



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, August 07, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

- [1.](#) RZC2023-00050 & SUP2023-00081; Pedro Josophat; 303 Scenic Highway

Public Comment

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

Final Adjournment



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1.

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2023-00050 & SUP2023-00081; Pedro Josophat; 303 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, August 7, 2023

Applicant Request: Rezone 303 Scenic Highway from ON (Office - Neighborhood District) to OI (Office - Institutional District).

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Denial**

Summary: The applicant requests the rezoning of an approximately 1.02-acre parcel at 303 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District) with a request for a Special Use Permit (SUP) to operate a commercial personal care home. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located near the intersection of Scenic Highway and Poplar Creek Road.

Attachments/Exhibits:

- RZC2023-00050 & SUP2023-00081_Report
- RZC2023-00050 & SUP2023-00081_Planning and Development recommendations
- RZC2023-00050 & SUP2023-00081_Applications
- RZC2023-00050 & SUP2023-00081_Letter of intent
- RZC2023-00050 & SUP2023-00081_Legal description
- RZC2023-00050 & SUP2023-00081_Survey
- RZC2023-00050 & SUP2023-00081_Aerial map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Aerial map (1:5,500)
- RZC2023-00050 & SUP2023-00081_Character area map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Character area map (1:5,500)



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- RZC2023-00050 & SUP2023-00081_DDA map (1:2,750)
- RZC2023-00050 & SUP2023-00081_DDA map (1:5,500)
- RZC2023-00050 & SUP2023-00081_Zoning map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

CASE NUMBER: RZC2023-00050 & SUP2023-00081

OWNER: PEDRO JOSOPHAT

APPLICANT: PEDRO JOSOPHAT

CONTACT: PEDRO JOSOPHAT – 862.218.4588

LOCATION(S): 303 SCENIC HIGHWAY

PARCEL ID(S): R5142 118

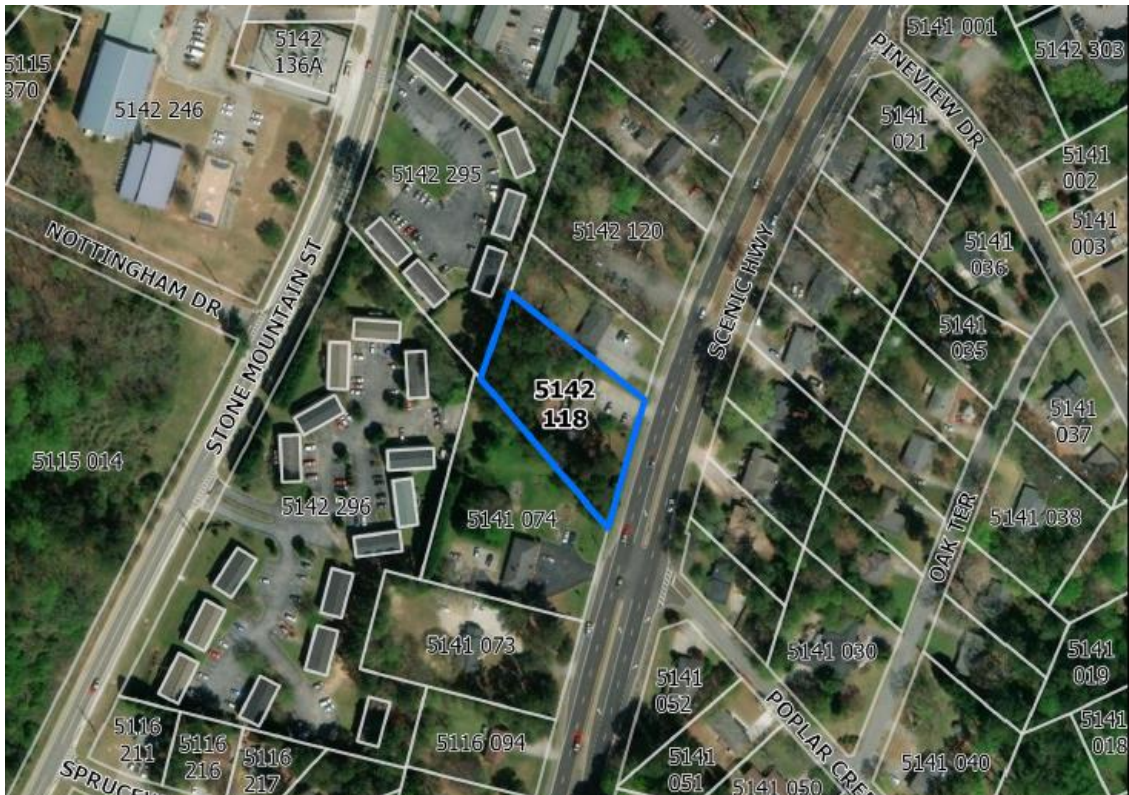
APPROXIMATE ACREAGE: 1.02

ZONING PROPOSAL: ON (OFFICE - NEIGHBORHOOD DISTRICT) TO OI (OFFICE - INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: COMMERCIAL PERSONAL CARE HOME

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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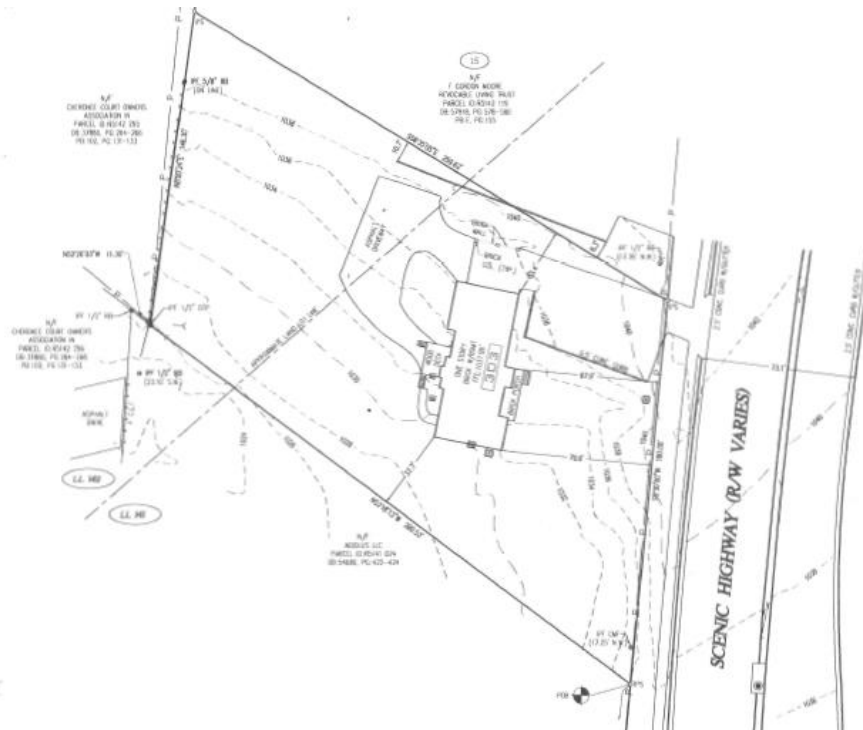
ZONING HISTORY

In 1960, the subject property was zoned RS-180 (Single Family Residential District). The property was rezoned to ON (Office - Neighborhood District) in 1996, its current zoning classification.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.02-acre parcel at 303 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District) with a request for a Special Use Permit (SUP) to operate a commercial personal care home. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located near the intersection of Scenic Highway and Poplar Creek Road.

LAND SURVEY



ZONING AND DEVELOPMENT STANDARDS

The existing single-family home has been used as a law office since September 3, 1996. The entrance, driveway, parking, and landscaping is existing nonconforming



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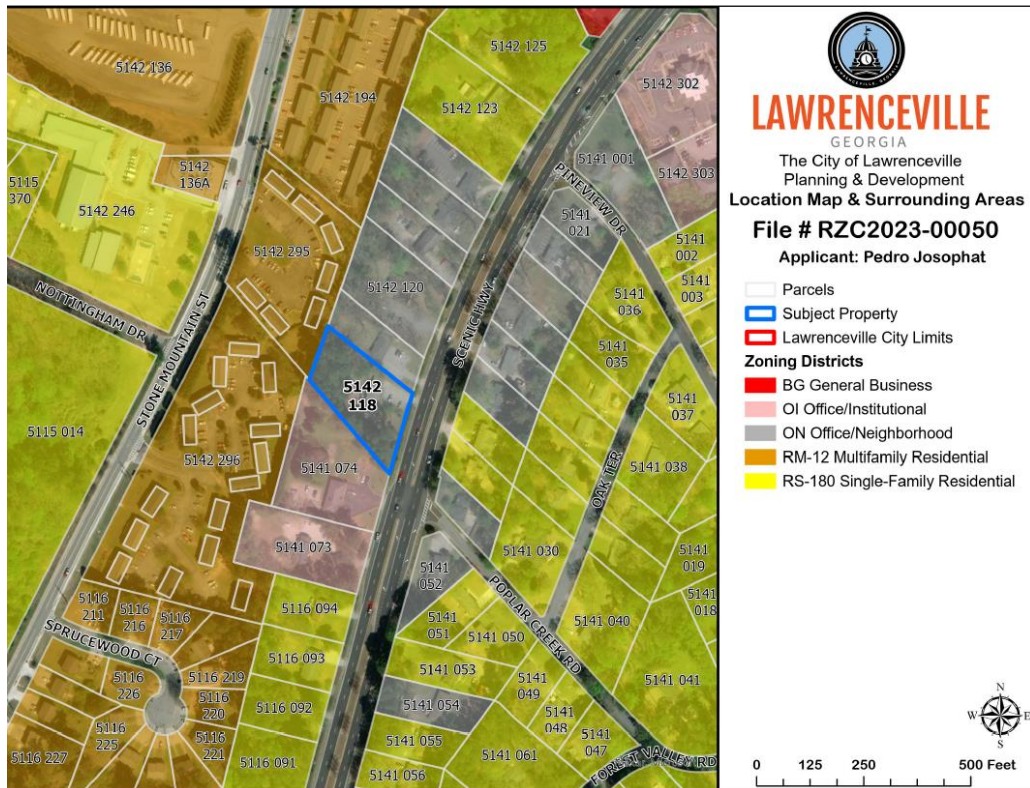
Planning & Development

and should therefore be brought into compliance with the 2020 Zoning Ordinance. For commercial personal care homes, one (1) parking space per two beds and one (1) parking space per 250 SF of common space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While there are properties on the opposite side of Scenic Highway zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), ON (Office Neighborhood District), and RM-12 (Multifamily Residential District). As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





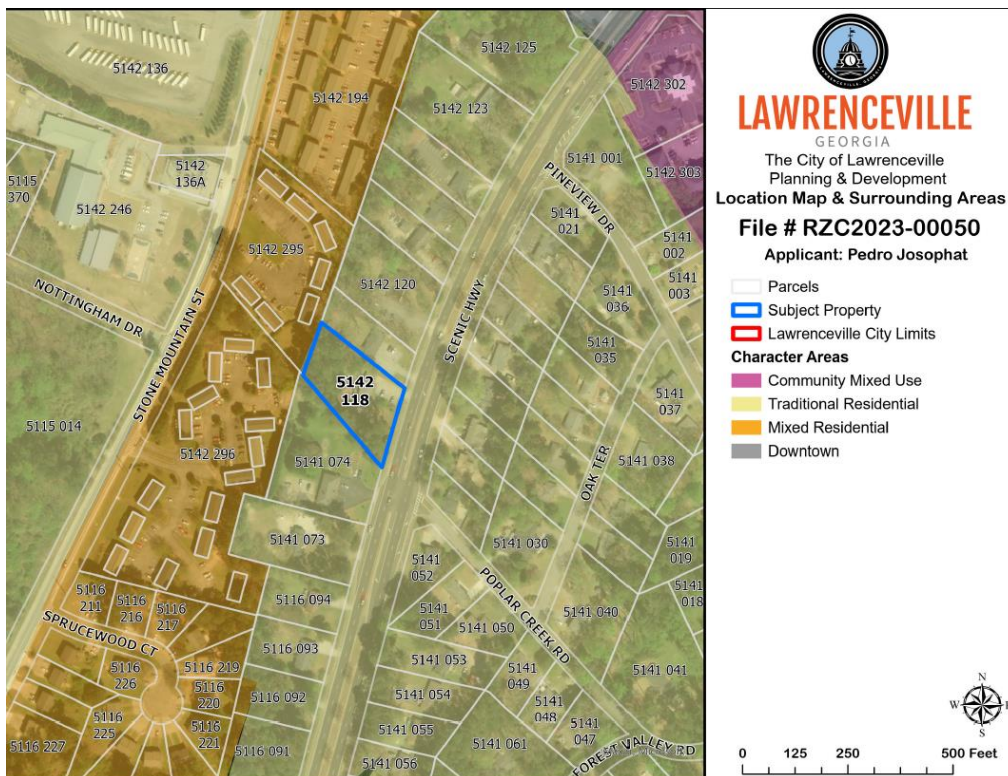
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2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. Traditional Residential areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. Density is typically low (less than 3 dwelling units per acre), and most open space is in private yards. As proposed, the requested rezoning and proposed Special Use Permit would not be consistent with the policies of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the established zoning and land use patterns in the immediate area, it does conflict with the long-term vision



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established by the City in its 2040 Comprehensive Plan. Policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. As presented, this proposal would not achieve such lofty goals. Furthermore, it proposes a higher intensity development which would be inconsistent with the current character of the surrounding area and would be an unsuitable use for the existing nonconforming structure.

Though the proposal intends to update the subject property’s zoning from a retired zoning district to one that is already in common use by the adjacent properties, the proposed use is inconsistent with the character of the neighborhood as well as the City’s long term vision for the area. As such, the Planning and Development Department recommends the **DENIAL** of 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;**

The properties immediately adjacent to the subject property are all zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. The use of personal care home is of a higher intensity than much of the surrounding and adjacent development.

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

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

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

The property has reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposal would continue a long overdue zoning cleanup for this area.



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- 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;**

While a rezoning to OI would bring the zoning of the subject property into accordance with that of nearby parcels along the Scenic Highway corridor, the proposed use of personal care home – only achievable with a Special Use Permit – is not consistent with surrounding uses nor does it align with the long term goals of the City’s Comprehensive Plan.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07202023

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

RZC2023-00050 & SUP2023-00081

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** 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;
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - C.** Outdoor storage shall be prohibited;
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

- 2.** To satisfy the following site development considerations:
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

- D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- E.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** 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;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedro Josophat</u>	NAME: <u>Pedro Josophat</u>
ADDRESS: <u>303 scenic Hwy</u>	ADDRESS: <u>303 scenic Hwy</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>Pedro Josophat</u> PHONE: <u>862-218-4588</u> <u>Pedro.Josophat9@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>office</u> REQUESTED ZONING DISTRICT: <u>Restaurant</u>	
PARCEL NUMBER(S): <u>5142 118</u> ACREAGE: <u>1.02 ac</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY Lawrenceville GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT 02/22/23
DATE

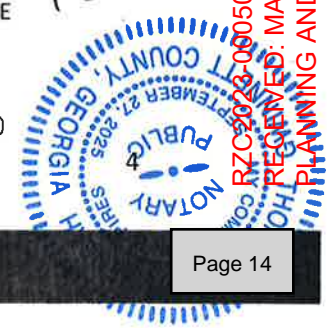
PEDRO JOSAPHAT
TYPED OR PRINTED NAME

[Signature]
SIGNATURE OF OWNER 02/22/23
DATE

PEDRO JOSAPHAT
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC 02/22/23
DATE

[Signature]
NOTARY PUBLIC 02/22/23
DATE



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

RZC-2023-00050 & SUP2023-00081
 RECEIVED: MAY 23, 2023
 PLANNING AND DEVELOPMENT DEPARTMENT



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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.



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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 - 118
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

02/22/23
Date

PEDRO JOSAPHAT
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

_____	_____
NAME	TITLE

DATE	

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FEE SCHEDULE

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

For Single-Family Residential Districts.

<p><u>Fee:</u></p> <p>< 5 Acres = \$500 5 – 10 Acres = \$750 10 – 20 Acres= \$1,000 20 Acres or more = \$1,500</p>
--

For the following: Multifamily (attached housing); Mixed-Use Districts.

<p><u>Fee:</u></p> <p>< 5 Acres = \$500 + \$10 per unit 5 – 10 Acres = \$750 + \$10 per unit 10 – 20 Acres= \$1,000 + \$10 per unit 20 Acres or more = \$1,500 + \$10 per unit</p>
--

For Commercial, Office and Industrial Districts.

<p><u>Fee:</u></p> <p>< 5 Acres = \$500 5 – 10 Acres = \$750 10 – 20 Acres= \$1,000 20 Acres or more = \$1,500</p>
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SPECIAL USE APPLICATION

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

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

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

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NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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PUBLIC HEARING PROCESS

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

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

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GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedro Josaphat</u>	NAME: <u>Pedro Josaphat</u>
ADDRESS: <u>303 scenic Hwy</u>	ADDRESS: <u>303 scenic Hwy</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>
PHONE: <u>862-218-4588</u>	PHONE: <u>862-218-4588</u>
CONTACT PERSON: <u>Pedro Josaphat</u> PHONE: <u>862-218-4588</u>	
CONTACT'S E-MAIL: <u>PedroJosaphat90@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>ON</u> ACREAGE: <u>1.02 AC</u>	
PARCEL NUMBER(S): <u>5142 118</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY LAWRENCEVILLE GA 30046</u>	
PROPOSED SPECIAL USE: _____	

[Signature]
 SIGNATURE OF APPLICANT DATE: 05/15/23

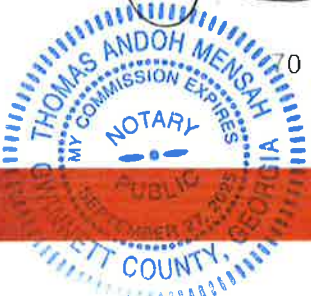
Pedro Josaphat
 TYPED OR PRINTED NAME

[Signature]
 SIGNATURE OF OWNER DATE: 05/15/23

Pedro Josaphat
 TYPED OR PRINTED NAME

[Signature]
 NOTARY PUBLIC DATE: 05/15/23

[Signature]
 NOTARY PUBLIC DATE: 05/18/2023



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 PLANNING AND DEVELOPMENT DEPARTMENT



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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)

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

Y/N

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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 - 118
(Map Reference Number) District Land Lot Parcel

Pedro Josaphat Oliver
Signature of Applicant

05/11/2023
Date

Pedro Josaphat Oliver
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

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Letter of Intent

Pedro Josaphat

303 Scenic Highway

Lawrenceville, GA 30046

I Pedro Josaphat the owner of the house Located at 303 Scenic Highway Lawrenceville, GA 30046. I purchased this house with ON zoning, this current zoning is not appropriate for what I intend to do at the property; therefore, I request that the zoning change from ON to O-I.

The Property located at 303 Scenic Highway is 5 bedrooms and 2 bathrooms. It is a ranch floor type and a basement. The main floor is 1930 SF and the basement is 482 SF a total of 2412 SF. The property land is 1.02 acres. It has an existing of 8 parking lots including handicaps parking lots with additional parking in the back which can accommodate 4 parking lots.

The property required buffer will be maintained and 25 feet undisturbed to the resident area and a 10 feet landscape will be provided along Scenic highway.

As the owner, I plan to open an assisted living or care home at the property. The hours of operation is 6:00 A.M. to 9: P.M. The residents will have 24-hour services.

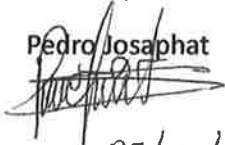
I plan to open an assisted living or care home with a maximum of 8 residents at the current building. In some years I will have new construction according to the city code and zoning. In order for the business to run at the property address I requested a rezoning from ON to O-I *and a special use permit* that allowed the business to run at the property address.

It will be very appreciated to see a dream come true.

Thank you!

Sincerely,

Pedro Josaphat



05/23/2023

RZC2023-00050 & SUP2023-00081
RECEIVED: MAY 23, 2023
PLANNING AND DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION
303 Scenic Highway

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th District, Gwinnett County, Georgia, being portions of lots 16 and 17 as shown on Plat Book E Page 155, Gwinnett County, Georgia Records, being more particularly described as follows:

COMMENCING at the intersection of Scenic Highway (R/W Varies) and Longleaf Drive (100-foot R/W), thence following the westerly right of way of Scenic Highway a distance of 1,506.69 feet to a 1/2 inch rebar set; said point being the TRUE POINT OF BEGINNING.

Thence, North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to a 1/2-inch open top pipe found;

Thence, North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to a 1/2-inch rebar set;

Thence, South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a 1/2-inch rebar set;

Thence, following southerly along the westerly right of way of Scenic Highway;

South 05 degrees 30 minutes 00 seconds West a distance of 180.00 feet to a 1/2-inch rebar set;

Said point being the TRUE POINT OF BEGINNING.

Said tract contains 39,264 square feet, or 0.901 acres.

As shown as POB on the Boundary Survey by Keystone Land Surveying for 303 Scenic Highway, dated March 29, 2023.

Legal description provided for Pedro Josaphat, dated April 25, 2023, provided by Keystone Land Surveying.

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GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

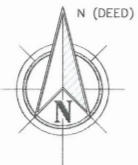
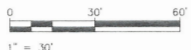
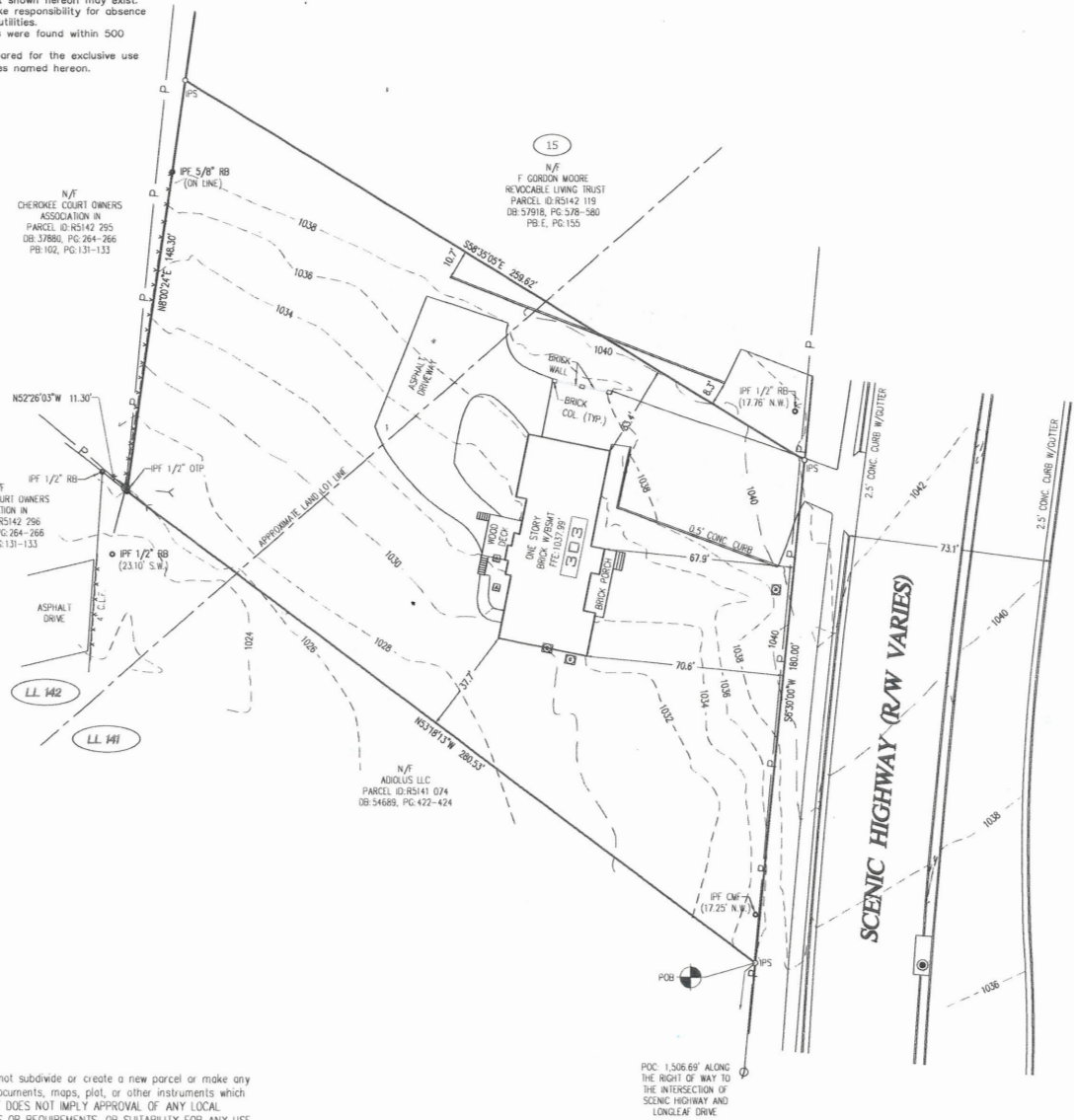
CITY OF LAWRENCEVILLE
 ZONING: ON OFFICE/NEIGHBORHOOD
 (INACTIVE ZONING DISTRICT)
 MINIMUM FRONT SETBACK - FRONT OF
 EXISTING RESIDENCE
 MINIMUM SIDE SETBACK - 10', 25' SIDE
 STREET OF CORNER
 MINIMUM REAR SETBACK - 15' WHEN
 ABUTTING COMMERCIAL DISTRICT, 40' WHEN
 ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
 DATE OF FIELD SURVEY 3-14-23.
 THE CALCULATED POSITIONAL
 TOLERANCE BASED ON REDUNDANT
 LINEAR MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.09 FEET.
 EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SW: 612550077
 NETWORK: TRIMBLE VRS Now RTK GNSS
 TOTAL AREA: 39,264 SQ FT, 0.901 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT
 PROPERTY: DB 59242 PG 15
 PROPERTY OWNER AT TIME OF SURVEY:
 PEDRO JOSAPHAT
 PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
 PLAT BOOK 102 PG 131
 DEED BOOK 59242 PG 15

FLOOD HAZARD NOTE: THIS PROPERTY IS
 NOT LOCATED IN A FLOOD HAZARD AREA
 AS DEFINED BY FIRM MAP OF GWINNETT
 COUNTY, GEORGIA 13135C0086F EFFECTIVE
 DATE SEPTEMBER 29, 2006



LEGEND

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

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

REVISIONS		
Date	Description	By



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BOUNDARY SURVEY FOR
 PEDRO JOSAPHAT
 303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046
 A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
 LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



Date: 3-29-2023
 Scale: 1" = 30'
 Client:
 Drawn By: JJP
 Sheet 1 of 1

FOR KEYSTONE LAND SURVEYING, INC.

RZC2023-00050 & SUP2023-00081
 RECEIVED: MAY 23, 2023
 PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE




GEORGIA

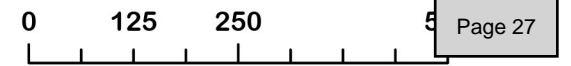
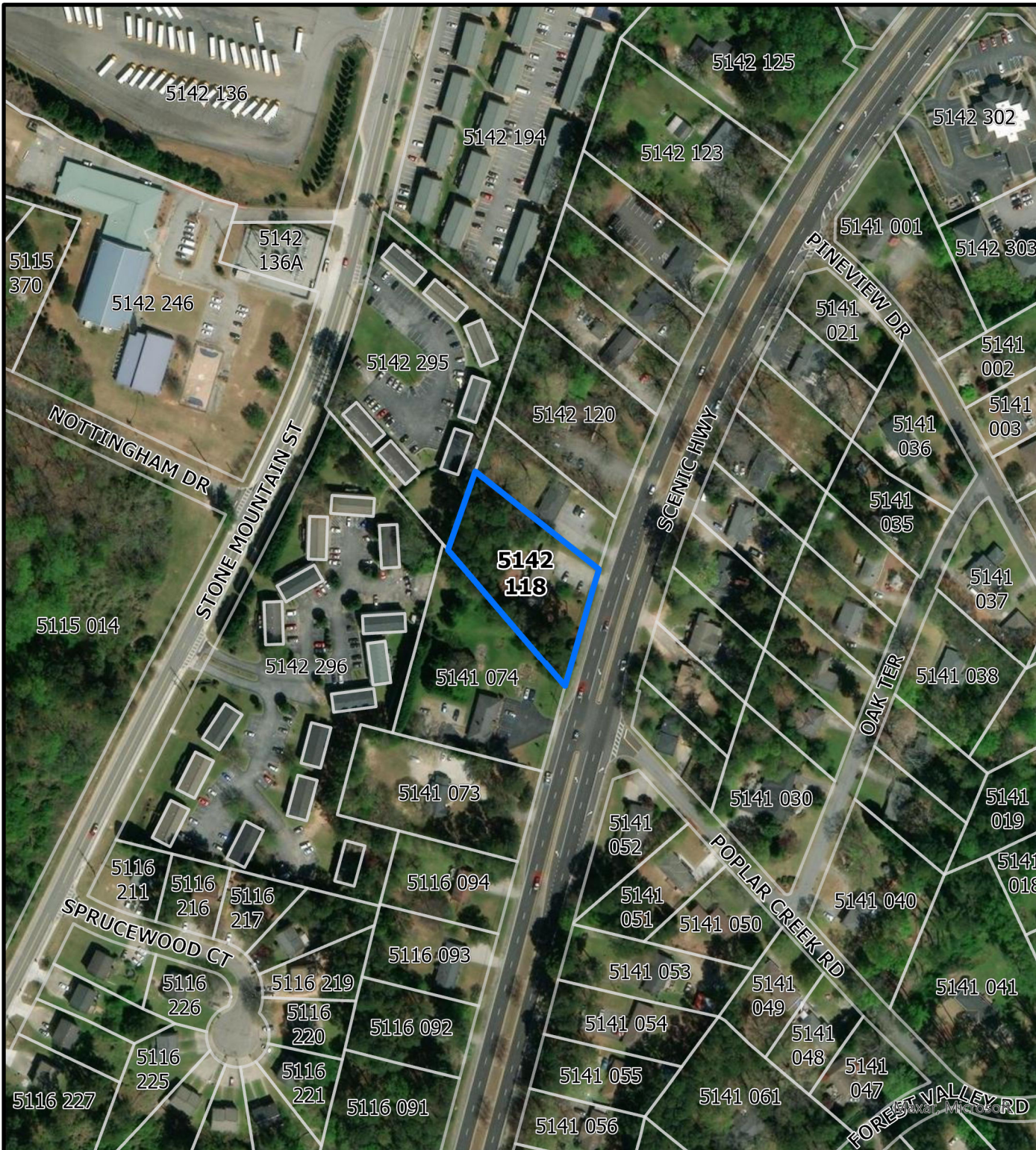
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits





LAWRENCEVILLE




GEORGIA

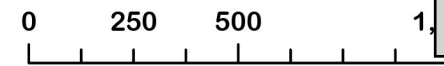
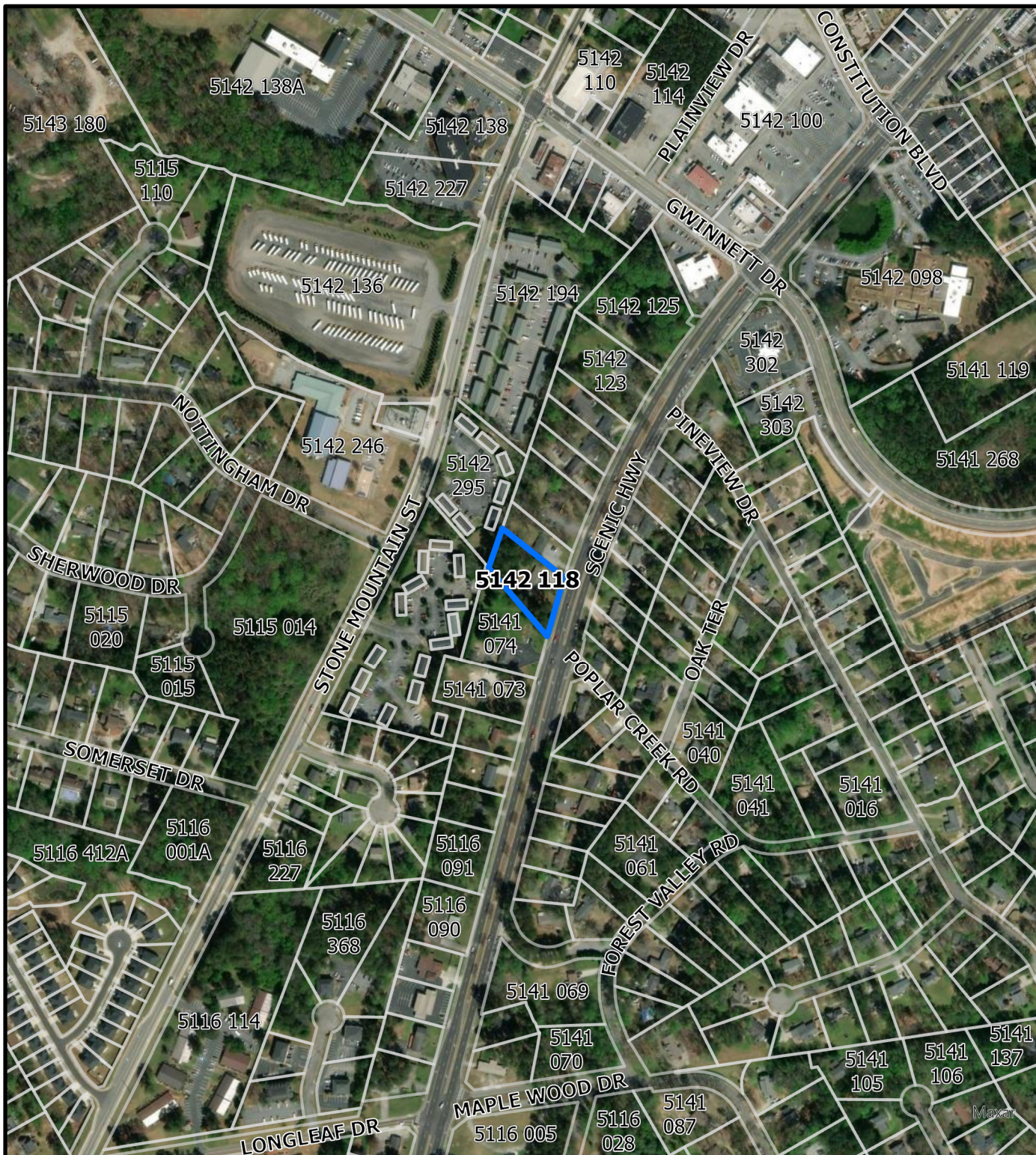
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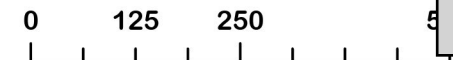
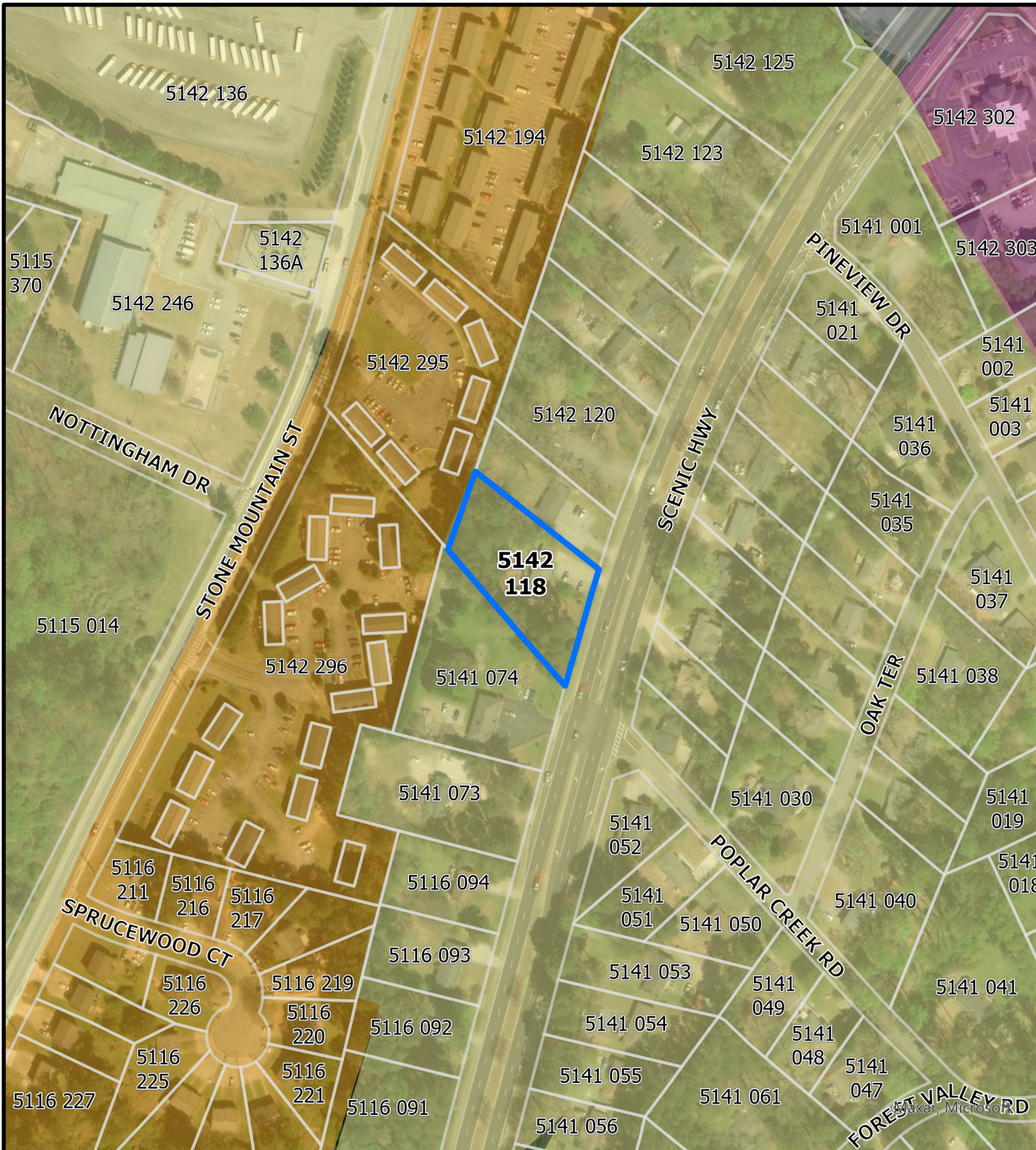
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-  Parcels
 -  Subject Property
 -  Lawrenceville City Limits
- Character Areas**
-  Community Mixed Use
 -  Traditional Residential
 -  Mixed Residential
 -  Downtown





LAWRENCEVILLE








GEORGIA

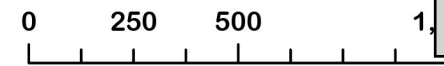
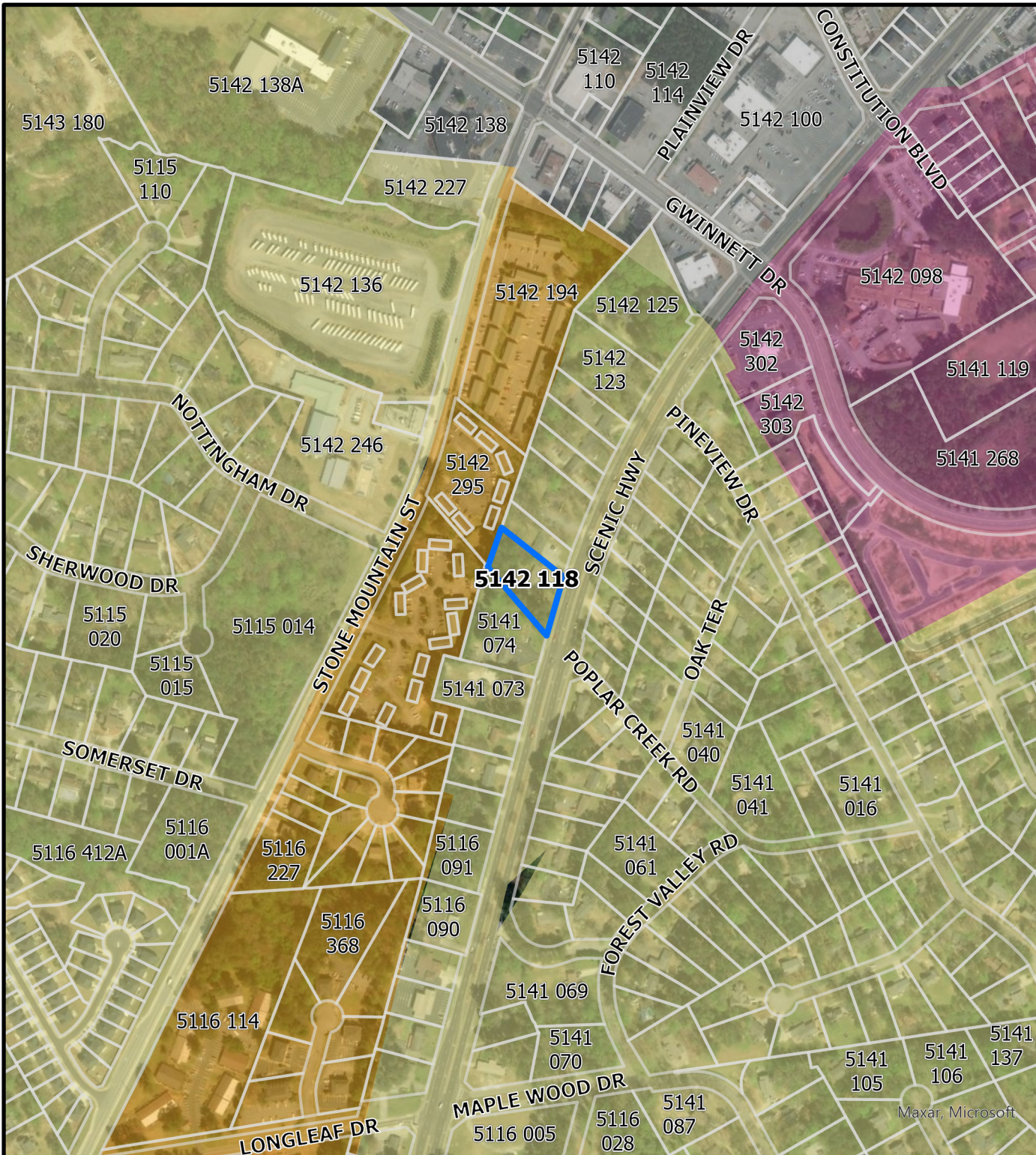
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-  Downtown





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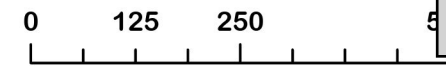
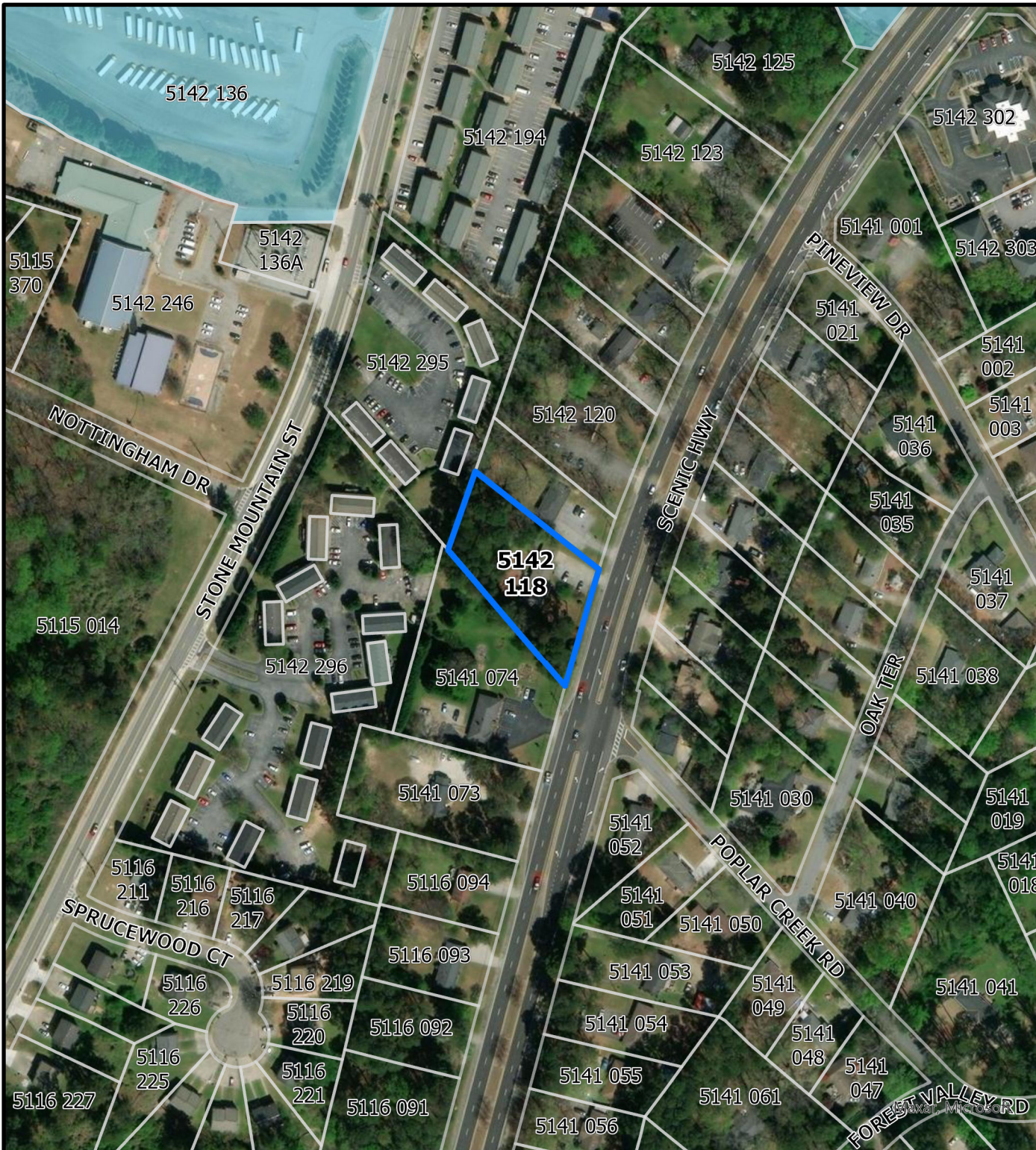
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File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





LAWRENCEVILLE





GEORGIA

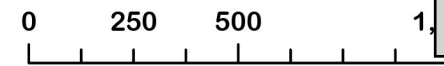
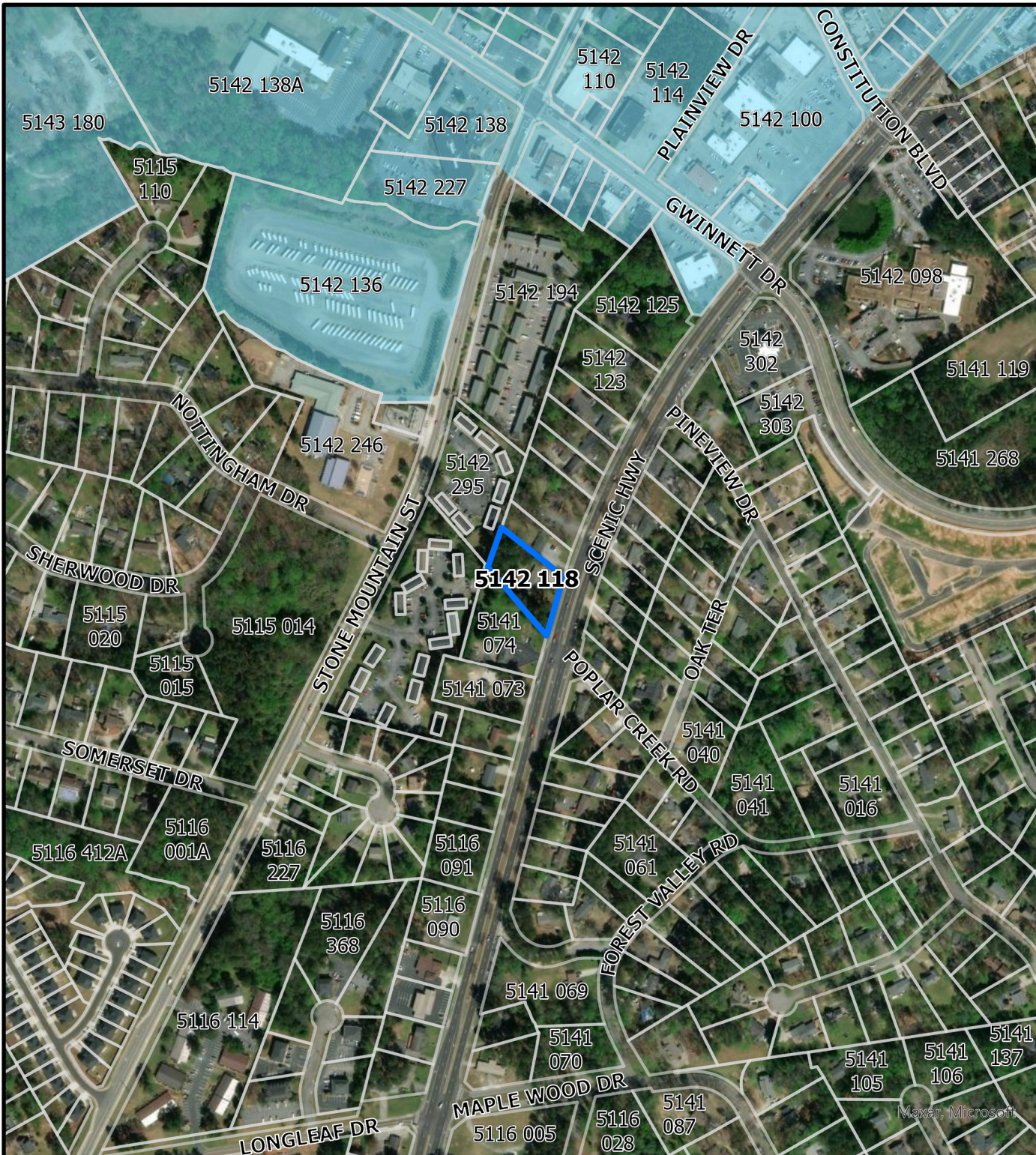
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-  Downtown Development Authority Boundary





LAWRENCEVILLE









GEORGIA

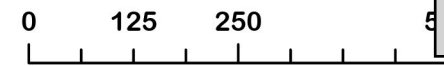
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Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
- Zoning Districts**
-  BG General Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-180 Single-Family Residential





LAWRENCEVILLE

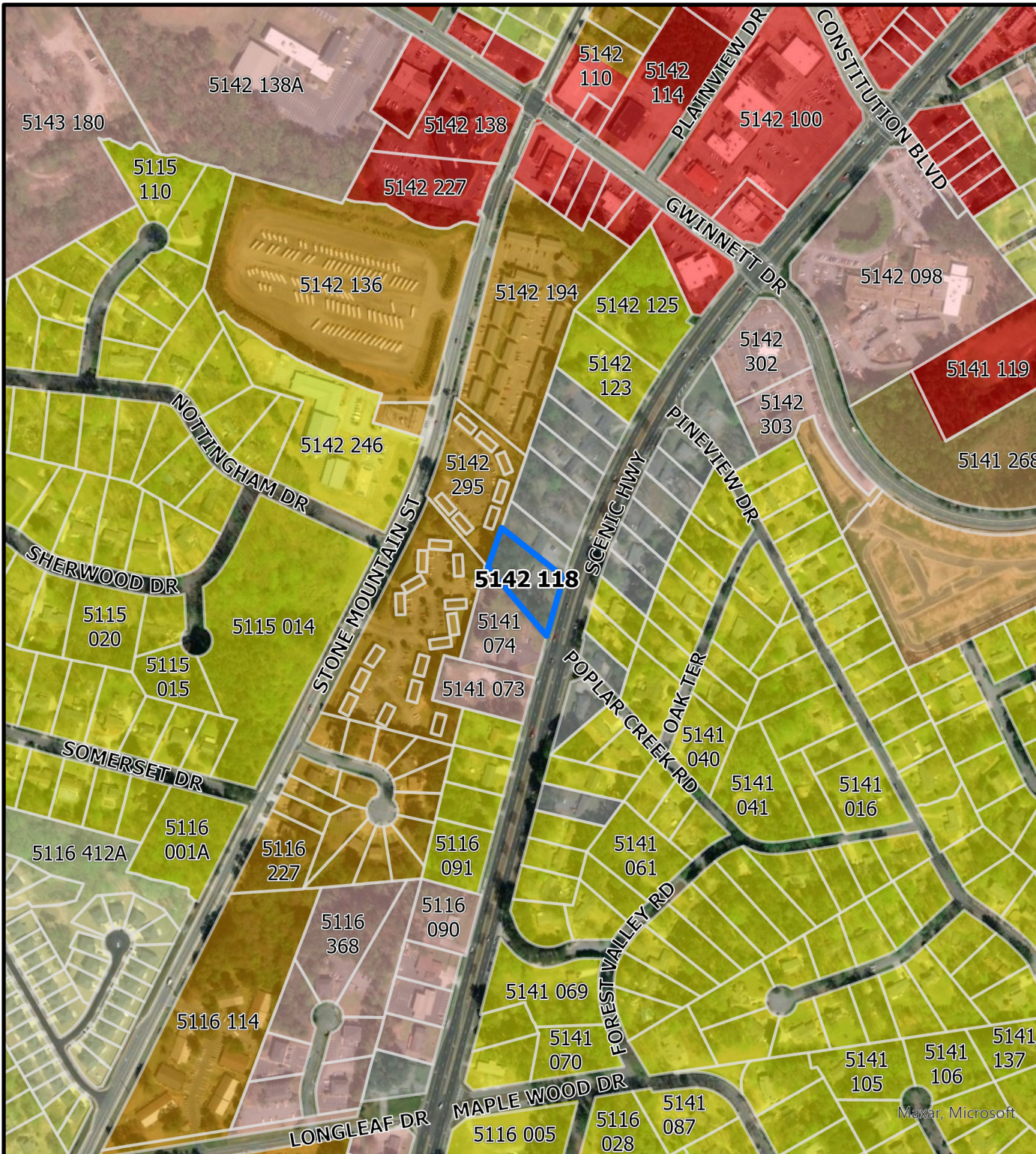
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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Applicant: Pedro Josophat



- Parcels
- Subject Property
- Lawrenceville City Limits
- Zoning Districts**
- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RM-8 Townhouse Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential

