



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, March 02, 2020
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

- [1.](#) City of Lawrenceville Zoning Ordinance

New Business

- [2.](#) SUP2020-00026; Third Rail Distillery, Inc.; 625 N. Clayton Street
- [3.](#) RZC2020-00012 & SUP2020-00027; One Street Residential LLC, 334 & 354 Grayson 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



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: OLD BUSINESS

Item: City of Lawrenceville Zoning Ordinance

Department: Planning and Development

Date of Meeting: Monday, March 2, 2020

Fiscal Impact:

Presented By: Todd Hargrave

Action Requested: Adopt the new City of Lawrenceville Zoning Ordinance

Summary: The Zoning Ordinance contains local regulations concerning the use and development of land and buildings, including zoning. The purpose and intent of the rewrite is to create an ordinance that preserves, protects and promotes the public health, safety and general welfare of the residents and businesses in the City.

Attachments/Exhibits:

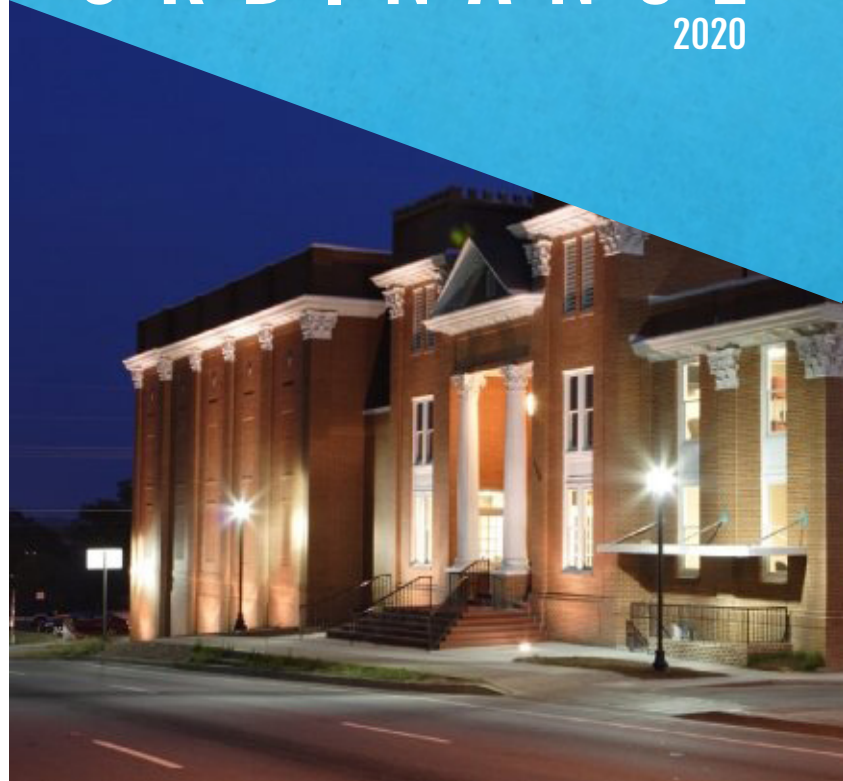
City of Lawrenceville 2020 ZONING ORDINANCE



ZONING ORDINANCE

2020

1.



LAWRENCEVILLE

GEORGIA

ACKNOWLEDGEMENTS

This ordinance is the result of the community's collaborative efforts to strengthen local development, including contributions from community members, the steering committee, elected officials, and the planning team:

CITY COUNCIL

David Still, *Mayor*
Robert P. Clark * *Mayor Pro Tem*
Keith Roche

Victoria Jones
Glenn Martin

STEERING COMMITTEE

Ben Bailey
Allen Hoskyn
Lee Merritt
Rafael Ramirez
Lee Tucker

Peter Bronnum
Rory Johnson
Linda Nash
Austin Thompson

Brad Crowe
Gerold Martin
Fisher Paty
Mary Thompson

CITY OF LAWRENCEVILLE

Chuck Warbington, PE, *City Manager*
Steve North, *Deputy City Manager*
Barry Mock, *Assistant City Manager & Public Works Director*
Todd Hargrave, *Director of Planning and Development*
Helen Appenzeller Balch, *Deputy Director of Planning and Development*
Dennis Billew, *City Engineer*
Jessica Watson, *Planner*
David Thompson, *Planner*
Elizabeth Griffin, *Intern*

This space reserved for revisions:

ADOPTED/FIRST EDITION

2020

A special thanks to all other partners, interviewees, workshop and survey participants for their insights and ideas!

* Also participated in the Steering Committee

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ARTICLE 1

Districts within the City of Lawrenceville

AR	AGRICULTURAL RESIDENTIAL
RS-180	SINGLE-FAMILY RESIDENTIAL
RS-150	SINGLE-FAMILY RESIDENTIAL
RS-60	SINGLE-FAMILY RESIDENTIAL
RM-12	MULTIFAMILY RESIDENTIAL
RM-8	TOWNHOME RESIDENTIAL
MH	MANUFACTURED HOME RESIDENTIAL
CMU	COMMUNITY MIXED USE
OI	OFFICE/INSTITUTIONAL
BG	GENERAL BUSINESS
BGC	CENTRAL GENERAL BUSINESS
HSB	HIGHWAY SERVICE BUSINESS DISTRICT
LM	LIGHT MANUFACTURING
HM	HEAVY MANUFACTURING

FOR INACTIVE DISTRICTS, PLEASE SEE ARTICLE 12

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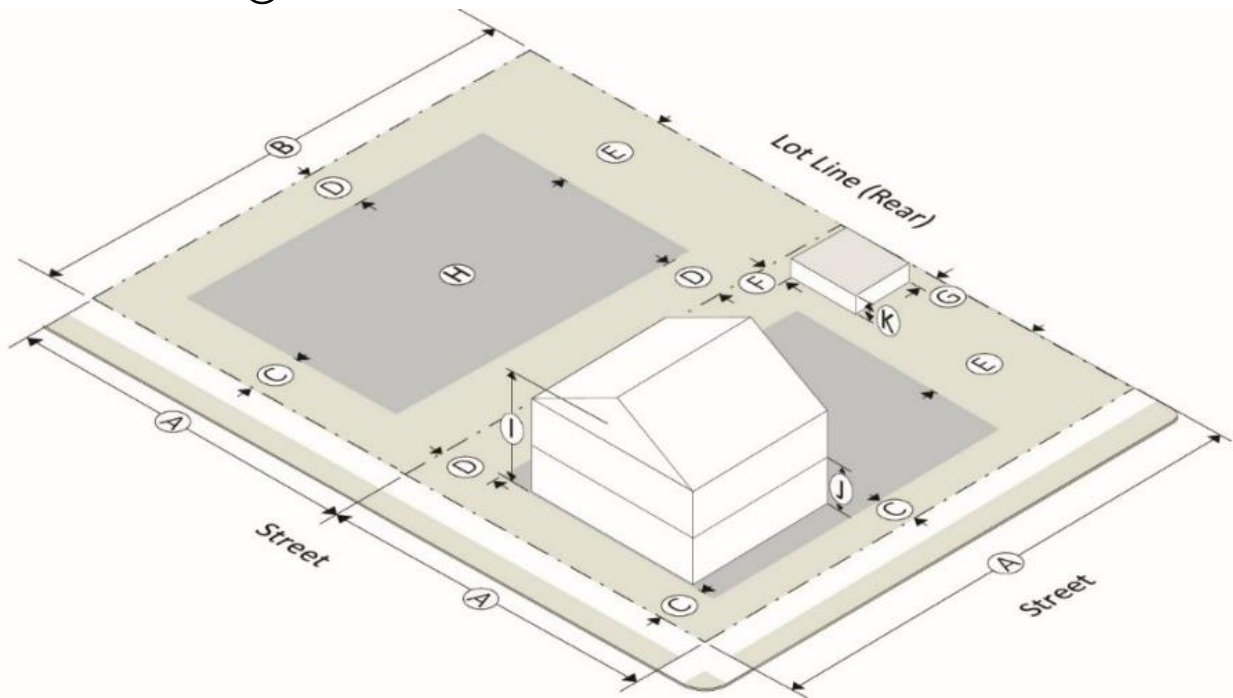
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- 3. Provide pedestrian corridors within and beyond the development.

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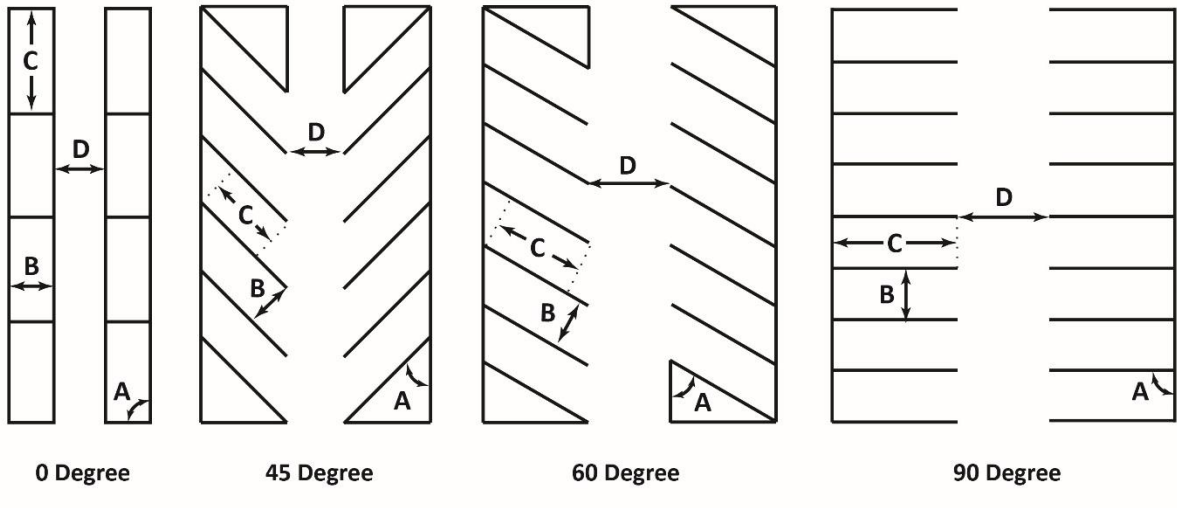
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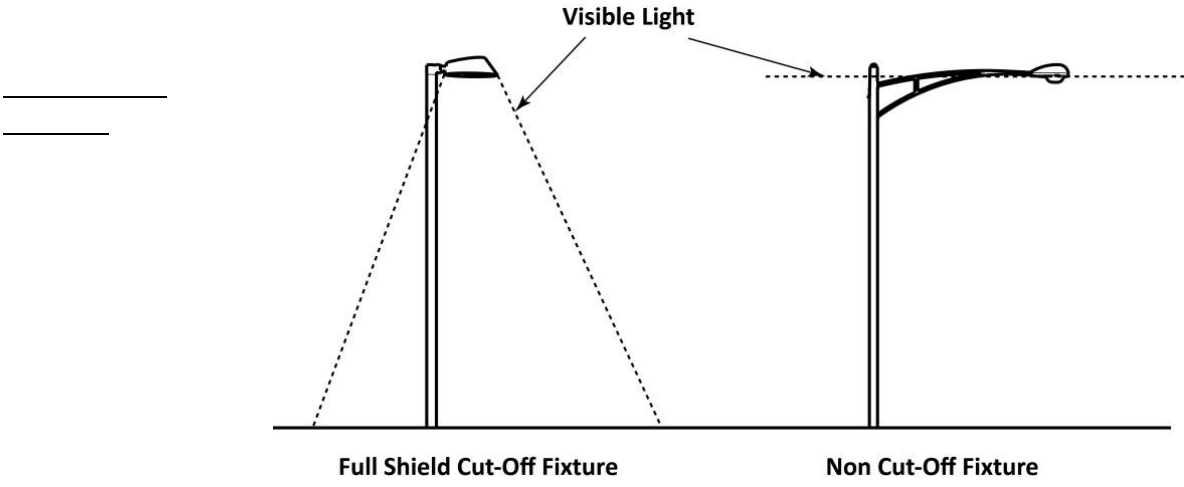
Street Surface Parking Lot Requirements,

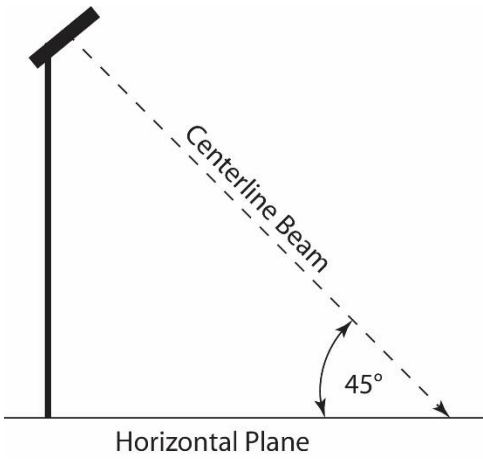
Article VIII, Landscape Ordinance, Section 8.4.3, Off-

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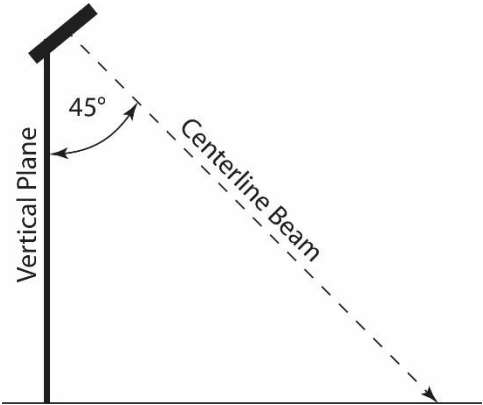


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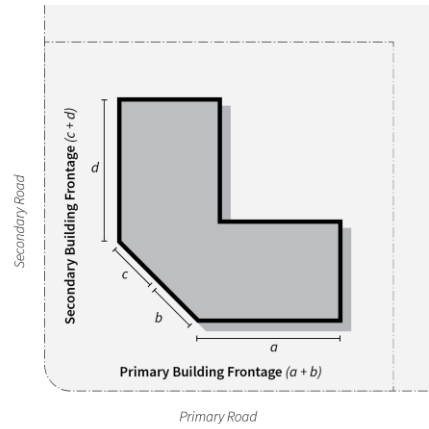
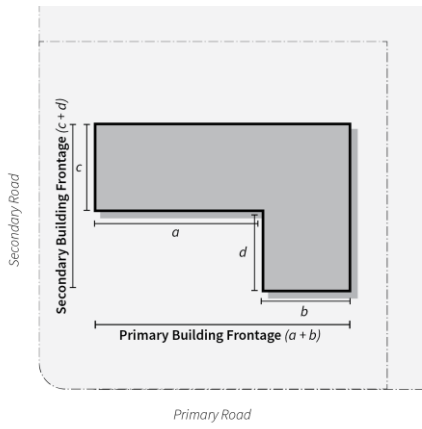
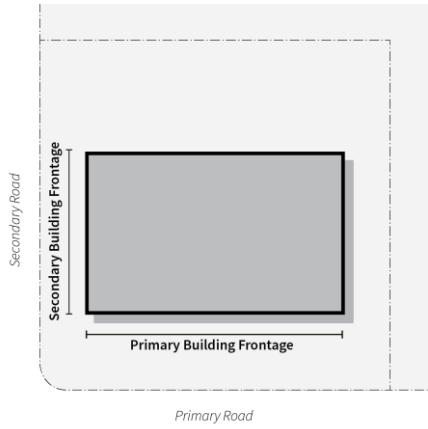
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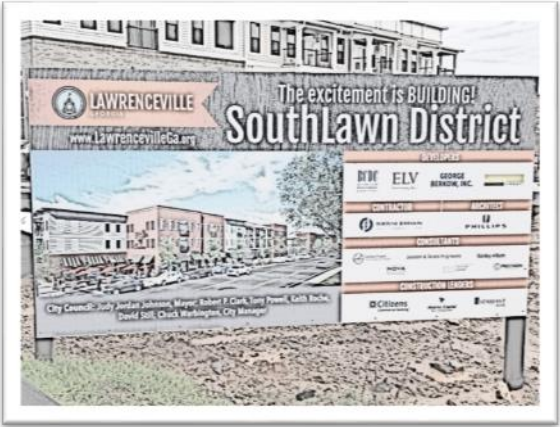


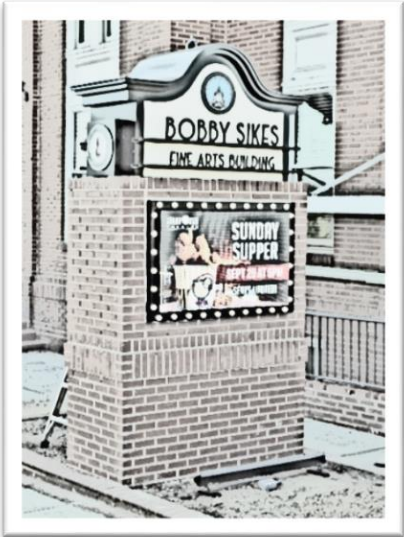








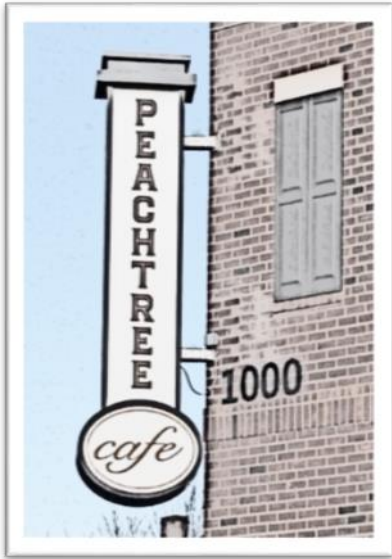






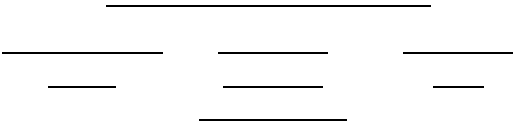














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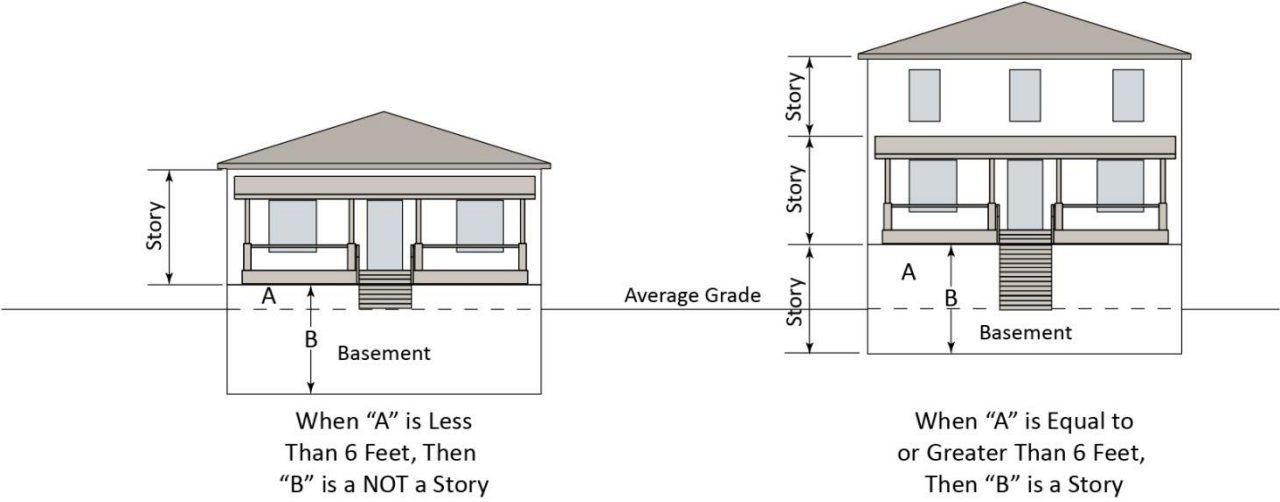
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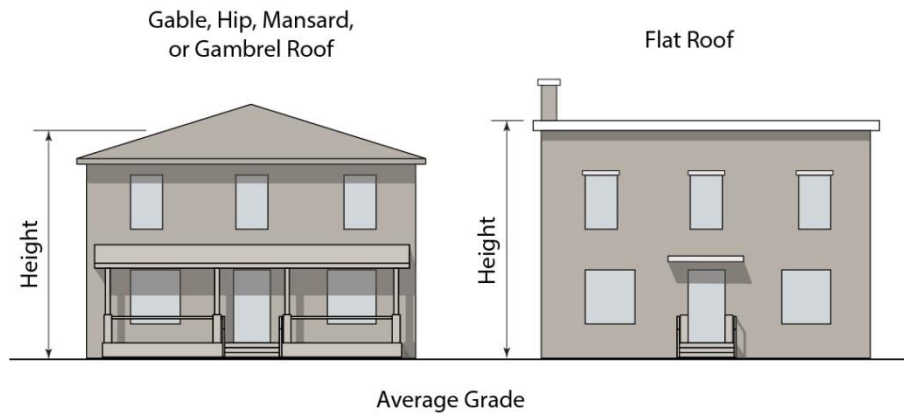
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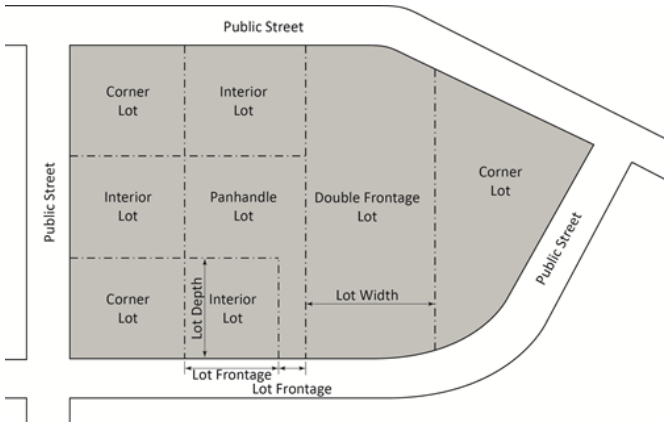
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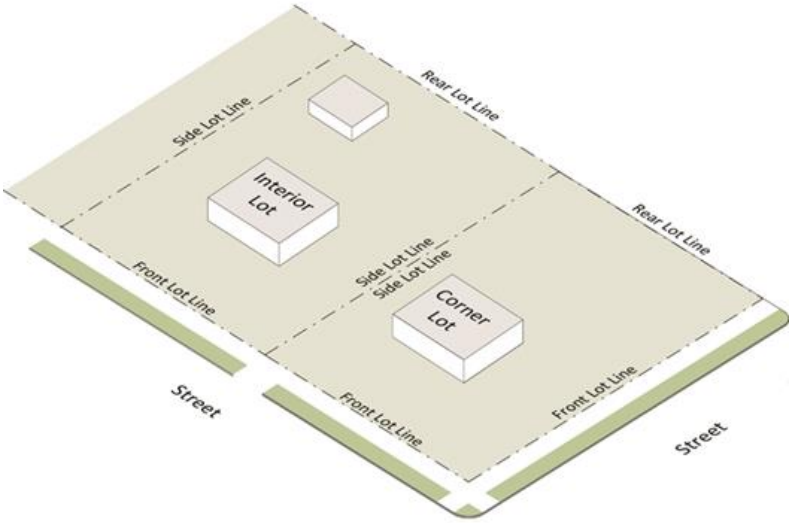
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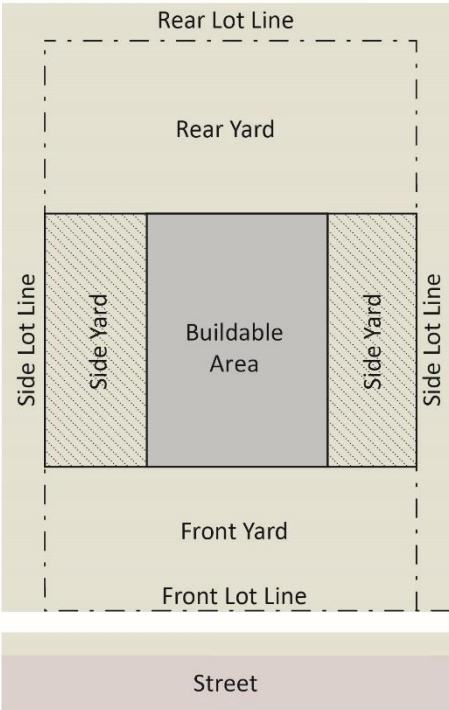
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LAWRENCEVILLE

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70 S. CLAYTON STREET STREET | PO BOX 2200 | LAWRENCEVILLE, GA 30046 | 770.963.2414
WWW.LAWRENCEVILLEGA.ORG



LAWRENCEVILLE

GEORGIA

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

Item: SUP2020-00026; Third Rail Distillery, Inc.; 625 N. Clayton Street

Department: Planning and Development

Date of Meeting: Monday, March 23, 2020

Applicant Request: Special Use Permit for a Distillery

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Staff Conditions

Summary: The applicant requests a Special Use Permit to allow a craft distillery with a tasting room.

Attachments/Exhibits:

- SUP2020-00026 Report
- SUP2020-00026 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2020-00026
APPLICANT: THIRD RAIL DISTILLERS, INC
CONTACT: JODY CHARLES CAMPBELL
PHONE NUMBER: 470.365.2890
LOCATION: 625 N. CLAYTON ST
PARCEL ID: R5146C007
ACREAGE: 0.23
PROPOSED DEVELOPMENT: DISTILLERY
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS
ZONING HISTORY:

The property has been zoned LM (Light Manufacturing District) since 1960.

PROJECT DATA:

The applicant requests a Special Use Permit of a 0.23 acre property, zoned LM (Light Manufacturing District, to allow a craft distillery with a tasting room. The subject property is located in the Depot Area along the western right-of-way of North Clayton Street at its intersection with the northern right-of-way of Seaboard Airline Rail Road (A.K.A. Seaboard Coastline R.R.). The applicant, Third Rail Distillers, Inc., intends to utilize the site for the production of high quality distilled spirits.

The property is currently developed with a concrete block storage building, associated driveway and loading dock. The site plan proposes a building height of 50 feet, and an additional 1,520 square feet of floor area, in addition to the existing 3,240 square foot building. Furthermore, the plans propose the addition of an exterior patio wrapping around the main entry (front) connecting to an existing patio (loading dock) located along the south side of the building. In addition, a porch would be added to the rear of the building along the western property line. immediately adjacent to the Rail Road right-of-way. The applicant is also proposing to install a grain silo that would be utilized as a monument sign. Access to the site is proposed via one driveway on the north side of the property. In order to address the lack of parking at the subject property, the applicant suggest entering into a private agreement with neighboring property owners and utilizing a public parking facility to satisfy this deficiency. However, the applicant

must enter into an agreement with the City in order to utilize City-owned spaces. Part of this agreement could include that the applicant provide additional compensation in order to satisfy the parking and loading requirements of the City. Furthermore, the submitted site plan does not meet the required front, side and rear yard setbacks for the LM zoning classification. In order to meet the minimum standards for the LM zoning classification numerous reductions in development and zoning standards would be required.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the College Corridor Character Area. The vision for this character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space.

The surrounding area is characterized by a mix of light industrial, commercial, single-family and multifamily uses and zoning. To the north, are BG (General Business District) zoned properties, primarily use small scale office and retail uses. To the east, across North Clayton Street, area BG, RM (Multifamily Residence District), RS-150 (Single-Family Residence District), and LM zoned properties and uses; which includes 550 Trackside special events facility. To the south, across Seaboard Coastline R.R., are BG and LM zoned properties and uses; which include the Council approved craft breweries Slow Pour Brewing Company (SU-16-10) and Beer Republic Brewing, LLC (aka Iron Shield) (RZ-18-02 & SU-18-04). Each of the two craft breweries operate in a similar manner as proposed by the applicant.

Although the proposed development may require the approval of numerous variance request, the proposal could be considered to be consistent with the policies of the 2040 City of Lawrenceville Comprehensive Plan. The proposed development, if properly conditioned could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

The engineering department stated the attorney's letter says in one paragraph "Dr. Acuff's plans call for the razing of the existing building and construction of a new facility . . ." and then in the next paragraph "If the project is approved, Dr. Acuff will be investing significant sums of money into remodeling and repairing the existing building . . ." The two Bullard Land Planning exhibits say the existing building is to remain. The attorney's letter says the project will be accessed in part "via Railroad Street". None of the exhibits provided shows Railroad Street which, if it exists, is not a City owned or maintained road.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

The gas department has an existing gas main located on the South and East sides of the property. It is a plastic gas main of 4 inch and has ample capacity to serve the future customer.

Please note the close proximity of the silo location to our gas main.

There will need to be locates called in and actual verification of the gas main location by the property owner before construction.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

It is the applicant's responsibility to ensure that all existing underground utilities within the limits of the work are located prior to any excavation activities.

The Georgia Utility Facility Protection Act (GUFPA) mandates that before starting any mechanized digging or excavation work, you must contact Georgia 811 at least 48 hours but no more than 10 working days in advance to have utility lines marked. This law covers activities such as excavation, tunneling, grading, boring, demolition or any similar work – even on private property.

CODE ENFORCEMENT

In 2016, three Notice of Violations were issued for multiple violations, which includes; graffiti, trash and debris, and overgrown grass.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00026

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

1. The property shall be developed in general accordance with the submitted site plan, dated February 03, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
3. The building must meet the minimum architectural requirement of the City of Lawrenceville. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
4. Ground Signage shall be limited to a maximum height of 12 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 75 square feet. Wall signage shall be limited 36 square feet per elevation, with a total wall sign area limited to 72 square feet.
5. 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.
6. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
7. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
8. Outdoor storage shall be prohibited.
9. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
10. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

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

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed use is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Third Rail Distillers, Inc.</u>	NAME: <u>Garbro, Inc.</u>
ADDRESS: <u>c/o Blum & Campbell, LLC</u> <u>3000 Langford Road, Bldg. 100</u>	ADDRESS: <u>382 S. Perry St.</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>470-365-2890</u>	PHONE: <u>470-365-2890</u>
CONTACT PERSON: <u>Jody Charles Campbell</u> PHONE: <u>470-365-2890</u>	
CONTACT'S E-MAIL: <u>jody@blumcampbell.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>0.23</u>	
PARCEL NUMBER(S): <u>R5146 C007</u>	
ADDRESS OF PROPERTY: <u>625 N. Clayton Street, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Distillery</u>	

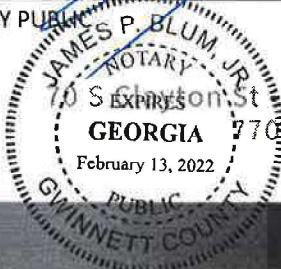
SIGNATURE OF APPLICANT

DATE

Jody Campbell, Atty for Applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



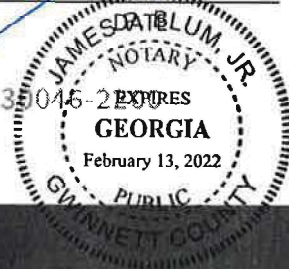
SIGNATURE OF OWNER

DATE

Jody Campbell, Atty for Owner
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



70 S. Clayton St. PO Box 2200 • Lawrenceville, Georgia 30046-2200
 GEORGIA 770-963.2414 • www.lawrencevillega.org
 February 13, 2022

2020-00226

BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

TELEPHONE: (470) 365-2890
FACSIMILE: (470) 365-2889
JODY@BLUMCAMPBELL.COM

February 7, 2020

VIA HAND DELIVERY

Honorable Mayor David Still
Council Member Glenn Martin
Council Member Victoria Jones
Council Member Robert P. Clark
Council Member Keith Roche
City of Lawrenceville, Georgia
70 South Clayton Street
PO Box 2200
Lawrenceville, Georgia 30046

Re: **Third Rail Distillers, Inc.**
Rezoning Application and Special Use Permit Application
Property Address: 625 N. Clayton Street, Lawrenceville, Georgia 30046
Parcel No. R5146C007

Dear Mayor and City Council Members:

This law firm has the pleasure of representing Dr. Cory Acuff, Third Rail Distillers, Inc. and Garbro, Inc.. My clients have requested that we pursue a Special Use Permit Application on their behalf for the real property and improvements located at 625 N. Clayton Street, Lawrenceville, Georgia 30046 (the "Property"). The Property consists of ± 0.23 acres of land on which a concrete block storage building is currently located. My clients are requesting that the City issue a Special Use Permit for this Property that is currently zoned Light Manufacturing (LM) to allow for the operation of a local, craft distillery with a tasting room. I am attaching hereto a proposed site plan and photographs showing examples of types of improvements and features Dr. Acuff's intends to construct.

In the last decade, Georgia has witnessed extraordinary growth in the craft brewing and craft distilling industries. These businesses have provided tremendous economic growth to cities and counties alike resulting in the addition of hundreds of jobs both from the direct operation as well as associated supporting businesses. Additionally, the success of these establishments has resulted in much needed revitalization and conversion of industrial areas, brought countless visitors to cities, and generated millions of dollars in tax revenue. In addition to the retail and wholesale impact of these establishments, many of these businesses offer public tours and tasting

rooms for their various products, which creates significant economic impact to the surrounding businesses and restaurants.

Lawrenceville is certainly no stranger to the economic power of these businesses and has, in fact, utilized these powerful revitalization engines. The approval, opening, and operation of Slow Pour Brewery has been an unmitigated success bringing much needed attention, beautification, and development in the area near the old Train Depot. With significant infrastructure improvements already underway and the rapid progress the City has made on the College Corridor, this area is ripe for additional commercial expansion and revitalization of old industrial/manufacturing properties using new and exciting businesses.

We believe Third Rail Distillery is just such a project. Dr. Acuff is a passionate advocate for the distilling industry who understands the complicated science and artistry needed to produce high quality, distilled spirits. With his chemistry background, he seeks to open Third Rail Distillery, which will produce craft spirits for sale on both a wholesale and retail level. Dr. Acuff's plans call for the razing of the existing building and construction of a new facility which will include both production space and a tasting room for the general public. Third Rail Distillery would be a perfect companion business to Slow Pour Brewing Company, would further the redevelopment of the area, and assist in the transitioning this former industrial area into a thriving commercial node that bridges the College Corridor into the downtown area.

Dr. Acuff has invested thousands of dollars in design costs and acquisition costs for the distiller project. If the project is approved, Dr. Acuff will be investing significant sums of money into remodeling and repairing the existing building and other landscaping and beautification for the Property. The Property would be accessed via a new driveway installed on the north side of the property and via Railroad Street, NW. To satisfy the requirements of Special Use Permits for distillery projects, Dr. Acuff intends to enter into an agreement with neighboring property owners to allow for sufficient public parking for the distillery's daily operation. Additionally, public parking is available in the lot located on Born street between N. Perry and N. Clayton.

We respectfully request that the Special Use Permit be approved as presented and that the designs be approved per the attached elevation renderings and site plans. Should the City have any additional questions or need any additional information, please do not hesitate to contact me. I remain

Very Truly Yours,

BLUM & CAMPBELL, LLC

Jody Charles Campbell

Cc: Dr. Cory Acuff

LEGEND

- IPF : IRON PIN FOUND
- IPS : IRON PIN SET
- PC : POINT OF CURVATURE
- PT : POINT OF TANGENCY
- CL : CENTER LINE
- R/W : RIGHT OF WAY
- BL : BUILDING LINE
- - : POWER OR TELEPHONE
- R : RADII
- MT : MARKED TREE
- LLL : LAND LOT LINE

MAGNETIC NORTH



THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL No 130099 0002 B.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,038 FEET AND AN ANGULAR ERROR OF 12.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,770 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:
TOPCON GTS-2 & A STEEL TAPE.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 2-18-92 TIME 9:00 AM
PLAT BOOK 55 PAGE 65
GARY R. YATES, CLERK

SURVEY OF:
LOT 2 & PART OF LOT 1, HIRAM O. MACKIN PROPERTY

FOR:
G. MICHAEL CROW

3 7835



McNally & Patrick

1505 Highway 29 South
Lawrenceville, GA 30245 • 404/963-8520

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF GA. LAW

LAND LOT 146 of the 5th DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA 0.2205 ACRES

DATE: 1-31-92

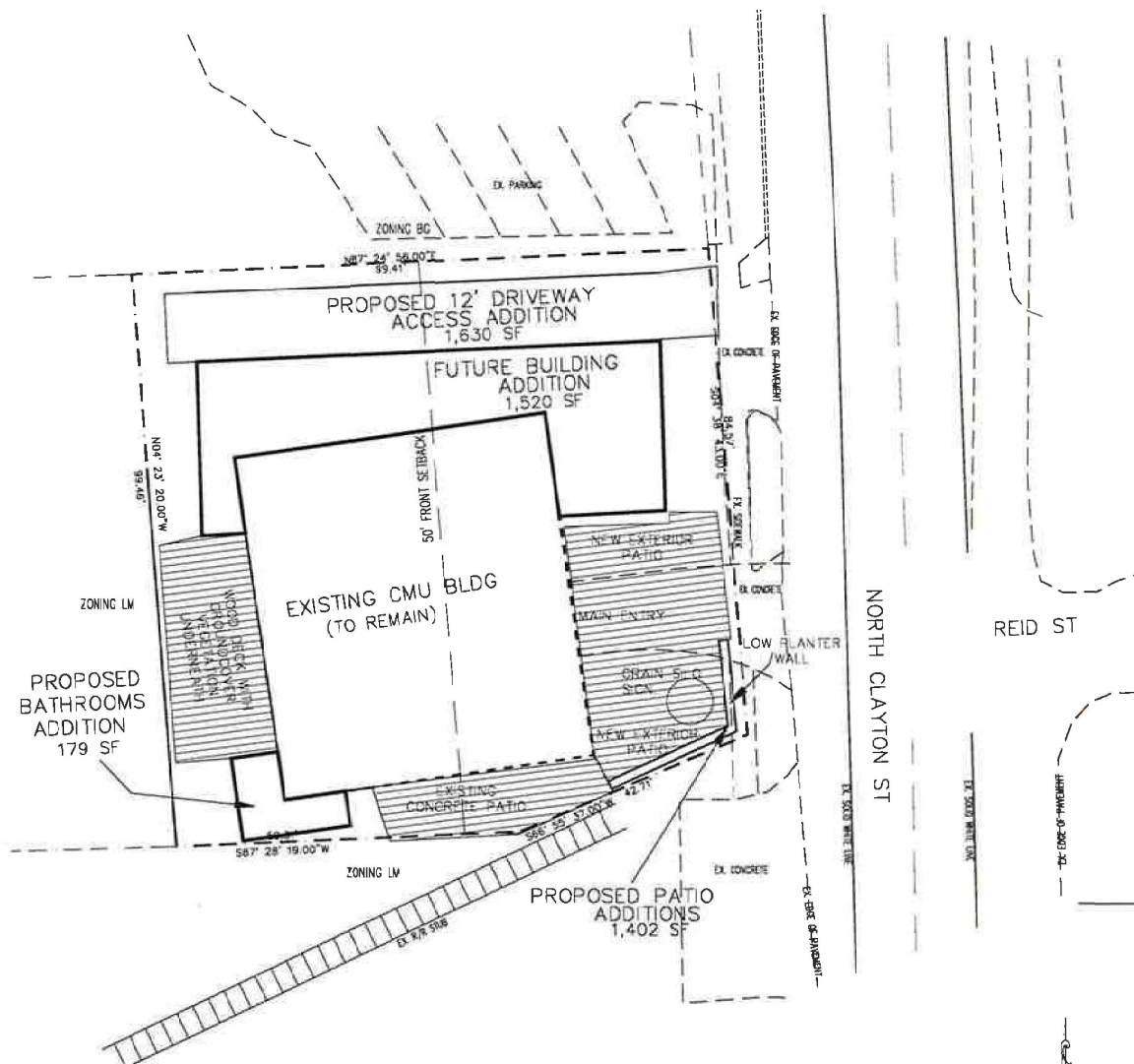
SCALE: 1" = 20'

FILE NO

SUP 2010-00026



LOCATION MAP-N.T.S.



SITE INFORMATION

0.2205 ACRES
4,750 SQUARE FEET
TAX ID: 5-146-0007
EXISTING ZONING: LM
PROPOSED ZONING: LM SUP
HIGH RISE OVERLAY DISTRICT

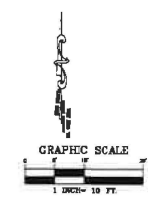
SETBACKS:
FRONT = 50 FEET
SIDE = 0 FEET
REAR = 0 FEET
MAX. HEIGHT = 50 FEET
MAX. IMPERVIOUS: 85%

TOTAL NEW OR REPLACED
IMPERVIOUS AREA: 4,731 SF

SPECIAL USE PLAN FOR:
LAWRENCEVILLE DISTILLERY
625 N. CLAYTON ST

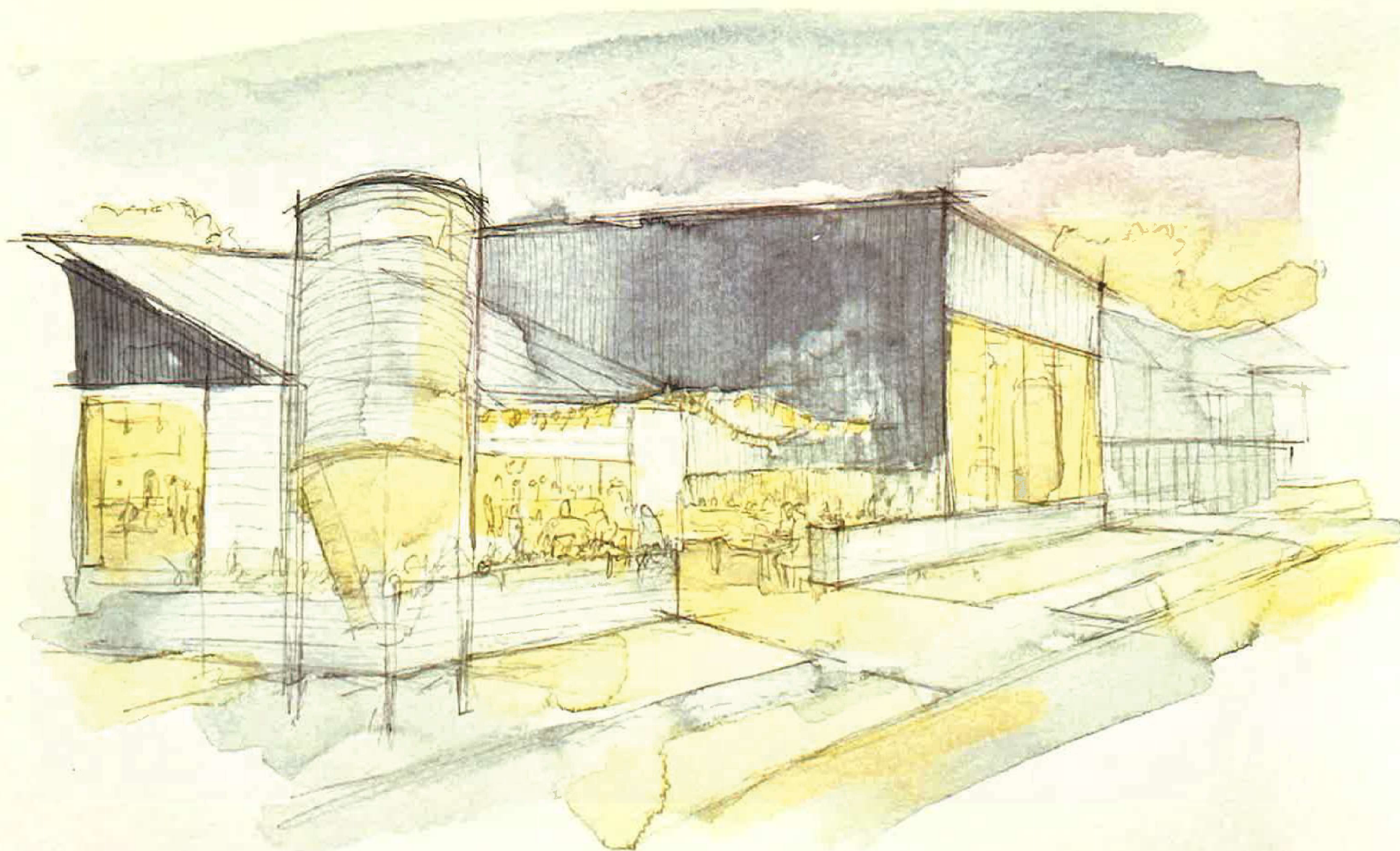
OWNER:
CARBRO INC
382 S. PERRY ST
LAWRENCEVILLE, GA 30046-4839

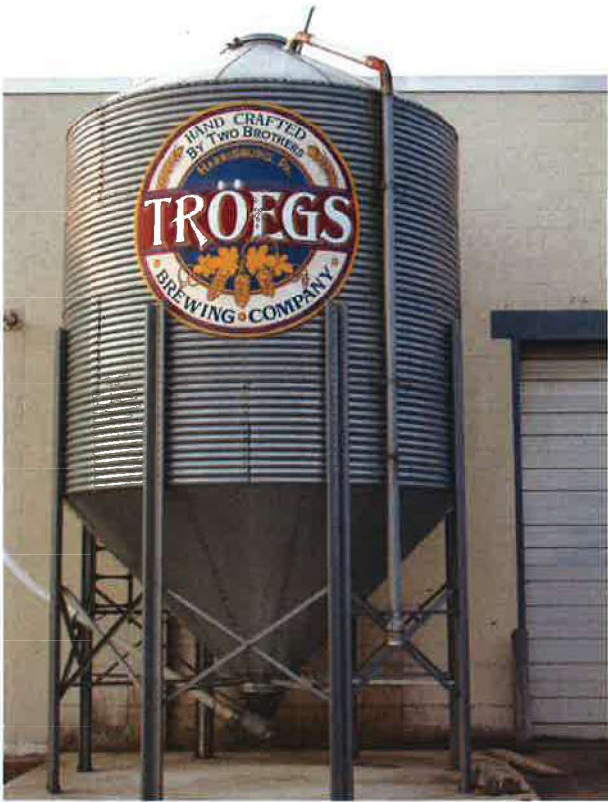
DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA. 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 blpbobby@bellsouth.net



DATE: 02/03/2020
SHEET: 20-2026

SUP 2010-00026



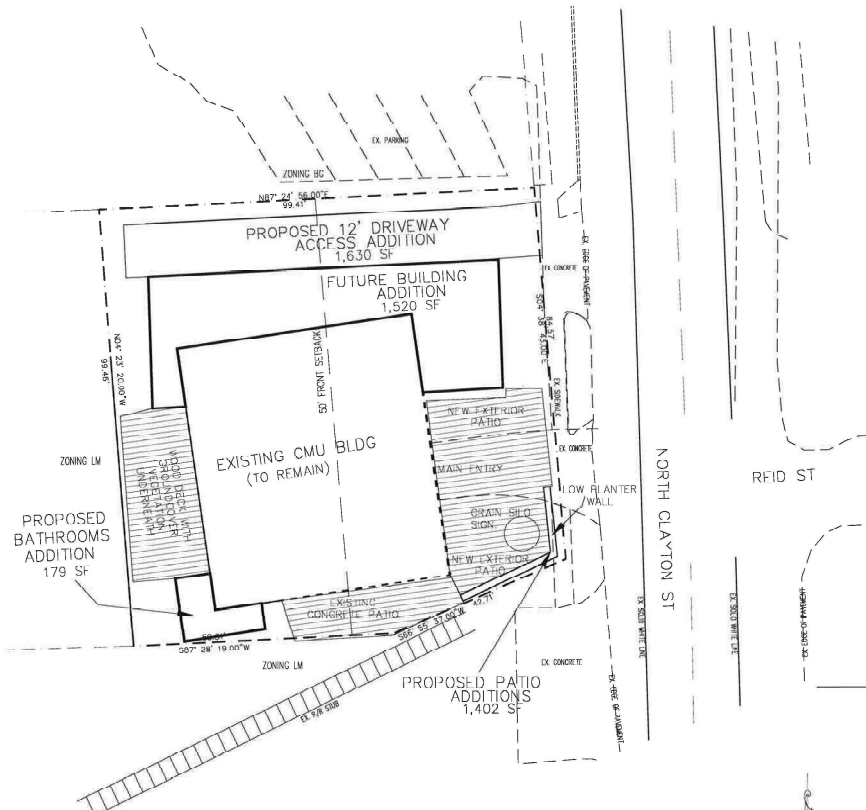


LEGAL DESCRIPTION:

ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5th Land District, Gwinnett County, Georgia, being in the City of Lawrenceville, and being particularly shown on a plat of survey for G. Michael Crow by McNally & Patrick, Surveyors, dated January 31, 1992, and recorded in Plat Book 55, Page 65, Gwinnett County records, which plat is hereby referred to and made a part of this description.



LOCATION MAP-N.T.S.

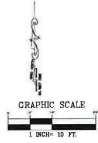


SITE INFORMATION	
0.2205 ACRES	4,750 SQUARE FEET
LOT 10 S-14E-120D	
PASTING ZONING: LM	
PROPOSED ZONING: LM SIP	
LUMI 152 OVERLAY DISTRICT	
SETBACKS:	
FRONT = 50 FEET	
SIDE = 0 FEET	
REAR = 0 FEET	
MAX. HEIGHT = 50 FEET	
MAX. IMPERVIOUS: 85%	

TOTAL NEW OR REPLACED IMPERVIOUS AREA: 4,731 SF

SPECIAL USE PLAN FOR:
LAWRENCEVILLE DISTILLERY
625 N. CLAYTON ST

OWNER:
CARBRO INC
382 S. PERRY ST
LAWRENCEVILLE, GA 30046-4939



DESIGNER:
BULLARD LAND PLANNING, INC
3700 CANNONWOLFE DR
SNELLVILLE, GA 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 bblbobby@bellsouth.net



DATE: 02/03/2020
SIP 2020 000 26

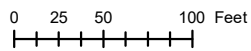


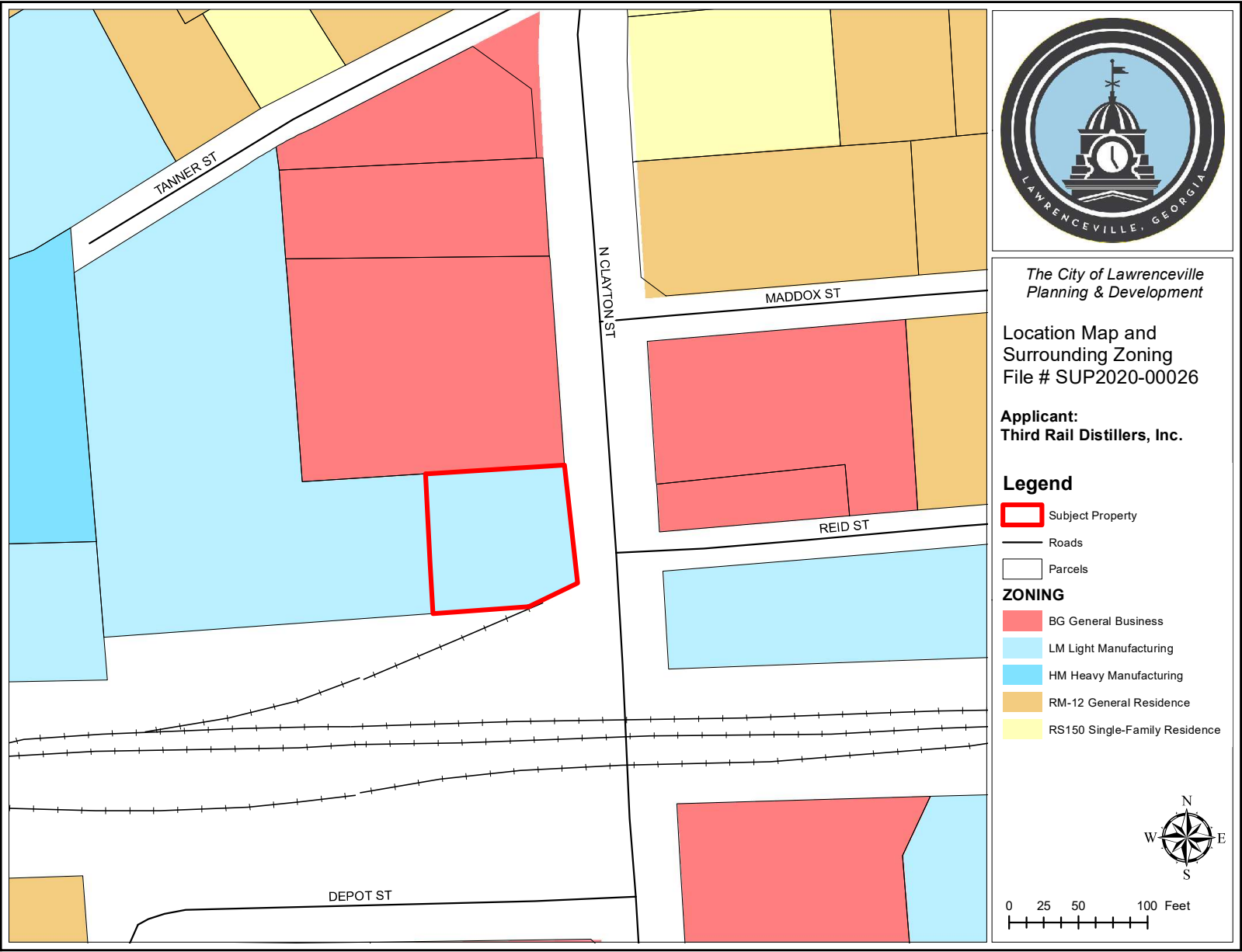
The City of Lawrenceville
Planning & Development
Aerial Map and
Surrounding Area
File # SUP2020-00026

Applicant:
Third Rail Distillers, Inc.

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # SUP2020-00026

Applicant:
Third Rail Distillers, Inc.



LAWRENCEVILLE

GEORGIA

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

Item: RZC2020-00012 & SUP2020-00027; One Street Residential LLC, 334 & 354 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, May 20, 2020

Applicant Request: BG to OI with a Special Use Permit

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Staff Conditions

Summary: The applicant requests a rezoning from BG (General Business District) zoning to OI (Office Institutional District) zoning with a Special Use Permit to allow a multifamily development.

Attachments/Exhibits:

- RZC2020-00012 & SUP2020-00027 Report
- RZC2020-00012 & SUP2020-00027 Attachments
- Rubye Neal—Design Presentation 05.01.20
- RSP-1 Rezoning Site Plan Revision 2
- RZ202000012 SUP2020-00027 One Street Apts Grayson Highway. Proposed conditions

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

CASE NUMBER: RZC2020-00012 & SUP2020-00027

APPLICANT: ONE STREET RESIDENTIAL, LLC

CONTACT: SHAWN HICKS

PHONE NUMBER: 770.726.5060

ZONING CHANGE: BG TO OI

LOCATION: 334 GRAYSON HWY

PARCEL ID: R5148 004, R5148 005, R5148 162, R5148 308

ACREAGE: 9.71

PROPOSED DEVELOPMENT: 233-UNIT APARTMENT DEVELOPMENT WITH
SPECIAL USE PERMIT TO ALLOW AN APARTMENT
DEVELOPMENT AT 24 UNITS PER ACRE

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1970.

PROJECT DATA:

The applicant requests rezoning of a 9.71-acre parcel assemblage from BG (General Business District) to OI (Office Institutional District), along with a Special Use Permit to allow a multifamily development. The subject property is located along the eastern right-of-way of Grayson Highway, just south of its intersection with Applewood Drive, with a section of the property being located along the southern right-of-way of Applewood Drive. The property is currently undeveloped, heavily wooded, with a stream meandering throughout the property.

The applicant proposes to develop the property with 233 apartment units, at a density of 24.00 units per acre. The plan proposes seven, three- to four-story apartment buildings at an approximate height of 45 feet, exceeding the minimum building height requirements of the Zoning Ordinance. Therefore, a variance to allow a building height increase will be required for this particular request. The submitted site plan proposes 339 parking spaces at a ratio of 1.6 per dwelling unit; however, the City minimum standard requires two parking spaces per dwelling unit. A water quality /detention pond is proposed near the northeastern property line. Additionally, a stream meanders along the eastern and southern portions of the property, both of which may require additional review by the Engineering Department. Additionally, the plan

proposes a gated entrance, leasing/amenity office, mail kiosk, and an outdoor amenities area. Access to the proposed multifamily development would be via one curb cut along Georgia Highway 20/Grayson Highway. The required 50-foot zoning buffer is reflected along the rear property line immediately adjacent to an existing single-family development. Per the site plan, building coverage of the site is shown at 25 percent, with a tolerance of 70 percent. However, the minimum standards for the OI zoning classification limit the maximum ground coverage to 70 percent. In order to meet the minimum standards for the OI zoning classification numerous reductions in development and zoning standards would be required.

The surrounding area is characterized by commercial, institutional and multi-family developments along Grayson Highway and by single-family residences to the rear of the property. Adjacent to the northwest and across Applewood Drive are properties zoned BG, developed with a shopping center and a call center. Also to the north, are properties zoned RM-HR (Residential Multiple Family Highrise District), developed with senior living high-rise apartments. Immediately to the east of the subject property is the Acadia Woods single-family subdivision zoned RS-150 (Single-Family Residence 15,000 Square Feet District). Adjacent to the south is a BG-zoned property developed with an oil change station and a RS-150 zoned property developed with a Veterans of Foreign Wars post. To the west across Grayson Highway is a place of worship with split zoning of RS-150 and BG.

The property lies within the Community Mixed-Use Character Area of the 2040 Comprehensive Plan and Future Development Map. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types and densities. The property is situated near the intersection of two major transportation corridors and along a county bus route, which would make it a convenient location for a multifamily residential development.

In agreeance with the City of Lawrenceville Comprehensive Plan policies, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

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

The applicant is advised that there are watercourses on three sides of the property that lie within 75' of the property lines and which could therefore impact the proposed development should they meet the definition of a watercourse that requires buffers and an impervious setback.

ELECTRIC DEPARTMENT

Three and single phase power are to be made available to the serve the facility.

The Electric Department will serve the development with underground electric service.

The developer will be required to pay a per unit fee for the underground electric service.

GAS DEPARTMENT

The Gas Department has existing gas mains on the right-of-way for Grayson Highway and has ample capacity for this project.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00012:

Approval as OI (Office Institutional District) for an apartment development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 233.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated February 6, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 - B. Provide a 50-foot wide natural undisturbed buffer along the eastern property line, immediately adjacent to the Acadia Woods single-family subdivision. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
 - C. Provide a 10-foot landscape strip along the eastern right-of-way of Grayson Highway, and the southern right-of-way of Applewood Drive. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
 - D. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
 - E. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. Maximum Sign Display Area shall not exceed 32 square feet.
 - F. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.

- G. All grassed areas shall be sodded.
- H. Underground utilities shall be provided throughout the development.
- I. The electric utilities internal to the development must be placed underground.
- J. The developer shall provide a bus shelter along Grayson Highway.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00027:

Approval of Special Use for an apartment development at 24 units per acre, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 233.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated February 6, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 - B. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance.
 - C. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.
 - D. All grassed areas shall be sodded.
 - E. Underground utilities shall be provided throughout the development.
 - F. The electric utilities internal to the development must be placed underground.

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

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

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable pending conditions being met.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *RM-12 is the only district that allows apartments.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *It is suitable pending conditions being met.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>One Street Residential, LLC</u>	NAME: <u>Albert Shamsi & Edmund I. Shamsi, Trustees of A A R REALTY TRUST</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450,</u>	ADDRESS: <u>274 N Tigertail Road,</u>
CITY: <u>Atlanta</u>	CITY: <u>Los Angeles, CA 90049</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>CA</u> ZIP: <u>90049</u>
CONTACT PERSON: <u>Shawn Hicks</u> PHONE: <u>(770) 726-5060</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>OI w/SUP</u>	
PARCEL NUMBER(S): <u>5-148-004</u> ACREAGE: <u>.57</u>	
ADDRESS OF PROPERTY: <u>334 Grayson Hwy Lawrenceville, Georgia 30046</u>	

B. Barr
SIGNATURE OF APPLICANT

2/4/2020
DATE

Brendan Barr
TYPED OR PRINTED NAME

Albert Shamsi
SIGNATURE OF OWNER

2-7-2020
DATE

Albert Shamsi
TYPED OR PRINTED NAME

Joseph D. Lee
NOTARY PUBLIC

2/7/20
DATE

Joe D. Lee
NOTARY PUBLIC



70 S Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046
Notary Public, Cobb County, Georgia 30046 • 770-963-2414 • www.lawrencevillega.org
My Commission Expires 3-30-2021



R2C2020.00012



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>One Street Residential, LLC</u>	NAME: <u>Albert Shamsi & Edmund I. Shamsi, Trustees of the Asek Darom Realty Trust</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450,</u>	ADDRESS: <u>274 N Tigertail Road,</u>
CITY: <u>Atlanta</u>	CITY: <u>Los Angeles, CA 90049</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>CA</u> ZIP: <u>90049</u>
CONTACT PERSON: <u>Shawn Hicks</u> PHONE: <u>(770) 726-5060</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>OI w/SUP</u>	
PARCEL NUMBER(S): <u>5-148-162, 5-148-005, 5-148-308</u> ACREAGE: <u>9.11</u>	
ADDRESS OF PROPERTY: <u>354 Grayson Hwy and Applewood Drive, Lawrenceville, GA 30046</u>	

[Signature] 2/4/2020
SIGNATURE OF APPLICANT DATE

[Signature] 2-7-2020
SIGNATURE OF OWNER DATE

Brendan Barr
TYPED OR PRINTED NAME

Albert Shamsi
TYPED OR PRINTED NAME

[Signature] 2/1/20
NOTARY PUBLIC DATE

[Signature] 2/1/20
NOTARY PUBLIC



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046 • 770-963.2414 • www.lawrencevillega.org
My Commission Expires 3-30-2021



2000 RiverEdge Parkway
Suite 450
Atlanta GA 30328
770-850-8280

February 7, 2020

Todd Hargrave
Director
Planning and Development
City of Lawrenceville
70 S Clayton St
PO Box 2200,
Lawrenceville GA 30046

RE: Letter of Intent for Rezoning Application - 334 Grayson Highway, Lawrenceville, GA

OneStreet Residential LLC (the "Applicant") submits this Letter of Intent and attached Rezoning Application for the purpose of requesting the rezoning of an approximately 9.708 acre tract located at 334 Grayson Highway, Lawrenceville, GA, Parcels 5-148-004, 5-148-005, 5-148-162 and 5-148-308 (the "Property") The property is currently zoned BG.

The Applicant is requesting to rezone the Property to the OI zoning classification and a Special Use Permit allowing a multifamily development exceeding 12 units per acre. The proposed building within this development will include attractive architectural elements and community amenities such as a green space with splash pad and walking path. The community will have an entry gate and fence. The community will also include a central building that will include a fitness center, business center, multipurpose room for both afterschool programs and adult events. The building façade will include building materials such as brick or natural or manufactured stone on each of the exterior wall surfaces.

The Property is adjacent to other properties currently zoned BG to the North and RMHR to the Northeast. The uses on the adjacent properties are commercial uses and Apartment Housing. The Property proposed uses are compatible with existing with surrounding uses.

VARIANCE Request –

- **Building height variance request, to exceed 35' in building height.**
- **Parking and Loading Requirements to reduce the minimum required parking ratio from 2 per dwelling unit to 1.6 per dwelling unit.**
- **Parking and Loading Requirements to reduce the required number of loading spaces from 11 to 10**
- **Breezeway openness –**
 - **Per 2012 NFPA 101 section 7.2.2.6.6 That states that outside stairs, shall be not less than 50 percent open on one side – we are requesting a variance to allow us to construct breezeways and outside stairs with openness in entirety. If needing to cover the open portion for 50%, we can conform to this requirement and follow the design**

intent.

The Applicant welcomes the opportunity to meet with Staff of The City of Lawrenceville Planning and Development Department to answer any questions or comments and concerns relating to the referenced rezoning request.

The applicant respectfully requests your approval of this Application. Please do not hesitate to contact Shawn Hicks at shawn@onestreetres.com or (770) 726-5060 or me at brendan@onestreetres.com or (678) 209-3079



Brendan Barr

Managing Partner for Applicant

LEGAL DESCRIPTION

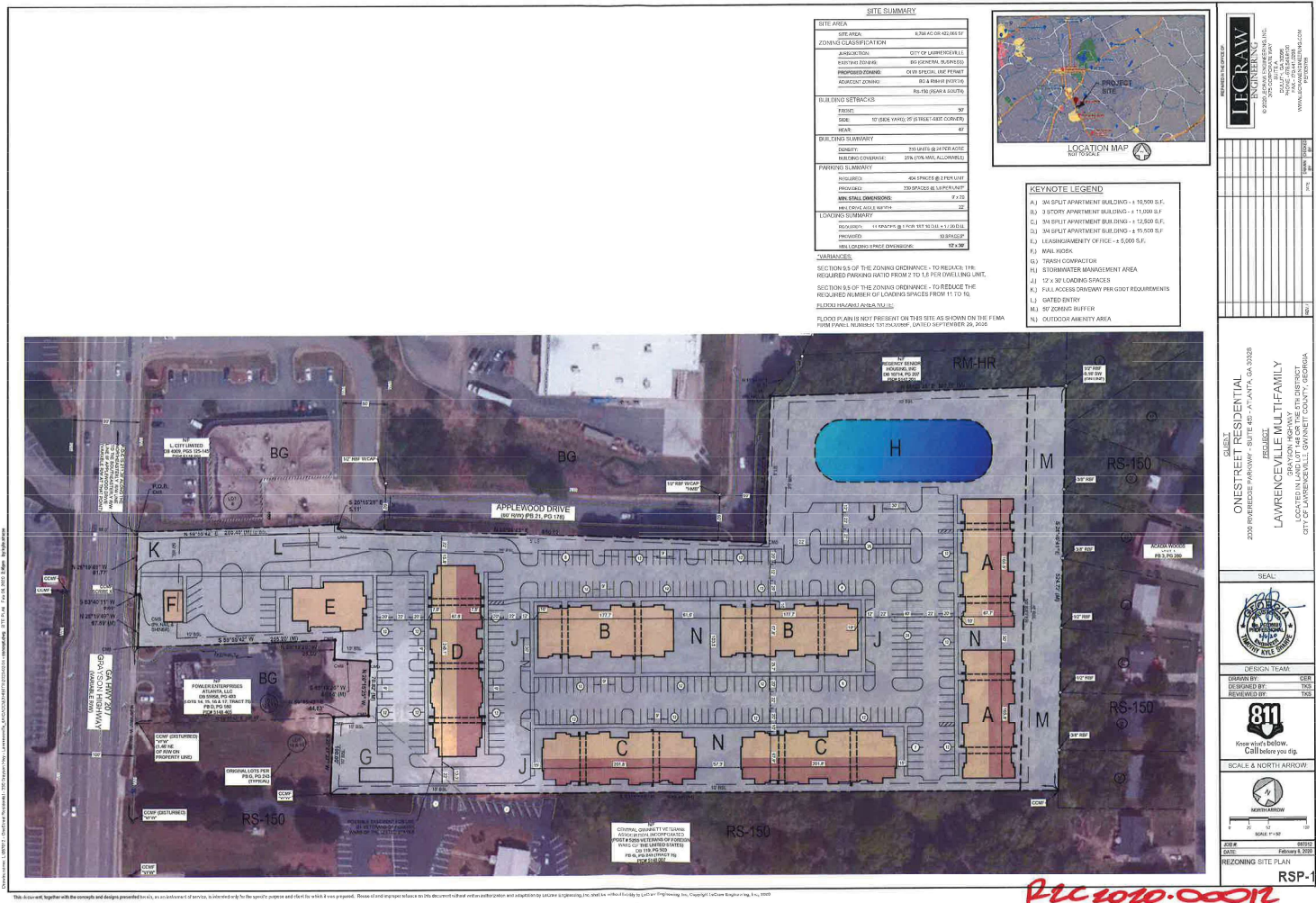
ALL THAT TRACT OF LAND LYING IN THE CITY OF LAWRENCEVILLE IN LAND LOT 148, OF THE 5TH DISTRICT OF GWINNETT, COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF APPLEWOOD DRIVE (VARIABLE RIGHT-OF-WAY AT THIS POINT) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 20, A.K.A. GRAYSON HIGHWAY (VARIABLE RIGHT-OF-WAY, 90-FOOT AT THIS POINT); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 20, 211.38 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN L CITY LIMITED (PER DEED BOOK 4009, PAGES 125-145, GWINNETT COUNTY, GEORGIA, RECORDS) TO THE NORTHWEST AND A.A.R. REALTY TRUST (PER DEED BOOK 4594, PAGE 70, AFORESAID RECORDS) TO THE SOUTHEAST, NORTH 59°55'42" EAST A DISTANCE OF 260.40 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF APPLEWOOD DRIVE (60-FOOT RIGHT-OF-WAY); THENCE ALONG THE SOUTHWEST, SOUTHEAST AND NORTHEAST RIGHT-OF-WAY LINE, RESPECTIVELY THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 26°15'25" EAST A DISTANCE OF 5.11 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 64°04'43" EAST A DISTANCE OF 556.02 FEET TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 25°54'28" WEST A DISTANCE OF 191.03 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN REGENCY SENIOR HOUSING, INC. (PER DEED BOOK 10714, PAGE 207, AFORESAID RECORDS) TO THE NORTHWEST AND ASEK DAROM REALTY TRUST (PER DEED BOOK 3359, PAGE 190, AFORESAID RECORDS) TO THE SOUTHEAST, NORTH 60°20'26" EAST PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 385.54 FEET, A TOTAL DISTANCE OF 385.70 FEET TO A POINT;; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ASEK DAROM REALTY TRUST TO THE SOUTHWEST AND UNIT 4 OF ACADIA WOODS (PER PLAT BOOK 3, PAGE 280, AFORESAID RECORDS) TO THE NORTHEAST, SOUTH 26°46'41" EAST A DISTANCE OF 524.73 FEET TO A CONCRETE MONUMENT FOUND; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ASEK DAROM REALTY TRUST TO THE NORTHWEST AND NORTHEAST, RESPECTIVELY AND CENTRAL GWINNETT VETERANS ASSOCIATION, INCORPORATED (PER DEED BOOK 119, PAGE 503, AFORESAID RECORDS) TO THE SOUTHEAST AND SOUTHWEST, RESPECTIVELY THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 61°52'23" WEST A DISTANCE OF 947.47 FEET TO A CONCRETE MONUMENT FOUND MARKED "VFW" AND

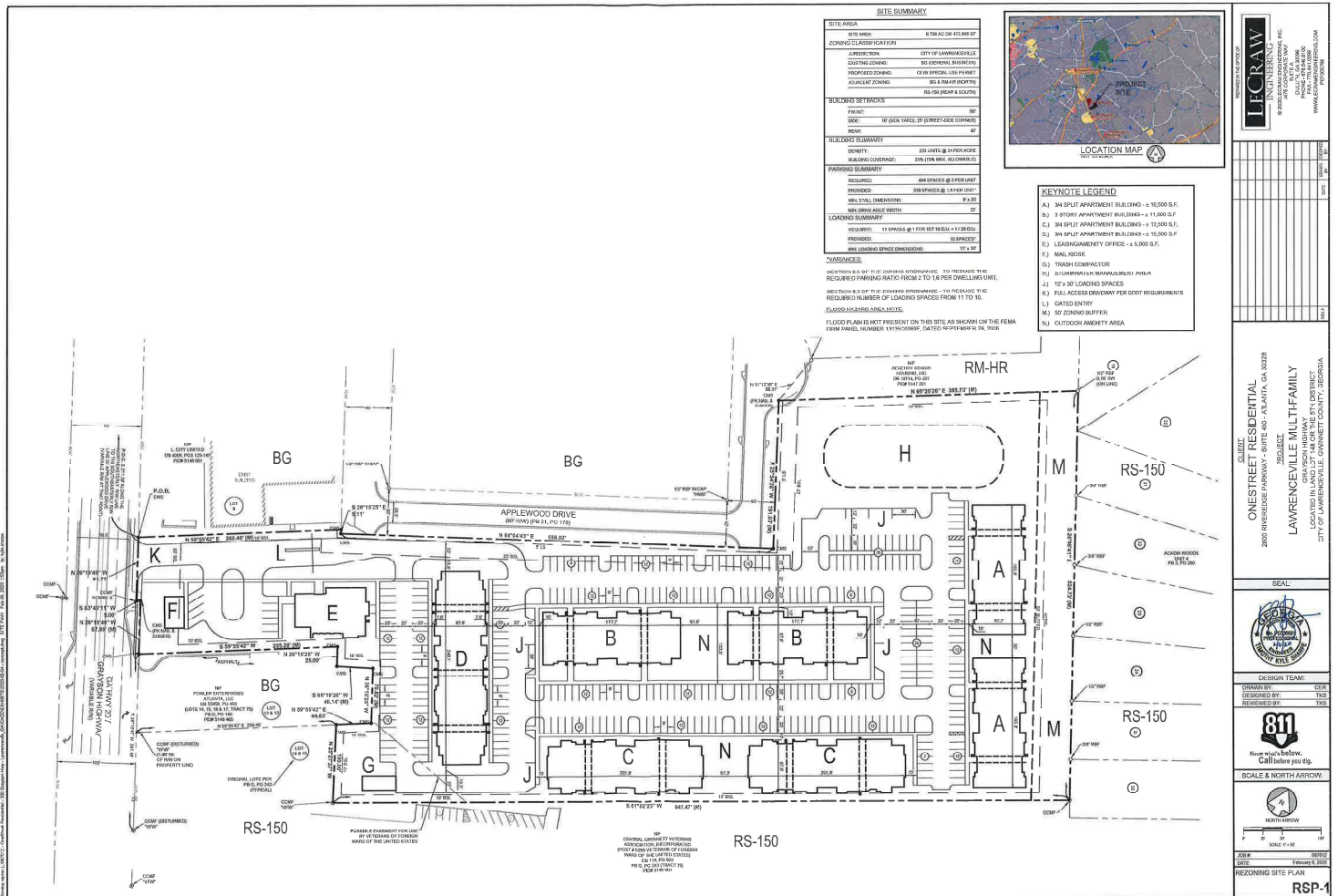
NORTH 25°27'37" WEST A DISTANCE OF 100.00 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ASEK DAROM REALTY TRUST TO THE SOUTHEAST, NORTHEAST, NORTHWEST, NORTHEAST AND NORTHWEST RESPECTIVELY AND FOWLER ENTERPRISES ATLANTA, LLC (PER DEED BOOK 55958, PAGE 493, AFORESAID RECORDS) TO THE NORTHWEST, SOUTHWEST, SOUTHEAST, SOUTHWEST AND SOUTHEAST, RESPECTIVELY THE FOLLOWING 5 COURSES AND DISTANCES: NORTH 59°55'42" EAST A DISTANCE OF 44.83 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 26°15'25" WEST A DISTANCE OF 70.82 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 65°19'26" WEST A DISTANCE OF 46.14 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 26°15'25" WEST A DISTANCE OF 25.00 FEET TO A 1/2-INCH REBAR WITH CAP SET AND SOUTH 59°55'42" WEST A DISTANCE OF 255.20 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 20 A.K.A. GRAYSON HIGHWAY (VARIABLE RIGHT-OF-WAY, 100-FOOT AT THIS POINT); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 26°19'49" WEST A DISTANCE OF 67.89 FEET TO A PK NAIL & SHINER SET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 63°40'11" WEST A DISTANCE OF 5.00 FEET TO A CONCRETE MONUMENT FOUND ON THE 90-FOOT RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 26°19'49" WEST A DISTANCE OF 81.77 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 422,866 SQUARE FEET OR 9.708 ACRES, A PORTION OF WHICH ALSO ENCOMPASSES LOTS 9-11 OF THE LANDS OF J. H. COOPER (PER PLAT BOOK D, PAGE 180, GWINNETT COUNTY, GEORGIA, RECORDS).



This document, together with the concepts and designs presented herein, is a preliminary document, submitted only for the specific purpose and for the which it was prepared. Review of this document should be made in connection with the project and not independently. The design is not to be used for any other purpose without the written consent of the engineer. The design is not to be used for any other purpose without the written consent of the engineer. The design is not to be used for any other purpose without the written consent of the engineer.

PLC 1010-0001



222020.0002

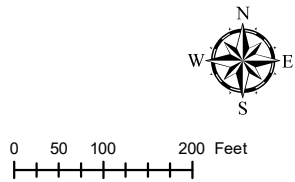


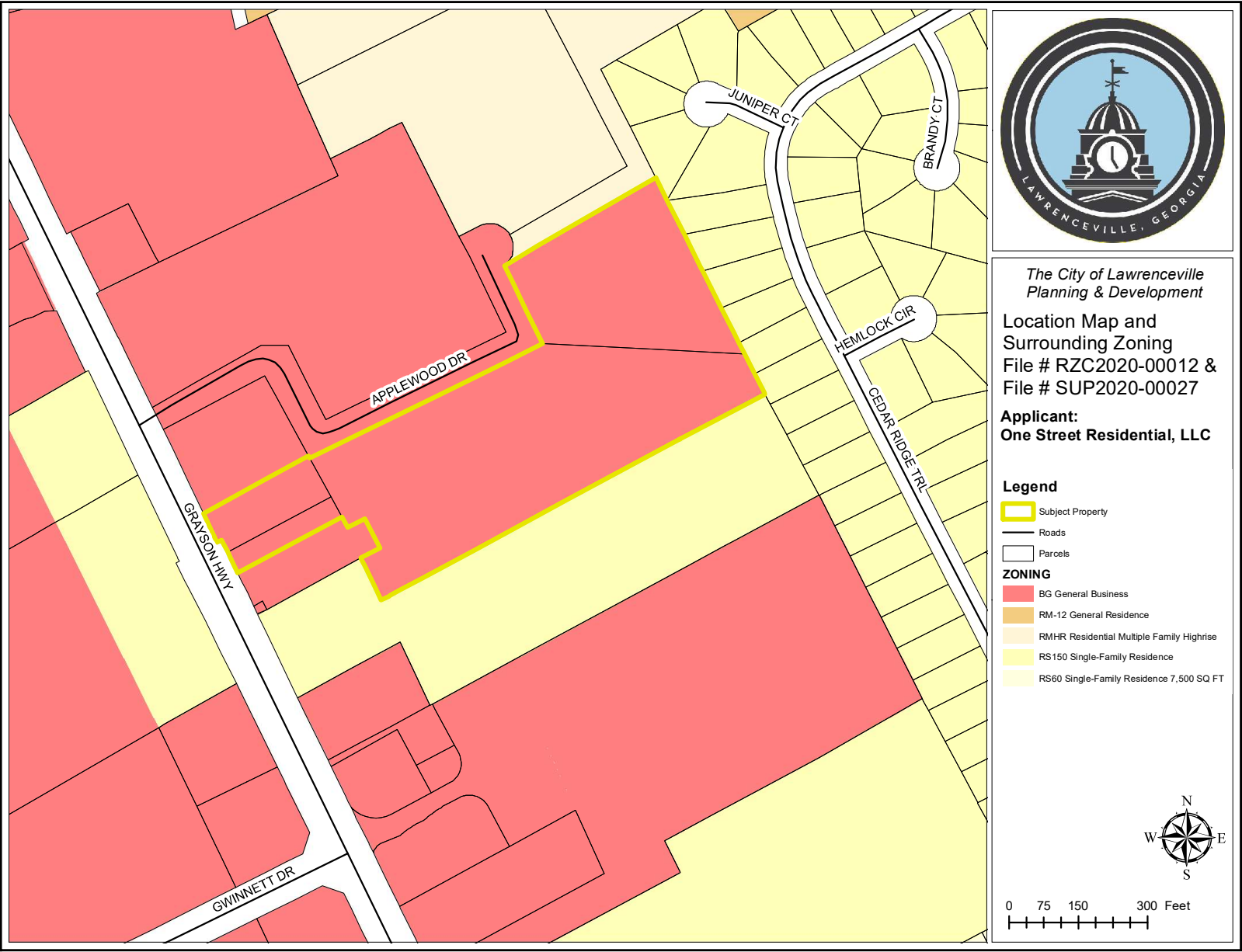
*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Zoning
File # RZC2020-00012 &
File # SUP2020-00027

Applicant:
One Street Residential, LLC

- Legend**
- Subject Property
 - Roads
 - Parcels





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # RZC2020-00012 &
File # SUP2020-00027

Applicant:
One Street Residential, LLC



Rubye Neal

RUBY NEAL

Ruby Neal will be a residential community attracting Family households.

- **202 residences** located on **9.708 acres** for a density of **20.8 du/a**
- **332 parking spaces** for a **parking ratio** of **1.6 spaces** per unit
- **5,000 sf Community Building** with **After School Program, Fitness Center, Computer Lab** and **Game Room**
- **Exterior Amenities** include **Gardens, Splash Pad, Playground** and **Grilling Pavilions**



LAWRENCEVILLE
HOUSING
AUTHORITY



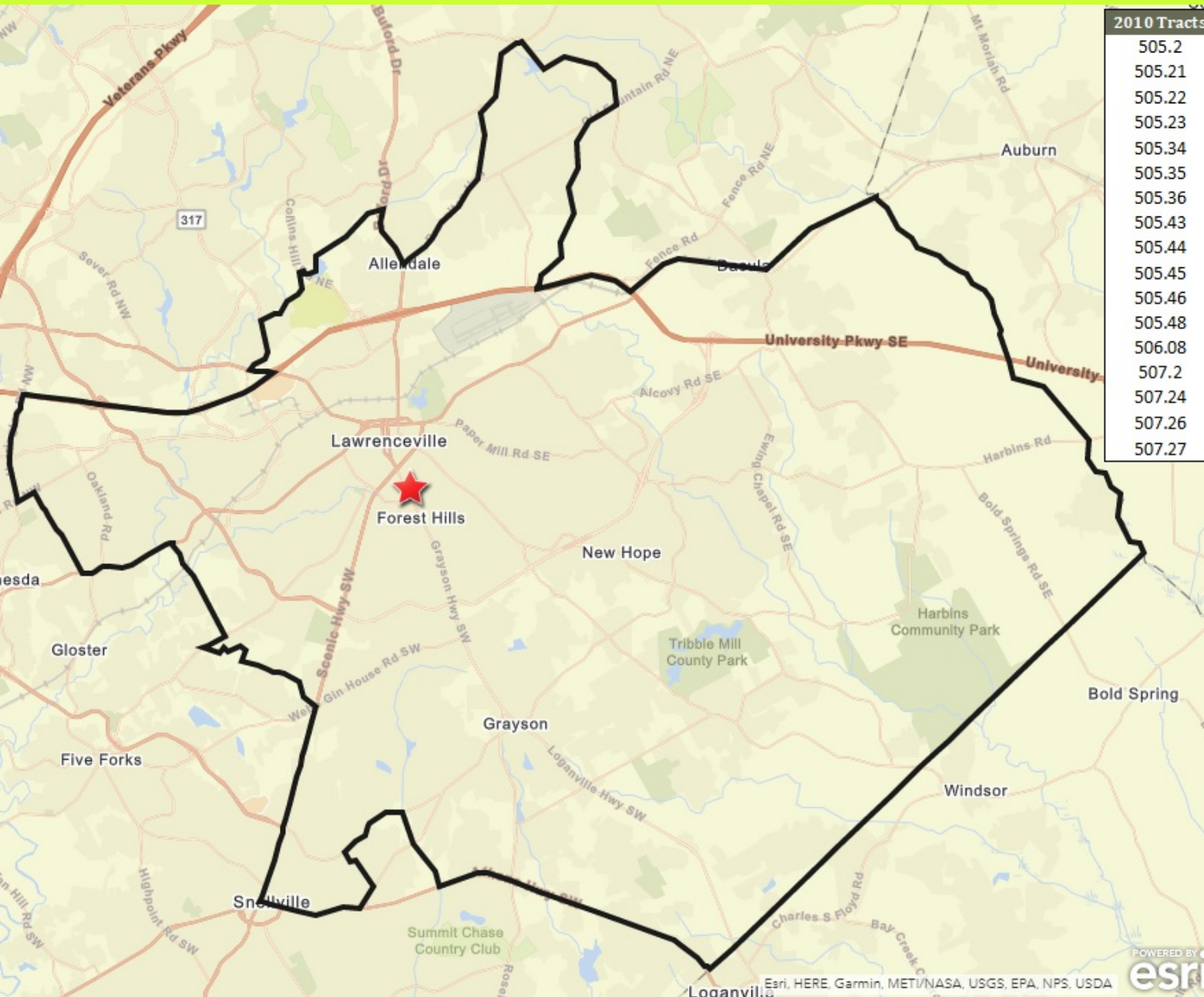


SITE PLAN



MARKET AREA DEFINITION

3.



The Rubye Neal Market Area consists of census tracts in comparable residential neighborhoods surrounding the Subject Site

Based on the homogeneity of the housing stock and ease of access via major thoroughfares, renter households living throughout the Rubye Neal Market Area would consider the Rubye Neal residences as an acceptable shelter option

The boundaries of the Rubye Neal Market Area are:

SR-316, Yellow River, Winder Highway (4.6 mi. north),

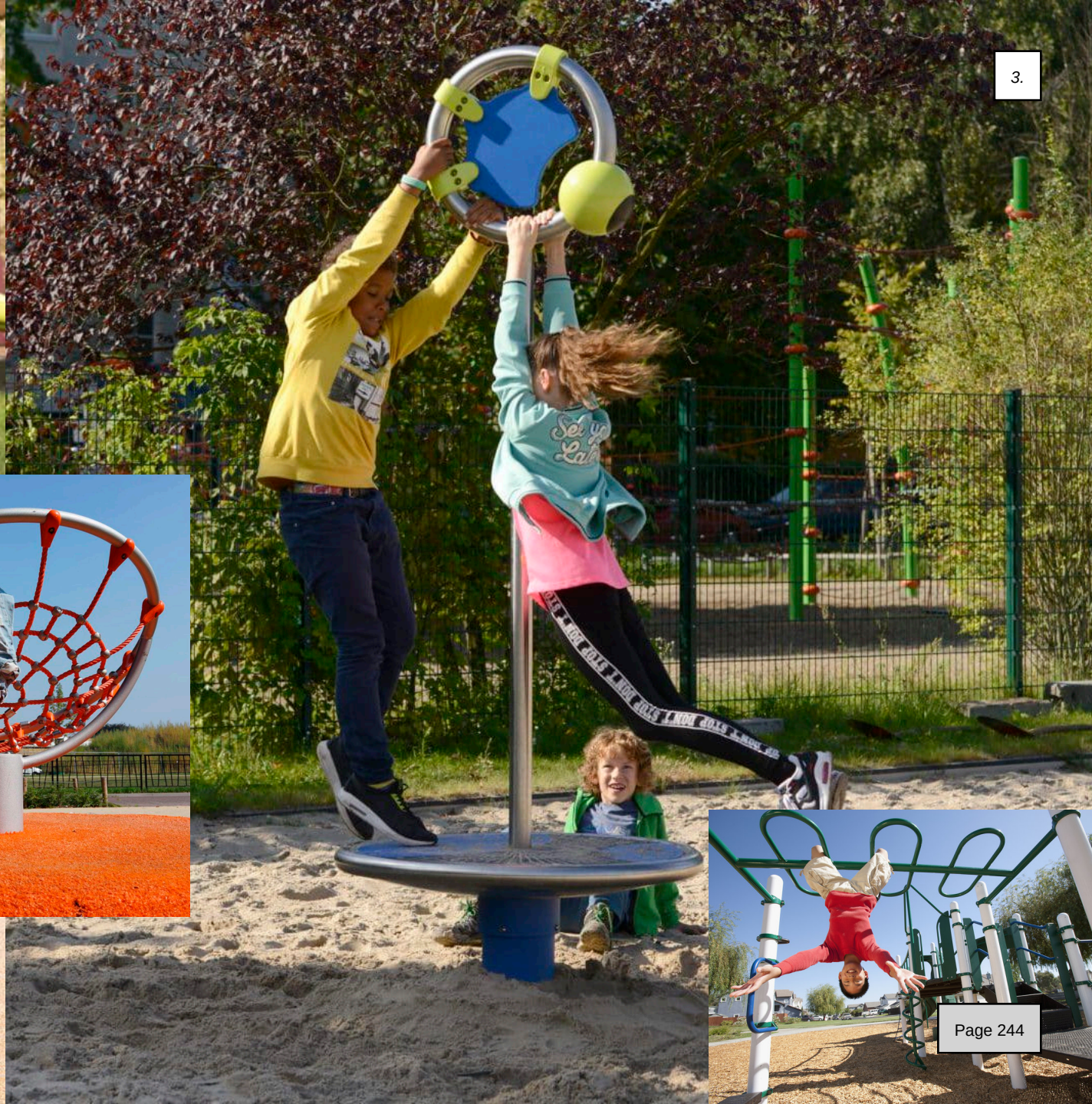
Gwinnett/Walton County line (9.1 mi east),

Atlanta Hwy (5.2 mi. South),

Herrington Rd, Patterson Rd, Scenic Hwy (5.4 mi. South),



EXTERIOR AMENITIES

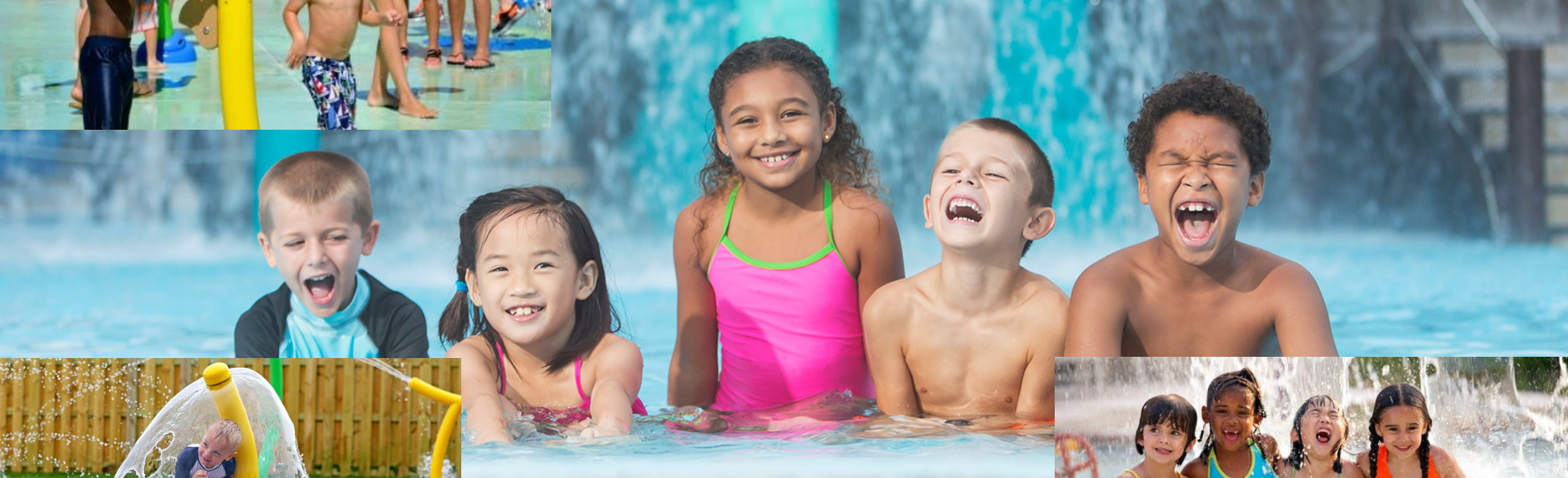


3.





3.







3.





INTERIOR AMENITIES

COMMUNITY BUILDING Conceptual Elevation



**Minimum 50% Masonry
on each elevation
(accessory structure)**

COMMUNITY BUILDING



- Community Room
- Game Room
- Fitness Center
- Computer Lab
- Laundry Facilities
- After School Program
- Management Suite







AFTER SCHOOL Program



- Build on the community development initiative Lawrenceville Resource Center -- of which LHA is a co-founding partner -- to provide sustainable opportunities for socio economic mobility for the families we serve
- The program will include after school and tutoring activities, conducted by local partners, to complement and support the educational goals of local schools that serve this area
- Self sufficiency programs for adults who wish to improve their financial situation, or increase their educational attainment
- Centralized location where our partners at Gwinnett Tech and Money Management can hold classes and recruit graduating seniors and adults for various vocational and academic tracks



RESIDENCES

RESIDENTIAL BUILDING Conceptual Front Elevation



BUILDING MATERIALS

Masonry:	30%
Hardiboard Panel:	30%
Hardiboard Siding:	30%
Metal Panel:	10%



Metal Panel
example

RESIDENTIAL BUILDING Conceptual West Elevation



BUILDING MATERIALS

Masonry:	30%
Hardiboard Panel:	30%
Hardiboard Siding:	30%
Metal Panel:	10%

RESIDENTIAL BUILDING Conceptual East Elevation



BUILDING MATERIALS	
Masonry:	30%
Hardiboard Panel:	30%
Hardiboard Siding:	30%
Metal Panel:	10%



RESIDENCE MIX

3.

202 Residences

33% Targeted to 80% AMI and Higher (\$36,309 - \$82,900 HH Income)

Residence Type	Quantity	Mix	Size
1 Bedroom / 1 Bath	60	30%	813 sf
2 Bedroom / 2 Bath	112	55%	1,128 sf
3 Bedroom / 2 Bath	30	15%	1,266 sf

**Subject to final underwriting*

HOUSEHOLD INCOME RANGES

SET ASIDE	MINIMUM INCOME	MAXIMUM INCOME
60% AMI	\$28,457	\$49,740
80% AMI	\$36,309	\$66,320
MARKET RATE	\$42,171	\$82,900

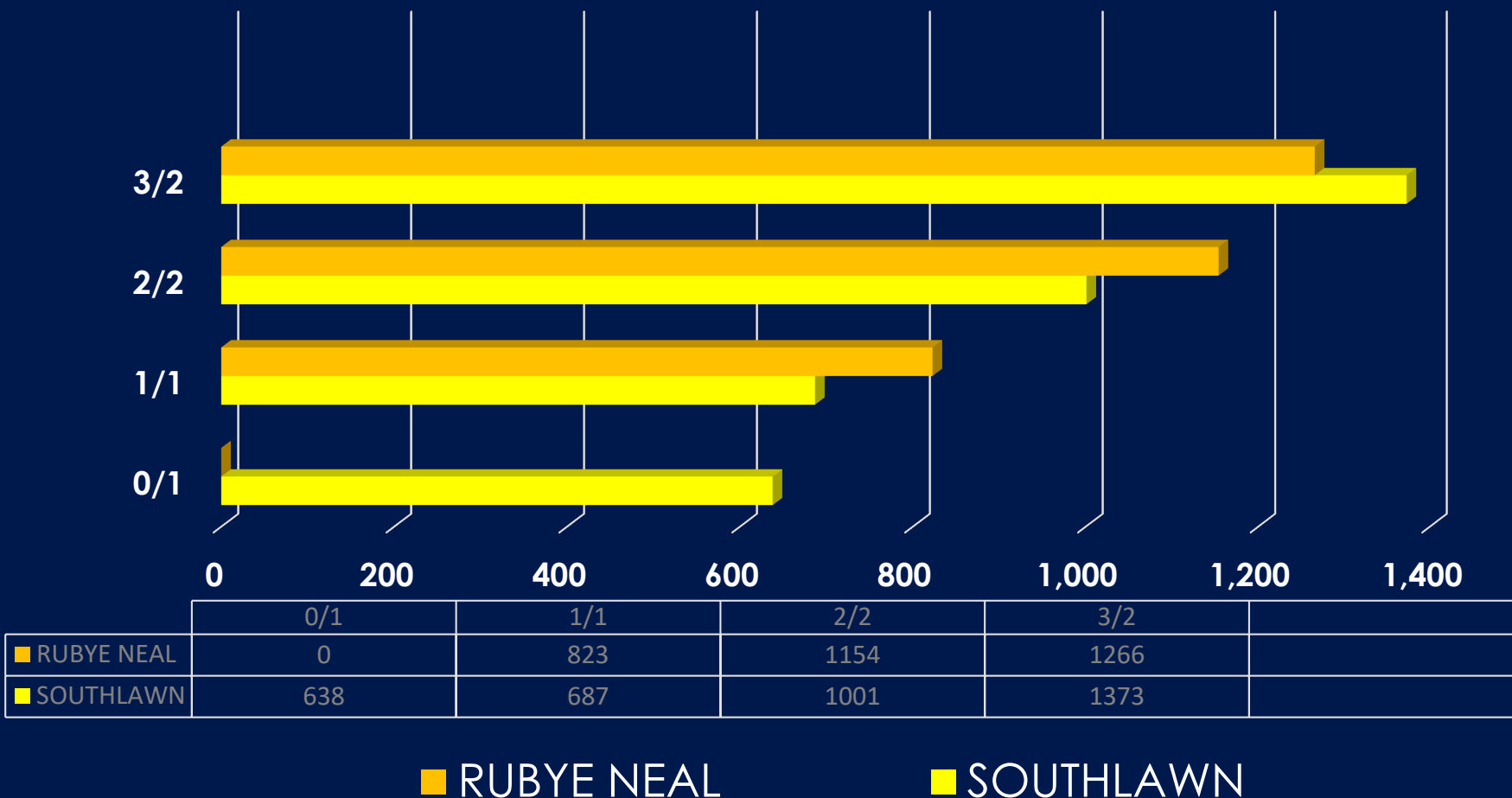
**Subject to final underwriting*

RENTAL RATES

RESIDENCE TYPE	RENT RANGE *
One Bedroom	\$710 to \$1,025
Two Bedroom	\$850 to \$1,150
Three Bedroom	\$975 to \$1,350

* Excludes LHA residences

RESIDENCE SIZE COMPARISON



AVG RESIDENCE SIZE
 South Lawn: 1,039 sf
 Ruby Neal: 1,055 sf

1 BEDROOM
RESIDENCE PLAN



1 BEDROOM
RESIDENCE PLAN



3.

2 BEDROOM RESIDENCE PLAN



2 BEDROOM
RESIDENCE PLAN

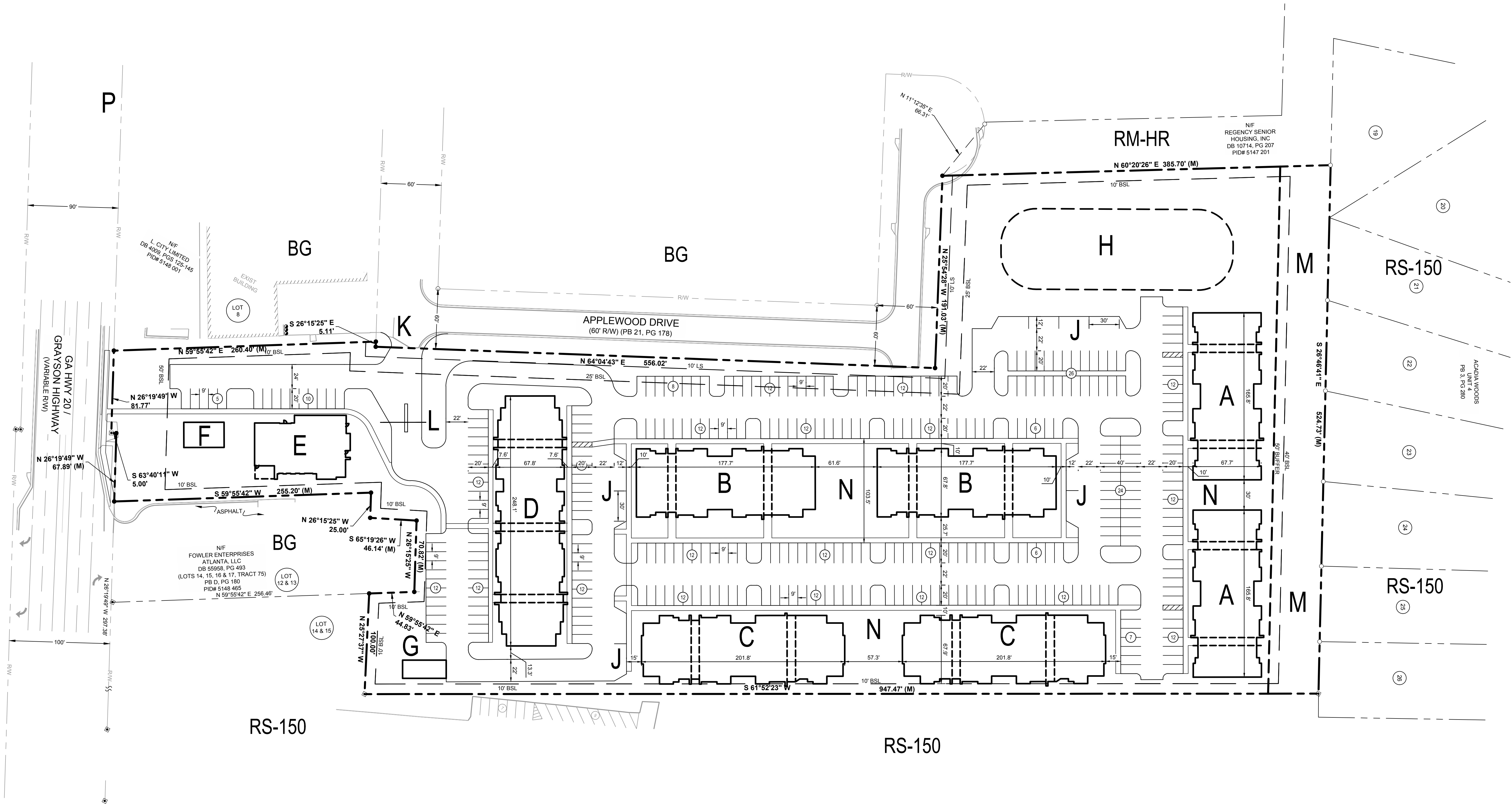


3 BEDROOM RESIDENCE PLAN

3.

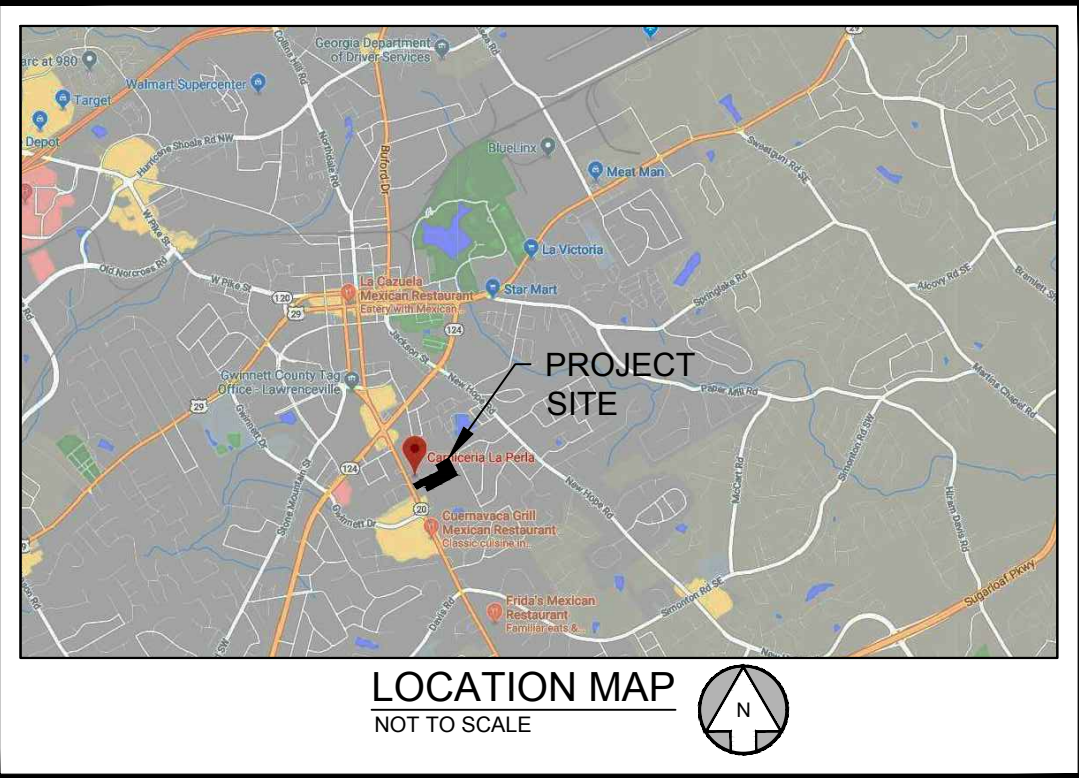






KEYNOTE LEGEND	
A.)	3/4 SPLIT APARTMENT BUILDING - ± 10,500 S.F.
B.)	3 STORY APARTMENT BUILDING - ± 11,000 S.F.
C.)	3/4 SPLIT APARTMENT BUILDING - ± 12,500 S.F.
D.)	3/4 SPLIT APARTMENT BUILDING - ± 15,500 S.F.
E.)	LEASING/AMENITY OFFICE - ± 5,000 S.F.
F.)	MAIL KIOSK
G.)	TRASH COMPACTOR
H.)	STORMWATER MANAGEMENT AREA
J.)	12' x 30' LOADING SPACES
K.)	DRIVEWAY CONNECTION TO APPLEWOOD DRIVE
L.)	GATED ENTRY
M.)	50' ZONING BUFFER
N.)	OUTDOOR AMENITY AREA
P.)	APPLEWOOD DR & GRAYSON HWY INTERSECTION

SITE SUMMARY	
SITE AREA	
SITE AREA:	9.708 AC OR 422,866 SF
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
EXISTING ZONING:	BG (GENERAL BUSINESS)
PROPOSED ZONING:	OI W/ SPECIAL USE PERMIT
ADJACENT ZONING:	BG & RM-HR (NORTH)
	RS-150 (REAR & SOUTH)
BUILDING SETBACKS	
FRONT:	50'
SIDE:	10' (SIDE YARD); 25' (STREET-SIDE CORNER)
REAR:	40'
BUILDING SUMMARY	
DENSITY:	202 UNITS @ 21 PER ACRE
BUILDING COVERAGE:	25% (70% MAX. ALLOWABLE)
PARKING SUMMARY	
REQUIRED:	404 SPACES @ 2 PER UNIT
PROVIDED:	332 SPACES @ 1.6 PER UNIT*
MIN. STALL DIMENSIONS:	9' x 20'
MIN. DRIVE AISLE WIDTH:	22'
LOADING SUMMARY	
REQUIRED:	11 SPACES @ 1 FOR 1ST 10 D.U. + 1 / 20 D.U.
PROVIDED:	10 SPACES*
MIN. LOADING SPACE DIMENSIONS:	12' x 30'



*VARIANCES:

SECTION 9.5 OF THE ZONING ORDINANCE - TO REDUCE THE REQUIRED PARKING RATIO FROM 2 TO 1.6 PER DWELLING UNIT.

SECTION 9.5 OF THE ZONING ORDINANCE - TO REDUCE THE REQUIRED NUMBER OF LOADING SPACES FROM 11 TO 10.

FLOOD HAZARD AREA NOTE:

FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0089F, DATED SEPTEMBER 29, 2006

CLIENT
ONESTREET RESIDENTIAL
2000 RIVEREDGE PARKWAY - SUITE 450 - ATLANTA, GA 30328

PROJECT
LAWRENCEVILLE MULTI-FAMILY
GRAYSON HIGHWAY
LOCATED IN LAND LOT 148 OR THE 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL:

DESIGN TEAM:

DRAWN BY: CER
DESIGNED BY: TKS
REVIEWED BY: TKS

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 50'

JOB #: 087012
DATE: April 3, 2020
REZONING SITE PLAN

Page 269

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZC2020-00012:

Approval as OI (Office Institutional District) for an apartment development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be ~~233~~ 202.
 - C. **The following variances shall be granted:**
 - i. **Maximum height of structures shall be 45'**
 - ii. **Parking ratio shall be 1.6 per dwelling unit min.**
 - iii. **Loading requirements shall be 10 min.**
2. To satisfy the following site development considerations:
 - ~~A. The property shall be developed in general accordance with the submitted site plan, dated February 6, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.~~
 - B. Provide a 50-foot wide natural undisturbed buffer along the eastern property line, immediately adjacent to the Acadia Woods single-family subdivision. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
 - C. Provide a 10-foot landscape strip along the eastern right-of-way of Grayson Highway, and the southern right-of-way of Applewood Drive. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
 - ~~D. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.~~

- E. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. Maximum Sign Display Area shall not exceed 32 square feet.
- F. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.
- G. All grassed areas shall be sodded.
- ~~H. Underground utilities shall be provided throughout the development.~~
- I. **All The electric** utilities internal to the development **shall must** be placed underground.
- J. The developer shall provide a bus shelter along Grayson **Highway as well as access from the development to the bus shelter subject to the review and approval of GCDOT and GDOT.**
- K. **Exterior site lighting shall be provided and shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right of ways**
- L. **Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.**
- M. **Detention ponds shall include a six foot tall black vinyl coated chainlink fence and landscaping so as to be screened from view of adjacent property or rights of way.**
- N. **Access shall be provided to the development by Applewood Drive and subject to the review and approval of City Engineer.**

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

SUP2020-00027:

Approval of Special Use for an apartment development ~~at 24 units per acre~~, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 1. Multifamily apartment buildings and its associated accessory use structures.
 2. The maximum number of units shall be ~~233~~ **202**.
 3. **The units shall meet the following:**
 - i. **Lawrenceville Housing Authority Managed Units – 25% max.**
 - ii. **Units leased at market rent – 25% min.**
 - iii. **3 bedroom – 10% Max**
 - iv. **4 bedrooms are prohibited**
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the ~~submitted~~ site plan **presented at the May 20,2020 Council Meeting, dated February 6, 2020**, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 1. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance **with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.**
 2. **Buildings shall be constructed with internal double loaded corridors (no breezeways).**
 3. **Interior unit features include stainless steel appliances, stone countertops, and washer and dryer.**

4. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
5. Development shall include amenities for residents including active common spaces that include a splash pad, playground, community garden, grilling and picnic areas. Design and location of the amenities shall be subject to the review and approval by the Director of Planning and Development.
6. The leasing facility shall include a community room sized large enough for after school classes for tutoring.

~~B. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.~~

~~D. All grassed areas shall be sodded.~~

~~E. Underground utilities shall be provided throughout the development.~~

~~F. The electric utilities internal to the development must be placed underground.~~