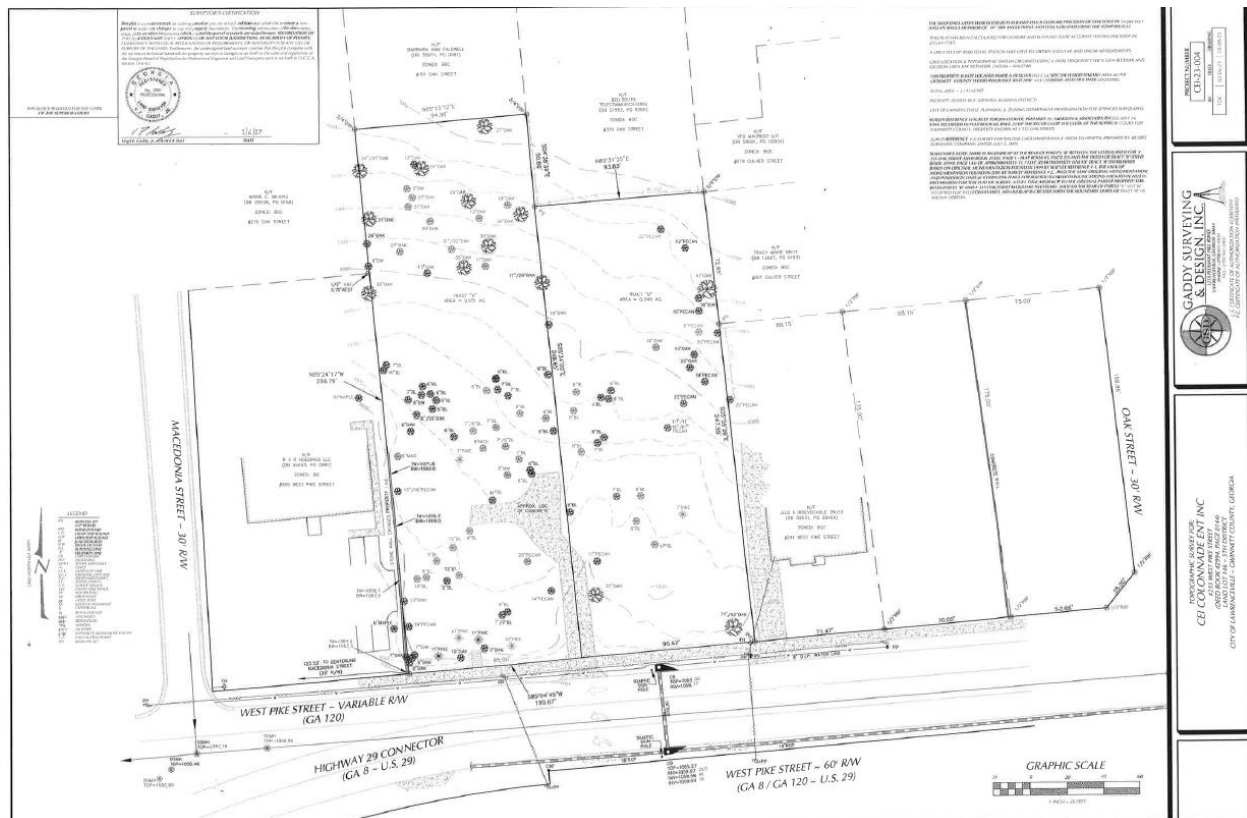
ZONING HISTORY

The subject property has been zoned BGC (Central General Business District) since 1960.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.07-acre parcel at 255 West Pike Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located along the northern right-of-way of West Pike Street, between its intersections with Macadonia Street to the west and Culver Street to the east. The parcel is currently undeveloped vacant land and the applicant intends to develop it with six (6) single-family residential dwelling units at approximately 5.6 units per acre or 7,768.2 square feet per unit.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The submitted site plan and letter of intent proposes the construction of six (6) single-family detached dwelling units on the subject property. Each of the dwelling units will be a minimum of 1,800 square feet for one-story units and 2,000 square feet for two-story units. The façade, rear, and side elevations of each unit will consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. Furthermore, each unit will have a front-entry two-car garage with carriage-style garage doors.

Common green space will be distributed across the development, with approximately 4,862 square feet of passive green space located along the West Pike Street right-of-way and 4,764 square feet of green space located in the northwestern corner of the subject property. A total of 9,626 square feet (0.22 acres) will be allocated for passive green space, approximately 20% of the total development. The subject property will be accessed from West Pike Street with a shared private driveway that bisects the property; a Home Owner's Association (HOA) will be established to maintain the shared drive and other common property elements.

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

VARIANCE REQUESTS

Code Requirement	Variance Requested
Minimum lot area is ten (10) acres.	<i>Reduce minimum lot area to one & two tenths (1.2) acres.</i>
Front setbacks must be thirty-five (35) feet.	<i>Reduce front yard setback to twenty (20) feet from centerline of shared drive (property line).</i>
Rear setbacks must be twenty (20) feet.	<i>Reduce rear yard setback to fifteen (15) feet.</i>
Contiguous green space is encouraged.	<i>Green space shall be provided at the northwestern corner of the property and on the front lots adjacent to West Pike</i>



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	<i>Street as shown on the preliminary site plan. As easement for shared use shall be provided.</i>
Live/Work units shall only be allowed in BGC and CMU zoning districts	<i>Allow a live/work unit as an accessory use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.</i>

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

While the size of the overall lot is sufficient for the development of six individual units, with an average of approximately 7,768.2 square feet designated per dwelling unit, the narrow shape of the external boundary prevents the houses from meeting minimum setback requirements for the RS-60 zone. As such, we believe a reduction in the rear setbacks from 20' to 15' is appropriate for this development. Furthermore, separate front setback variances will be necessary to address the frontage along West Pike Street as well as internally – a variance reducing the front setback along West Pike Street from 35' to 30' will be sufficient for the external lots (1 & 6). For the internal lots (2-5), a variance to reduce the front setback from 35' to 0' will be necessary, conditioned on an internal 20' setback from the centerline of the private drive for all lots. Finally, a variance will be necessary to reduce the minimum lot width from 60' to 0' for the internal lots (2-5).

The applicant also requested variances to allow for noncontiguous green space and to develop a Live/Work unit within a RS-60 zone. For the former, a variance is not necessary since contiguous green space is merely encouraged and not required; as such, the green space as proposed on the site plan will be sufficient. Regarding the variance for a Live/Work unit, the site plan does not display any dedicated Live/Work units; as such, such a variance will not be necessary. Instead, the future residents of this development may apply for a Home Occupation Permit within their own private homes, subject to the review and approval of Planning and Development.



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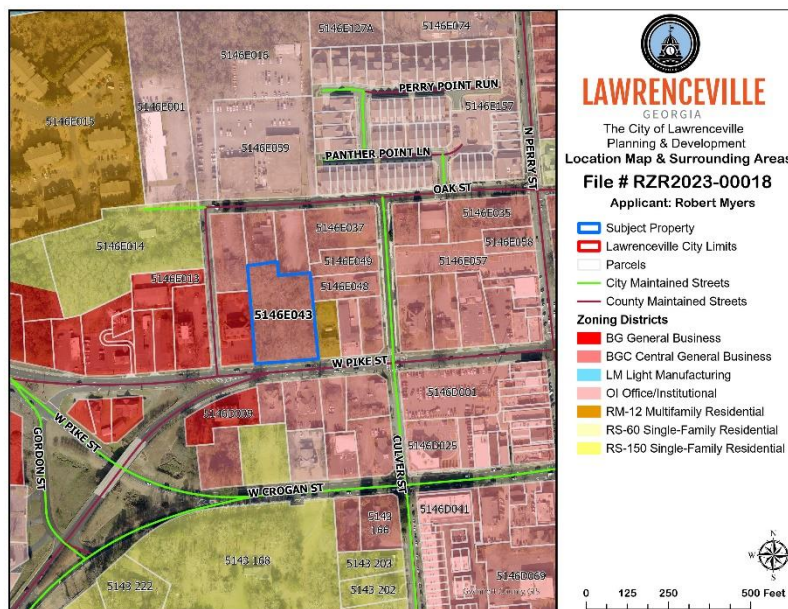
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SURROUNDING ZONING AND USE

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. It is the highest-intensity district in terms of its density and mixture of



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uses, particularly because of its mix of businesses and single-family uses. This Character Area supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. As proposed, the request could be consistent with the intent of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

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



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developments throughout the the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

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

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

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

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

The property has a reasonable economic use as currently zoned.

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

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

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

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



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

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

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

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZR2023-00018_03012023

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

1. To restrict the use of the property as follows:
 - A. Single-family dwelling units at maximum of six (6) units/dwellings on approximately one and seven hundredths (1.07) acres at a density of five and six tenths (5.6) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled "Conceptual Plan for West Pike Commons 255 West Pike Street Lawrenceville Georgia 30046, Preliminary Site Plan 12/08/2022, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates," dated received February 21, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The property shall have a private shared driveway as shown on the proposed site plan (1-B); it shall run through the middle of the subject property, perpendicular to West Pike Street. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
 - D. All lots shall be oriented in accordance with the proposed site plan as noted in section 1-B. That is, their front façades shall face towards the shared internal private drive.
 - E. The new construction of a single-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - F. The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table, in accordance with the proposed

elevations submitted. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.

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

2. To satisfy the following site development considerations:

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

3. The following variances are requested:

- A. Variances to allow the six (6) single-family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one and seven hundredths (1.07) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Lot Width, allows for the reduction of the Minimum Lot Width for internal lots two (2) through five (5) of the proposed site plan (1-B) from sixty (60) feet to zero (0) feet.
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback,

allows for the reduction of the Minimum Front Yard Setback for external lots one (1) and six (6) of the proposed site plan (1-B) from thirty five (35) feet to thirty (30) feet from the right-of-way of West Pike Street.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

- iv. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for internal lots two (2) through five (5) of the proposed site plan (1-B) from thirty five (35) feet to zero (0) feet.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

- v. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.

- a) Internal rear yard setbacks for all lots shall be fifteen (15) feet, as measured from the external property lines on the western and eastern sides of the subject property.



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: _____
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: _____
CITY: <u>Roswell</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO43</u> ACREAGE: <u>1.12 Acres</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	

SIGNATURE OF APPLICANT

DATE

Colonnade Enterprises, Inc.By: Robert Myers, President

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



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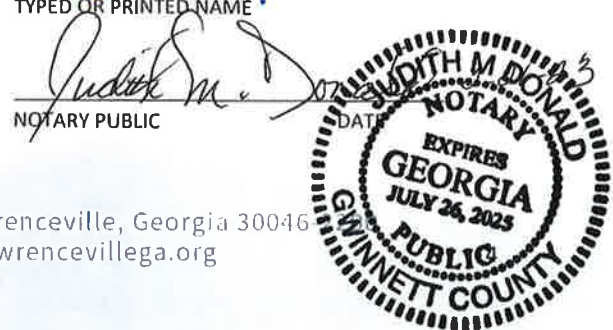
REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Lawrenceville WDA</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>70 S Clayton St</u>
CITY: <u>Roswell</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO43</u> ACREAGE: <u>1.12 Acres</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	

SIGNATURE OF APPLICANT _____ DATE _____
Colonnade Enterprises, Inc.
By: Robert A. Myers, President
 TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Barry Mock 2/21/23
 SIGNATURE OF OWNER _____ DATE _____
Barry Mock / Exec Dir WDA
 TYPED OR PRINTED NAME



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

Letter of Intent – Rezoning Request

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

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



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

Property: Tax Parcel R5146E043

Address: 255 West Pike Street, Lawrenceville Georgia

Current Owner: Downtown Development Authority of the City of Lawrenceville, Georgia

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

Proposed Use – we propose to build six (6) single family residences.

1. To allow the use of the property as follows:
 - a. Six (6) single family detached dwelling units, Live/Work Unit, accessory use, and structure.
 - b. The new construction of a single family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - c. The new construction of a single family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - d. Each single family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - e. The property shall have a private shared driveway as shown on the proposed site plan. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
2. Site Development Considerations:
 - a. Live/Work Unit shall be subject to the minimum requirements of the City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC). The final design shall be subject to the review and approval of the Director of Planning and Development.
 - b. Maintain the concrete sidewalk adjacent to West Pike Street.

- c. Natural vegetation shall remain on the property until the issuance of development permit.
 - d. Any utility relocations shall be the responsibility of the developer.
 - e. Access provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.
3. The following variances are requested.
- a. Variances to allow the six single family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one & two tenths (1.2) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the reduction of the Minimum Yard Setback from thirty (35) feet to twenty (20) feet from center line of shared drive (property line).
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the Minimum Side Yard Setback from ten (10) feet to five (5) feet.
 - iv. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - v. A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 supplemental Use Standards subsection c 200.3.47 Live/Work allows a Live/Work unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - vi. Variance from Zoning Ordinance, Article 1, Section 103.2, Subsection F. Green Space. Green Space shall be provided at the rear left of the property and on the front lots adjacent to West Pike Street as shown on the Preliminary Site Plan. An easement for shared use shall be provided.

Attachment: Preliminary Site Plan

LEGAL DESCRIPTION
#255 WEST PIKE STREET

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

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

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



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

COLONNADE
HOMES, INC.
4920 Roswell Road Suite 45-B-414
Atlanta Georgia 30342
Telephone 404 . 805.9681

CONCEPTUAL PLANS

FOR

WEST PIKE
COMMONS
255
WEST PIKE
STREET

LAWRENCEVILLE
GEORGIA
30046

All drawings are the property of Marchman Matthews and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to, Marchman Matthews. The contractor shall check and verify all dimensions and report any discrepancies to Marchman Matthews before proceeding with the work. Marchman Matthews shall protect their right and be reimbursed for all legal and court cost, net, for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and provisions listed herein.

NOTE TO CONTRACTOR:
Any discrepancies, errors or inconsistencies between the drawings and specifications and conditions shall immediately be reported in writing to Marchman Matthews Design Associates. Marchman Matthews will immediately correct the same in writing. Work done by contractor after discovery of such discrepancies, errors, or inconsistencies will be at contractor's sole risk.

PRINT RECORD

REVISIONS
DECEMBER 18, 2022
JANUARY 29, 2023

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

PRELIMINARY
SITE PLAN
SCALE 1" = 20' - 0"

SHEET NO.
A0-1

PROJECT NAME: WEST PIKE COMMONS
DEVELOPER: COLONNADE ENTERPRISES, INC
REQUEST TO REZONE FROM BCG TO RS60
PROPERTY ID: R5146E043
ADDRESS: 255 WEST PIKE STREET,
LAWRENCEVILLE GA.
CURRENT OWNER: DOWNTOWN DEVELOPMENT
AUTHORITY
OF THE CITY OF LAWRENCEVILLE, GEORGIA
PROPOSED USE: SIX (6) SINGLE FAMILY
DETACHED DWELLINGS
UNITS, LIVE/WORK, ACCESSORY USE AND
STRUCTURE WITH
THE MINIMUM HEATED FLOOR AREA FOR ONE
STORY RESIDENCES
UNITS SHALL BE 1800 SQUARE FEET AND 2000
SQUARE FEET FOR
TWO STORY DWELLINGS

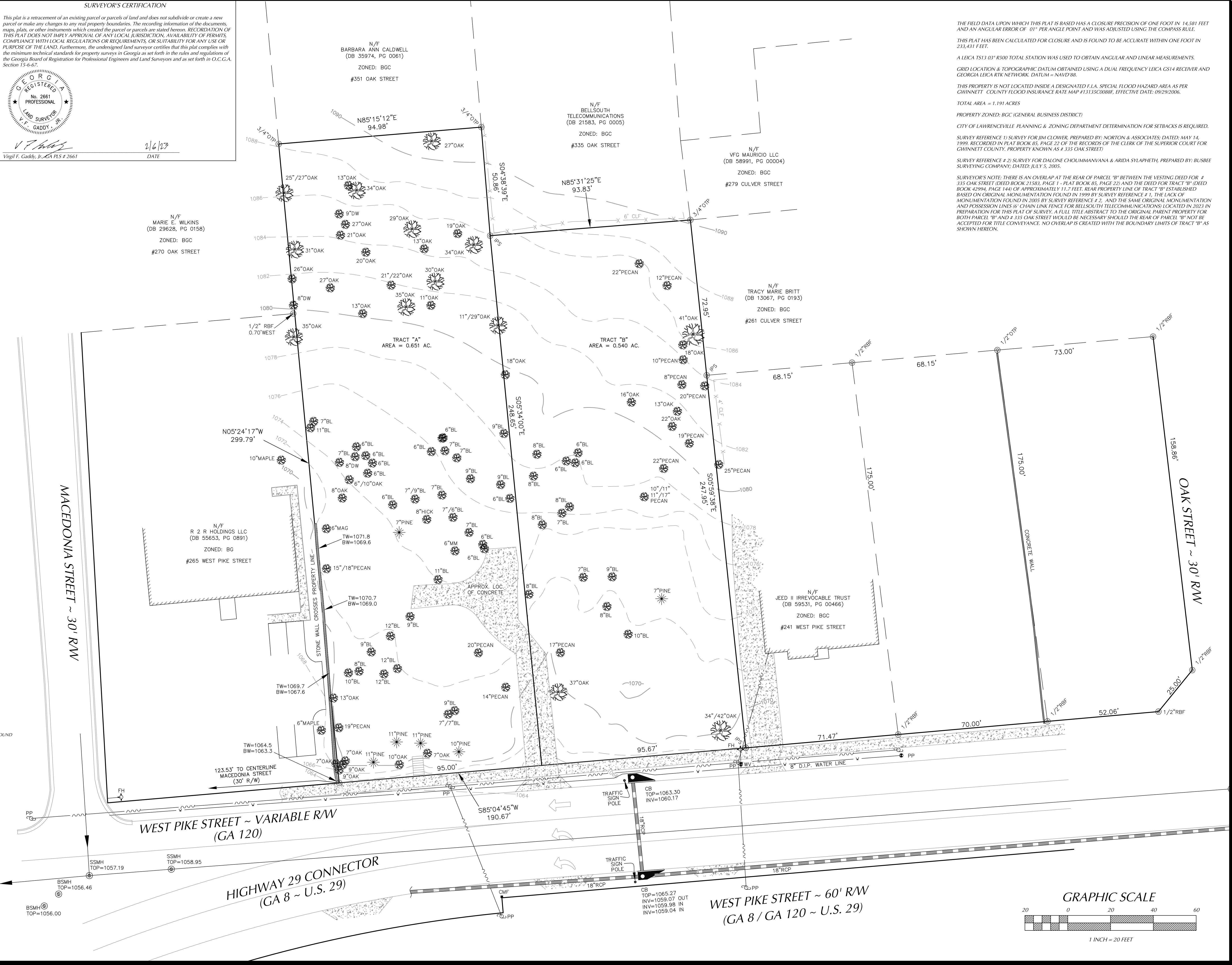


SURVEYOR'S CERTIFICATION

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

REGISTERED LAND SURVEYOR
No. 2661
V.F. GADY, JR.
Virgil F. Gaddy, Jr., C.A. PLS # 2661

2/6/23
DATE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,581 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 233,431 FEET.

A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK, DATUM = NAVD 88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD INSURANCE RATE MAP #13135C0088E, EFFECTIVE DATE: 09/29/2006.

TOTAL AREA = 1.191 ACRES

PROPERTY ZONED: BGC (GENERAL BUSINESS DISTRICT)

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

SURVEY REFERENCE #1 SURVEY FOR JIM CLOWE, PREPARED BY: NORTON & ASSOCIATES, DATED: MAY 14, 1999, RECORDED IN PLAT BOOK 85, PAGE 22 OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT FOR GWINNETT COUNTY, PROPERTY KNOWN AS # 335 OAK STREET.

SURVEY REFERENCE #2 SURVEY FOR DALONE CHOUMMANVANA & ARIDA SYLAPHETH, PREPARED BY: BUSREE SURVEYING COMPANY, DATED: JULY 5, 2005.

SURVEYOR'S NOTE: THERE IS AN OVERLAP AT THE REAR OF PARCEL "B" BETWEEN THE VESTING DEED FOR # 335 OAK STREET DEED BOOK 21583, PAGE 1, PLAT BOOK 85, PAGE 22 AND THE DEED FOR TRACT "B" (DEED BOOK 42994, PAGE 144) OF APPROXIMATELY 11.7 FEET. REAR PROPERTY LINE OF TRACT "B" ESTABLISHED BASED ON ORIGINAL MONUMENTATION FOUND IN 1999 BY SURVEY REFERENCE # 1, THE LACK OF MONUMENTATION FOUND IN 2005 BY SURVEY REFERENCE # 2, AND THE SAME ORIGINAL MONUMENTATION AND POSSESSION LINES (6' CHAIN LINK FENCE FOR BELL SOUTH TELECOMMUNICATIONS) LOCATED IN 2023 IN PREPARATION FOR THIS PLAT OF SURVEY. A FULL TITLE ABSTRACT TO THE ORIGINAL PARENT PROPERTY FOR BOTH PARCEL "B" AND # 335 OAK STREET WOULD BE NECESSARY SHOULD THE REAR OF PARCEL "B" NOT BE ACCEPTED FOR TITLE CONVEYANCE. NO OVERLAP IS CREATED WITH THE BOUNDARY LIMITS OF TRACT "B" AS SHOWN HEREON.

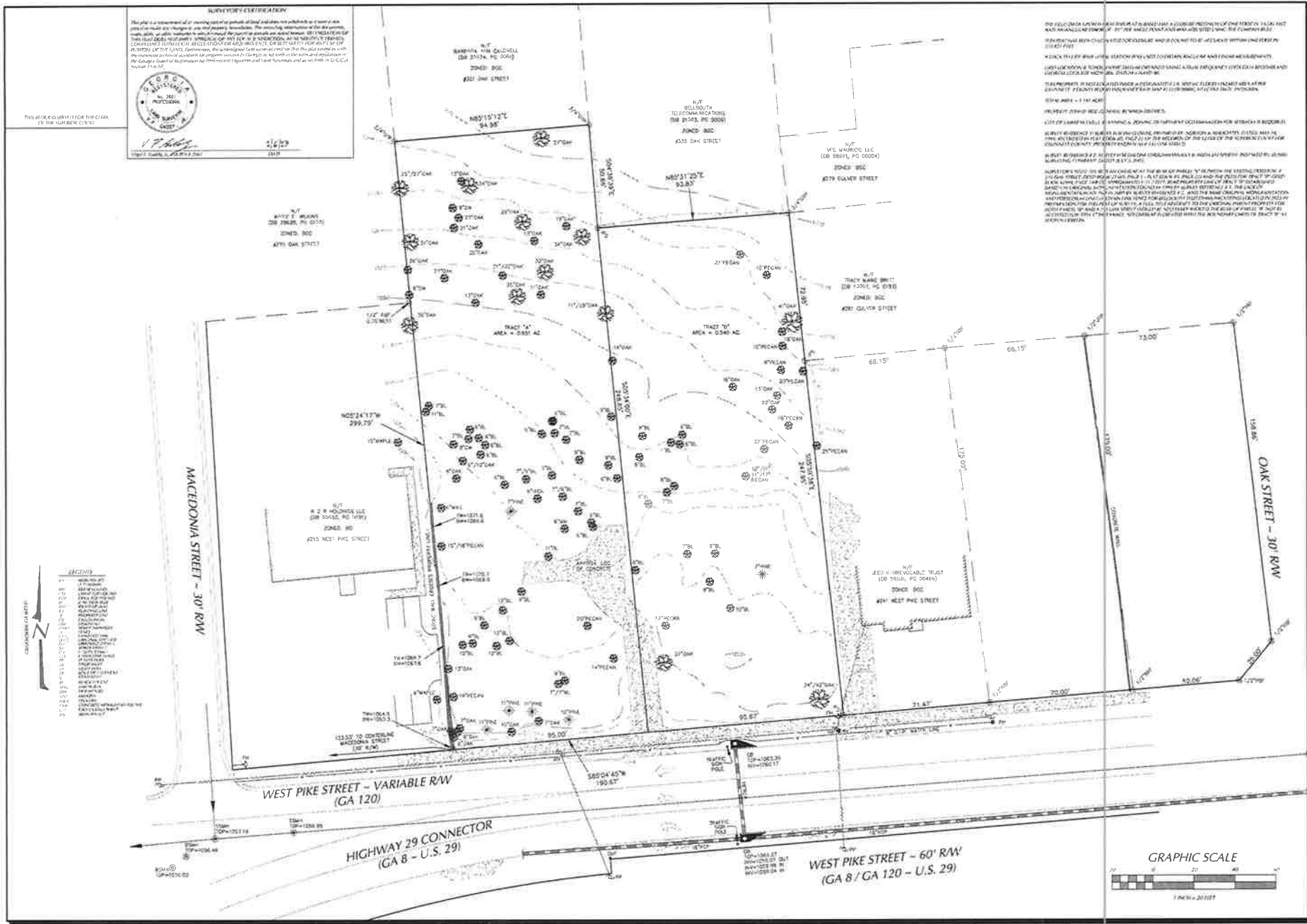
PROJECT NUMBER
CEL-23-004

BY
FIELD
TDC

DRAWING
02-06-23
02-08-23

GADY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE: (770) 941-5803
FAX: (770) 941-5803
I.S. CERTIFICATE OF AUTHORIZATION #15001014
P.E. CERTIFICATE OF AUTHORIZATION #PE0005450

TOPOGRAPHIC SURVEY FOR:
CEI COLONNADE ENT INC
#255 WEST PIKE STREET
(DEED BOOK 42994, PAGE 01/44)
LAND LOT 146 ~ 5TH DISTRICT
CITY OF LAWRENCEVILLE ~ GWINNETT COUNTY, GEORGIA



PROJECT NUMBER
CEI-23-004
DATE
11/06/23
TDC
11/06/23



TOPOGRAPHIC SURVEY FOR:
CEI COLONNADE EAST INC.
4255 WEST PIKE STREET
COLONNADE EAST
LAND LOT 146 - 571.15 AC
CITY OF LAWRENCEVILLE - DUNWOODY COUNTY, GEORGIA

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WEST PIKE COMMONS
PROPOSED LOT 3 ELEVATION

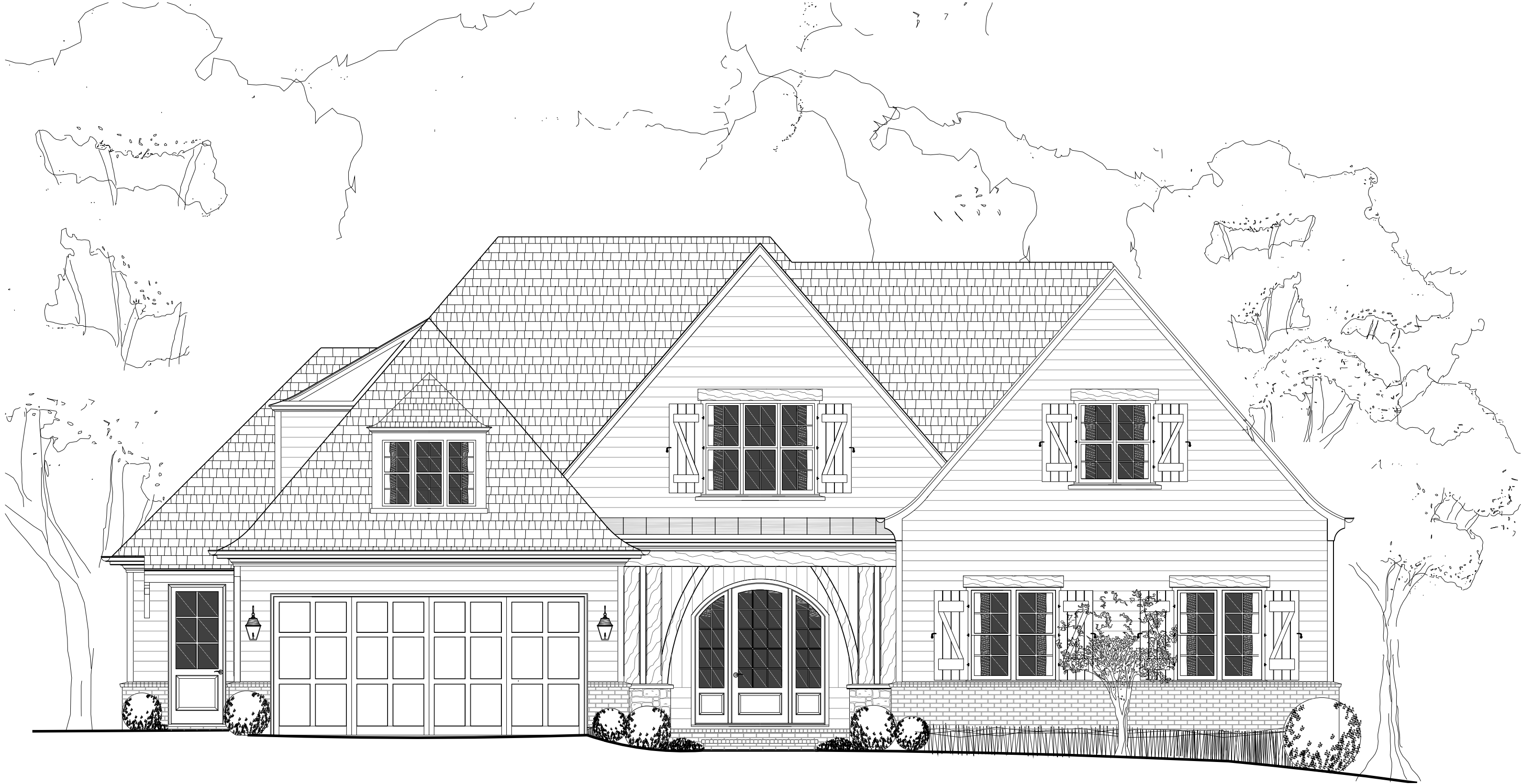


FOR INFORMATION CONTACT:

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

www.robmyers13.com

WEST PIKE COMMONS
PROPOSED LOT 4 ELEVATION



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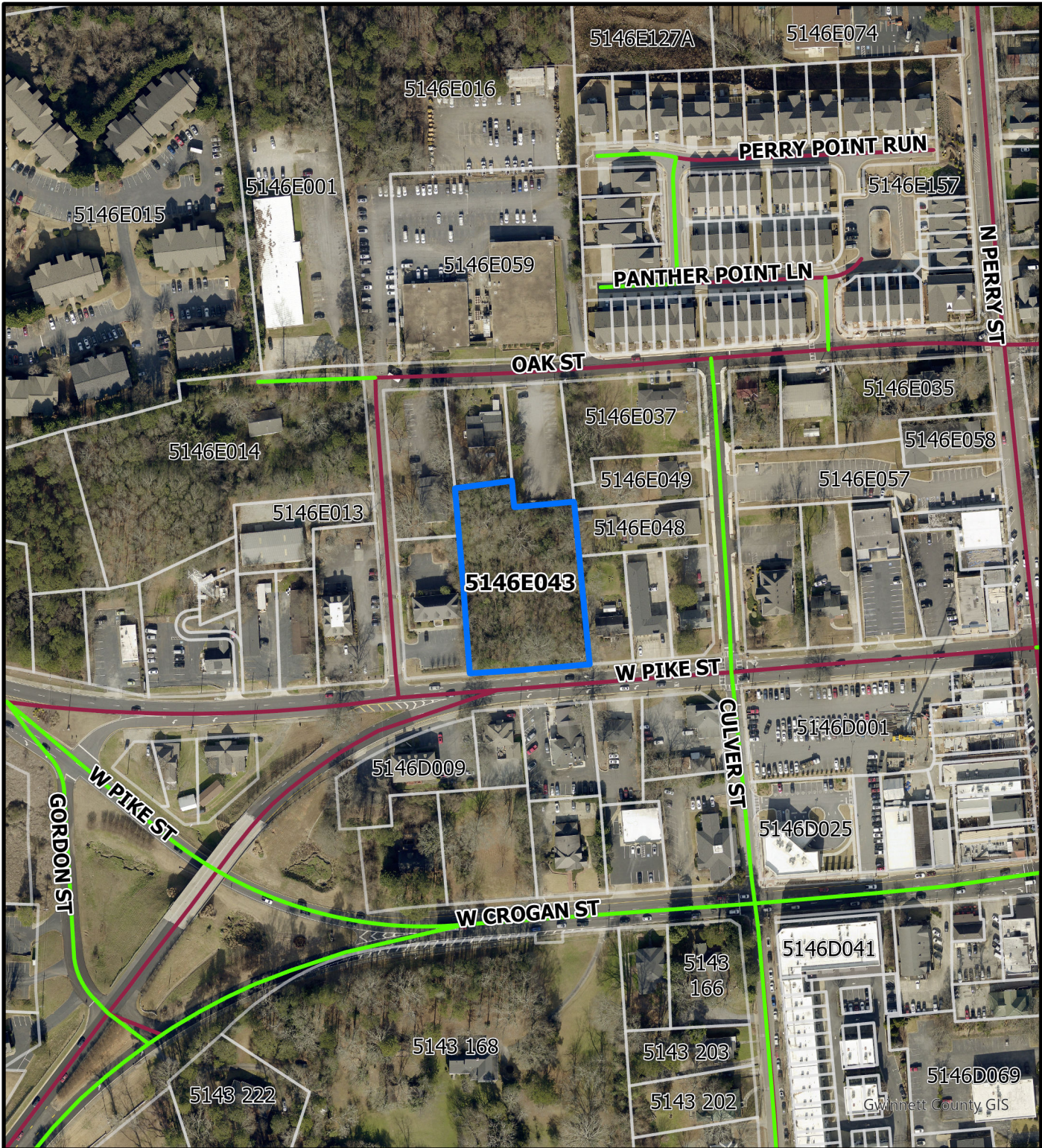
WEST PIKE COMMONS

STREET SCAPE



FOR INFORMATION CONTACT:

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



1.

LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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



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LAWRENCEVILLE

GEORGIA

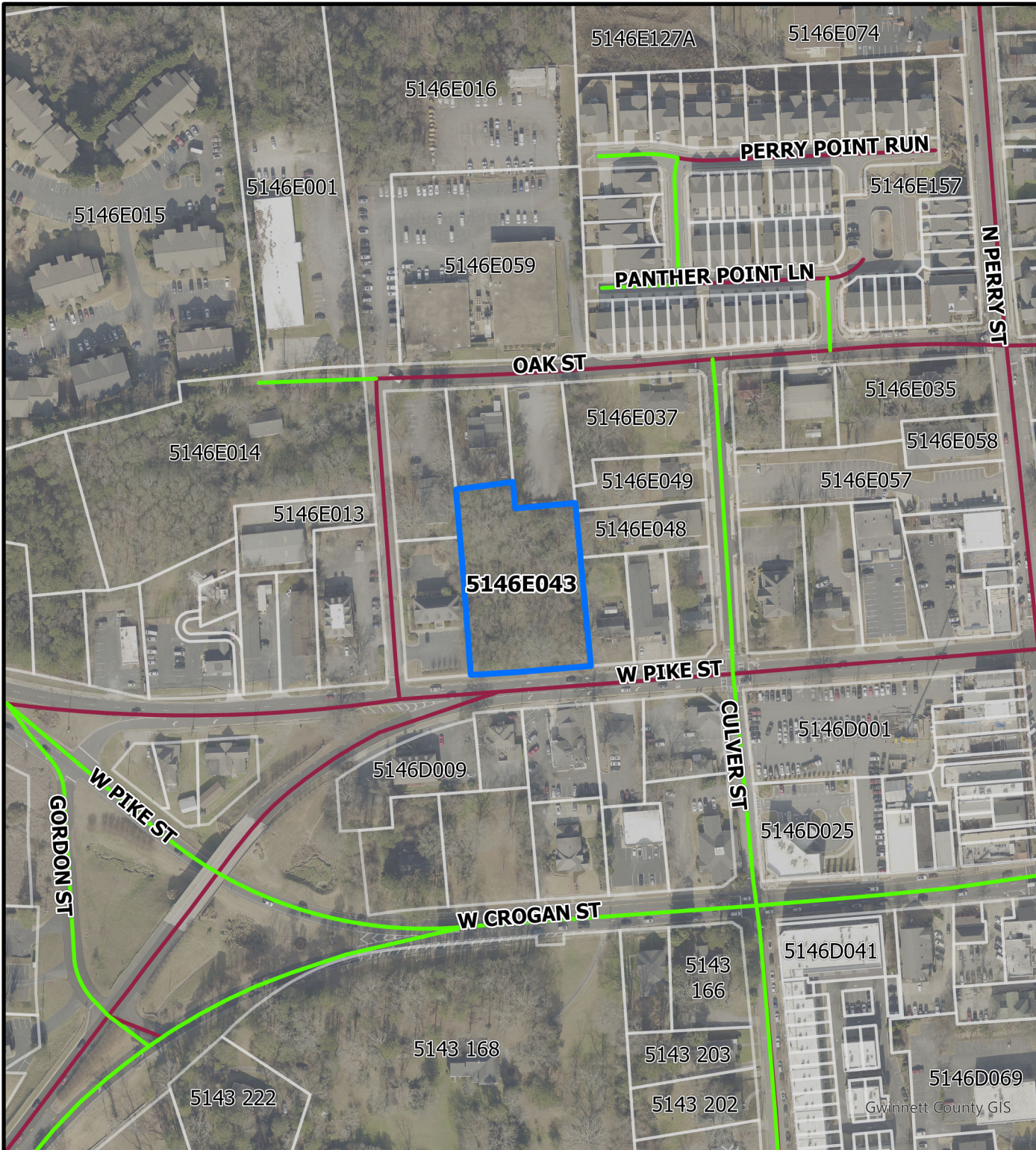
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

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1.

LAWRENCEVILLE

GEORGIA

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Planning & Development

Location Map & Surrounding Areas

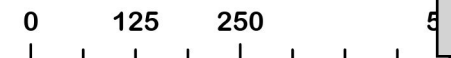
File # RZR2023-00018

Applicant: Robert Myers

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

Character Areas

-  Community Mixed Use
-  Downtown





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

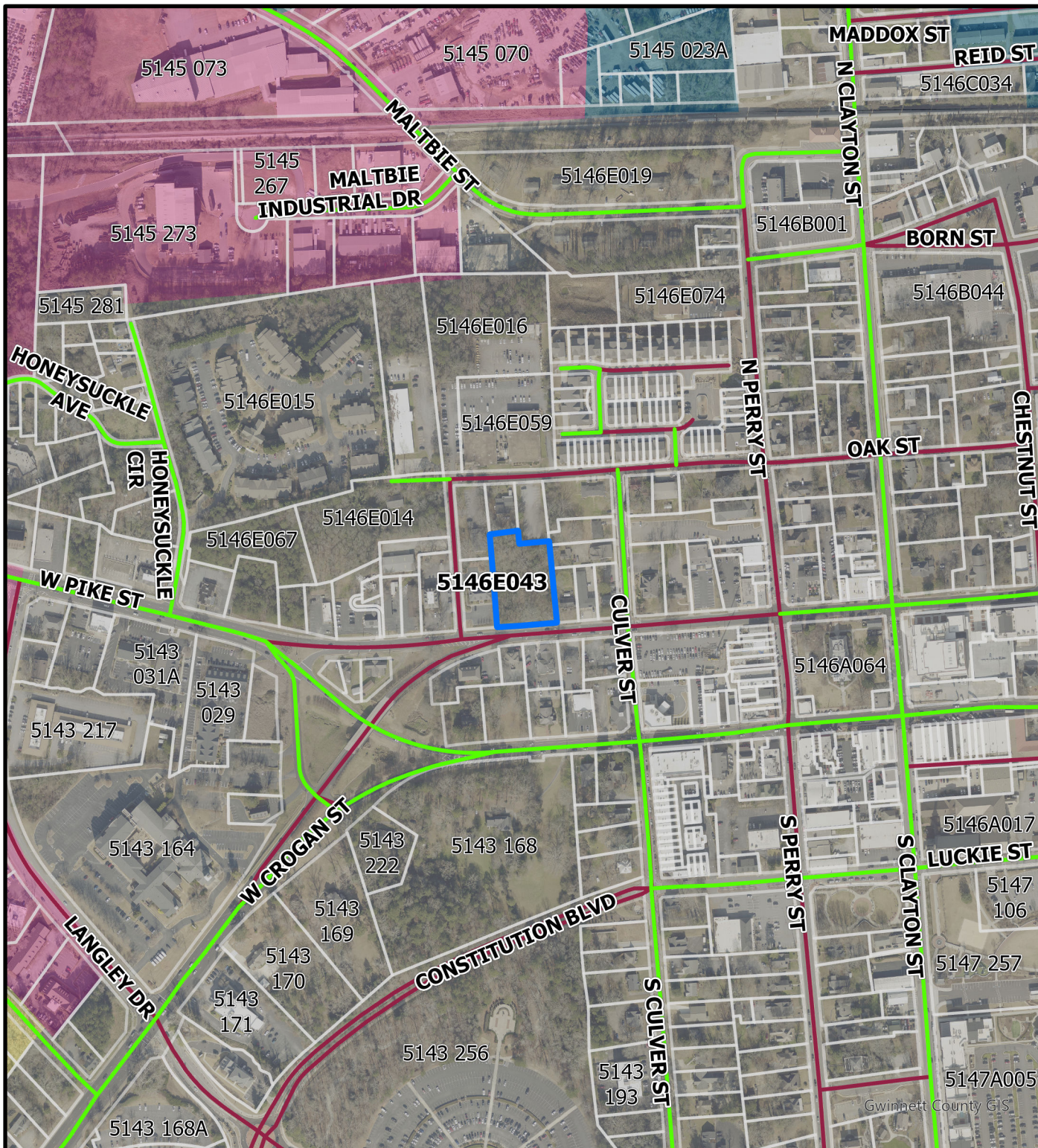
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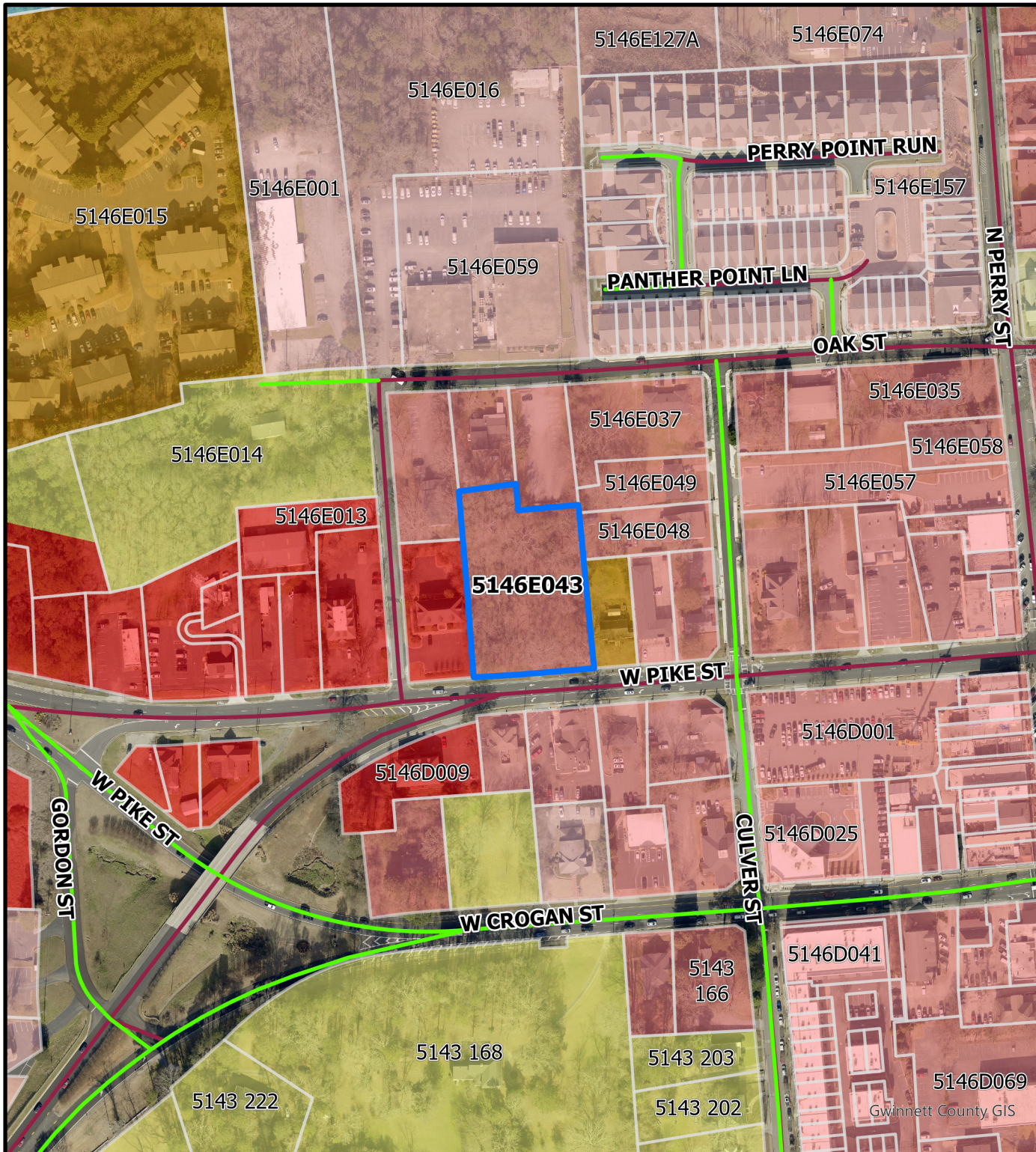
Applicant: Robert Myers

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

Character Areas

-  Community Mixed Use
-  Traditional Residential
-  Downtown
-  College Corridor





1.

LAWRENCEVILLE

GEORGIA

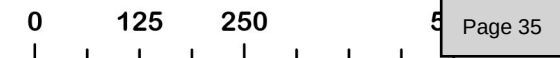
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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



Gwinnett County GIS



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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

