



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, March 18, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

1. VAR2024-00116; United Rentals c/o David Stratton; 255 Equipment Court
2. VAR2024-00117; Nevil & Margaret Wilson; 278 New Hope Road

Final Adjournment



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AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2024-00116; United Rentals c/o David Stratton; 255 Equipment Court

Department: Planning and Development

Date of Meeting: Monday, March 18, 2024

Applicant Request: Relief from Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage-Industrial, Subsection A.4 and Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations

Presented By: Todd Hargrave, Director of Planning and Development Department

Summary: The applicant requests to remove screening requirements by a combination of fencing and landscaping.

Attachments/Exhibits:

- VAR2024-00116_Report
- VAR2024-00116_Application
- VAR2024-00116_Letter of Intent
- VAR2024-00116_Legal Description
- VAR2024-00116_Exhibit
- VAR2024-00116_Landscaping Plan



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VARIANCE

CASE NUMBER: VAR2024-00116

- Appeal Description:** Allow to remove screening requirements by a combination of fencing and landscaping
- Applicant Name:** United Rentals
- Development Type:** LM (Light Manufacturing)
- Ordinance:** Zoning Ordinance & Development Regulations
- Code Section:** Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage-Industrial, Subsection A.4.

Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations
- Recommendation:** **DENIAL**
- Subdivision:** Stephens Park 316
- Property Address:** 255 Equipment Court
- Parcel #:** R7012 116



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Variance Request:

The applicant requests a Variance to allow the elimination of the tree planting requirements of the Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage-Industrial, Subsection A.4., and the Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations which reads as follows:

Zoning Ordinance:

Article 2 Supplemental and Accessory Use Standards, Section 200.3. Supplemental Use Standards (As Per Section 103.2, Use Table), Section 200.3.55 Outdoor Storage - Industrial, Subsection A.4.

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.

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5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

Development Regulations:

Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations, Subsection 8.4.2 Landscape Strip:

Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

- A. Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.
- B. Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.
- C. One (1) tree for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Deciduous trees shall be at least three (3) inches in diameter and evergreen trees shall be at least six (6) feet in height at time of planting. Genus and species of required Landscape Strip trees are encouraged to be found in Appendix "A"; however, alteration from Appendix "A" shall be permitted as authorized by the Director.
- D. Three (3) evergreen shrubs for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Evergreen shrubs shall be a minimum size of three (3) gallon container at time of planting and must be of a species with a minimum mature height of three (3) feet.



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- E. Trees and shrubs required herein may be planted and spaced singularly or in groups as authorized by the Director so long as the total number of plantings is achieved. The spacing of trees along the Landscape Strip is encouraged to be uniform to create consistency. Shrubs are encouraged to be grouped together in an intentional design.
- F. The remaining ground area shall be sodded, seeded or hydroseeded with grass, and / or planted with groundcover species and / or provided with other landscaping material, seasonal flower beds or any combination thereof.

The purpose of the various rules and regulations administered and enforced by the Planning and Development Department relating specifically to the landscape requirements is to cultivate and encourage a higher level of tree preservation and to enhance the city’s natural environment through replacement of tree and landscape material without denying the reasonable, highest, and best use and enjoyment of real property. The intent is to provide standards for the preservation, removal, and replacement of trees as part of the land development and building construction processes.

The requested Variances may not be appropriate and could negatively affect the intent of the City’s efforts to effectively communicate an appropriate greeting to residents or visitors that “you are home” or “welcome to our town.” The proposed request to eliminate the required tree plantings could diminish this standard which is intended to improve the quality of redevelopment projects throughout the City of Lawrenceville.

Therefore, the requested Variances allowing the elimination of the required landscaping may be counter to the emphasis of the City’s efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Variances.



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P&D RECOMMENDED CONDITIONS

VAR2024-00116_03182024

Note: The following conditions are provided as a guide should the Board of Appeals choose to approve the request.

The required ten-foot (10 ft.) landscape strip shall be planted as follows:

1. Trees - Install ten (10) Quercus Virginia/Southern Live Oak measuring eight inches (8 in.) in diameter at breast height (DBH) at time of planting. Tree spacing shall be fifty linear feet (50 LFT) between trees.
2. Shrubs - Install one hundred ninety-six (196) Ilex Cornuta “Burford II” Burford Holly measuring six feet (6 ft.) in height at time of planting.
3. Ground Cover - The remaining balance of the ten-foot (10 ft.) landscape strip shall consist of Paspalum Notatum/Bahia Sod.
4. The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Cory Acuff</i>	<i>Chairman</i>		
<i>Joseph Wise</i>	<i>Vice Chairman</i>		
<i>Caitlin Herndon</i>	<i>Board Member</i>		
<i>Leafus Thomas III</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: United Rentals

EMAIL: dstratton@ur.com

PHONE: 864-705-7749

STREET ADDRESS: 255 Equipment Ct.

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

David Stratton

Digitally signed by David Stratton
Date: 2024.01.02 11:35:04 -05'00'

1/2/2024

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: LAMBERT FARMS, LLC

EMAIL: ms.crawler@hotmail.com

PHONE: 470-734-0370

STREET ADDRESS: 5466 Will Wheeler Rd.

SUITE:

CITY: Murrayville

STATE: GA

ZIP CODE: 30564

SIGNATURE OF PROPERTY OWNER:

DATE:

1/2/2024

SITE INFORMATION

VARIANCE DESCRIPTION: Remove requirement for installation of under-story trees along GA-Hwy 316 Right of Way.

STREET ADDRESS: 255 Equipment Ct.

SUITE/UNIT #:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN: R7012 116

LOT NO.: 5

BLOCK NO.: A



ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: Light Manufacturing

ZONING CASE:

PRINCIPAL USE: Vehicle/Equipment Rental/Sales

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The under-story trees could have a negative impact on the tenant's business. The visibility from GA-316 is one of the features that makes the property attractive to the tenant and is an important factor in support of the property's value. We understand the need to screen storage areas, but it is unreasonable to screen from view an area that is basically the tenant's storefront.

b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

The items that will be located on the property within view of the right of way will be for sale or lease in the ordinary course of the tenant's business. The installation of trees would obstruct the view.

c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

The reasons stated in the Ordinance for requiring a vegetation buffer are non-existent, as our property does not abut properties with dissimilar uses or dissimilar zoning designations.

d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

The reasons stated in the Ordinance for requiring a vegetation buffer are non-existent, as our property does not abut properties with dissimilar uses or dissimilar zoning designations.

e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The reasons stated in the Ordinance for requiring a vegetation buffer are non-existent, as our property does not abut properties with dissimilar uses or dissimilar zoning designations. Granting the variance will not have a negative effect on any of the items referenced in section e. above.

f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The requested variance allows for the reasonable use of the building, land and structures and will allow for visibility from Hwy 316, without obstruction of trees. The chain link fence, ground cover and shrubbery should satisfy the intent of the ordinance and regulations.

g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes, the intent of the Ordinance and Regulations are met with the planting of ground cover and shrubs.

Hi Helen,

The items that will be located on the property within view of the right of way will be for sale or lease in the ordinary course of the tenant's business. Therefore, a vegetation screen could have a negative impact on the tenant's business. The visibility from GA-316 is one of the features that made the property attractive to the tenant and is an important factor in support of the property's value. We understand the need to screen storage areas, but it is unreasonable to screen from view an area that is basically the tenant's storefront. The tenant has no issue with the requirement to install the fence as approved, but we ask for reconsideration regarding the vegetation screen. Please feel free to contact me to discuss further.

Thank you and have a nice evening!

Ben Baker
Attorney at Law



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[Duluth, GA 30097](#)
Telephone: 404-566-4535
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Mobile: 678-464-2762
ben@basattorneys.com
www.basattorneys.com

Good morning Helen,

I did not receive a response from you regarding my last email. You stated that "the location will have to have landscaping regardless." The chain link fence has been installed per your requirements. What remains to be completed is the landscape installation. We are requesting to have the requirement for the trees removed altogether. The shrubs and groundcover will be installed according to the plans and specs presented. Please advise if we can get a sign-off on this modification so that a business license can be issued.

Thank you!

Ben Baker
Attorney at Law



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EXHIBIT "A"
Legal Description
255 Equipment Court, Lawrenceville, Georgia 30046
Gwinnett County Tax Parcel ID#: R7012 116

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A CONTAINING 6.4949 ACRES, STEPHENS 316 PARK, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 116, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION AT DEED BOOK 50390, PAGE 558, GWINNETT COUNTY RECORDS.

Less & Except:

RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

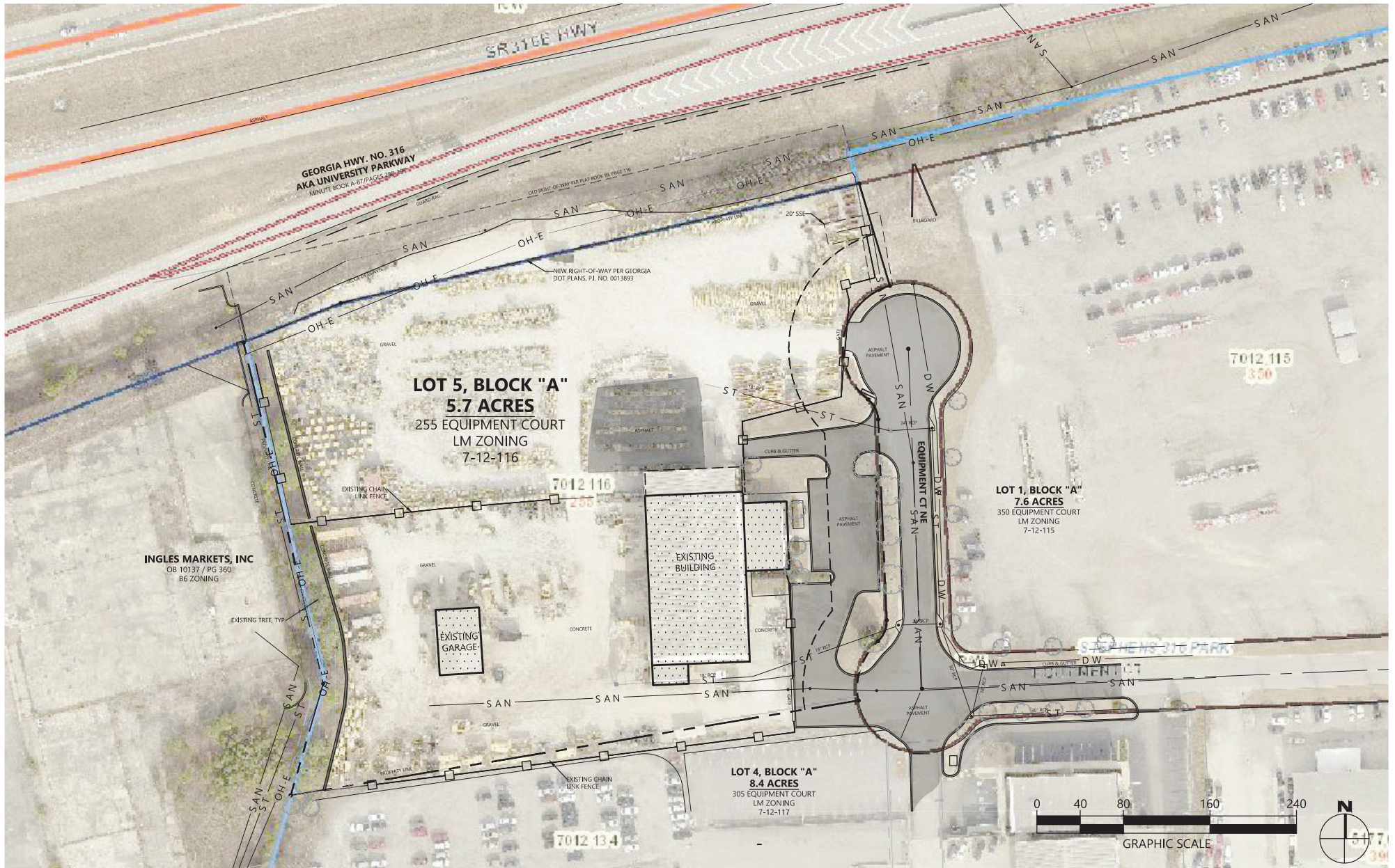
BEGINNING AT A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1605+34.76 ON THE CONSTRUCTION CENTERLINE OF US AUTO SALES BLVD RAMP ON GEORGIA HIGHWAY P.I. NO. 0013893; RUNNING THENCE N 68°3.5'45.7" E A DISTANCE OF 125.58 FEET TO A POINT 41.85 FEET RIGHT OF AND OPPOSITE STATION 1606+59.03 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE NORTHEASTERLY 178.53 FEET ALONG THE ARC OF A CURVE (SAID CURVE HAVING A RADIUS OF 1205.00 FEET AND A CHORD DISTANCE OF 178.36 FEET ON A BEARING OF N 72°50'25.2" E) TO THE POINT 29.21 FEET RIGHT OF AND OPPOSITE STATION 1608+36.94 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE N 77°05'04.7" E A DISTANCE OF 188.54 FEET TO A POINT 29.81 FEET RIGHT OF AND OPPOSITE STATION 1610+25.49 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE S 16°22'00.0" E A DISTANCE OF 30.24 FEET TO A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1610+27.21 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE S 76°54'14.2" W A DISTANCE OF 492.45 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.267 ACRES MORE OR LESS.

LIMITED ACCESS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE SAME CONSIDERATION GRANTOR HEREBY CONVEYS AND RELINQUISHES TO THE DEPARTMENT OF TRANSPORTATION ALL RIGHTS OF ACCESS BETWEEN THE LIMITED ACCESS HIGHWAY AND APPROACHES THERETO ON THE ABOVE NUMBERED HIGHWAY PROJECT AND GRANTOR'S REMAINING REAL PROPERTY FROM WHICH SAID RIGHT OF WAY IS TAKEN EXCEPT AT SUCH POINTS AS DESIGNATED AND SHOWN ON THE ATTACHED PLAT PREPARED BY THE DEPARTMENT OF TRANSPORTATION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1605+34.76 ON THE CONSTRUCTION CENTERLINE OF US AUTO SALES BLVD RAMP ON GEORGIA HIGHWAY P.I. NO. 0013893; RUNNING THENCE N 76°54'14.2" E A DISTANCE OF 492.45 FEET TO A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1610+27.21 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP. BEING 492.45 LINEAR FEET, MORE OR LESS.



GENERAL NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
2. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
7. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
8. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATING SHALL BE SCHEDULED BY THE CONTRACTOR WITH OWNER'S REPRESENTATIVE PRESENT.
11. UTILITIES TO BE LOCATED BY FLAGGING ONLY; PAINTING OF HARDSCAPE AREAS IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY LOCATING COMPANIES OF THIS REQUIREMENT.
12. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
13. NOT ALL ITEMS SHOWN ON THIS SHEET APPEAR IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: BUILDING, LANDSCAPE, IRRIGATION AND RIGHT-OF-WAY UTILIZATION PERMITS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF ALL TREE MATERIAL AND SPECIMEN MATERIAL AS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE.
10. PEG SOD ON SLOPES GREATER THAN 3:1.
11. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
12. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
13. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
14. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED.
16. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
18. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
19. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE PROJECT HAS BEEN DEEMED SUBSTANTIALLY COMPLETE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
21. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
22. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
23. CONTRACTOR MUST REVIEW AND ACCEPT, APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
24. TREES ADJACENT TO BUILDINGS SHOULD BE PLANTED AT LEAST THE DIAMETER OF THE TREE CANOPY OR A MIN. OF 10'-0" (WHICHEVER IS GREATER) AWAY FROM THE BUILDING WALL.
25. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING LAWN AREAS OR PLANTING AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.



4767 New Wood Street,
Orlando, FL 32814
Ph. 407.202.8387

LAMBERT FARMS, LLC
LAWRENCEVILLE, GEORGIA

VAR2024-00116_LS PLN NTS_02012024

NO.	DATE	DESCRIPTION

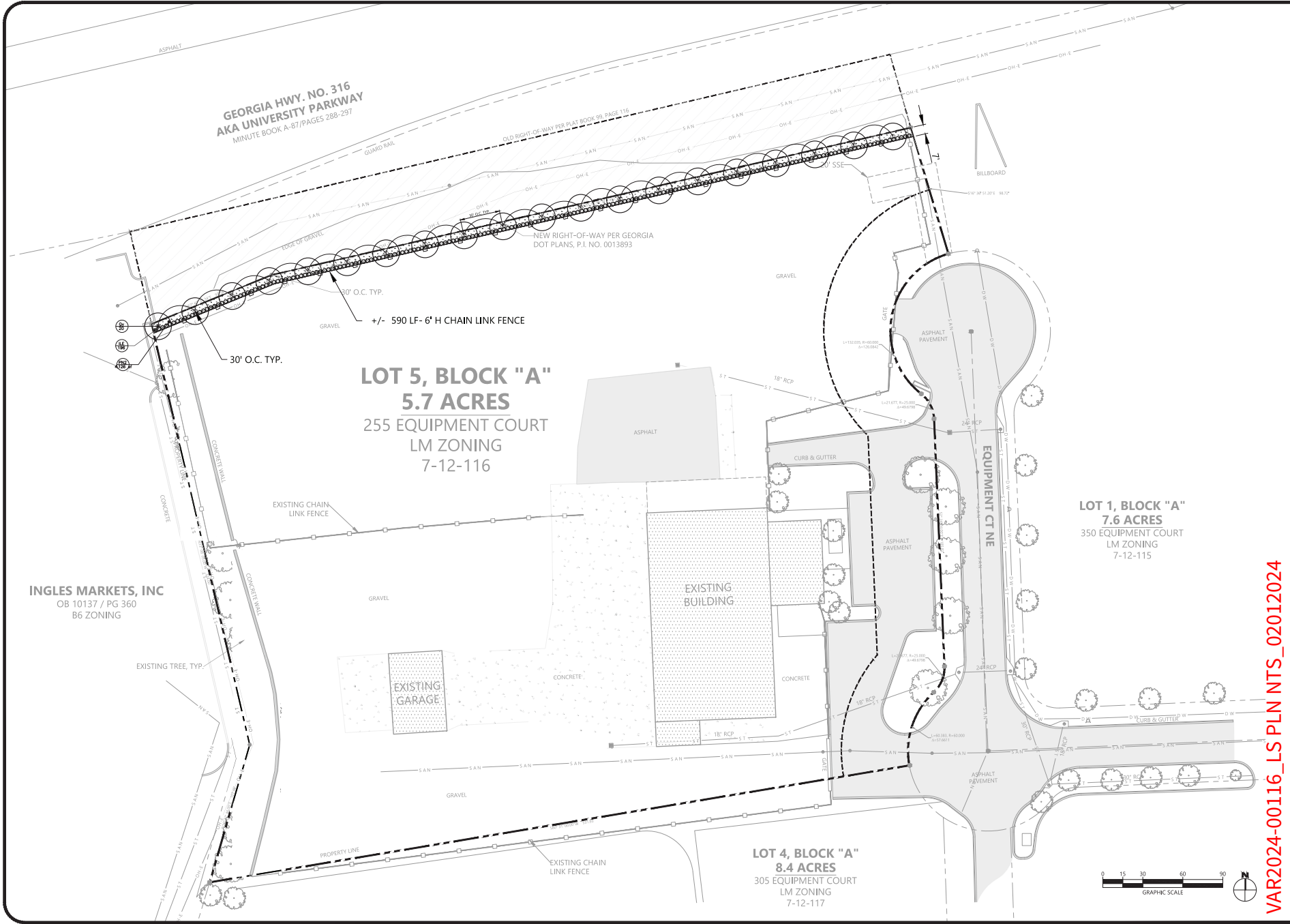
PROJECT NUMBER
231099

DRAWING NAME
LANDSCAPE NOTES

DRAWING NUMBER
LO.1

NO.	DATE	DESCRIPTION

PROJECT NUMBER 231099
DRAWING NAME LANDSCAPE PLAN
DRAWING NUMBER L1.0



VAR2024-00116_LS PLN NTS_02012024

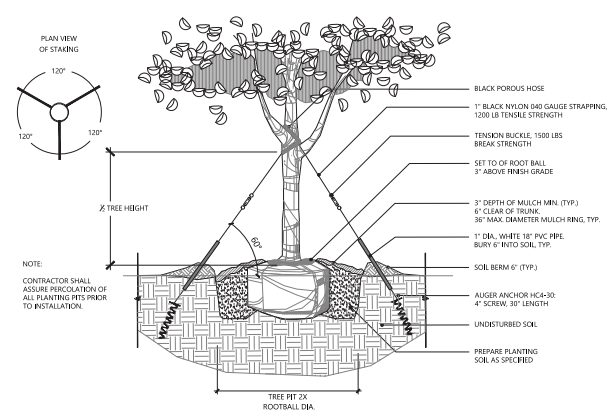
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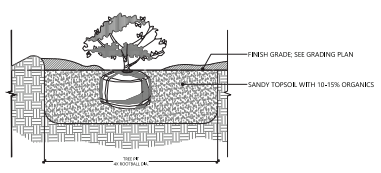
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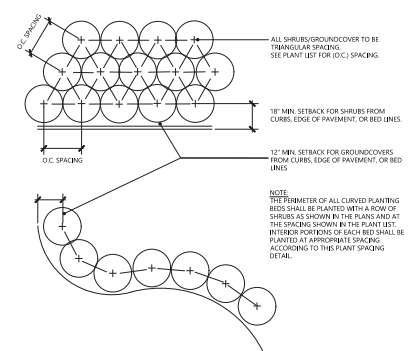
VAR2024-00116_LS_PLN NTS_02012024



1 TREE PLANTING - 3" TO 7" CAL.
SCALE: NTS



2 SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS

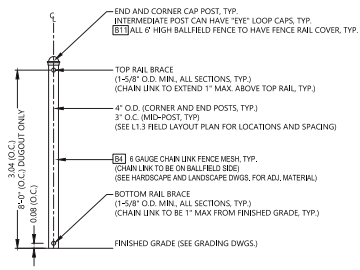


3 SHRUB AND GROUNDCOVER SPACING
SCALE: NTS

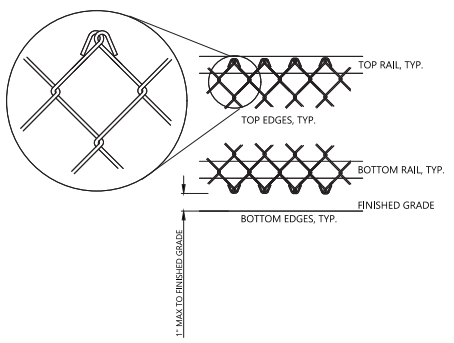
PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	QTY	REMARKS
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6S GAL.	3.6" CAL.	20	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	REMARKS
	ILE	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	—	6" HT	196	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY	DETAIL	REMARKS	
	PN2	PASPALUM NOTATUM / BAHIA SOD	4,126 SF		NON-IRRIGATED	

- CHAIN LINK FENCE NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL POST AND RAIL SIZES, LOCATION AND LAYOUT OF FENCE AND POSTS, CONNECTIONS, TENSION BARS AND LOCATIONS, CHAIN-LINK GAUGE AND VINYL COATING AND FOOTINGS, AND PARTS ASSOCIATED WITH THE DESIGN AND ASSEMBLY.
 - ALL PARTS AND ASSEMBLY TO BE PER MANUFACTURER'S SPECIFICATIONS
 - ALL WIRE TIES TO BE 15" O.C. MAXIMUM
 - ALL CHAIN LINK TO BE ON THE BALLFIELD SIDE OF POSTS



4 6' CHAIN LINK FENCE SECTION, TYP.
SCALE: NTS



4 CHAIN LINK FENCE GRID, TYP.
SCALE: NTS

DRAWING PATH: C:\projects\2023\231099_Lambert Farms\Lambert Farms_L2.0\LANDSCAPE\Drawing



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

- Item:** VAR2024-00117; Nevil & Margaret Wilson; 278 New Hope Road
- Department:** Planning and Development
- Date of Meeting:** Monday, March 18, 2024
- Applicant Request:** Relief from Article 1, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards
- Presented By:** Todd Hargrave, Director of Planning and Development Department

Summary: The applicant requests a reduction in the minimum lot area from 15,000 sf. to 12,692 sf.

Attachments/Exhibits:

- VAR2024-00117_Report
- VAR2024-00117_Application
- VAR2024-00117_Letter of Intent
- VAR2024-00117_Legal Description
- VAR2024-00117_Survey



LAWRENCEVILLE

GEORGIA

VARIANCE

CASE NUMBER: VAR2024-00117

Appeal Description: Allow a reduction in the minimum lot area from 15,000 sf. to 12,692 sf.

Applicant Name: Nevil & Margaret Wilson

Development Type: RS-150 (Single-Family Residential District)

Ordinance: Zoning Ordinance

Code Section: Article 1, Section 102.3
RS-150 Single-Family Residential District,
Subsection B. Lot Development Standards

Recommendation: **APPROVAL**

Subdivision: N/A

Property Address: 278 New Hope Road

Parcel #: R5174 060



LAWRENCEVILLE

GEORGIA

Variance Request:

Tract 1-

The applicant requests a Variance to allow the existing encroachment into the front setback of the requirements of the Zoning Ordinance, Article 1, Districts, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards

Tract 2-

The applicant requests a Variance to allow the reduction of the Minimum Lot Area from 15,000 square feet to 12,692 square feet, as proposed on the survey provided; of the requirements of the Zoning Ordinance, Article 1, Districts, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards.

Regulations read as follows:

Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.3 RS-150 Single Family Residential District, Subsection B. Lot Development Standards:

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
Accessory* One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* 400 square feet maximum. Accessory structures are prohibited in the front yards. Utilities shall be underground.

The purpose of a Variance request is to provide a property owner relief from certain provisions of a zoning ordinance when, because of the physical



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GEORGIA

surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money.

The site is developed with one lot totaling 0.6693 acres (29,156 square feet), consisting of a one-story brick and frame dwelling, driveways, and accessory structures. As proposed, the applicant intends to subdivide an existing lot of record into two lots: Tract 1 (16, 464 sq. ft.) and Tract 2 (12,692 sq. ft.), and demolish the existing detached garage that would be in the proposed new property line. The Minimum Lot Area for the RS-150 zoning classification is 15,000 square feet. The reduction in the minimum standard may be due to the existing conditions (e.g. structures) which presents a set of challenges relating to the overall design of the new lots. The reduction in the minimum standards would result in an approximately fifteen percent (15%) reduction or 2,308 square feet. The applicant is reminded that future development of the property will require compliance with municipal and county rules and regulations.

Therefore, the requested Variance allowing a reduction in the Minimum Lot Area would be within a level of tolerance that is acceptable to the Department. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** for the requested Variance.

P&D RECOMMENDED CONDITIONS

VAR2024-00117_03182024

1. The site shall be developed in accordance with the “Exemption Plat” prepared for Nevil Wilson and Margaret Wilson, prepared by McNally & Patrick, dated January 4, 2024. Subject to the review and approval of the Director of the Planning and Development Department.
2. Tract 1- the existing dwelling built in 1955 may encroach into the front setback by 15 feet. In case of demolition and rebuild, the new



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- construction shall meet the current development standards of the Zoning Ordinance.
3. Tract 2- Allow a reduction in the Minimum Lot Area from 15,000 square feet to 12,692 square feet.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Darion Ward</i>	<i>Chairman</i>		
<i>Sheila Huff</i>	<i>Vice Chairman</i>		
<i>Bruce Hardy</i>	<i>Board Member</i>		
<i>Jim Nash</i>	<i>Board Member</i>		
<i>Stephanie Henriksen</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Secunder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street - variance not to exceed ten (10) feet; 2. Side Yard - variance not to exceed five (5) feet; 3. Rear Yard - variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: NEVIL & MARGARET WILSON

EMAIL: mbmatthews7@gmail.com

PHONE: 781.249.3236

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

SIGNATURE OF APPLICANT:

Margaret Wilson DATE: 02/01/24

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: NEVIL & MARGARET WILSON

EMAIL: mbmatthews7@gmail.com

PHONE: 781.249.3236

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

Margaret Wilson DATE: 02/01/24

SITE INFORMATION

VARIANCE DESCRIPTION:

Reduction of lot area from 15,000 sf to 12,692 sf (15.4% reduction)

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE/UNIT #:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

PIN: 5174 060

LOT NO.: TRACT 2

BLOCK NO.:



ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: RS-150

ZONING CASE:

PRINCIPAL USE: SINGLE FAMILY RESIDENTIAL

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The proposed lot configuration results in a proposed lot size that is less than a 20 % reduction of the required RS-150 zoning district and is consistent with surrounding lot sizes.

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

Proposed lot configuration does not allow for 15,000 s.f.

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

Lot configuration of the proposed lot does not allow for the required 15,000 s.f.

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

Surrounding parcels adjacent to the proposed tract have less 15,000 s.f.

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Approval of the requested variance will allow a tract that exceeds the square footage of the majority of the adjacent tracts, accordingly conforming to the character of the surrounding area.

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The requested variance for a 15.4 % reduction of the lot size is the minimum needed to create the proposed lot. The proposed lot complies with all other requirements of a RS-150 lot.

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

It is the applicant's opinion that the requested variance meets the intent of the zoning ordinance relative to a single family residential lot within the RS-150 zoning district.

**LETTER OF INTENT`
Reduction in Lot Size Variance
278 New Hope Road
Lawrenceville, GA**

Nevil and Margaret Wilson are property owners of 0.6693 acres located at 278 New Hope Road, Lawrenceville, GA. The property is zoned RS-150. As shown on the Exemption Plat they desire to subdivide the property into 2 tracts. The existing house will be located on Tract 1 and contain 16,464 square feet. It is their desire to create Tract 2 containing 12,692 square feet. The proposed property line between the 2 tracts is configured to conform to the location of existing structures and associated setbacks. Tract 2 will require approval of the variance to allow for a reduction in the lot size from 15,000 square feet to 12,692 square feet; representing a 15.4 percent reduction in the lot size.

As shown on the attached exemption plat, the lot sizes of existing tracts to the north and east of the subject property all contain less than 15,000 square feet. Accordingly, it is the applicant's opinion that the requested variance is in keeping with the character and lot sizes of the surrounding area. As a result, we respectfully request the approval of the Zoning Board of Appeals.

If approval is granted, the owner agrees to have the exemption plat approved by the city and county and set property pins.

LEGAL DESCRIPTION
278 New Hope Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 174 of the 5th District of Gwinnett County, Georgia, within the City Limits of Lawrenceville, GA., containing 0.6693 acres (29,156 square feet), as shown on that certain Exemption Plat for Nevil Wilson and Margaret Wilson, dated January 4, 2024, prepared by McNally & Patrick, being more particularly described as follows:

BEGINNING at a point on the northeasterly right-of-way line of New Hope Road (80' right-of-way width) located 360.76 feet southeasterly along said right-of-way line from its intersection with the 50' right-of-way line of Herbert Hayes Drive; Thence, leaving said right-of-way line, North 61 degrees 22 minutes 45 seconds East a distance of 134.15 feet to a point; Thence, South 41 degrees 19 minutes 00 seconds East a distance of 24.28 feet to a point; Thence, South 60 degrees 27 minutes 34 seconds East a distance of 77.07 feet to a point; Thence, South 42 degrees 41 minutes 25 seconds East a distance of 99.78 feet to a point; Thence, South 58 degrees 49 minutes 22 seconds West a distance of 161.34 feet to a point on the northeasterly right-of way line of New Hope Road (80' right-of-way width); Thence, along said right-of-way line, North 41 degrees 57 minutes 46 seconds West a distance of 100.17 feet to a point; Thence, continuing along said right-of-way line, North 40 degrees 29 minutes 14 seconds West a distance of 97.76 feet to the POINT of BEGINNING.

LEGEND

- | | |
|-------------------------|----------------------------------|
| I.P.F. = IRON PIN FOUND | F.I. = FIRE HYDRANT |
| I.P.S. = IRON PIN SET | C.B. = CATCH BASIN |
| P.L. = PROPERTY LINE | H.W. = HEADWALL |
| C.L. = CENTER LINE | D.I. = DRAIN INLET |
| B.L. = BUILDING LINE | D.E. = DRAINAGE ESMT. |
| L.L.L. = LAND LOT LINE | S.E. = SEWER ESMT. |
| R/W = RIGHT OF WAY | C.E. = CONSTRUCTION ESMT. |
| C.V. = CABLE TV | U.G.P. = UNDERGROUND POWER |
| C.O. = CLEAN OUT | U.G.T.P. = UNDERGROUND TELEPHONE |
| G.V. = GAS VALVE | G.A. = GUY WIRE ANCHOR |
| L.P. = LIGHT POLE | H.R. = HANDICAP RAMP |
| E.P. = EDGE OF PAVING | P.K. N.S. = P.K. NAIL SET |
| U.P. = UTILITY POLE | R.P. = RADIS POINT |
| W.L. = WHITE LINE | O.T. PIPE = OPEN TOP PIPE |

EXEMPTION PLAT DATA	
Zoning	RS-150
Development Type	Single Family Residence
Project Data	
Number of Lots	2
Sanitary Service	Sewer
Acreage	.6693
Related Cases	
Type Case #	
Approval Date	

SURVEYOR'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF LAWRENCEVILLE.

Lloyd C. McNally, Jr.

LLOYD C. McNALLY, JR.
REGISTERED GEORGIA LAND SURVEYOR REG. NO 2040
DATE OF EXPIRATION 12-31-2026

OWNERS ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS, HEREIN EXPRESSED.

OWNER

OWNER

CERTIFICATE OF PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS FOUND TO COMPLY WITH THE LAND USE PLAN, AND THE CITY OF LAWRENCEVILLE SUBDIVISION AND ZONING REGULATIONS.

DATED THIS _____ DAY OF _____, 2024

PLANNING DIRECTOR

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

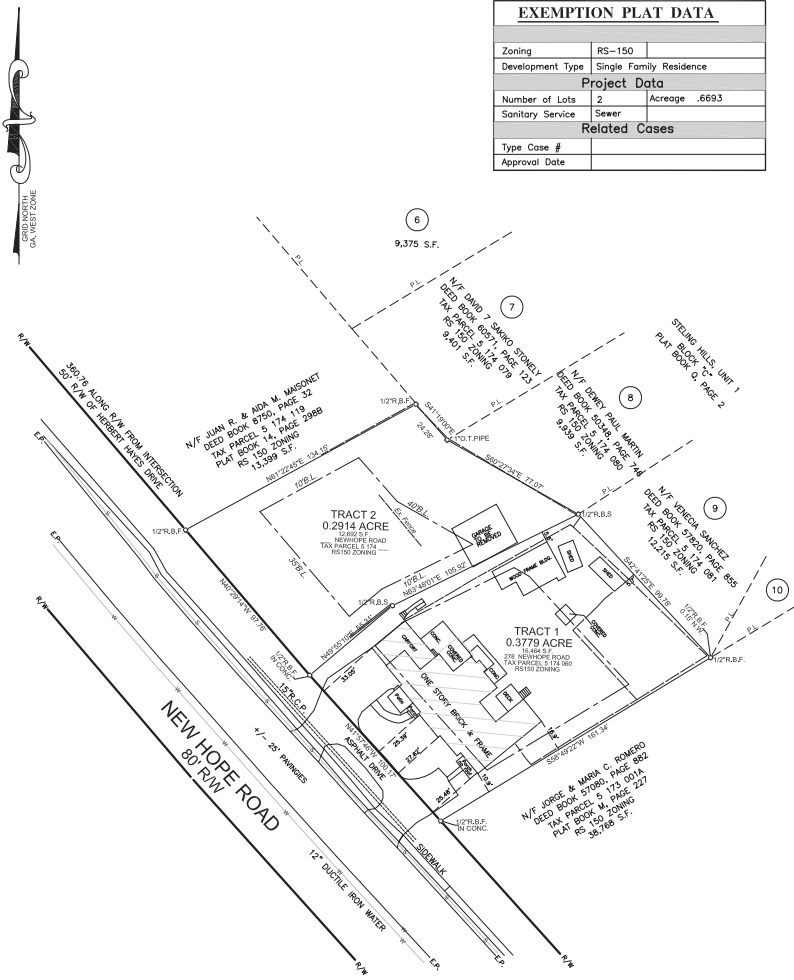
Lloyd C. McNally, Jr. 3-12-24

LLOYD C. McNALLY, JR. REGISTERED GEORGIA LAND SURVEYOR
2040 12-31-2026
REG. NO. DATE OF EXPIRATION

OWNER
NEVIL WILSON & MARGARET WILSON
278 NEW HOPE ROAD
LAWRENCEVILLE, GEORGIA 30046
GWINNETT COUNTY TAX PARCEL 5 174 060
DEED BOOK 68886, PAGE 727

SURVEY & SITE NOTES

- BEARINGS SHOWN ARE GRID NORTH, GEORGIA WEST ZONE (NAD83).
- 1/2" R-BARS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.
- THESE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE CITY OF LAWRENCEVILLE UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.
- FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,616 FEET AND AN ANGULAR ERROR OF 03" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
FIELD WORK EXECUTED DECEMBER 12, 2023.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,233 FEET FOR TRACT 1.
IN 182,905 FEET FOR TRACT 2.
- EQUIPMENT USED TO OBTAIN FIELD DATA:
TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
- THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER MAP NO. 13135C0089F OF THE MAPS PREPARED OF GWINNETT COUNTY, GA AND ITS INC. AND UNINCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 29, 2006.
- BUILDING SETBACKS
FRONT= 35'; REAR= 40'; SIDES = 10'



EXEMPTION PLAT for
NEVIL WILSON
MARGARET WILSON
0.6693 ACRES (29,156 S.F.)
GWINNETT COUNTY TAX PARCEL 5 174 060
CITY OF LAWRENCEVILLE
LAND LOT 174 OF THE 5th DISTRICT
GWINNETT COUNTY, GEORGIA



DATE	No.	DATE: JANUARY 04, 2024
3-12-24	1	SCALE: 1" = 30'



McNally & Patrick

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS
LANDSCAPE ARCHITECTS