



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Tuesday, July 28, 2020
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

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.](#) Var2020-00027; Kash Properties Investments LLC; 162 Scenic Highway
- [2.](#) Var2020-00030; Sterling Manor Homes, LLC; 60 Cherry Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: Var2020-00027; Kash Properties Investments LLC; 162 Scenic Highway

Department: Planning and Development

Date of Meeting: Tuesday, July 28, 2020

Applicant Request: Encroachment into Landscape Buffer

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Applicant Name: Shaheen Dossani

Parcel ID Number: R5147 007

Present Zoning: BG (GENERAL BUSINESS DISTRICT)

Ordinance Section Affected: DEVELOPMENT REGULATIONS, ARTICLE VIII, BUFFER, LANDSCAPE AND TREE ORDINANCE, SECTION 8.3.2 STANDARDS FOR PERMANENT BUFFERS

Variance to Allow: ENCROACHMENT INTO LANDSCAPE BUFFER

VARIANCE:

To authorize such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions and not to the intentional conduct of the requesting party, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

EXISTING OR NEW BUILDING: New commercial building.

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a variance for a proposed commercial development to be located at 162 Scenic Highway to encroach into the required rear landscape buffer bordering the adjacent property that is zoned RM-12 (Multifamily Residential District). Per the applicant's letter of intent, the applicant proposes to construct a one-story 1,800-square-foot commercial building. Access to the property would be from the adjacent property at 168 Scenic Highway.

The proposed change would be from the required 30-foot permanent landscape buffer along the rear property line to 17.71 feet. According to the applicant's site plan, the proposed commercial building would be built to the rear of the property with parking in front.

In 2019, the lot was cleared, and there is no longer a natural buffer along the rear of the property. Future development would require an enhanced landscape buffer. The Planning and Development Department would suggest that the proposed building be located near the front of the property with parking at the back of the building and that any future enhanced landscape buffer would remain at 30 feet along the rear of the property. However, if properly conditioned, the proposed request may be appropriate.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

VAR2020-00027:

Approval of the requested encroachment into the rear landscape buffer at 17.71 feet, subject to the following enumerated conditions:

1. Provide a 10-foot landscape strip adjacent to the eastern side lot line excluding encroachments for utilities. The landscaping shall be subject to the review and approval by the Planning and Development Department.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>INAYAT DOSSANI</u>	NAME: <u>KASH PROPERTIES INVESTMENT LLC</u>
ADDRESS: <u>2055 DEANS LANDING DR</u>	ADDRESS: <u>1847 DOVERHILL DR</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>TONY DAWSON, PE</u> PHONE: <u>678-485-9610</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): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>05 - 147 - 007</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>162 SCENIC HWY LAWRENCEVILLE, GA 30045</u>	

Inayat Dossani 3/5/20
SIGNATURE OF APPLICANT DATE

Inayat Dossani 3/5/20
SIGNATURE OF OWNER DATE

INAYAT DOSSANI
TYPED OR PRINTED NAME

INAYAT DOSSANI
TYPED OR PRINTED NAME



Tara Narcisse 3/5/20
DATE

Tara Narcisse 3/5/20
DATE



205 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30045 2200
770.955.2114 • FAX 770.955.1122 • WWW.LAWRENCEVILLEGA.GOV

VAR 2010-00017

Legal Description: Parcel #2

All that tract or parcel of land lying and being in Land Lot 147 of 5th District of Gwinnett County, Georgia and more particularly described as follows:

Commencing at the concrete Right-of-Way monument at the intersection of Southeasterly right-of-way of Scenic drive (SR#124) and the Easterly right-of-way of Neal Blvd. (40' R/W); thence N41°21'37"E a distance of 121.22ft to an Iron Pin Found, this being the POINT OF BEGINNING; thence N41°16'01"E a distance of 141.96ft to an Iron Pin Found; thence S32°17'48"E a distance of 140.00 ft to a point; thence S32°17'48"E a distance of 23.23ft to a point; thence S64°40'59"W a distance of 115.16ft to a point; thence N21°18'08"W a distance of 70.15 ft to a point; thence N73°31'33W a distance of 53.46ft.to an Iron Pin Found, this being the POINT OF BEGINNING, being a tract of 0.360 acres.

**Gulshan Sawhney
RLS, Georgia
December 12, 2018**

VAR 2020-00027



Dawson Engineering Consultants, L.L.C.
1569 Cherry Hill Road
Conyers, GA 30094
Office: 678-485-9610 / Fax: 470-207-7083
www.dawsonec.com / tonyd@dawsonec.com

1.

Letter of Intent: 162 Scenic Hwy, Lawrenceville, GA

It is the intent of Kash Properties Investments LLC to request a variance on the property located at 162 Scenic Hwy.

The property located at 162 Scenic Hwy is a vacant lot. Kash Properties Investments LLC owns the property and desires to develop it into a 1 story building. The building will offer retail and/or restaurant take out.

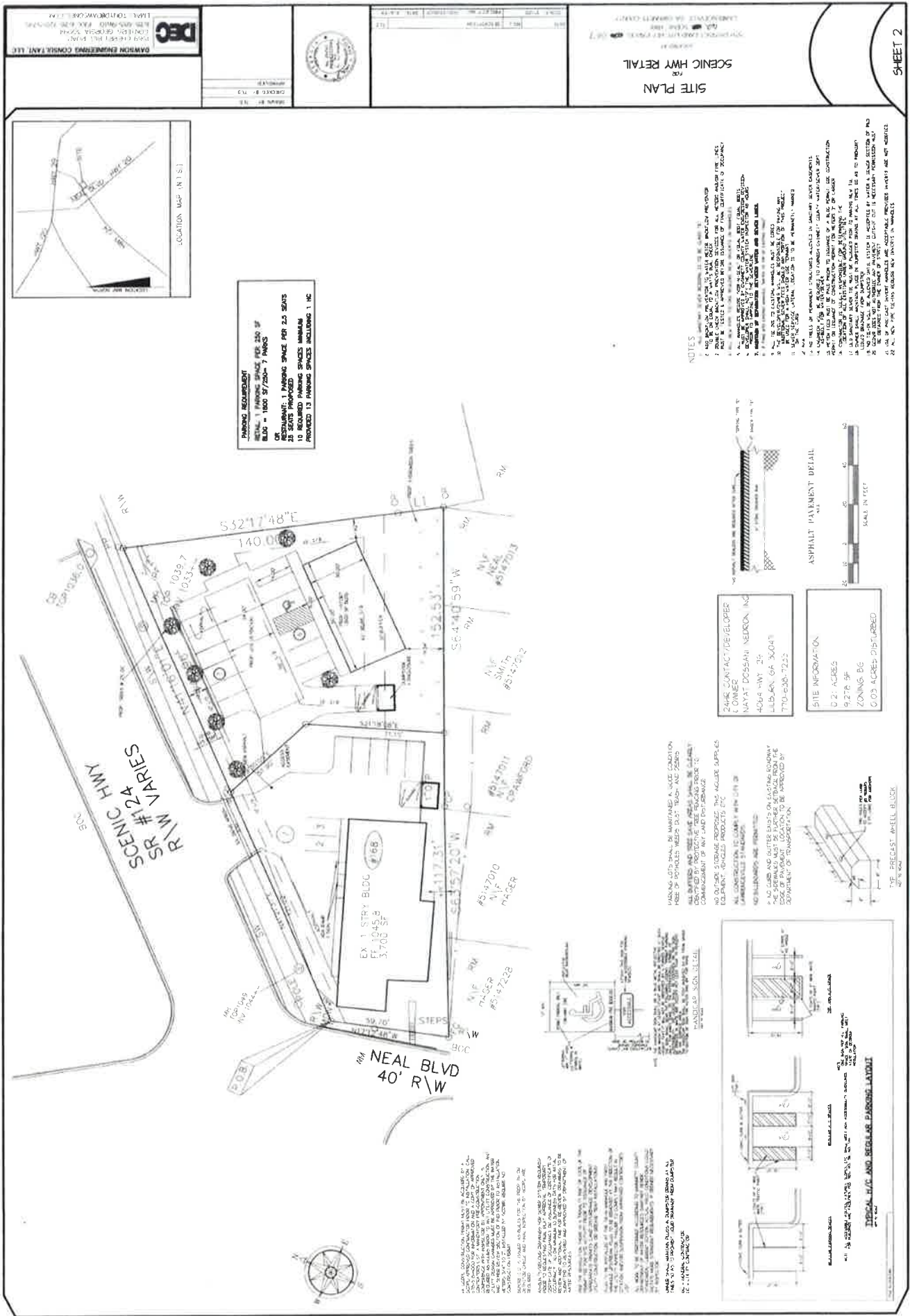
The present zoning of the property is BG. The property has a land area of 0.21 acres. We are proposing a total of 13 parking spaces including 1 ADA space.

Kash Properties Investments LLC is requesting a variance to reduce the rear buffer from 30' to 19'.

We are also requesting a variance to reduce the rear setback from 40' to 19'.

Upon the granting of the requests, the owner's intent is to develop the location that will meet the current city building code ordinance.

VAR1010-00027





The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # VAR2020-00027

Applicant:
Shaheen Dossani

Legend



Subject Property



Roads



Parcels

ZONING



BG General Business



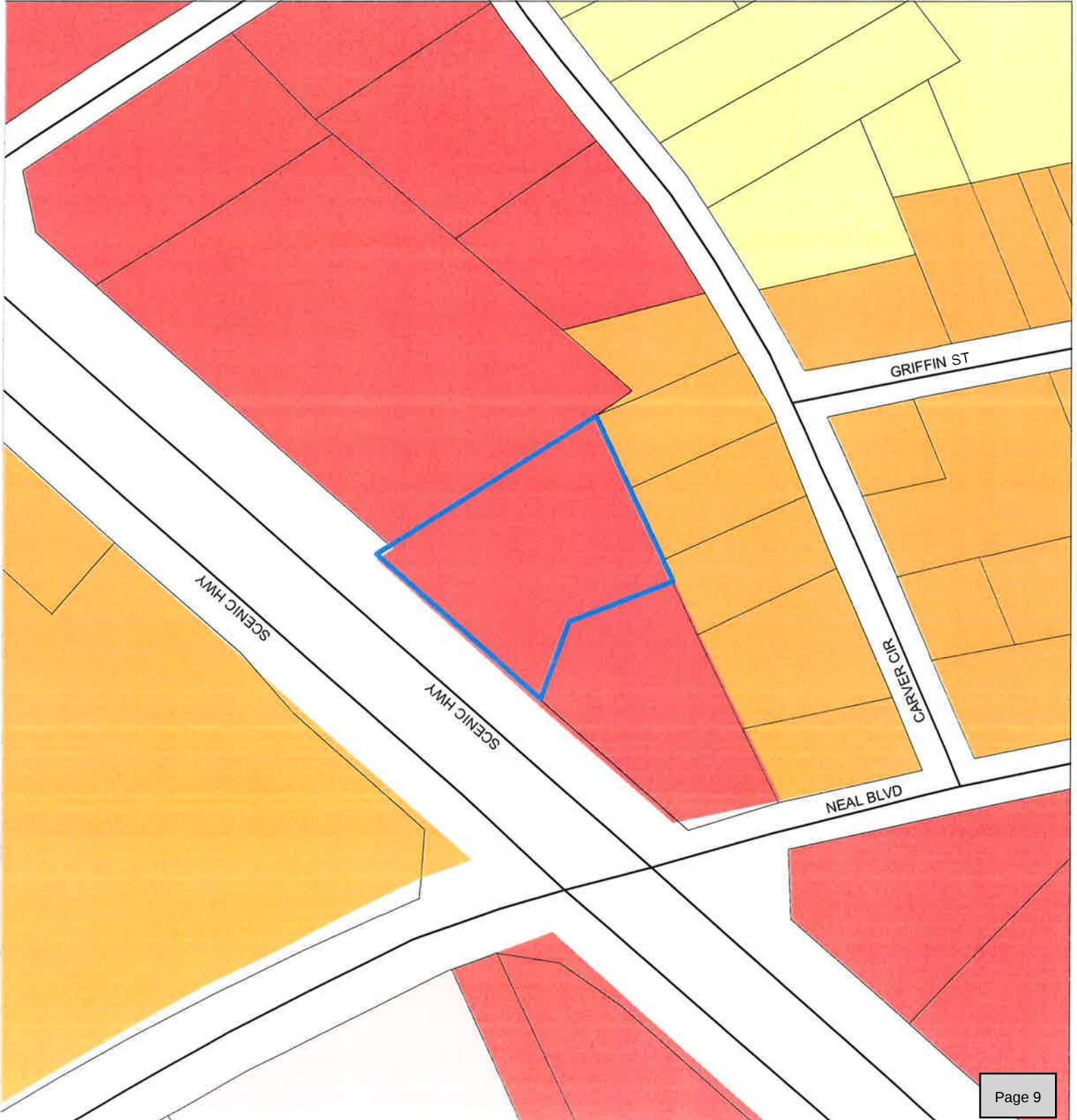
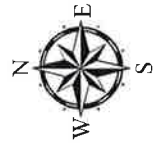
OI Office Institutional



RM-12 General Residence



RS150 Single-Family Residence





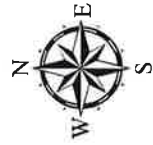
The City of Lawrenceville
Planning & Development

Aerial Map and
Surrounding Area
File # VAR2020-00027

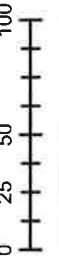
Applicant:
Shaheen Dossani

Legend

-  Subject Property
-  Roads
-  Parcels



1.





LAWRENCEVILLE

GEORGIA

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

Item: Var2020-00030; Sterling Manor Homes, LLC; 60 Cherry Street

Department: Planning and Development

Date of Meeting: Tuesday, July 28, 2020

Applicant Request: Encroachment into Building Setbacks and Reduction of Lot Width

Presented By: Todd Hargrave

Department Recommendation: Approval

Applicant Name: W. Charles "Chuck" Ross, Esquire

Parcel ID Number: R5175 002

Present Zoning: RS-150 (Single-Family Residential District)

Ordinance Section Affected: ZONING ORDINANCE, ARTICLE I, DISTRICTS, SECTION 102.3, RS-150 SINGLE-FAMILY RESIDENTIAL DISTRICT

Variance to Allow: ENCROACHMENT INTO BUILDING SETBACKS, REDUCTION OF LOT WIDTH

VARIANCE:

To authorize such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions and not to the intentional conduct of the requesting party, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

EXISTING OR NEW BUILDING: New single-family residences.

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a variance for two proposed lots located at 60 Cherry Street on the northwest corner of Cherry Street and East Pike Street pending an exemption plat, to encroach into the required building setbacks and reduce the minimum lot width. The lot is currently undeveloped. Per the applicant's letter of intent, the applicant proposes to construct a single-family residence on each lot that would be consistent with the development in the neighborhood which was zoned RS-120 in the 1970s. Access to the lots would be from Cherry St.

According to the request, the applicant is proposing to encroach into the front setback facing East Pike Street by 15 feet, the side setback by 5 feet, and the rear setback by 20 feet on Lot 1, shown on the submitted plan. A proposed encroachment into the side setbacks by 5 feet and the rear setback by 20 feet is being requested for Lot 2, shown on the submitted plan. The applicant is requesting a reduction of the minimum lot width of both Lot 1 and Lot 2 from 85 feet to 75 feet. These dimensions would be compatible with the remainder of the lots in the neighborhood.

According to the applicant's letter of intent, the parcel was originally subdivided into two lots in 1941. The property had been zoned as RS-120 since the 1970s and subsequently rezoned by the City to RS-150 in 1988. The lots are currently legal non-conforming to the current zoning district's standards. Approval would allow the development of the last remaining undeveloped parcel in the neighborhood.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** of this request.



LAWRENCEVILLE

GEORGIA

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: Sterling Manor Homes, LLC

Owner: Sterling Manor Homes, LLC

Address: PO Box 25

Address: PO Box 25

Hoschton, Georgia 30548-0025

Hoschton, Georgia 30548-0025

Telephone: 770-318-6854

Telephone: 770-318-6854

Contact person: W. Charles "Chuck" Ross, Esquire

Contact telephone: 770-962-0100

Email: chuck@wtp.legal

PROPERTY IN QUESTION

Street Address: 60 Cherry Street

Property identification number: (Tax parcel number) 5 / 175 / 002

Present zoning: RS150

Variance(s) requested:

Lot 1-Encroachment into the front setback on Pike Street by 15 feet. Encroachment into the side setback by 5 feet.

Encroachment into the rear setback by 20 feet. Reduce the lot width to 75 feet.

Lot 2-Encroachment into the side setback by 5 feet. Encroachment into the rear setback by 20 feet.

Reduce the lot width to 75 feet.

[Signature] 7/1/2020
Signature of applicant Date

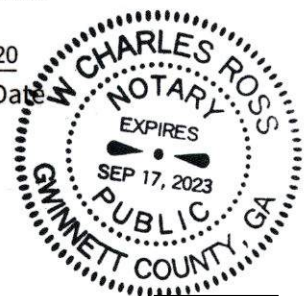
[Signature] 7/1/2020
Signature of property owner Date

Scott Adams 7/1/2020
Printed name Date

Scott Adams 7/1/2020
Printed name Date

[Signature] 7/1/2020
Notary public Date

[Signature] 7/1/2020
Notary public Date



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



July 1, 2020

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

RE: VARIANCE APPLICATION BY STERLING MANOR HOMES, LLC FOR PROPERTY
LOCATED AT 60 CHERRY STREET, LAWRENCEVILLE.

Dear Mr. Hargrave:

Powell & Edwards, Attorneys at Law, P.C. submit this Variance Application and Letter of Intent on behalf of Sterling Manor Homes, LLC (the "Applicant") to request variances to allow for the development of two residential lots upon undeveloped property located at 60 Cherry Street and having Gwinnett County Tax ID Number of R5175 002.

Applicant is the owner of 2 lots located upon the undeveloped parcel which was originally subdivided and recorded in Gwinnett County on November 7, 1941. Subsequent to the subdivision, the property was rezoned under the RS-120 zoning district in 1986. The Current Owner acquired the two lots in 2018 and the recorded deed clearly shows that there are two separate lots conveyed. However, without approval from the City, Gwinnett County, seeing the same owner owned both lots, improperly combined the two lots onto one tax parcel. The County cannot undo a legal subdivision without approval from the City, which we have verified did not occur. This illegal re-combination has forced the Owner to now have to request this variance as the lots as previously conveyed, do not conform to the requirements of the current RS-150 zoning. Applicant makes these requests so as to develop single-family dwellings upon each lot that are compatible and consistent with the neighborhood which is already established.

Specifically, the Applicant is requesting the following minor variances:

Lot 1:

- Encroachment into the front setback on Pike Street by 15 feet.
- Encroachment into the side setback by 5 feet
- Encroachment into the rear setback by 20 feet.
- Reduce the lot width to 75 feet.

Lot 2:

- Encroachment into the side setback by 5 feet
- Encroachment into the rear setback by 20 feet.
- Reduce the lot width to 75 feet.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100

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

We appreciate all of the assistance and guidance that you and your department have provided us during this process. The Applicant and its representative welcome the opportunity to meet with you and your staff to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Variance Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

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



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lots 146 and 175 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, being Lots 32 and 33 of the S. Corbin Home Place, per plat recorded in Plat Book D, Page 16, Gwinnett County, Georgia records, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the Westerly right-of-way of Cherry Street (apparent 30' right-of-way) and the Northerly right-of-way of East Pike Street (apparent 30' right-of-way), said point being the TRUE POINT OF BEGINNING.

THENCE from said Point of Beginning as thus established and continuing along said Northerly right-of-way of East Pike Street (apparent 30' right-of-way), South 62 degrees 21 minutes 58 seconds West for a distance of 60.00 feet to a point; THENCE South 84 degrees 37 minutes 18 seconds West for a distance of 120.00 feet to a ½" rebar found; THENCE leaving said right-of-way of East Pike Street, North 05 degrees 36 minutes 34 seconds West for a distance of 100.05 feet to a ½" rebar found; THENCE North 06 degrees 46 minutes 32 seconds West for a distance of 69.30 feet to a 1" open top pipe; THENCE North 83 degrees 32 minutes 58 seconds East for a distance of 169.52 feet to a point on the Westerly right-of-way of Cherry Street; THENCE along said right-of-way, South 08 degrees 29 minutes 14 seconds East for a distance of 150.00 feet to a point located at the intersection of the Westerly right-of-way of Cherry Street and the Northerly right-of-way of East Pike Street, said point being THE TRUE POINT OF BEGINNING, said all as shown on that "Exemption Plat for Sterling Manor Homes, LLC" dated June 18, 2017, prepared by Land Development Surveyors, Inc.

CASE # XPL 2020-XXXXX**FLOOD HAZARD NOTE**

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL13135C0089F, DATED SEPTEMBER 29, 2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE GPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,347 & AN ANGULAR ERROR OF 06" SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/15/2020.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 202,075 FEET, AND CONTAINS A TOTAL OF 0.663+/- ACRES.

REFERENCES:

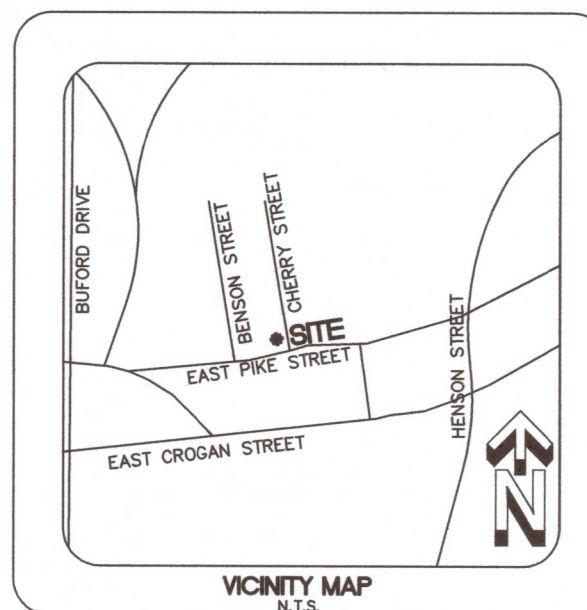
- 1) DEED BOOK 55652, PAGE 1.
- 2) PLAT BOOK D, PAGE 16.
- 3) OTHER AS DENOTED ON PLAT.

ACREAGE CHART

LOT 1 = 0.369 ACRES
16,086 SQ. FT.
LOT 2 = 0.294 ACRES
12,798 SQ. FT.

TOTAL = 0.663 ACRES
28,884 SQ. FT.
(INCLUDES EASEMENTS WITHIN)

EXEMPTION PLAT DATA		
GENERAL		
ZONING	R100	
DEVELOPMENT TYPE	RESIDENTIAL	
PROJECT DATA		
NUMBER OF LOTS	2	ACREAGE 0.663
SANITARY SERVICE	SEWER X	SEPTIC
RELATED CASES		
TYPE CASE #		
APPROVAL DATE		

**CERTIFICATION OF CITY ENGINEER**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ENGINEER AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS _____ DAY OF _____, 2020

FOR THE CITY OF LAWRENCEVILLE, GA.

CERTIFICATION OF PLANNING DIRECTOR

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

DATED THIS _____ DAY OF _____, 2020

(PLANNING DIRECTOR)

CERTIFICATION OF CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS _____ DAY OF _____, 2020

(FOR THE CITY OF LAWRENCEVILLE, GA.)

LEGEND

- NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LLL = LAND LOT LINE
P.L. = PROPERTY LINE
RBF = REBAR FOUND
F.S.B. = FRONT SETBACK
S.S.B. = SIDE SETBACK
R.S.B. = REAR SETBACK
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
MH = MANHOLE
FH = FIRE HYDRANT
FFE = FIRST FLOOR ELEVATION
S = SANITARY SEWER LINE/PIPE
X-X-X = FENCE LINE
N/F = NOW OR FORMERLY
WM = WATER METER
OTP = OPEN TOP PIPE
E.O.P. = EDGE OF PAVEMENT
R = RECORD DEED DISTANCE

CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

HLP-HOUSE LOCATION PLAN

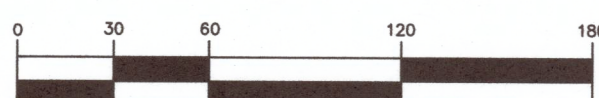
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

RESIDENTIAL DRAINAGE PLAN (RDP):**RESIDENTIAL DRAINAGE STUDY (RDS):**

AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR RDS-E".

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

GENERAL NOTES

- 1) SETBACK INFORMATION: R-150 PARCEL(S) # 5175 002
FRONT YARD: 35 FEET(MINOR)
REAR YARD: 20 FEET
MAXIMUM BUILDING HEIGHT: 35'
SIDE YARD: 5 FEET
- 2) THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.
- 3) ALL PROPERTY CORNERS MARKED BY A 1/2 INCH REBAR PIN SET WITH CAP UNLESS DENOTED ON PLAT OTHERWISE.
- 4) THERE ARE NO WETLANDS ON THIS SITE.
- 5) THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
- 6) PROPERTY SHOWN HEREON IS BASED ON A RETRACEMENT SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 12/26/17.
- 7) SITE BEARINGS AND ELEVATIONS BASED NAVD 88 OBTAINED BY MEANS OF A LOCAL GPS NETWORK.
- 8) ZONING INFORMATION TAKING FROM GWINNETT COUNTY ZONING MAPS.
- 9) UTILITIES SHALL BE LOCATED UNDERGROUND (UDO210-50.14, 210-80.14, 210-90.9, 210-100.6, 210-225.11, AND 220-30.3)
- 10) ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY SEWER.
- 11) WATER PROVIDED BY CITY OF LAWRENCEVILLE.
- 12) ALL LOTS TO HAVE CURBSIDE TRASH PICKUP.
- 13) THERE ARE NO EXISTING STRUCTURES LOCATED ON SUBJECT PROPERTY.

OWNER'S 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 _____

SURVEYOR'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A 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.

LEE JAY JOHNSON
REGISTERED GA. LAND SURVEY NO. 2846

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, 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 GOVERNMENTAL 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 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.

LEE JAY JOHNSON GA RLS # 2846

EXEMPTION PLAT FOR:

STERLING MANOR HOMES, LLC

60 CHERRY STREET
FORMERLY LOT 32 & 33, S. CORBIN HOME PLACE S/D
CITY OF LAWRENCEVILLE



LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 682-8206
LDSURVEY@Bellsouth.net
COA LSF#000832

Date: 6/18/17 Land Lot: 146 & 175 District: 5th

County: GWINNETT, Ga. Scale: 1"=60'

Field By: TJ & SF Drawn By: MSF Checked By: LJW

Job Number: 17177 File Number: 17177.dwg

Sheet No.

1 of 1

LEGEND

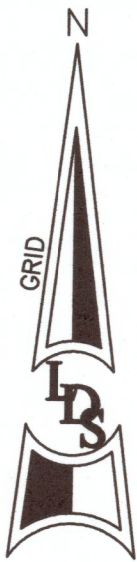
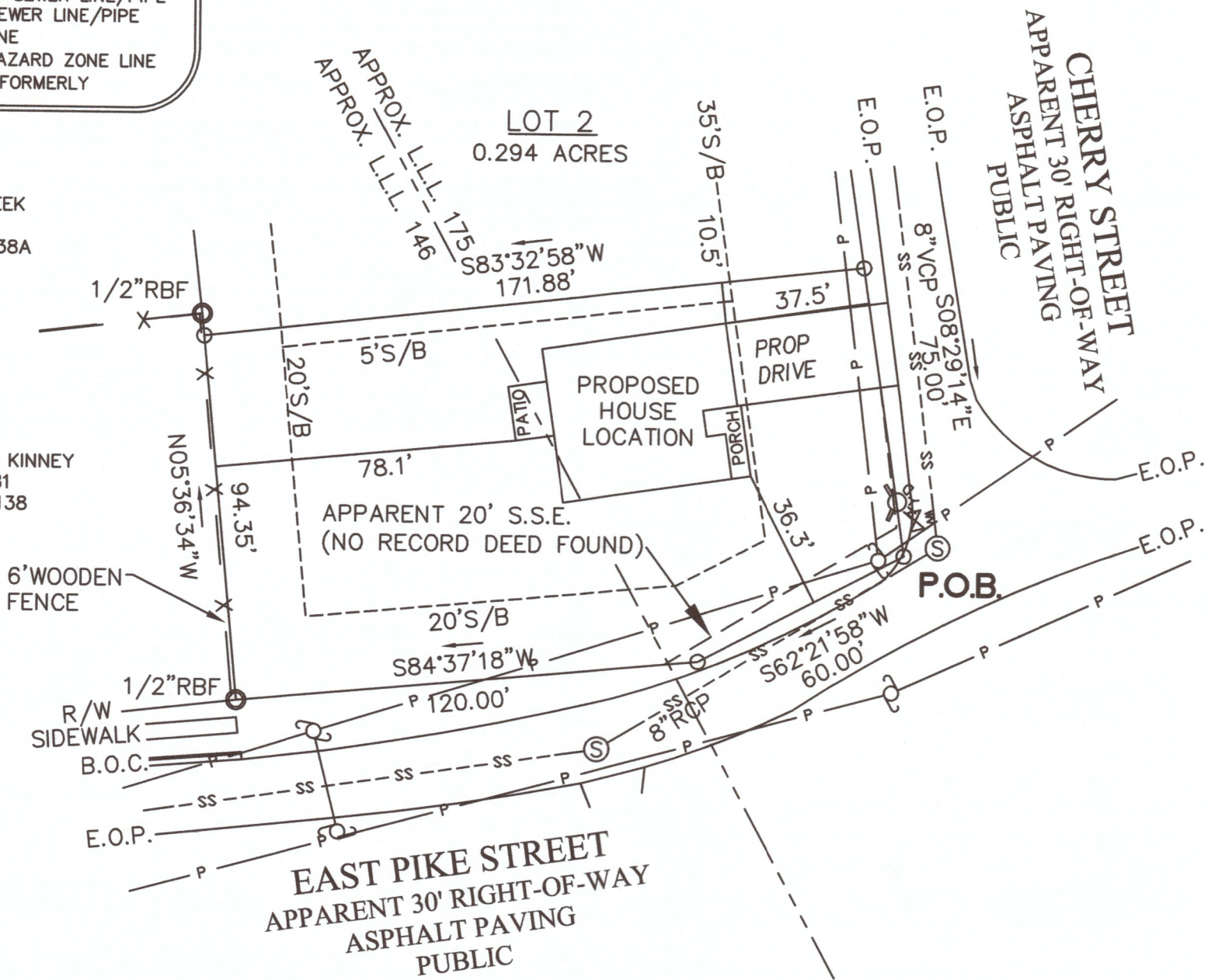
- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P = PROPERTY LINE
- C = CENTERLINE
- B = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- X-X-X = FENCE LINE
- = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY

CHERRY STREET
UNIT 1
BLOCK A
LOT 1
0.369 ACRES

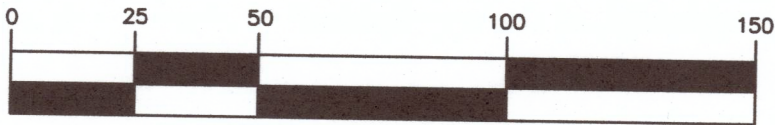
PLAN TYPE
"ABERDEEN"

N/F
JASON WYNN CHEEK
DB.42713 PG.001
TAX ID# 5146B 138A

N/F
CHARLES DAVID KINNEY
DB.47642 PG.481
TAX ID#5146B-138



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

HOUSE LOCATION PLAN FOR:

STONE MANOR HOMES

CITY OF LAWRENCEVILLE

LD LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
Dacula, GA. 30019
(770) 682-8206
LDSURVEY @ BELLSOUTH.NET
COA LSF#000832

Date: 6/19/20 LAND LOT 146 & 175 DISTRICT 5TH
County: GWINNETT, GA. Scale: 1"=50' Sheet No.
Proj. Manager: Drawn By: MSF Checked By: LJJ
Job Number: 17177 File Number: 1-HLP.dwg **1 of 1**



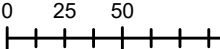
*The City of Lawrenceville
Planning & Development*

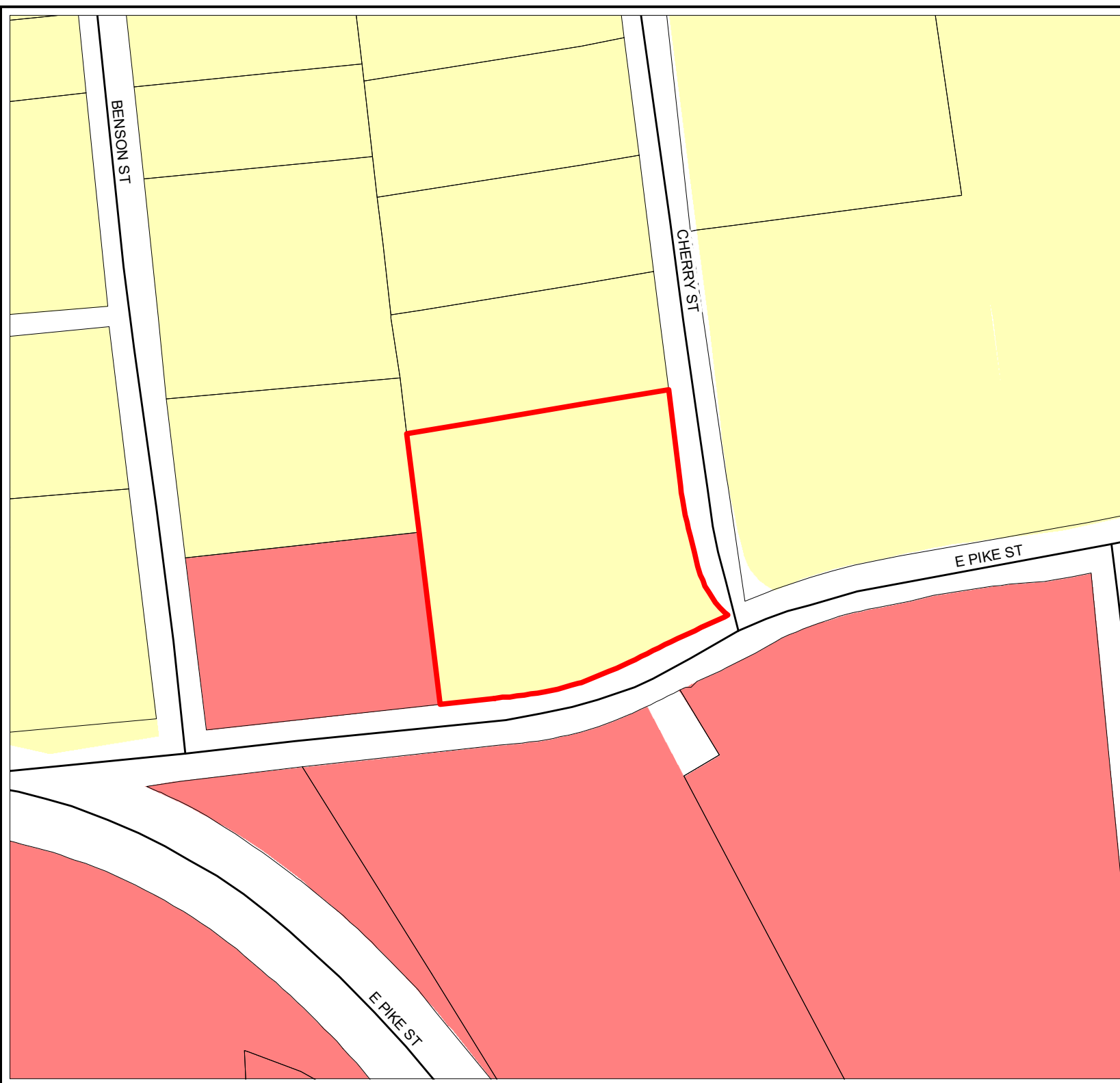
Location Map and
Surrounding Area
File # VAR2020-00030

Applicant:
Sterling Manor Homes, LLC

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File # VAR2020-00030**

**Applicant:
Sterling Manor Homes, LLC**

Legend

 Subject Property

 Roads

 Parcels

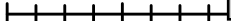
PRIMARY ZONING

Zoning Districts

 BG General Business

 RS150 Single-Family Residence



0 25 50


Page 21