



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, March 04, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) RZC2023-00052: Ming Zhou; 0 Curtis Road (PIN 5145 299)
- [2.](#) An Ordinance to Amend the local code of ordinances Chapter 10 – Building and Building Regulations, Article VII. – Construction Codes, Division 1. State Minimum Codes., Section 10-201. – Standard Codes. (b) (4) International Plumbing Code. Effective January 1, 2024, the Georgia State Minimum Standard Plumbing Code

Public Comment

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

Final Adjournment



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AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2023-00052: Ming Zhou; 0 Curtis Road (PIN 5145 299)

Department: Planning and Development

Date of Meeting: Monday, March 4, 2024

Applicant Request: Rezone property from BG (General Business District) to LM (Light Manufacturing District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Denial**

Planning Commission Recommendation: **Recommendation Pending**

Summary: The applicant requests a rezoning of an approximately 3.38-acre parcel of land from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a flex office space consisting of three (3) buildings and a warehouse component. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

The submitted materials include two (2) site plans with varying calculations related to the proposed flex office space square footage, lot area (square footage). Additionally, the application and Letter of Intent (LOI) specifically indicates the intended use of the property would be to build three office buildings. However, the architectural elevations and site plan appear to indicate the proposed use would include warehousing as well. In addition, the Zoning Ordinance does not specifically define or establish parameters relating to “flex office space.”

Attachments/Exhibits:

- **RZC2023-00052_REPORT**
- **RZC2023-00052_P&D RECOMMENDATIONS**

- **RZC2023-00052_APPLICATION_12052023**
- **RZC2023-00052_LOI_120502023**
- **RZC2023-00052_LEGAL DESC_12052023**
- **RZC2023-00052_SURVEY_12052023**
- **RZC2023-00052_SITE PLAN_12052023**
- **RZC2023-00052_RENDERINGS_12052023**
- **RZC2023-00052_MAP-ZONING-ZOOMED OUT**
- **RZC2023-00052_MAP-ZONING-ZOOMED IN**
- **RZC2023-00052_MAP-AERIAL-ZOOMED OUT**
- **RZC2023-00052_MAP-AERIAL-ZOOMED OUT**



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REZONING

CASE NUMBER: RZC2023-00052

OWNER: RIVERSIDE CHURCH OF CHRIST

CONTACT: MING ZHOU

LOCATION(S): 0 CURTIS ROAD

PARCEL IDENTIFICATION NUMBER(s): 5145 299

APPROXIMATE ACREAGE: 3.38 ACRES

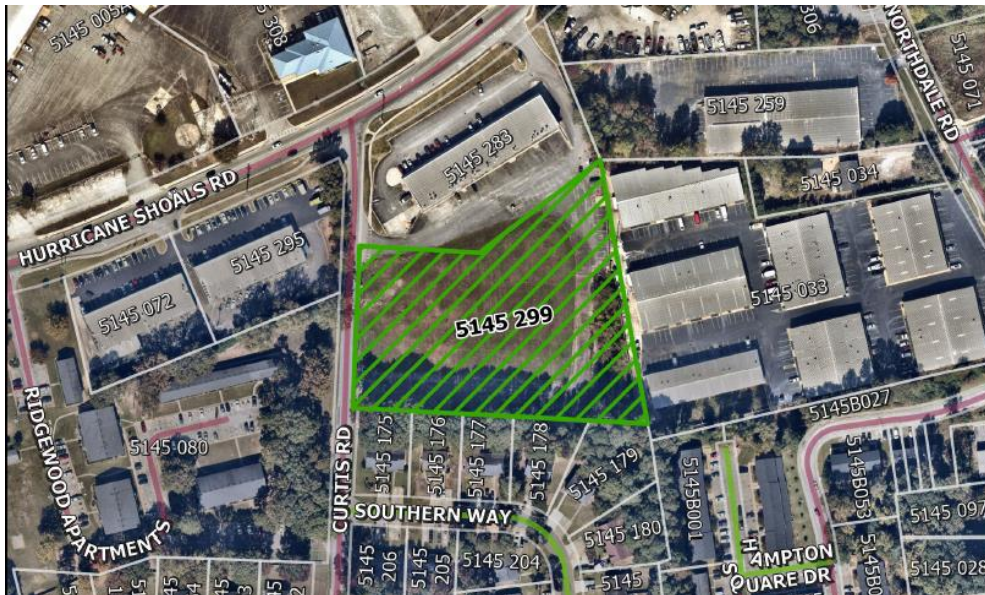
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

ZONING PROPOSAL: LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: OFFICE AND WAREHOUSE FACILITY

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1960, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 3.38-acre parcel of land from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a flex office space consisting of three (3) buildings and a warehouse component. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

The submitted materials include two (2) site plans with varying calculations related to the proposed flex office space square footage, lot area (square footage). Additionally, the application and Letter of Intent (LOI) specifically indicates the intended use of the property would be to build three office buildings. However, the architectural elevations and site plan appear to indicate the proposed use would include warehousing as well. In addition, the Zoning Ordinance does not specifically define or establish parameters relating to “flex office space.”

ZONING AND DEVELOPMENT STANDARDS

The proposed development of a self-storage or mini-warehouse facility consisting of three (3) flex office spaces and warehouse component consisting of a square footage ranging from approximately 43,613 square feet to 48,485 square feet of office and warehouse space, as shown on the submitted site plans. Each suite will be from 1,500 to 3,000 square feet with enough space to accommodate approximately 18 to 22 tenants.

The property is currently undeveloped aside from a private access road and a detention pond on the eastern end of the property.



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Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Office and Warehouse Facility	LM	LM	DENIAL

Article 1 Districts, Section 102.14 Light Manufacturing District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	147,249 sq. ft.	N/A
Minimum Lot Width	50 feet	275 feet	N/A
Minimum Front Yard Setback	50 feet	40 feet	VARIANCE
Minimum Rear Yard Setback	0 feet	20 feet	N/A
Minimum Side Yard Setback	0 feet	20 feet	N/A
Impervious Surface Coverage	85%	74%	N/A
Maximum Building Height	50 feet	16 feet	N/A



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Article 1 Districts, Section 102.14 Light Manufacturing District, Table B. Lot Development Standards - Variance to allow an encroachment into the required Fifty-Foot (50 ft.) Minimum Front Yard Setback

Based on the submitted materials the applicant does not provide a justification for the requested ten-foot (10 ft.) reduction in the minimum fifty-foot (50 ft.) Front Yard Setback requirement. Therefore, without a significant justification support the applicant’s request staff would not support the proposed encroachment into the required Minimum Front Yard Setback.

Article 4 Buffers, 403 Buffers Table

Adjacent Development	Requirement	Proposal	Recommendation
RM-12	50 feet	20 feet	VARIANCE
LM	0 feet	0 feet	N/A
BG	50 feet	0 feet	VARIANCE

Article 4 Buffers, Section 403 Buffers Table - Variance to allow a reduction or elimination of the required Buffers.

Based on the submitted materials the applicant does not provide a justification for the reduction of the required fifty-foot (50 ft.) buffer along the southern property line, as well as the elimination of the fifty-foot (50 ft.) buffer along the southern property line. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner. Therefore, staff could not support a reduction or elimination of the required Buffers.



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Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Office (Business, Government or Professional)	1 space per 300 sq. ft.	1.4 spaces per 1,000 SF GFA (95 spaces)	DENIAL

Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required – Variance to allow a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to ninety-five (95).

Based on the submitted materials the applicant does not provide a justification for the reduction of the required Number of Off-Street Parking Spaces Required. The applicant’s calculations for off-street parking are calculated using the minimum standard applying to warehousing which would require one (1) off-street parking space per one thousand square feet (1,000 sq. ft.) of gross floor area (GFA). However, the submitted materials indicated the proposed use of the site would allow “flex office space” which would require one (1) off-street parking space per three hundred square feet (300 sq. ft.) of gross floor area (GFA) resulting in a total of one hundred sixty-two (162) total off-street parking spaces required for the proposed development. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner. Therefore, staff could not support a reduction or elimination of the required Buffers.

The granting of a variance would allow a property owner relief from certain provisions of a Zoning Ordinance when, because of the physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner.



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ARCHITECTURAL AND DESIGN GUIDELINES

Although the proposed elevations meet the Architectural and Design Standards set forth in Article 6, Section 602 Non-Residential Minimum Architectural and Design Standards, the measurements shown on the submitted elevations (plans), the scale shown on the plans and the drawing appear to be inconsistent as shown. Additionally, the proposed roll-up doors shown on the submitted elevations should not be visible from an adjacent public right-of-way. Therefore, it would be appropriate for the applicant to provide revised plans prior to receiving a recommendation from the Planning Commission or the final binding decision of the City Council.

RIGHT-OF-WAY IMPROVEMENTS

Curtis Road is a City of Lawrenceville owned and maintained right-of-way, classified as a Local Residential Street (roadway). The proposed use and requested zoning could require the reclassification of Curtis Road into a Local Industrial Street classification. Additionally, the current right-of-way width of Curtis Road is inconsistent or varying with minimum standards, and local regulations would require a Local Industrial Street to consist of minimum right-of-way of sixty feet (60 ft.) in width. In addition, the current width of the pavement in the roadway is approximately nineteen feet (19 ft.), and local regulations would require a Local Industrial Street to consist of a minimum pavement width of thirty-two feet (32 ft.). Furthermore, the required improvements to Curtis Road could include the installation of a deceleration lane along the road frontage, and additional improvements to the Curtis Road right-of-way extending to the north with its intersection with Hurricane Shoals Road.

The site will be accessed via two (2) existing driveways along the right-of-way, and a shared private internal driveway traversing along or near the southern and eastern property lines and exiting the property at or near the northeastern portion of the property. The shared private internal driveway continues in a southwestern direction and traverses onto the subject property at or near the northwestern portion of the property. The City does not have verification of the existence of an



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1.

internal access easement, and to satisfy the intent of the Development Regulations this type of agreement would be required prior to the commencement of land disturbing activity. In addition, the existing driveways along Curtis Road may require improvements consistent with the minimum standards regulating Industrial Driveways. Therefore, the development of the property will require the dedication of right-of-way, improvements to, and reclassification of the existing roadway.



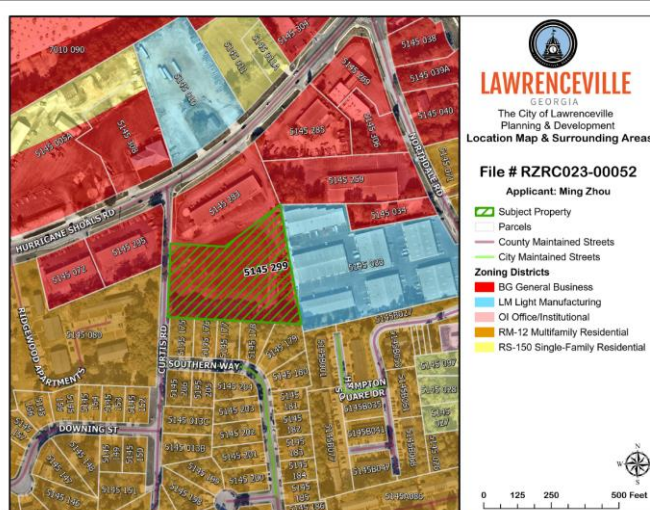
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SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and light industrial uses and zoning. The parcel located immediately to the east of the subject property is zoned LM and is similarly used for flex office/warehouse spaces. The properties to the north along Hurricane Shoals Road are zoned predominantly BG and are used as retail spaces. The Southgate Unit 1 Subdivision is located directly south of the subject property, consisting of residential duplexes zoned RM-12. The Ridgewood Apartments are located directly across from Curtis Road and are also zoned RM-12. As proposed, use and zoning would be consistent with the established development and zoning pattern.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





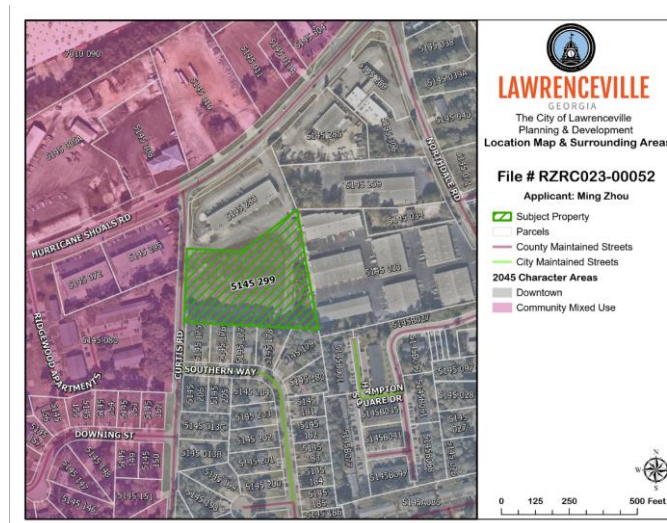
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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown Character Area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. In terms of location, the proposed use (flex office space) would be congruent with existing uses of the general area, however due to discrepancies with the application such a use that may consist of warehousing may be considered out of character for the Downtown Character Area. Therefore, the application will require modifications prior to receiving a recommendation from the Planning Commission or a final binding decision from the City Council.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

As detailed in this report the requested rezoning will require modification to correct the various errors found with the submitted materials. In addition, the applicant may not be aware of potential modifications to the existing right-of-way, variances relating to building setbacks and buffers. Although, the proposal as a flex office facility may be consistent with the established development and zoning pattern in the immediate area the discrepancies contained in the submitted materials should be corrected prior to receiving a final binding decision. Therefore, the Planning and Development Department recommends **DENIAL** for the proposed rezoning request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

PLANNING AND DEVELOPMENT – DEVELOPMENT PLAN REVIEW

- **Zoning Ordinance, Article 1 Districts, Section 102, Subsection 102.14**

Lot Development Standards

- Minimum Front Yard Building Setback – 50 feet (**VARIANCE REQUIRED**)
- Minimum Side Yard Building Setback – 0 feet
- Minimum Rear Yard Building Setback – 0 feet

- **Zoning Ordinance, Article 4 Buffers, Section 401, Standards for Permanent Buffers:**

The buffer area must:

- Be shown on each plat prior to final approval and be designated as a permanent easement.
- Not be temporarily or permanently disturbed by grading, property improvements, or construction activities.
- Utilize existing vegetation, or where required be supplemented with additional plantings.
- Retain its natural topography except when a portion must be cleared and graded as required by the City or County to prevent soil erosion.
- Shall be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy. Buffer shall not be used for temporary or permanent parking, or for a structure other than a fence, or for provision of drainage improvements as mandated by the City or County.



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- **Zoning Ordinance, Article 4, Section 402 Buffer Screening:**
 - Where existing natural vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation will be supplemented. These additional plantings shall consist of evergreen trees not less than six feet in height, and shrubs not less than three feet in height at time of planting. All landscaping is subject to review and approval of the Director of the Planning and Development Department.
- **Zoning Ordinance, Article 4, Buffers, Table 403. Minimum Buffer Requirements:**
 - Provide a 50-foot natural, undisturbed buffer adjacent to BG (General Business District) and RM-12 (Multifamily Residential District).
 - Buffer Reduction requests that are 50% or greater require a public hearing with the Planning Commission and City Council.
 - Provide details of buffer showing existing tree line and replanting where sparsely vegetated. buffer planting must meet the requirements of Article 4 of the City of Lawrenceville Zoning Ordinance for screening.
 - Show factors used in determining the number of parking spaces as required by the Zoning Ordinance Article 5. If the proposed use is contractor office parking shall be calculated as 1 space per 250 gross floor area of office space. Additional parking is/may be needed.
 - Provide one (1) parking lot tree for every seven (7) parking spaces. Each parking space shall be within sixty-feet (60 ft.) of the trunk of a tree.
 - The site plan shall be revised to show the new/required right-of-way and corrected building setback lines.



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PLANNING AND DEVELOPMENT – BUILDING PLAN REVIEW SECTION

- ***International Building Code, Chapter 1, Scope and Administration, Section 107 Submittal Documents***

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

ENGINEERING DEPARTMENT

- ***Development Regulations, Article VI, Soil Erosion and Sediment Control Ordinance***
- ***Development Regulations, Article XIX, Model Stream Buffer Protection Ordinance***
- ***Subdivision Regulations, Article XI, Section 2.14 Street Design Standards:***
 - Minimum Right-of-Way Local Industrial – sixty feet (60 ft.)
 - Minimum Pavement Width Local Industrial – thirty-two feet (32 ft.)
- ***Subdivision Regulations, Article XI, Section 2.12 Sidewalks:***
 - The subdivider is required to provide sidewalks within all major subdivisions, both residential and non-residential. When provided sidewalks shall be included within the dedicated non-pavement right-of-way of all roads. Sidewalks shall be concrete and five (5) feet in width. A median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs. Concrete curbs shall be required where sidewalks are installed.
- ***Subdivision Regulations, Article XI, Section 2, Subsection 2.13 Right-of-Way:***



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- Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use by the preparer of the plat on which such right-of-way is established and shall be covered by any necessary easements.
- **Subdivision Regulations, Article XI, Section 2, Subsection 2.19 C. Road Surfacing Improvements:**
 - Type IV: Eight (8) inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five percent (95%) dry density compaction standard proctor. A three-inch (3 in.) Asphaltic Base Type B covered by a one and one-half (1½) inch surface course of Type “E” or “F” Plant Mix Asphalt.
If concrete paving is to be utilized, such paving shall be in accord with specifications by the Georgia Department of Transportation.
Concrete curbs and gutters shall be constructed with three thousand (3,000) pounds per square inch at twenty-eight (28) day compressive strength, six (6) by twelve (12) inches by twenty-four (24) inches. Hollywood type curbs and gutters may be permitted in single-family subdivisions. Provide one inch (1 in.) tapered gutter.
- **Subdivision Regulations, Article XI, Section 6, Subsection 6.3 Easements:**
 - Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along a rear lot line, or a side lot line shall be at least twenty feet (20 ft.) wide, ten feet (10 ft.) on each lot, and more if necessary. The same shall be recorded in the office of the Clerk of Gwinnett County Superior Court.

If the existing detention pond is to be used to provide stormwater detention for the proposed development, it will need to be brought up to current standards as they relate to all areas (both existing and proposed) draining into it.



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A 20'-wide easement will need to be provided for the existing 30" CMP. No portion of a building will be allowed to encroach into this easement.

Miscellaneous

The applicant should be advised that as soon as possible following the hiring of the project's site design professional, that individual should schedule a meeting with the Engineering Department, the purpose of which is to discuss the engineering aspects of the project and the City's engineering-related regulations, requirements, and policies.

PUBLIC WORKS

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STREET AND SANITATION DEPARTMENT

Needs dumpster pad.



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

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

As proposed, the plan would be suitable given the presence of other self-storage and warehouse facilities in the general area.

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

No.

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

The property has reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. Curtis Road is classified as a local street according to GDOT; the induced demand from this development may strain its capacity. However, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.

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

Yes; the Downtown character area includes a wide diversity and intensity of uses within Lawrenceville's Downtown core. However, special attention needs to be placed on the final design to ensure that it meets or exceeds local standards.

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

None.

P&D RECOMMENDED CONDITIONS

RZC2023-00053_01192024

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
 - A.** A Flex Office Space facility not exceeding 50,000 square feet in gross floor area and/or 22 units.
 - B.** The development shall be designed in general accordance with the site plan titled “Site Plan #2 for Curtis Road Development, Lawrenceville, GA 30046, prepared by Y Studio, LLC” dated November 1, 2023, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
 - C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
 - D.** The design of the façades shall meet minimum architectural standards and shall be clad in brick, in accordance with the proposed rendering submitted. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** Roll up doors shall not be visible from the rights-of-way of Curtis Road or Hurricane Shoals Road. Roll up doors shall only be located on the rear elevation of each building.
 - F.** 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.
 - G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - H.** Outdoor storage shall be prohibited.
 - I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the

property within seventy-two (72) hours.

A. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Curtis Road. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a ten-foot-wide (10 ft.) Landscape Strip along the eastern right-of-way of Curtis Road. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a forty-foot wide (40 ft.) Landscape Strip along the northern and southern property lines. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- I.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- J.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- K.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.

- L.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
 - M.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
 - N.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
 - O.** Provide a two-hundred-foot (200 ft.) acceleration/deceleration lane with fifty-foot (50 ft.) taper along the eastern right-of-way of Curtis Road, subject to the approval of City of Lawrenceville Engineering Department.
 - P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
 - Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
 - R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 1, Section 102.14, Subsection B. Lot Development Standards, Minimum Front Setback allows for the reduction of the Minimum Front Yard Setback along Curtis Road from fifty feet (50 ft.) to forty feet (40 ft.).
 - B.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

- C.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).
- D.** A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).

RZC2023-00052

Received 12-5-2023

1.

PUBLIC HEARING APPLICATION

City of Lawrenceville

Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

678.407.6583

Rezoning

Special Use Permit

Board of Appeals

Architectural Review Board

Change in Conditions

Buffer Reduction (> 50%)

Annexation

Administrative Variance

ONLY COMPLETE APPLICATIONS ACCEPTED



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AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ming Zhou</u>	NAME: <u>Riverside Church of Christ</u>
ADDRESS: <u>6056 Courtside Drive</u>	ADDRESS: <u>PO BOX 4284</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404-996-9037</u>	PHONE: <u>404-293-5253</u>
CONTACT PERSON: <u>Ming Zhou</u> PHONE: <u>404-996-9037</u>	
CONTACT'S E-MAIL: <u>Mingzhou@kw.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>B-G</u> ACREAGE: <u>3.38</u>	
PARCEL NUMBER(S): <u>R5145-299</u>	
ADDRESS OF PROPERTY: <u>o Curtis Road, Lawrenceville GA 30046</u>	
PROPOSED USE: <u>Change the current zoning from BG to LM to build small flex office space</u>	

[Signature] 12/4/2023
 SIGNATURE OF APPLICANT DATE

Ming Zhou
 TYPED OR PRINTED NAME

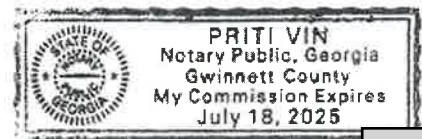
Thomas Reid 11-30-23
 SIGNATURE OF OWNER DATE

Thomas Reid
 TYPED OR PRINTED NAME

[Signature] 11-30-2023
 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





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Planning & Development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5th - 145 - R5145-299
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

12/4/2024

Date

Ming Zhou

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME

Revenue

TITLE

12-5-2023

DATE

Letter of Intent

December 4, 2023

Purchaser Representative:
Ming Zhou
6056 Courtside Drive
Peachtree Corners, GA 30092

Address of Property: 0 Curtis Road, Lawrenceville, GA 30046

Parcel: R5145-299

Size of Tract: 3.38 Acres

Zoning Classification: Currently zoned BG, seeking to rezone to LM

Proposed Use of the Property: Build three flex office buildings to accommodate the growth of small businesses in the City of Lawrenceville.

Density: Total size of three buildings would be roughly 43,000 to 48,000 square foot. Each suite would be about 1,500 to 3,000 square foot.

Parking: 45 spaces; 1.4 spaces/1,000 SF.

Height of Buildings: 14-16 foot.

I am writing to express my intent to propose a rezoning request for property located at 0 Curtis Road, Lawrenceville, GA 30046 with parcel ID R5145-299. The current zoning classification for the property is BG (General Business), and I am seeking to rezone it to LM (Light Manufacturing).

At the time of this application, the Lawrenceville and GA-316 corridor only has three flex office spaces available in the 1,500 to 2,000 square foot range, out of 2.1 million square foot flex office buildings in this area. This means, the flex vacancy in the city of Lawrenceville is 0.27%. With such low vacancy, many small businesses simply do not have any options to grow or relocate their businesses to the City of Lawrenceville. I am proposing to build three flex office buildings offering suites between 1500 to 3000 SF to accommodate the growth of small businesses in our community. With a total project size of roughly 43,000 to 48,000 SF, this project can provide flex office spaces for additional 18 to 22 business owners. There is a huge demand from business owners to lease small flex office suites. I have helped my clients to create and lease more than 60 small flex office suites in Norcross and Duluth in the last three years and all the units were leased up within the first year. I am confident that the City of Lawrenceville and business owners in Lawrenceville will benefit from this development.

In addition to rezoning, I am seeking a 30 foot buffer encroachment on the south side of the property and a 10 foot encroachment into the front set back of the property on Curtis road. The City will benefit from buffer reduction by not having to rebuild new curb and gutter along Curtis road.

As part of the rezoning proposal, I am committed to complying with all applicable zoning regulations. I am excited to create more options for business owners that are looking to relocate and/or grow their business in the City of Lawrenceville.

By:  12/4/2023
Ming Zhou

DEED B: 59871 P: 00748
04/15/2022 11:35 AM Pgs: 4 Fees: \$455.00
TTax: \$430.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672022012004
ERECORDED
eFile Participant IDs: 2979894615,7067927936

Record and Return to:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-S-31819-21-CM

Parcel ID: R5145 299

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 5th day of April, 2022, between **Elvis Sinanovic**, as party or parties of the first part, hereinafter called Grantor, and **DULUTH CHURCH OF CHRIST, INC.**, a Georgia corporation as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and the above named grantor.

Deed (Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00749 04/15/2022 11:35 AM
22D043988 Page 2 of 4

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

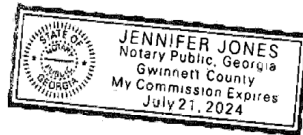
Unofficial Witness

Elvis Sinanovic

(Seal)

Notary Public

My Commission Expires:



Deed (Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00750 04/15/2022 11:35 AM
22D043988 Page 3 of 4

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN THE CITY OF LAWRENCEVILLE AND BEING SHOWN AS TRACT B CONTAINING 3.3804 ACRES ON A PLAT OF SURVEY FOR GREGORY H. STEPHENS AND DAVE H. DAVIS BY MCNALLY AND PATRICK SURVEYORS (LLOYD C, MCNALLY GEORGIA REGISTERED LAND SURVEYOR NO. 2040) DATED NOVEMBER 2, 2000 AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

TO LOCATE THE PLACE OR POINT OF BEGINNING, BEGIN AT A POINT MARKED BY IRON PIN SET AT THE INTERSECTION OF THE EAST SIDE OF CURTIS ROAD (BASED ON A 30 FOOT PRESCRIPTIVE EASEMENT FOR CURTIS ROAD) WITH THE SOUTHEAST RIGHT OF WAY LINE OF HURRICANE SHOALS ROAD (A 100 FOOT RIGHT OF WAY); RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A. DISTANCE OF 168.00 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING. FROM SAID BEGINNING POINT AS THIS ESTABLISHED, RUN THENCE SOUTH 87 DEGREES 58 MINUTES 26 SECONDS EAST 205.00 FEET TO A POINT; RUN THENCE NORTH 51 DEGREES 05 MINUTES 47 SECONDS EAST 256.00 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 451.60 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE NORTH 88 DEGREES 12 MINUTES 40 SECONDS WEST 497.26 FEET TO A POINT MARKED BY AN IRON PIN SET ON THE EAST SIDE OF CURTIS ROAD; RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST 274.99 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

Deed (Limited Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00751 04/15/2022 11:35 AM
22D043988 Page 4 of 4

SCHEDULE B

Permitted Exceptions

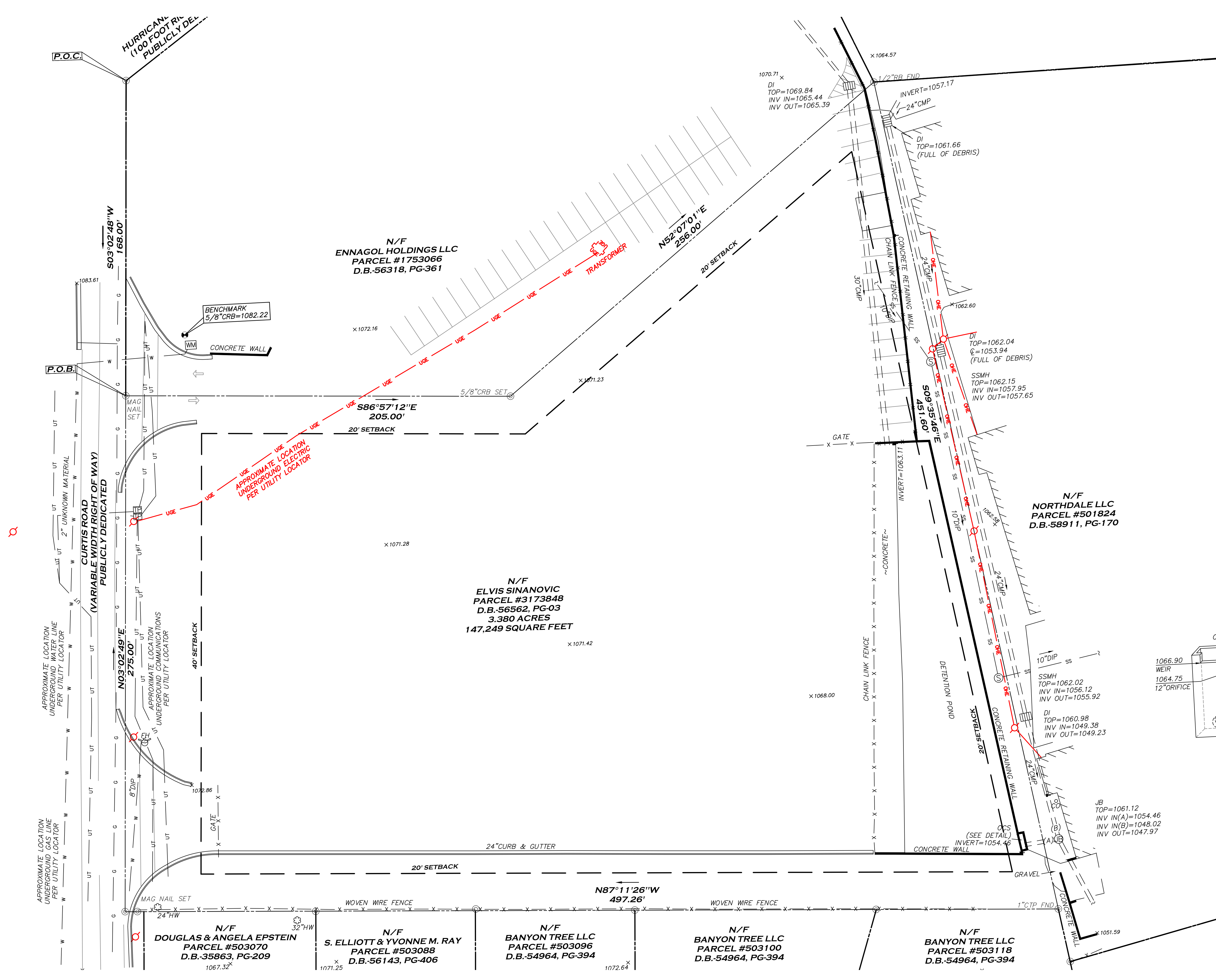
1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Boundary Line Agreement, recorded March 19, 1974, in Deed Book 788, Page 103, Gwinnett County, Georgia records.
3. Easement to Gwinnett County Water and Sewerage Authority, recorded October 15, 2001, in Deed Book 24811, Page 149, Gwinnett County, Georgia records.
4. Access Easement and Detention Pond Maintenance Agreement to Ennagol Holdings, LLC, recorded December 19, 2018, in Deed Book 56318, Page 363, Gwinnett County, Georgia records.
5. All matters as shown on plat of survey recorded in Plat Book O, Page 327, Gwinnett County, Georgia records.
6. All matters as shown on plat of survey recorded in Plat Book 16, Page 139, Gwinnett County, Georgia records.
7. Rights or claims of parties in possession not shown by the Public Records.
8. Rights of tenants in possession.

FOR INFORMATIONAL PURPOSES ONLY:

According to the Public Records as properly indexed, the 24-month chain of title to the Land is identified by the following conveyance(s):

Warranty Deed from Gwinnett Properties, Inc. to Elvis Sinanovic dated 04/30/2019, filed 05/01/2019 in Deed Book 56562, Page 3, Gwinnett County, Georgia records.

**SITE PLAN FOR
 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046**



SEAL:
 FOR:

RELEASES / DATES

DATE:

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

DRAWN BY: L. YUAN
 REVIEWED BY: L. YUAN

SHEET TITLE:

EXISTING SITE PLAN
 DATE: 11.01.2023 PROJECT NUMBER: Y2023-001-01

SHEET NUMBER

1 EXISTING SITE PLAN
 SCALE: 30" = 1'-0"

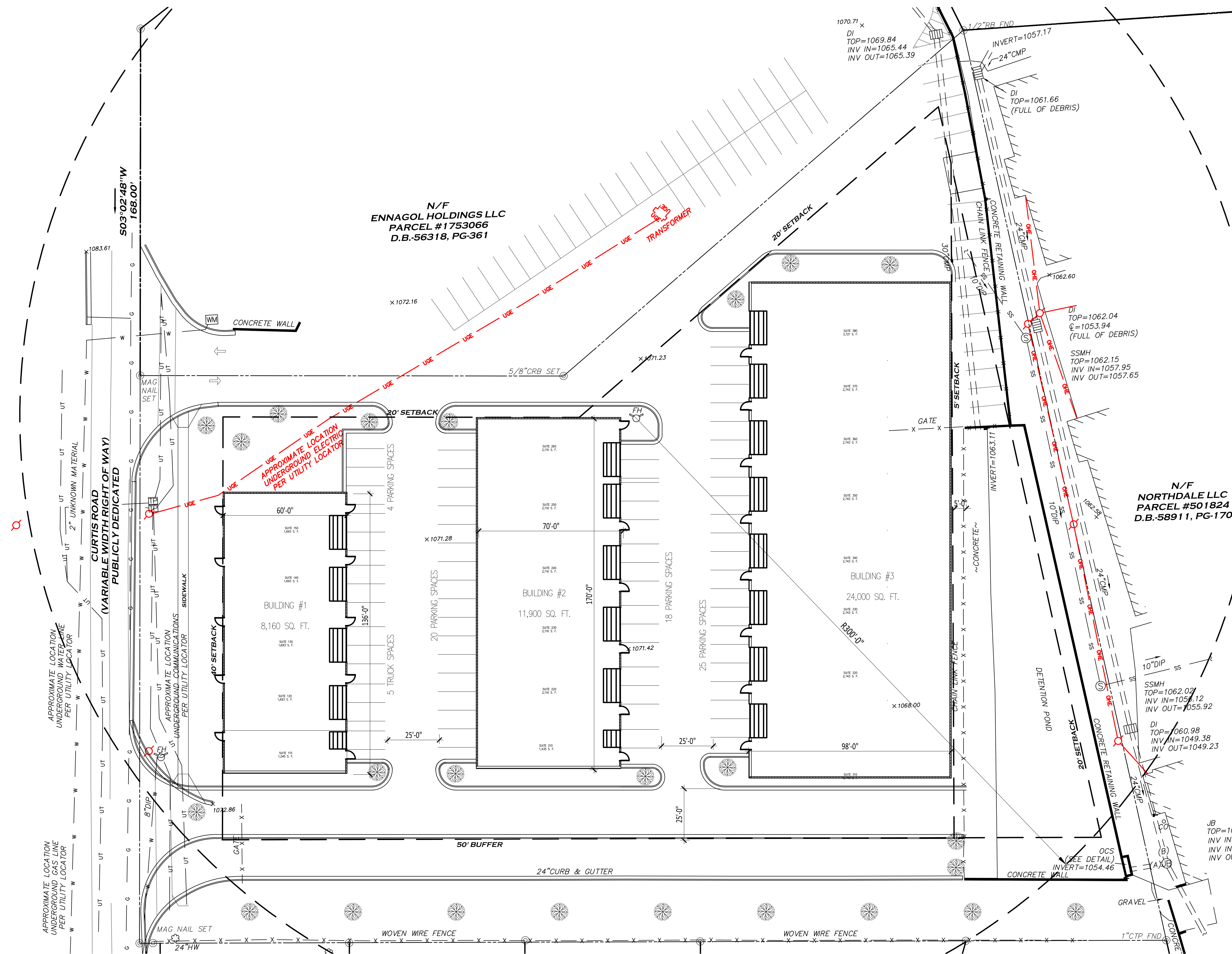


Y STUDIO, LLC
 853 S. PEACHTREE ST., STE. 104
 NORCROSS, GA 30071
 TEL: 770-355-7423
 FAX: 770-242-0289
 EMAIL: LQIU@THEYSTUDIO.COM

SITE ANALYSIS		
BUILDING	SIZE	PARKING SPACES
BUILDING #1	8,160 SQ. FT.	10
BUILDING #2	11,900 SQ. FT.	33
BUILDING #3	23,553 SQ. FT.	25
TOTAL	43,613 SQ. FT.	68

*1.56 SPACES / 1,000 S.F.

SITE: 147, 249.48 SQ. FT.
 BUILDING #1: 8,160
 BUILDING #2: 11,900
 BUILDING #3: 24,000
 TOTAL: 43,613
 SITE COVERAGE = 29.6%
 SETBACK:
 FRONT = 40' SETBACK
 SIDE = 50' BUFFER,
 REAR = 5' SETBACK (FROM POND)



SITE PLAN FOR
 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046

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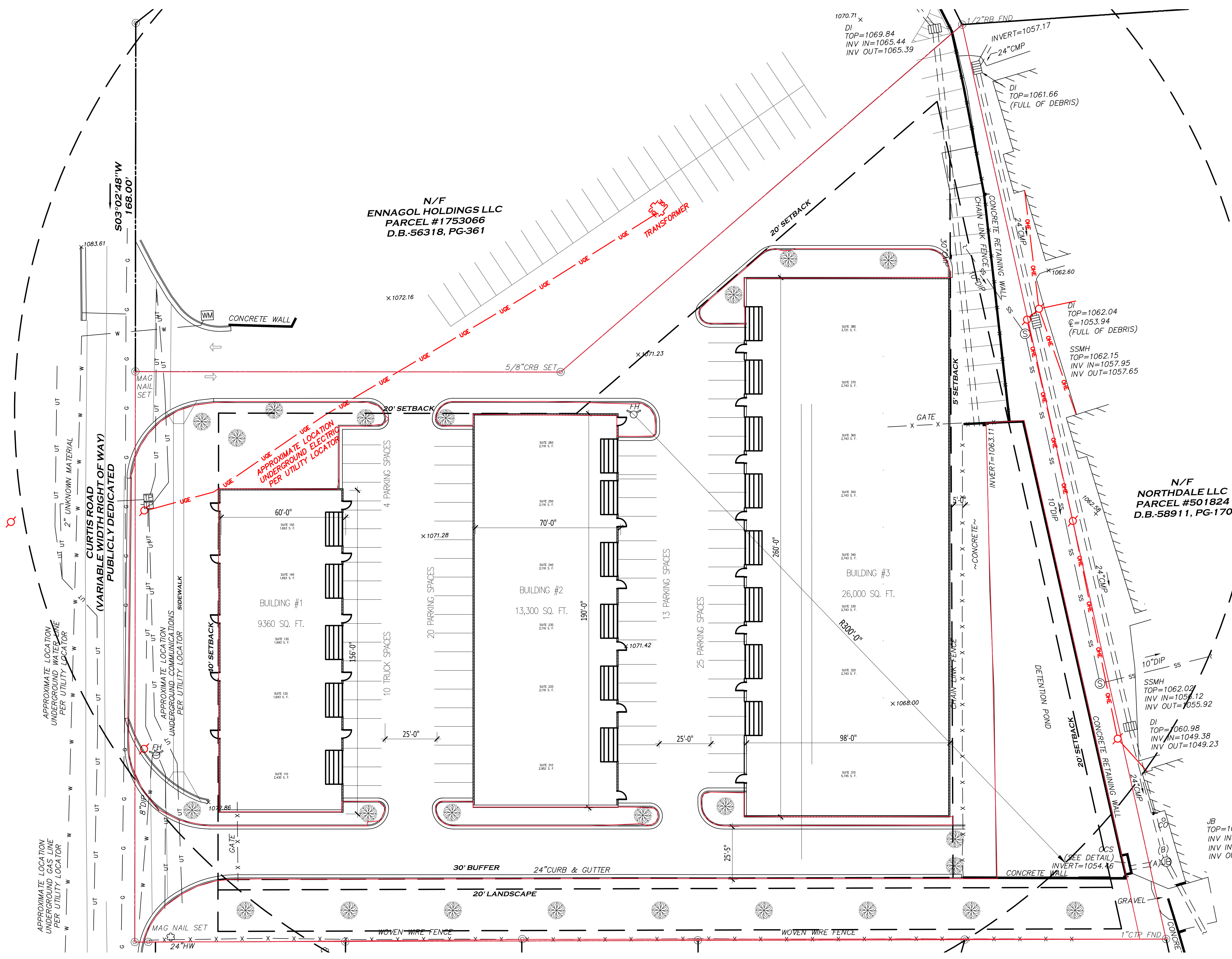
SHEET NUMBER

1 SITE PLAN #2
 SCALE: 30" = 1'-0"

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BUILDING	SIZE	PARKING SPACES
BUILDING #1	9,360 SQ. FT.	10
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TOTAL	48,485 SQ. FT.	95

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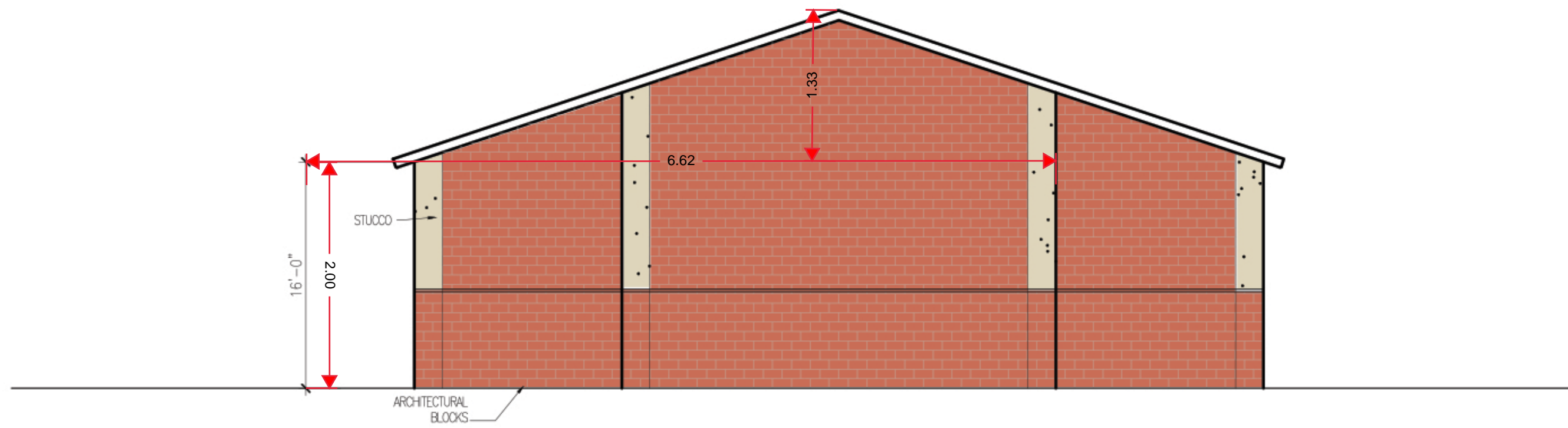
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PRELIMINARY ELEVATIONS

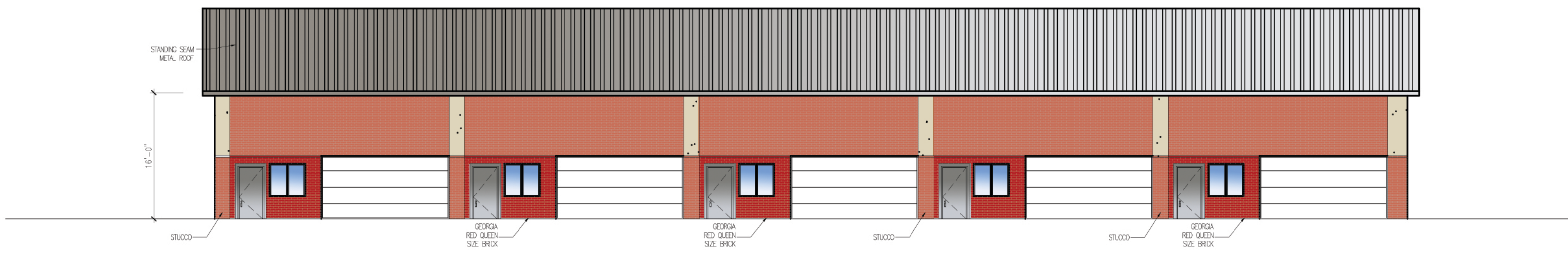
DATE: 11.01.2023 PROJECT NUMBER: Y2023-CDD1-01

SHEET NUMBER

A-4.1



3 PRELIMINARY SIDE ELEVATIONS
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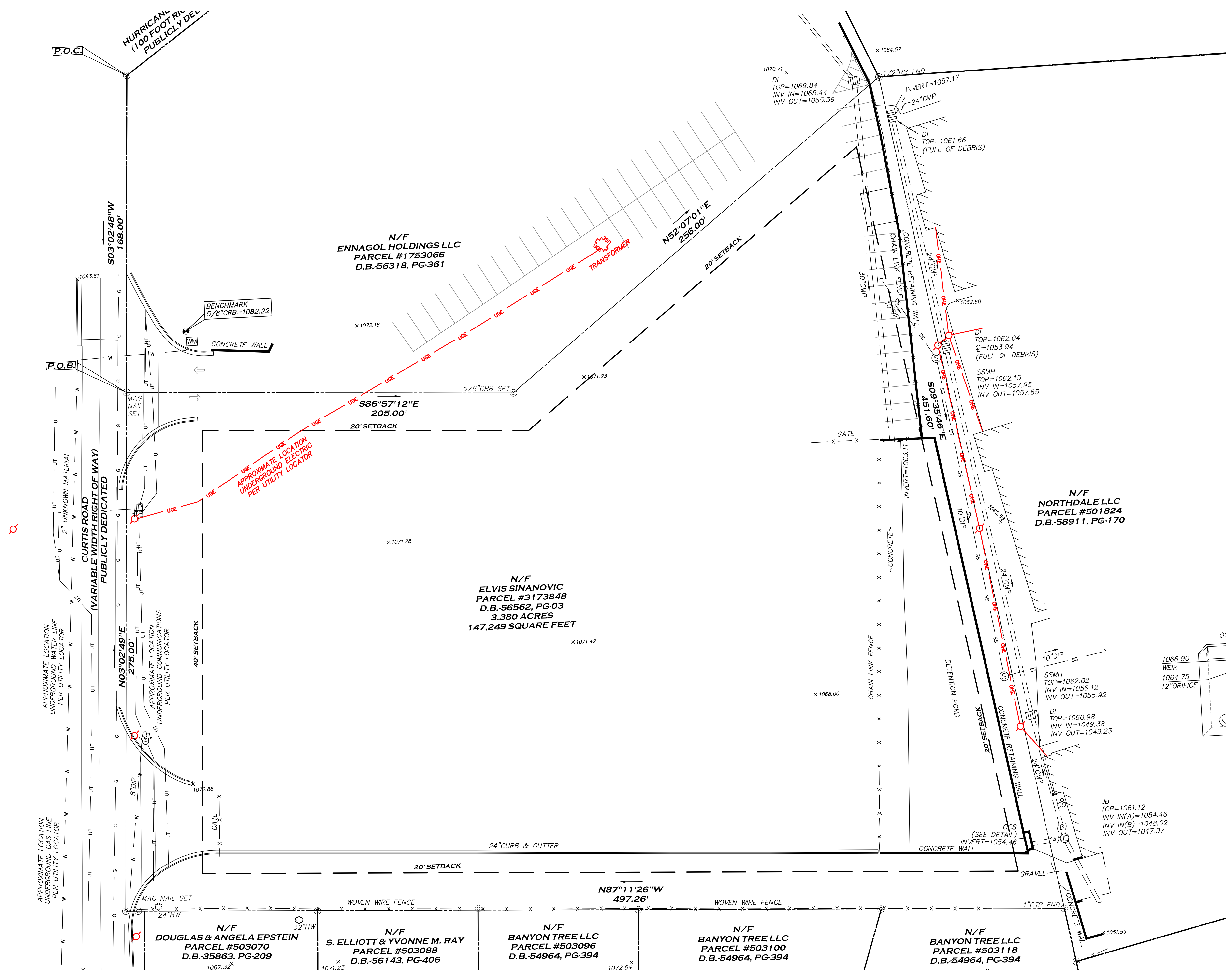


2 PRELIMINARY REAR ELEVATIONS
 SCALE: 1/8" = 1'-0"



1 PRELIMINARY FRONT ELEVATIONS
 SCALE: 1/8" = 1'-0"

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 LAWRENCEVILLE, GA 30046**



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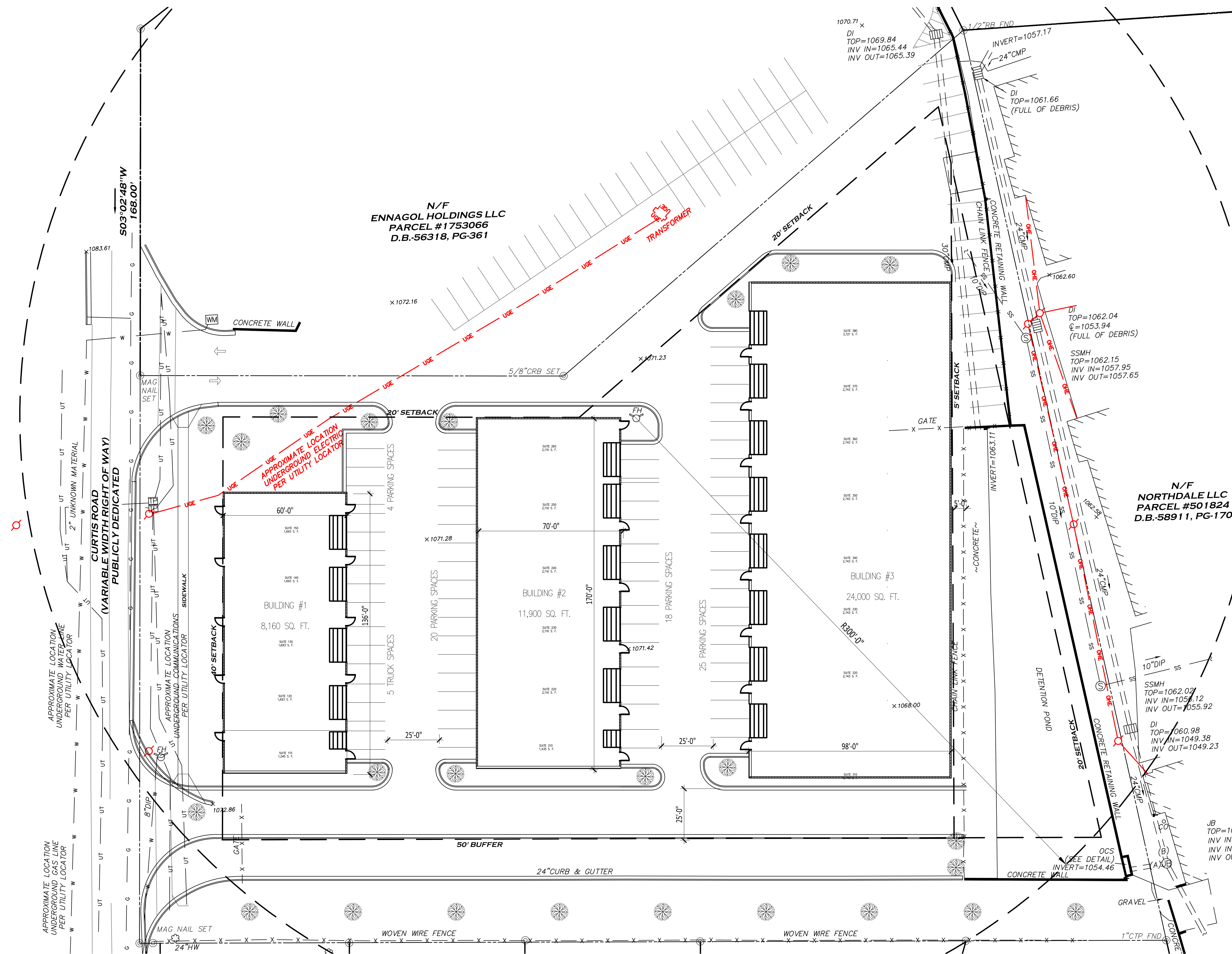


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SITE PLAN
 DATE: 11.01.2023 PROJECT NUMBER: Y2023-001-01

SHEET NUMBER

A-1.1

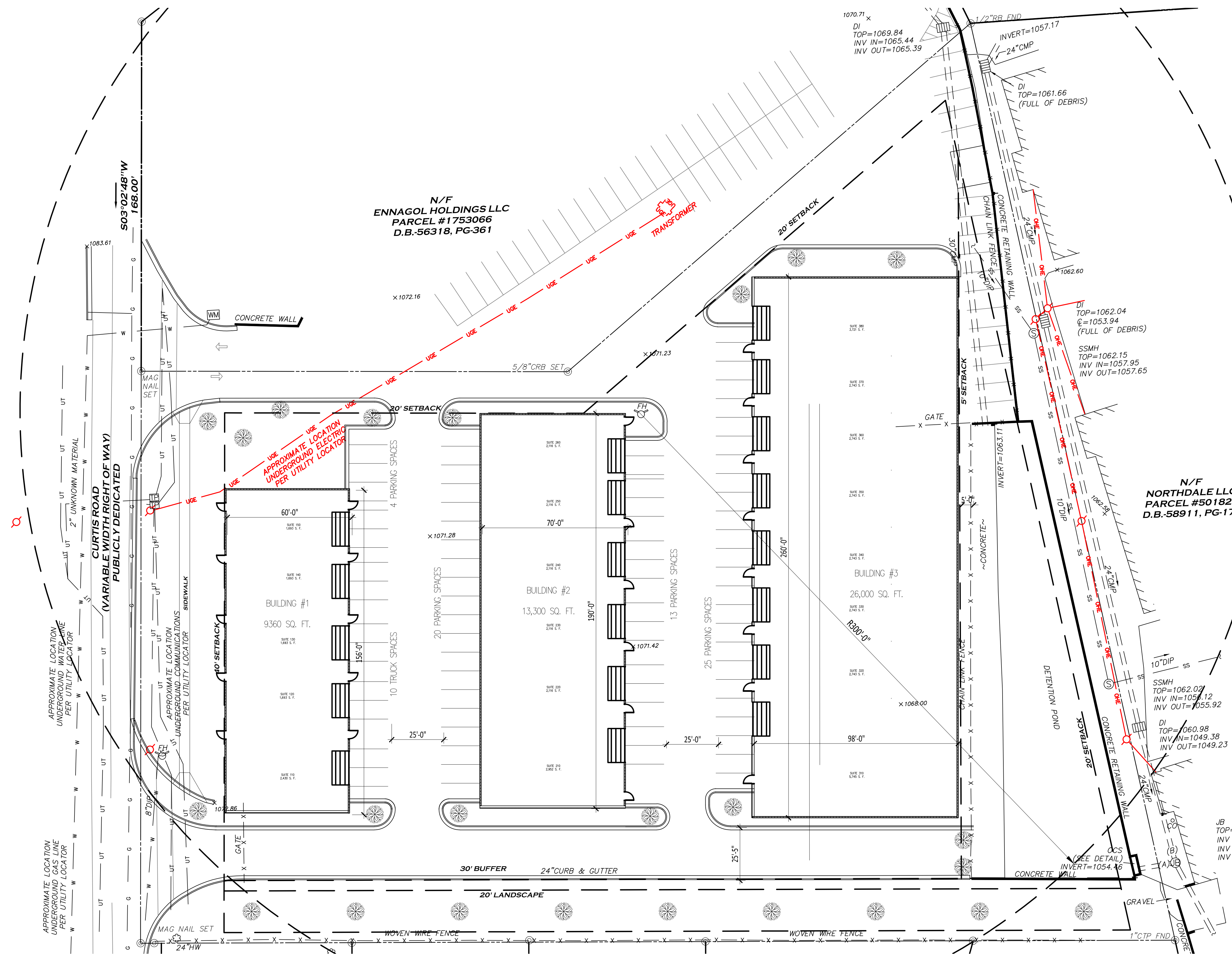


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 LAWRENCEVILLE, GA 30046

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 REVIEWED BY: L. YUAN

SHEET TITLE:

SITE PLAN
 DATE: 11.01.2023 PROJECT NUMBER:
 Y2023-001-01

SHEET NUMBER

A-1.2



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 LAWRENCEVILLE, GA 30046

SEAL:

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RELEASED FOR CONSTRUCTION

DRAWN BY: L. YUAN
 REVIEWED BY: L. YUAN

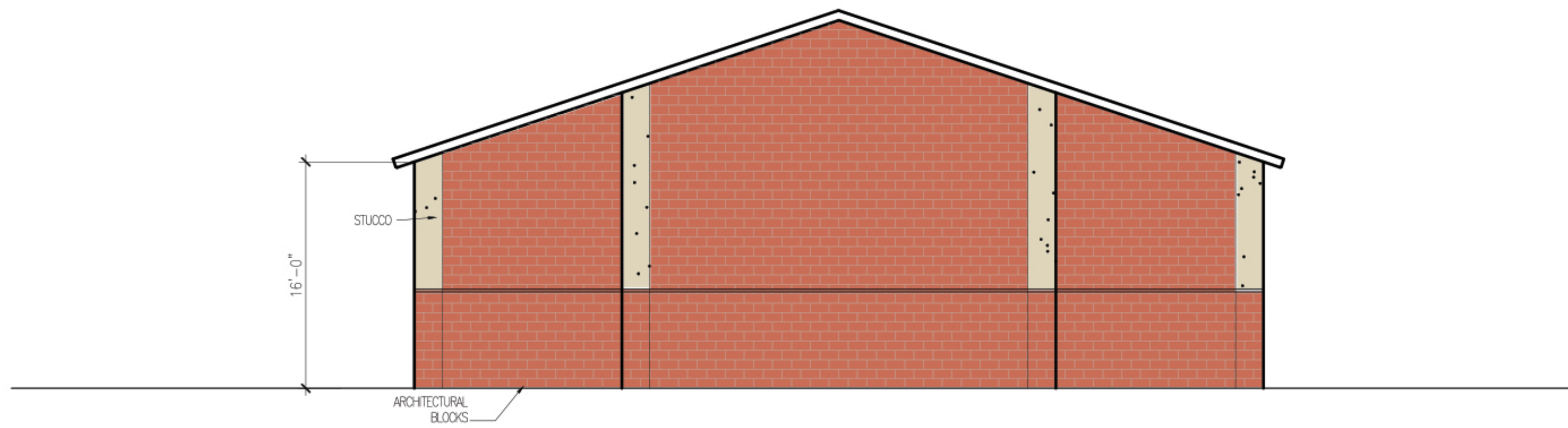
SHEET TITLE:

PRELIMINARY ELEVATIONS

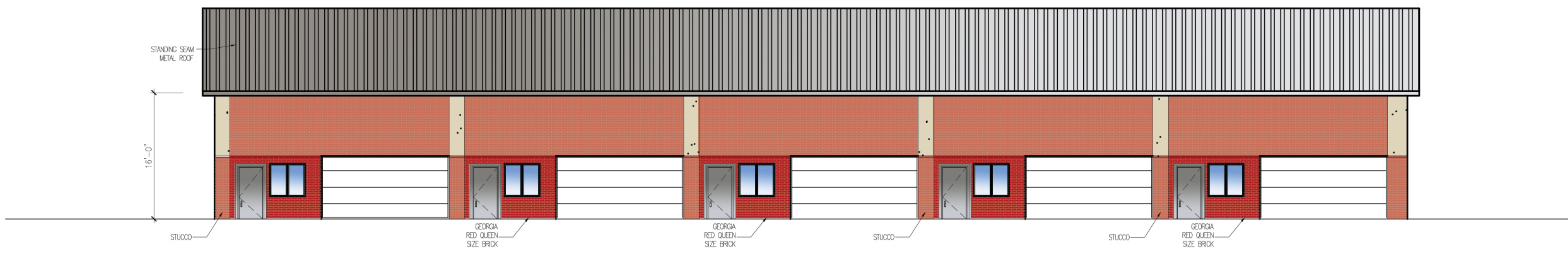
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SHEET NUMBER

A-4.1



3 PRELIMINARY SIDE ELEVATIONS
 SCALE: 1/8" = 1'-0"



2 PRELIMINARY REAR ELEVATIONS
 SCALE: 1/8" = 1'-0"



1 PRELIMINARY FRONT ELEVATIONS
 SCALE: 1/8" = 1'-0"












LAWRENCEVILLE

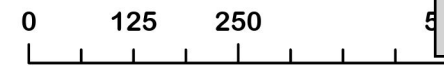
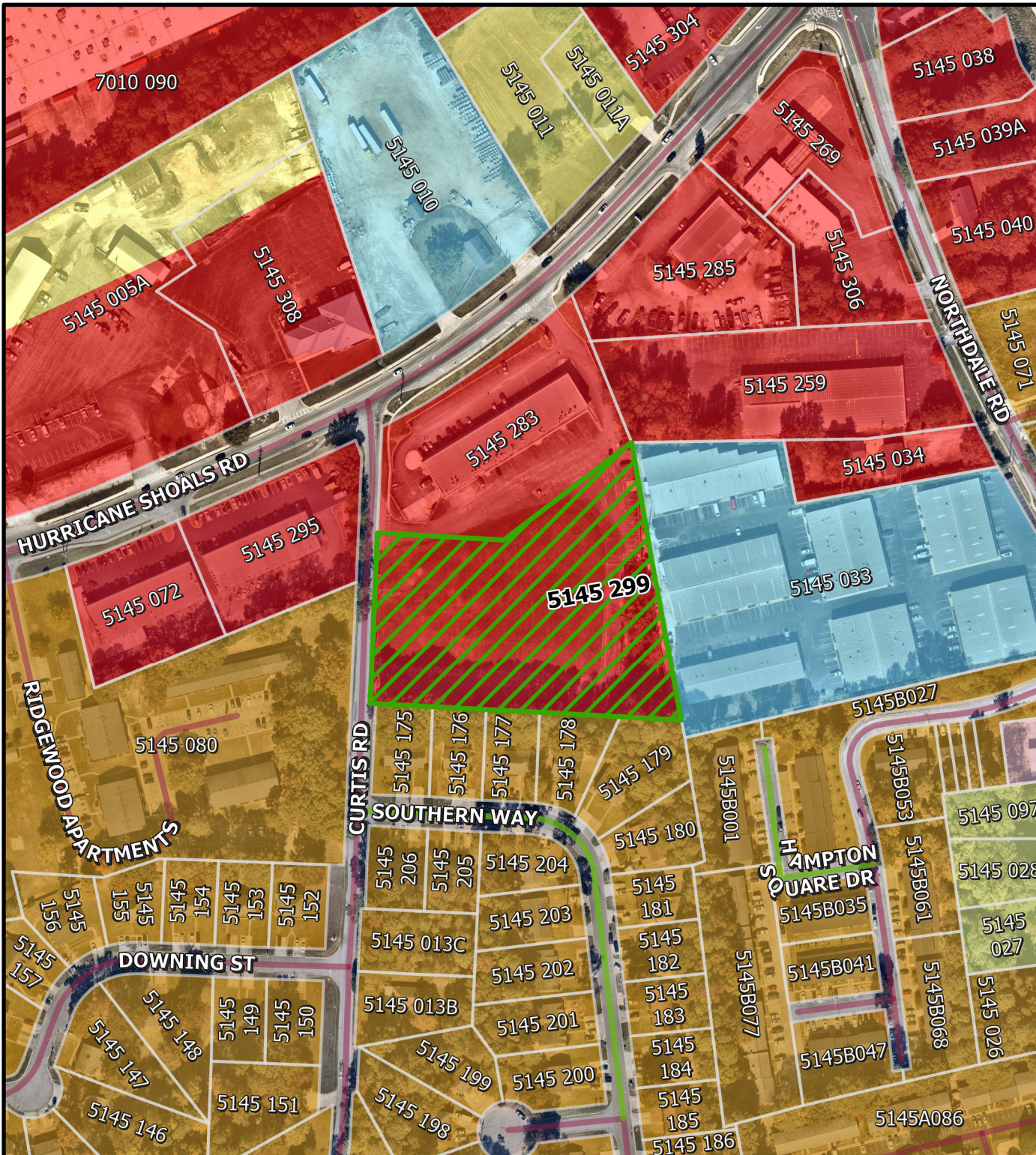
GEORGIA

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

File # RZRC023-00052

Applicant: Ming Zhou

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














LAWRENCEVILLE

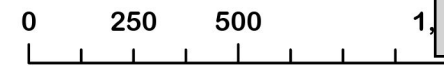
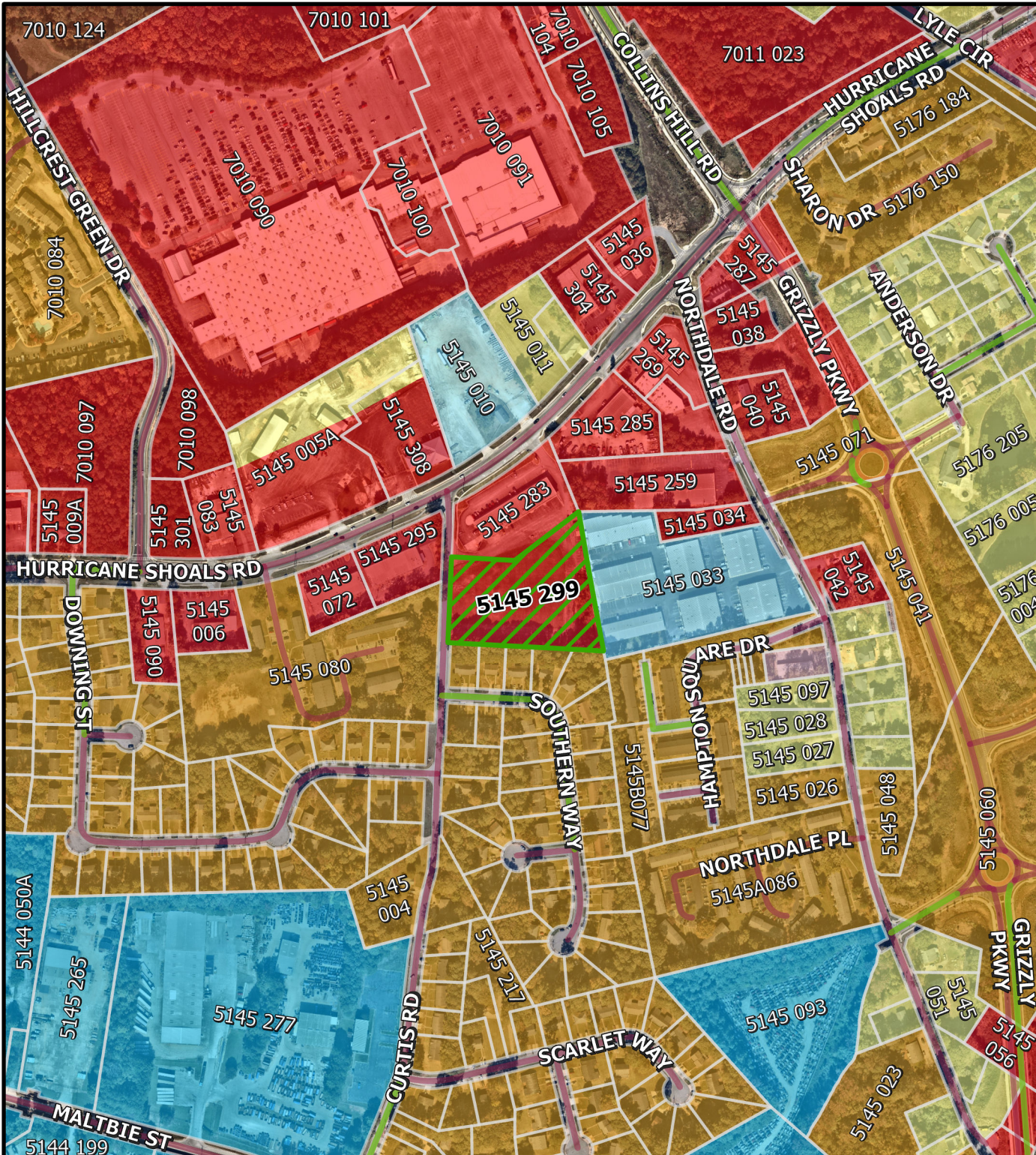
GEORGIA

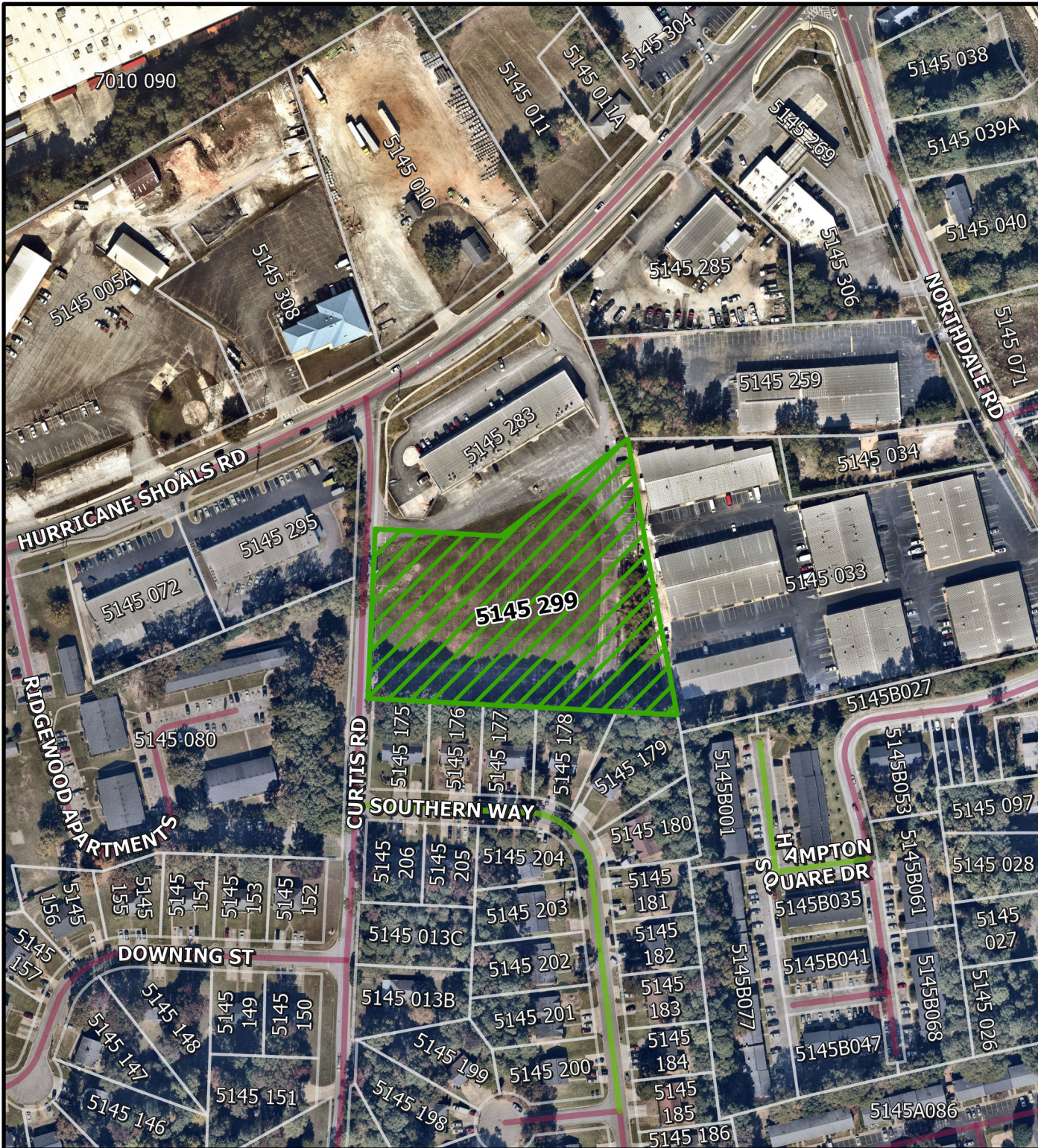
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

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- Zoning Districts**
-  BG General Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  CMU Community Mixed Use
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential









LAWRENCEVILLE

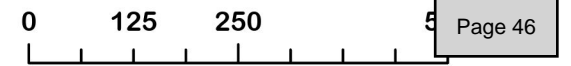
GEORGIA

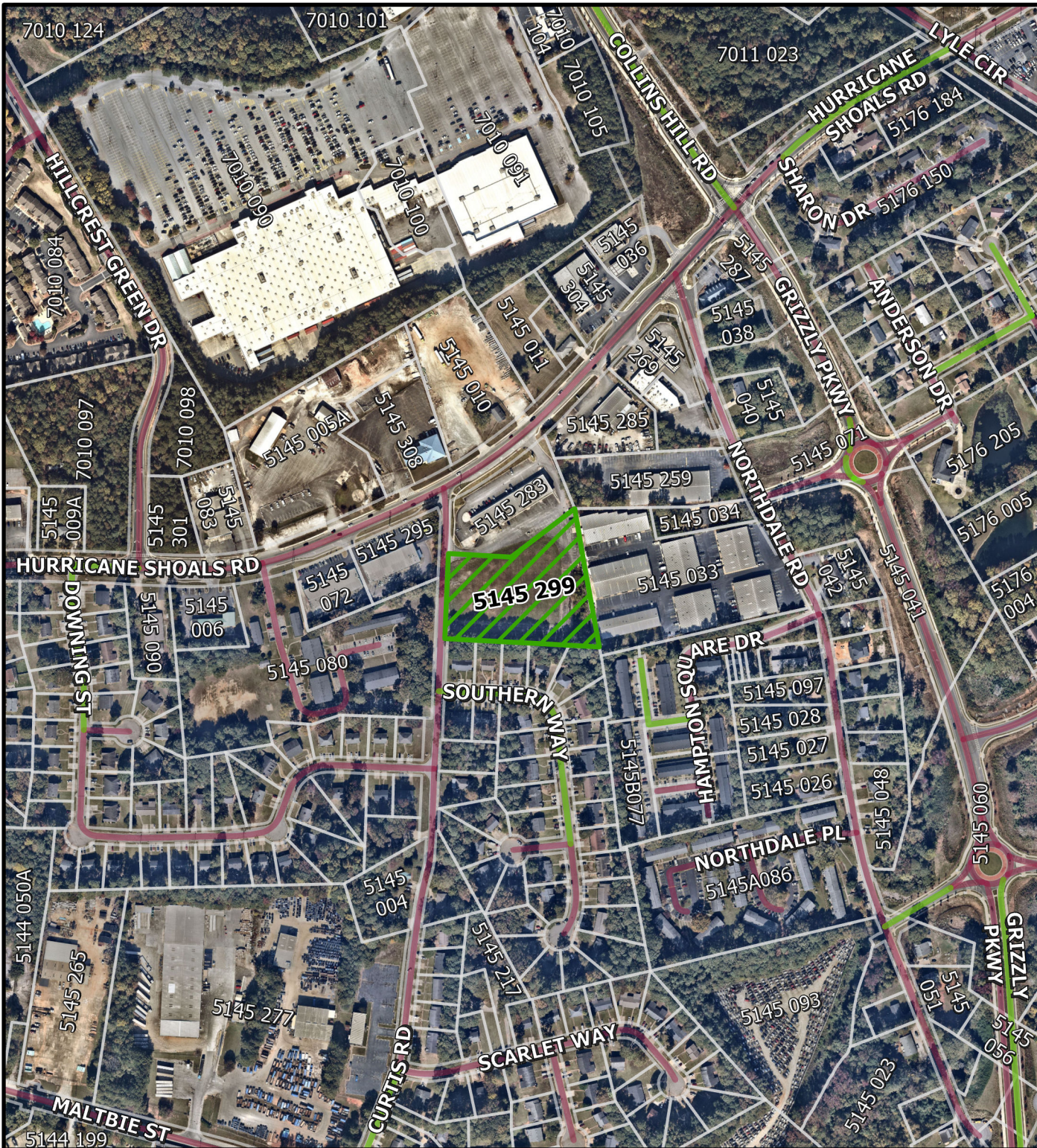
The City of Lawrenceville
 Planning & Development
 Location Map & Surrounding Areas

File # RZRC023-00052

Applicant: Ming Zhou

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









LAWRENCEVILLE

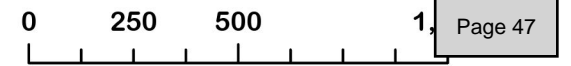
GEORGIA

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

File # RZRC023-00052

Applicant: Ming Zhou

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: An Ordinance to Amend the local code of ordinances Chapter 10 – Building and Building Regulations, Article VII. – Construction Codes, Division 1. State Minimum Codes., Section 10-201. – Standard Codes. (b) (4) International Plumbing Code. Effective January 1, 2024, the Georgia State Minimum Standard Plumbing Code

Department: Planning and Development

Date of Meeting: Monday, March 4, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Planning Commission Recommendation: **Recommendation Pending**

Summary: Per the Department of Community Affairs, all communities in the 15-county region are required to adopt the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 (page 5-55 of the Plan). Under this Action Item, local governments must adopt and maintain the [Metro Water District-Water Efficiency Code Requirements](#) (docx) by January 1, 2024, without modification, as a local amendment to the Georgia State Minimum Standard Plumbing Code. The city has worked on an amendment and has been approved the document by DCA to be adopted by City Council.

Attachments/Exhibits:

- City of Lawrenceville DCA response
- Amendment

Brian Kemp
Governor



Christopher Nunn
Commissioner

January 2, 2024

Tony Weber, Building Official
City of Lawrenceville

Dear Mr. Weber,

This letter acknowledges receipt of City of Lawrenceville’s correspondence dated December 13th, 2023 with proposed local amendments to the Georgia State Minimum Standard Codes.

The Department has no comment regarding the amendments.

We will file your amendments upon adoption by your local government, and if you have questions regarding this matter, please contact me at (404) 679-3118 or by email at ted.miltiades@dca.ga.gov.

Ted Miltiades

Sincerely,
Ted Miltiades, Director
Office of Construction Codes



Metro Water District – Water Efficiency Code Requirements Local Amendment to Plumbing Code

[NOTE: The redlines in this local amendment show the changes included in the Metro Water District – Water Efficiency Code Requirements compared to the current Georgia State Minimum Standard Plumbing Code. To adopt this local ordinance, the tracked changes should all be accepted.]

Amendment to local code of ordinances [Chapter X, Article Y, Section Z-Z]. Effective January 1, 2024, the Georgia State Minimum Standard Plumbing Code has been amended by the [local government] as follows:

Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

LANDSCAPE IRRIGATION.

Flow sensor. An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system. An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer’s recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency’s WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency’s WaterSense program.

SHOWER HEAD. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

Chapter 6, Section 604.4 Maximum Flow and Water Consumption. Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

Exceptions:

1. Blowout design water closets having a water consumption not greater than 3½ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4½ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4
 MAXIMUM FLOW RATES AND CONSUMPTION FOR
 PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,

1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.
- b. Consumption tolerances shall be determined from referenced standards.
- c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.
- d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.
- e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.
- f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.
- g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

604.4.2 Cooling Tower Water Efficiency.

604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

604.4.2.2 Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses, or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.
3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.
4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
 - (a) a WaterSense irrigation controller; and
 - (b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems. Revise Section 1304.3.2 to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs,

or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

Appendix E, Section E101.1.2. Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

Model Findings Resolution

RESOLUTION NO. [_____] OF [Local Government] FINDINGS ON PROPOSED LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY SUBMISSION OF PROPOSED AMENDMENT TO DCA

WHEREAS, the current minimum water efficiency requirements for buildings in the **[Local Government's]** jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the **[Local Government]**, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements when needed that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the **[Local Government]** and water efficiency is essential to meeting this need;

WHEREAS, the "Local Amendments to Plumbing Code" shown in the redline in Attachment A are more stringent than the Georgia Plumbing Code on water efficacy because the amendments require even more efficient uses of water and provide clarifications on existing allowable practices;

WHEREAS, based on its local climatic, geologic, topographic factors included in the regional water resources plan prepared by the Metropolitan North Georgia Water Planning District ("Metro Water District"), of which the **[Local Government]** is a part, water conservation is especially important to **[Local Government]** and the Metro Water District;

WHEREAS, the **[Local Government]** has become aware that more water efficient technologies have become widely available at comparable prices and performance to the water efficient technologies currently required as the minimum in the Georgia Plumbing Code;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The governing body of the **[Local Government]** finds that, based on local climatic, geographic, topographic, and public safety factors included in the Metro Water District's plans, it is justified in adopting local water efficiency requirements more stringent than the Georgia Plumbing Code;
2. The **[Local Government]** is considering codifying these water efficiency requirements in local code as an amendment to Georgia Plumbing Code in the form of the Local Amendments to Plumbing Code shown in the redline in Attachment A; and
3. The **[Local Government]** is directing its staff to submit this resolution and the Local Amendments to Plumbing Code to DCA for review and comment within 60 days as required by O.C.G.A. § 8-2-25(c)(1).

Attachment A
LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY

[Insert the local amendment to plumbing code redline]

Model Adoption Resolution

**RESOLUTION NO. [_____] of [Local Government]
ADOPTION OF LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY**

WHEREAS, the current minimum water efficiency requirements for buildings in the *[Local Government's]* jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the *[City of Lawrenceville]*, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the *[City of Lawrenceville]* has followed the required procedures in O.C.G.A. § 8-2-25(c) for local adoption of the Local Amendments to Plumbing Code for water efficiency, and DCA has ***[recommended that / made no recommendation as to whether / has failed to respond as to whether]*** they be adopted. **[NOTE - Please note that if the DCA Codes Section recommends that the Water Efficiency Plumbing Code Amendments should not be adopted, District staff will work with the local government on a resolution that addresses the concerns expressed by the DCA Codes Section and sets forth the basis for the local government voting to proceed as allowed pursuant to O.C.G.A. § 8-2-25(c)(3).]**

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the *[City of Lawrenceville]* and water efficiency is essential to meeting this need;

WHEREAS, the *[City of Lawrenceville]* is adopting the Local Amendments to Plumbing Code to meet this critical need and to comply the requirements of Metropolitan North Georgia Water Planning District's 2022 Water Resources Plan in the WSWC-8 Action Item on Metro Water District – Water Efficiency Code Requirements.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The governing body of the *[Local Government]* finds that, based on local climatic, geographic, topographic, and public safety factors, it is justified in adopting the water efficiency requirements in the Local Amendments to Plumbing Code that are more stringent than the Georgia Plumbing Code;
2. The *[City of Lawrenceville]* has followed the required procedures in O.C.G.A. § 8-2-25(c).
3. The *[City of Lawrenceville]* hereby adopts the Local Amendments to Plumbing Code, which will take effect on January 1, 2024.