



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, August 02, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. Minutes for May, June, and July Public Hearing

Old Business

New Business

2. SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA; 578 Old Norcross Road
3. RZR2021-00009; City of Lawrenceville; Quinn Ridge Subdivision

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Tuesday, June 01, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 PM.

Approval of Agenda

Motion made **to Approve the Agenda as presented** by Board Member Johnston, Jr., Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash

Approval of Prior Meeting Minutes

Motion made to **Approve the Monday, May 3, 2021, Planning Commission Meeting Minutes** by Board Member Thomas, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash

New Business

1. **ANNX2021-00004, RZC201-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, and RZC2021-00025;** Sugarloaf Crossing Association, LLC, Life Storage LP, ISZ, LLC, Sugarloaf Marathon, LLC, and Octavian Group LLLP; 4850 Sugarloaf Parkway, 4855 Sugarloaf Parkway, 4875 Sugarloaf Parkway, 875 Marathon Parkway, 1720 Marathon Blvd

Motion made **to recommend Approval of annexation request ANNX2021-00004 and relating rezoning request RZC201-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, and RZC2021-00025 with Staff recommended conditions** by Board Member Thomas, Seconded by Board Member Johnston, Jr..

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash

Final Adjournment

Motion made **to Adjourn at 6:35 PM** by Board Member Young, Seconded by Board Member Thomas.
Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board
Member Nash



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, May 03, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

CALLED TO ORDER AT 6PM

PRESENT

Board Member Jen Young

Board Member Jack "Jay" Johnston, Jr.

Board Member Beryl "Smitty" Thomas

Board Member Jim Nash

Board Member Marshall Boutwell

Approval of Agenda

Motion made **TO APPROVE THE AGENDA AS PRESENTED** by Board Member Thomas,
Seconded by Board Member Johnston, Jr..

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member
Thomas, Board Member Nash, Board Member Boutwell

Approval of Prior Meeting Minutes

Motion made **TO APPROVE THE MONDAY, MARCH 29, 2021 MEETING MINUTES** by
Board Member Thomas, Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member
Thomas, Board Member Nash, Board Member Boutwell

New Business

1. SUP2021-00044; Christopher Thomas; 533 and 543 John Connor Court

Motion made **TO RECOMMEND APPROVAL OF SUP2021-00004 WITH PLANNING COMMISSION CONDITIONS, WITH THE FOLLOWING EXCEPTION;**

CONDITION 2.Q. SHALL READ AS FOLLOWS:

APPROVAL OF A SPECIAL USE PERMIT ALLOWING THE PARKING OF TRACTOR TRAILERS, RECREATIONAL VEHICLES, AND VESSELS ON A SURFACE CONSISTING OF GRAVEL.

by Board Member Thomas, Seconded by Board Member Boutwell.

Voting Yea: Board Member Johnston, Jr., Board Member Thomas, Board Member Boutwell

Voting Nay: Board Member Young

Voting Abstaining: Board Member Nash

2. CIC2021-00007; Walker Anderson Homes, LLC; 240 Neal Boulevard

Motion made **TO RECOMMEND APPROVAL OF CIC2021-00007 WITH PLANNING COMMISSION RECOMMENDATIONS, WITH THE FOLLOWING EXCEPTIONS:**

CONDITION 2.A. SHALL READ AS FOLLOWS:

THE TOWNHOME UNITS PROPOSED ALONG CHURCH STREET SHALL BE REAR ENTRY UNITS AND CONSTRUCTED TO A DIMENSIONAL STANDARD OF 22' X 48' AND IN GENERAL CONFORMANCE TO THE ARCHITECTURAL ELEVATIONS RECEIVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT ON OCTOBER 6, 2020, TITLED "LAWRENCEVILLE SOUTH LAWN, 9 UNITS BUILDING 146-154," PREPARED FOR "WALKER ANDERSON," DATED OCTOBER 1, 2020 (ATTACHED AS A REFERENCE).

CONDITION 2.B. SHALL READ AS FOLLOWS:

THE BALANCE OF THE TOWNHOME UNITS PROPOSED ALONG NASH STREET SHALL BE REAR ENTRY UNITS AND CONSTRUCTED TO A DIMENSIONAL STANDARD OF 22'X48', THESE UNITS SHALL INCLUDE A COVERED OUTDOOR LIVING SPACE BEING STANDARD AND INCLUDED TO MEET AVERAGE SF SPACE INDICATED IN THE ORIGINAL PLAN BOOK. PRODUCT SHALL BE FLAT ROOF STYLE AS INDICATED IN PLAN BOOK UNLESS BUILDING CODE CHANGES ARE ECONOMICALLY OR AESTHETICALLY DETRIMENTAL TO THE PRODUCT AS SOLELY DETERMINED BY THE BUILDER. THE BUILDER SHALL HAVE THE OPTION TO BUILD SUBSEQUENT BUILDINGS AT 22' X 41' WITH A COVERED OUTDOOR LIVING SPACE BEING STANDARD AND INCLUDED TO MEET THE AVERAGE SF SPACE INDICATED IN THE ORIGINAL PLAN BOOK. IN CASE OF

SUCH OCCURRENCE, GABLE ROOF ELEVATIONS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

CONDITION 2.C. SHALL READ AS FOLLOWS:

THE REMAINING BALANCE OF 4 TOWNHOME UNITS ADJACENT TO CITY HALL SHALL BE FRONT ENTRY UNITS, WITH A DRIVEWAY CONSISTING OF A MINIMUM OF 18 FEET IN LENGTH. THESE 4 UNITS SHALL INCLUDE A COVERED OUTDOOR LIVING SPACE BEING STANDARD AND INCLUDED TO MEET THE AVERAGE SF SPACE INDICATED IN THE ORIGINAL PLAN BOOK. IN CASE OF SUCH OCCURRENCE, GABLE ROOF ELEVATIONS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

CONDITION 13. A. AND B. SHALL READ AS FOLLOWS:

LENGTH OF DRIVEWAYS IN THE SINGLE-FAMILY PORTION SHALL BE 18 FEET MINIMUM:

A. FRONT ENTRY – (FRONT OF STRUCTURE TO BACK OF SIDEWALK OR ALLEYWAY IF NO SIDEWALK IS PRESENT)

B. REAR ENTRY – (REAR OF STRUCTURE TO BACK OF CURB)

Final Adjournment

Motion made **TO ADJOURN AT 6:45 PM** by Board Member Thomas, Seconded by Board Member Boutwell.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash, Board Member Boutwell

Minute Signatures

Marshall Boutwell, Chairperson

Todd Hargrave, Director

Planning & Development



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, June 28, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 PM.

Approval of Agenda

Motion made **to APPROVE the Agenda as presented** by Board Member Thomas, Seconded by Board Member Johnston, Jr..

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash, Board Member Boutwell

Approval of Prior Meeting Minutes

Motion made **to APPROVE the Tuesday, June 1, 2021, Planning Commission Meeting Minutes** by Board Member Johnston, Jr., Seconded by Board Member Nash.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash, Board Member Boutwell

New Business

1. RZM2021-00008; TPA Residential; 150 Paper Mill Road

Motion made **to recommend APPROVAL of RZM2021-00008 with Staff recommended conditions** by Board Member Thomas, Seconded by Board Member Young.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash, Board Member Boutwell

2. RZC2021-00026; Keystone Land Surveying Inc. with Crogan Street Ventures, LLC; 167 West Crogan Street

Motion made **to recommend APPROVAL of RZC2021-00026 with Staff recommended conditions** by Board Member Johnston, Jr., Seconded by Board Member Thomas.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Boutwell

Voting Abstaining: Board Member Nash (Conflict of Interest)

Final Adjournment

Motion made **to ADJOURN at 6:20 PM** by Board Member Young, Seconded by Board Member Thomas.

Voting Yea: Board Member Young, Board Member Johnston, Jr., Board Member Thomas, Board Member Nash, Board Member Boutwell



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA;
578 Old Norcross Road

Department: Planning and Development

Date of Meeting: Monday, August 2, 2021

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: Administratively withheld

Summary: The applicant requests a Special Use Permit to allow an EMC sign in place of the current double post sign located on the property.

Attachments/Exhibits:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2021-00009; City of Lawrenceville; Quinn Ridge Subdivision

Department: Planning and Development

Date of Meeting: Monday, August 2, 2021

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: **Approval with conditions**

Summary: The City of Lawrenceville is requesting to change the zoning classification and conditions of zoning for all parcels of property known as Quinn Ridge Subdivision located off New Hope Road in the City of Lawrenceville. Recorded final plat references include: Plat Book 43, Page 256 recorded January 11, 1988; and recorded on Plat Book 44, Page 193 recorded March 23, 1988, Gwinnett County Records.

The property is presently zoned RM-12 (General Residence, 3,600 Square Foot District). The City is requesting to continue the conditions and variances previously approved, with the new zoning district RS-180 (Single-Family Residence).

Attachments/Exhibits:

- **RZR2021-00009** Report
- **RZR2021-00009** Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2021-00009
APPLICANT	CITY OF LAWRENCEVILLE
CONTACT	TODD HARGRAVE
PHONE NUMBER	678.407.65
ZONING CHANGE	RM-12 TO RS-180
LOCATION	QUINN RIDGE SUBDIVISION
PARCEL ID	MULTIPLE-SEE APPLICATION
ACREAGE	+/- 36
PROPOSED DEVELOPMENT	REZONE PROPERTIES TO RS-180 FOR CONSISTENCY WITH SURROUNDING AREA
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In the 1980’s, the property was zoned RS-180 (Single-Family Residence District) and RM (Multifamily Residential District) and approved for a development with multiple variances.

PROJECT DATA:

The City of Lawrenceville requests to change the zoning classification and conditions of zoning for all parcels of property within and known as the Quinn Ridge Subdivision located off New Hope Road in the City of Lawrenceville. Recorded final plat references include: Plat Book 43, Page 256 recorded January 11, 1988; and recorded on Plat Book 44, Page 193 recorded March 23, 1988, Gwinnett County Records.

The property is presently zoned RM-12 (General Residence, 3,600 Square Foot District). The City is requesting to continue the conditions and variances previously approved, with the new zoning district RS-180 (Single-Family Residence) to have cohesive zoning within the Traditional Residential Character Area.

The property lies within the Traditional Residential Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area is predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more

intense land uses. Density is typically low (less than 3 dwelling units per acre), and most open space is in private yards.

The surrounding area is characterized by single-family developments along this segment of New Hope Road. Immediately to the north of the subject property is a single-family development zoned RS-150 (Single-Family Residential). Adjacent to the east and south are single-family subdivisions within Gwinnett County. To the west across New Hope Road are properties zoned RS-180.

The Planning and Development Department recommends **APPROVAL WITH CONDITIONS**.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

CODE ENFORCEMENT

No comment.

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

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

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2021-00009

Approval as RS-180 (Single-Family Residence District) to be consistent with the surrounding area, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family residence purposes only.
 - B. All uses allowed in RS-180 Zoning District.
2. To satisfy the following site development considerations:
 - A. Variances approved as listed in the Quinn Ridge Forest Unit One Final Plat, prepared by Horlbeck & Associates, Inc. In 1988.
 - B. Dwelling must be a minimum of 1,400 square feet.
 - C. Variances for a 10 foot encroachment into the front and rear yard setback on the following lots:
 - a. Block "A": 5-20
 - b. Block "B": 1-15, 20-22
 - c. Block "C": 1-5, 7-16
 - d. Block "D": 1-24
 - e. Block "E": 5-9, 13-15, 23-27



LAWRENCEVILLE

GEORGIA

Dear Sir/Madam:

Please be advised that **THE CITY OF LAWRENCEVILLE** has applied for a rezoning of property located at **THE QUINN RIDGE SUBDIVISION** from **(RM-12)** to **(RS-180)**. The City is requesting to continue the conditions and variances previously approved, with the new zoning district RS-180 (Single-Family Residence).

Notice is hereby given to the Public that an application has been filed by the City of Lawrenceville, Georgia requesting to change the zoning classification and conditions of zoning for all parcels of property known as Quinn Ridge Subdivision located off New Hope Road in the City of Lawrenceville. Recorded final plat references include: Plat Book 43, Page 256 recorded January 11, 1988; and recorded on Plat Book 44, Page 193 recorded March 23, 1988, Gwinnett County Records.

The Lawrenceville City Council will consider whether or not to rezone the property and whether or not to change the conditions and variances approved as part of prior zoning actions. The Mayor and City Council has authority to change the conditions placed upon the property in prior zoning actions, change the variances granted in prior zoning actions, zone the property as requested or place such other zoning classification and conditions on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Lawrenceville. All citizens are advised that action on this application could affect the allowed, permitted, accessory and/or special uses of each and every property located within the Quinn Ridge subdivision. The public is invited to attend public hearings scheduled for Monday, August 2, at 6:00 p.m. for the Planning Commission and Monday, August 23, at 7:00 p.m. for the Mayor and City Council in city hall, which is located at 70 S. Clayton Street, Lawrenceville, Georgia. A copy of the proposed rezoning is available for review in the office of the Planning and Development Department located at City Hall, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

If you would like to comment on the rezoning request, please plan to attend these meetings. The public is allowed to speak during both the Planning Commission meeting and City Council public hearing.

If you plan to speak in opposition to this request, please be advised that in accordance with Chapter 36-67A-3(c) of the Code of Georgia, if you have made, within the two years immediately preceding the filing of this zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider this application, you must contact this Department to obtain the appropriate Campaign Contributions Disclosure Form. This disclosure requirement must be filed at least five calendar days prior to the first public hearing by the Planning Commission.

Sincerely,

Todd Hargrave

Enclosures: Applicant and contact information | Copy of rezoning application | Copy of letter of intent
| Site plan | Vicinity map

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>City of Lawrenceville</u>	NAME: <u>Multiple- See attachment</u>
ADDRESS: <u>70 S. Clayton Street</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Todd Hargrave</u> PHONE: <u>678.407.6563</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RS-180</u>	
PARCEL NUMBER(S): <u>Multiple- see attachment</u> ACREAGE: <u>+/- 35</u>	
ADDRESS OF PROPERTY: <u>Multiple- see address</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

70 S. Clayton Street • Lawrenceville, Georgia 30046-2200
 2414 • www.lawrencevillega.org

Quinn Ridge Subdivision Property Owners

PIN	OWNER1	OWNER2	Location Address
5172A071	HELGELAND ROBERT	HELGELAND LINDA	351 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A139	BEGANOVIC REJFO	<Null>	690 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A131	LOHR MARK S & SHARON K	<Null>	685 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A028	EPPS BRENDA	<Null>	170 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A127	THAKER KULDEEP	<Null>	650 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A029	VO HOANG DIEM THUY	VO HOANG SY	180 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A054	CANTERBURY FAMILY LANDD TRUST	<Null>	441 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A056	KENNEDY GRETCHEN	<Null>	704 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A040	MORRIS ASHLEY M	MORRIS TIMOTHY B	290 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A101	WILLIAMS NEVILLE	WILLIAMS INGRID WYKE	590 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A080	CAMPANA JOSE	CAMPANA GLADYS E	460 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A116	NEGRON ANIBAL	<Null>	707 KEATS CT, LAWRENCEVILLE, GA 30046
5172A077	BOIMAH HAWAH	<Null>	430 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A078	NGUYEN TRONG V	<Null>	440 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A079	ARNAU JANELL R	<Null>	450 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A108	HIRALDO ALTAGRACIA	<Null>	171 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A072	DE LEON ANA	<Null>	361 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A036	MILLENDER JANESTHER & ENNIS JR	<Null>	250 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A073	BAILEY JENNIFER ELIZABETH	<Null>	390 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A039	GONZALEZ CECILIA	<Null>	280 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A068	LINDLEY PRESTON N ETAL	<Null>	291 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A141	CALDWELL JEFFREY DEAN	<Null>	670 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A085	LOWERY DARRELL	<Null>	510 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A059	DELGADILLO DONNA E	<Null>	295 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A081	CANTERBURY LANE INVESTMENT LLC	<Null>	470 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A137	GUEVARA JUAN V SALMERON	<Null>	521 CANTERBURY LN, LAWRENCEVILLE, GA 30046

5172A125	ALMANZA SALVADOR JAIME	<Null>	691 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A025	NUSS STEPHANIE FRANCES T	<Null>	140 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A065	HALL PHYLLIS A	<Null>	664 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A115	ZAFAR FARAZ	<Null>	697 KEATS CT, LAWRENCEVILLE, GA 30046
5172A035	JOHNSON CLARENCE	<Null>	240 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A086	2017-2 IH BORROWER LP	<Null>	520 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A084	SLIGH JOHN WILLIAM	<Null>	500 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A123	ARVM 5 LLC	<Null>	541 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A053	VASQUEZ MELVIN	<Null>	431 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A058	ACOSTA RALPH	RIVERA MONICA	285 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A134	ALVAREZ JULIE	<Null>	715 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A074	STOKES STEVE R ETAL	<Null>	400 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A044	ALVAREZ MARIA H	LOPEZ LUIS J	330 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A069	MCKLEEN LLC	<Null>	311 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A043	LEE JOHN E & JULIE W	<Null>	320 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A119	TODOROV YOURI V	DIAZ REBECA SEGURA	581 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A118	STOKES FRED L & ZETTA RUTH	<Null>	591 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A121	HEARD SHATARA	<Null>	561 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A111	RODRIGUEZ JORGE DUVAL	<Null>	201 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A130	2018-1 IH BORROWER LP	<Null>	675 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A031	BONILLA JOSE D	<Null>	200 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A032	NEVELS CYNTHIA	<Null>	210 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A051	BARNWELL DARON	<Null>	401 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A106	SOWER MICHAEL JAMES	<Null>	151 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A135	JOHNSON JACQUELINE	<Null>	491 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A110	MARTIN WILLI	<Null>	191 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A114	ROWELL KEVIN P	<Null>	698 KEATS CT, LAWRENCEVILLE, GA 30046
5172A126	GYIMAH MADELENE	<Null>	671 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A140	JOHNSON ANGELA	<Null>	680 CARRIAGE LN, LAWRENCEVILLE, GA 30046

5172A050	PROGRESS RESIDENTIAL BORROWER 6 LLC	<Null>	381 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A042	SUREZA OLGA L	<Null>	310 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A047	DUNN LORENZO & DARLENE DENISE	<Null>	360 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A087	CARLSON ROBERT C ETAL	<Null>	530 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A098	CHOWDBURY MOHAMMED Z	HUSSAIN MOHAMEED I	560 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A117	SILVEY TROY B ETAL	<Null>	601 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A030	SFR JV-1 2020-1 BORROWER LLC	<Null>	190 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A057	SHWILLER ASHLEY NICOLE TULLIS	<Null>	275 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A090	CLARK STACEY A	<Null>	748 WINDSOR CIR, LAWRENCEVILLE, GA 30046
5172A088	GARCIA JOSE A & IRMA	<Null>	540 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A100	RESTIVO NICHOLAS R	<Null>	580 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A082	ARIAS SIMON	<Null>	480 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A109	PROGRESS RESIDENTIAL BORROWER 14 LLC	<Null>	181 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A026	PAUL & CAROL TIMMONS ENTERPRISES LL	<Null>	150 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A060	KING DENISE	<Null>	305 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A062	HILL JEFFREY C	<Null>	294 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A066	FRENCH FRED	<Null>	654 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A049	HPA US1 LLC	<Null>	371 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A045	WOHEEL MARLEE E	WOHEEL ANNIE K	340 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A091	JORGE JOANNA	<Null>	758 WINDSOR CIR, LAWRENCEVILLE, GA 30046
5172A107	SMITH JENNIFER D	<Null>	161 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A034	RICHARDSON MICHAEL D	RICHARDSON YOLONIA F	230 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A083	MATTHEWS ROBERT ETAL	<Null>	490 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A122	SFR JV-1 2020-1 BORROWER LLC	<Null>	551 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A052	MONTGOMERY CHeldon	MONTGOMERY SHEILA	421 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A097	ARMENDARIZ FANNY CARTUJANO	<Null>	747 WINDSOR CIR, LAWRENCEVILLE, GA 30046
5172A136	MOHAMAD MOHAMAD SHUKOR BIN	<Null>	511 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A120	MAHAN CYRUS LEE	<Null>	708 KEATS CT, LAWRENCEVILLE, GA 30046

5172A061	SAID AMINULHAQ	<Null>	304 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A046	TELLES ELISEO LEMUS	LEMUS YURIDIA MARIA	350 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A063	TRAN SANG	<Null>	284 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A099	JONES TONIA FAYE	HARRIS THOMAS LEE	570 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A076	MIKULA CHRISTIAN	MIKULA MEGAN	420 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A112	GARCIA ROSA G	GONZALEZ ERMENEGILDO	651 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A132	ROWE GEORGE A	ROWE CRYSTAL F	695 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A142	IH3 PROPERTY GEORGIA LP	<Null>	660 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A027	ALVAREZ GUEVARA OLGA GUMERCINDA	<Null>	160 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A105	DIAMOND RACHEL E	<Null>	611 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A124	WILLIAMS DONALD T ETAL	<Null>	701 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A138	MORVEN LLC	<Null>	700 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A133	SIMS LAUNA M	<Null>	705 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A055	SABO STEPHEN K & CATHLEEN L	<Null>	461 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A033	CHACON MARTHA	<Null>	220 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A067	TRAN SANG	<Null>	281 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A038	SANCE ALCIDE	<Null>	270 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A037	TEHRANI ABBAS & MARJAN	<Null>	260 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A070	ZAMORA ALBERTO	<Null>	331 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A089	MAHMOOD AHMED M ABU	MAHMOOD LAITH M ABU	738 WINDSOR CIR, LAWRENCEVILLE, GA 30046
5172A113	GRAY WILLIAM & BETTY L	<Null>	661 CARRIAGE LN, LAWRENCEVILLE, GA 30046
5172A064	SANTILLAN ISLAS JUAN C	HERNANDEZ ESTELA SOTO	274 LAMDEN CT, LAWRENCEVILLE, GA 30046
5172A129	HAREL URI	HAREL GALIA	665 WALLINGTON WAY, LAWRENCEVILLE, GA 30046
5172A096	WORKS TERRENCE & BARBARA	<Null>	777 WINDSOR CIR, LAWRENCEVILLE, GA 30046
5172A128	NORRELL MICHAEL	NORRELL MARITZA	251 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A041	MALLARD JERRY	MALLARD JACQUELYN	300 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A075	CORALIC MIRZET	<Null>	410 CANTERBURY LN, LAWRENCEVILLE, GA 30046
5172A048	PRATOR KEITH R ETAL	<Null>	370 CANTERBURY LN, LAWRENCEVILLE, GA 30046



LAWRENCEVILLE

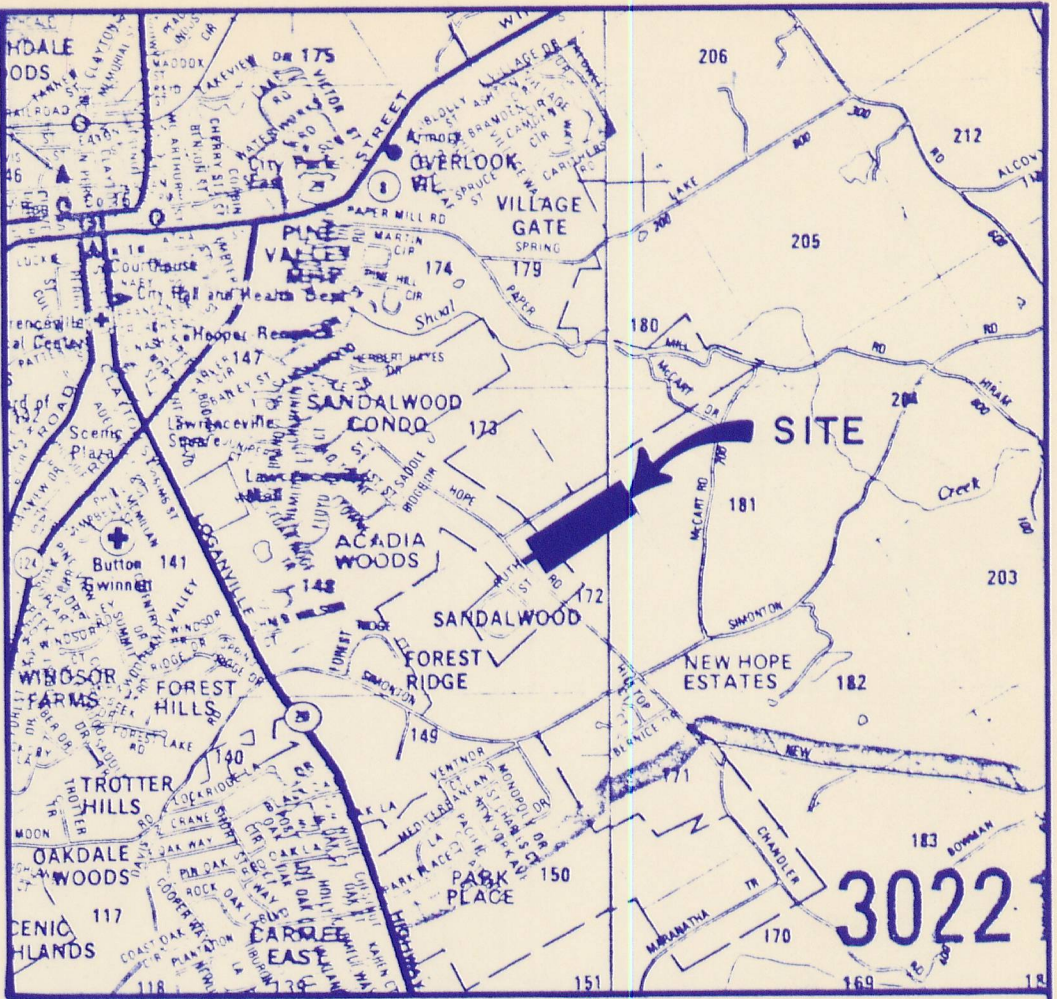
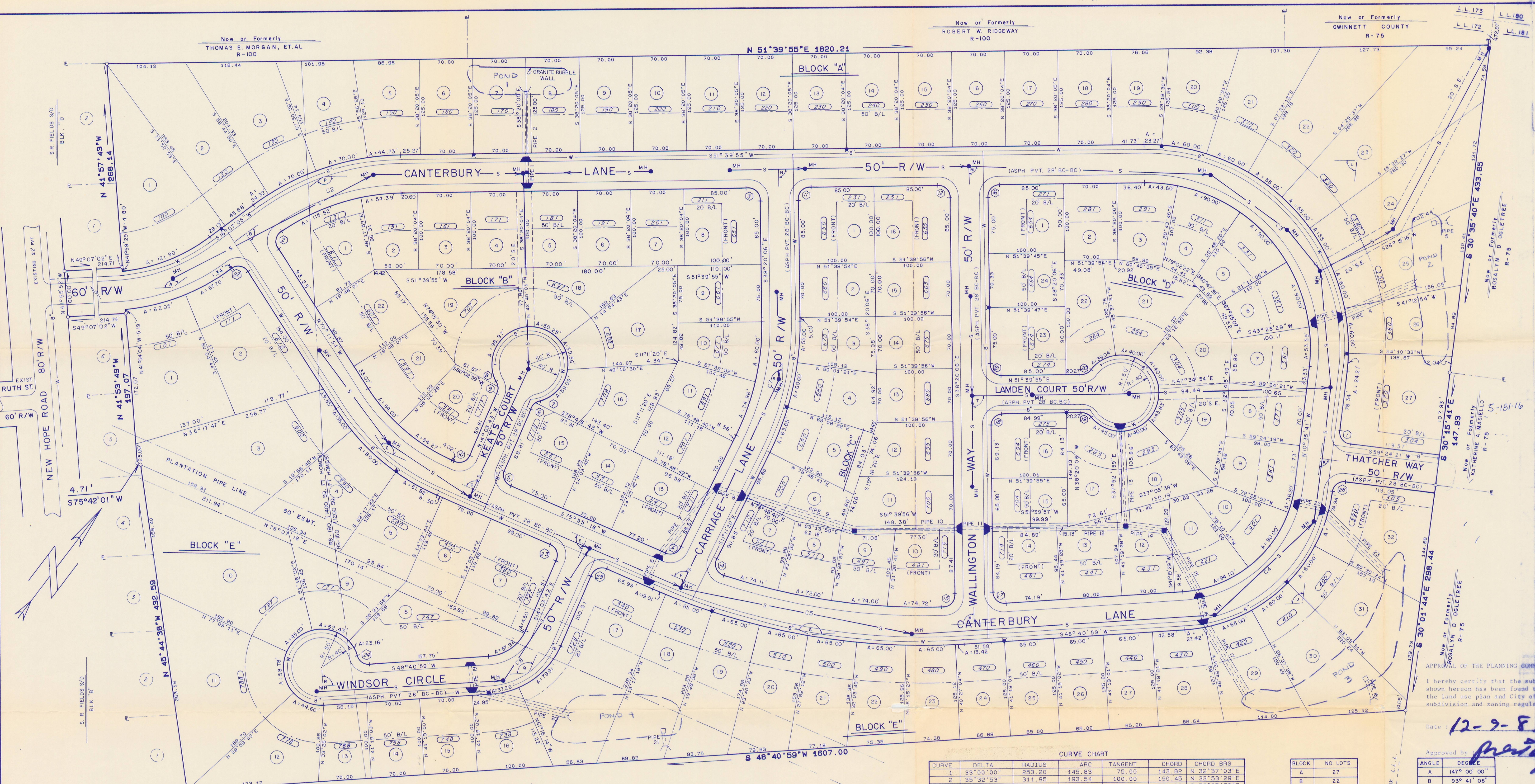
GEORGIA

Todd Hargrave
Director | Planning and Development
City of Lawrenceville, GA 30046

The City of Lawrenceville is intending to rezone approximately 35 acres of the Quinn Ridge Subdivision from RM-12 (General Residence, 3,600 Square Foot District) to RS-180 (Single-Family Residence District). There are 111 parcels that would be rezoned to be more consistent with single-family developments in the surrounding area. The rezoning would include the continuance of prior zoning conditions and variances approved in 1988, to be listed on the report. Property owners do not need to file any documentation and are not required to show to the public hearing. The overall intent is to clean-up outdated zoning districts in established neighborhoods.

Sincerely,

Todd Hargrave
678.407.6563
Todd.hargrave@lawrencevillega.org



LOCATION MAP

LEGEND	
R/W	Right of way
PVT	Pavement
SB	Setback
B/L	Building line
P	Property line
⊕	Valve
—	Water lateral
MH	Manhole
—	Sewer line
DE	Drainage easement
SE	Sewer easement
UE	Utility easement
⊕	Junction box
—	Headwall
—	Centerline
—	Drainage direction
⊕	House number
⊕	Iron pin found
⊕	Iron pin set
⊕	Electric power
⊕	Water main
⊕	Sanitary sewer
R	Radius of curvature
⊕	Catch basin

CURVE		INTERSECTION		INFORMATION		BEARING	
CURVE	ARC	RADIUS	CHORD	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	23.56'	15.00'	20.83'	N 21° 15' 00" W	N 21° 15' 00" W	N 21° 15' 00" W	N 21° 15' 00" W
2	23.56'	15.00'	20.83'	N 26° 13' 49" W	N 26° 13' 49" W	N 26° 13' 49" W	N 26° 13' 49" W
3	23.56'	15.00'	20.83'	S 83° 20' 05" E	S 83° 20' 05" E	S 83° 20' 05" E	S 83° 20' 05" E
4	23.56'	15.00'	20.83'	S 32° 21' 04" W	S 32° 21' 04" W	S 32° 21' 04" W	S 32° 21' 04" W
5	23.56'	15.00'	20.83'	N 59° 03' 42" W	N 59° 03' 42" W	N 59° 03' 42" W	N 59° 03' 42" W
6	23.56'	15.00'	20.83'	N 01° 39' 21" E	N 01° 39' 21" E	N 01° 39' 21" E	N 01° 39' 21" E
7	23.56'	15.00'	20.83'	N 27° 39' 57" E	N 27° 39' 57" E	N 27° 39' 57" E	N 27° 39' 57" E
8	23.56'	15.00'	20.83'	S 56° 25' 28" E	S 56° 25' 28" E	S 56° 25' 28" E	S 56° 25' 28" E
9	23.56'	15.00'	20.83'	S 33° 02' 51" E	S 33° 02' 51" E	S 33° 02' 51" E	S 33° 02' 51" E
10	23.56'	15.00'	20.83'	S 30° 56' 17" W	S 30° 56' 17" W	S 30° 56' 17" W	S 30° 56' 17" W
11	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
12	23.56'	15.00'	20.83'	S 83° 20' 05" E	S 83° 20' 05" E	S 83° 20' 05" E	S 83° 20' 05" E
13	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
14	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
15	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
16	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
17	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
18	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
19	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
20	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
21	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
22	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
23	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
24	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
25	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E
26	23.56'	15.00'	20.83'	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E	N 06° 39' 55" E

REVISION NO. 1 REVIEWED AND APPROVED THIS 22 DAY OF March, 1988 BY BRADFORD P. LEONARD, Planning Dir.

APPROVAL OF THE PLANNING COMMISSION CHAIRMAN OWNER'S ACKNOWLEDGMENT:

I hereby certify that the subdivision plat shown hereon has been found to comply with the land use plan and City of Lawrenceville subdivision and zoning regulations.

The owner of the land shown on this plat and who in person or through a duly authorized agent, has acknowledged 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.

Date 12-9-82

Approved by [Signature] Owner

ENGINEER'S OR SURVEYOR'S ACKNOWLEDGMENT:

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.

Registered Georgia Land Surveyor No. 112

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 9th day of Nov, 1987
(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 Master Plan, and the City of Lawrenceville Subdivision Regulations.

Dated this 10th day of Nov, 1987
(Planning Director)

CURVE		DELTA		RADIUS		TANGENT		CHORD		CHORD BRG	
1	33° 00' 00"	253.20	149.89	75.00	143.82	N 32° 37' 03" E	N 32° 37' 03" E	253.20	149.89	N 32° 37' 03" E	N 32° 37' 03" E
2	35° 32' 53"	311.95	193.84	100.00	190.45	N 35° 53' 29" E	N 35° 53' 29" E	311.95	193.84	N 35° 53' 29" E	N 35° 53' 29" E
3	37° 44' 25"	240.25	409.83	275.11	361.92	S 79° 27' 52" E	S 79° 27' 52" E	240.25	409.83	S 79° 27' 52" E	S 79° 27' 52" E
4	79° 16' 38"	184.22	254.89	152.61	235.04	S 09° 02' 39" W	S 09° 02' 39" W	184.22	254.89	S 09° 02' 39" W	S 09° 02' 39" W
5	27° 15' 18"	863.04	410.54	209.23	406.68	S 62° 18' 38" W	S 62° 18' 38" W	863.04	410.54	S 62° 18' 38" W	S 62° 18' 38" W
6	33° 51' 50"	275.86	163.04	83.98	160.68	N 87° 07' 48" W	N 87° 07' 48" W	275.86	163.04	N 87° 07' 48" W	N 87° 07' 48" W
7	27° 08' 46"	352.07	168.81	85.00	165.25	S 24° 45' 42" E	S 24° 45' 42" E	352.07	168.81	S 24° 45' 42" E	S 24° 45' 42" E
8	62° 44' 43"	82.00	89.80	50.00	85.38	S 17° 18' 38" W	S 17° 18' 38" W	82.00	89.80	S 17° 18' 38" W	S 17° 18' 38" W

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR DEVELOPMENT WITH SEWER ONLY.

DATED THIS 3rd DAY OF November, 1987.
BY: [Signature]
TITLE: [Signature]

RE-RECORDED 3/23/88 PLAT BOOK 44, PAGE 193
RECORDED 1/11/88 PLAT BOOK 43, PAGE 256

ZONED RS-180 AND RM TOTAL AREA: 36.385 ACRES

SHEET TITLE FINAL PLAT
QUINN RIDGE FOREST UNIT ONE
(CITY OF LAWRENCEVILLE)
LAND LOT 172 - 5th DISTRICT
GWINNETT COUNTY, GEORGIA

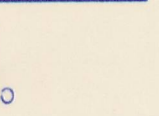
FILE NUMBER 4605
DATE 10/5/87
SCALE 1" = 60'
APPROVED

THIS PLAT AND DESIGN OF THE WATER DISTRIBUTION SYSTEM HAVE BEEN SUBMITTED TO AND REVIEWED BY THE GWINNETT COUNTY FIRE DEPARTMENT AND IS APPROVED.

DATED THIS 10th DAY OF Nov, 1987.
BY: [Signature]
TITLE: [Signature]

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE GWINNETT COUNTY FIRE DEPARTMENT AND IS APPROVED.

CLIENT
B.C. PROPERTIES
6126 ROCKBRIDGE SCHOOL RD
NORCROSS, GA. 30093
404-446-1550
CONTACT: BOB CLOER



DRAWING NUMBER 1
SHEET 1 OF 1

PIPE	D.A.	C	Tc	I	Q	DIA.	LENGTH	RET. FREQ.
1	1.12	0.65	5	9.1	6.6	18"	32' coated	25
2	1.77	0.67	5	9.1	10.8	18"	85' 25	
3	0.13	0.95	5	9.1	1.1	18"	32' coated	25
4	1.78	0.51	5	9.1	8.3	18"	105' 25	
5	ROUTED					24"	15' 25	
6	1.31	0.66	5	9.1	7.9	18"	32' coated	25
7	1.53	0.70	5	9.1	9.7	18"	110' 25	
8	6.18	0.88	5	9.1	32.6	24"	32' coated	25
9	6.36	0.59	5	9.1	34.1	24"	150' 25	
10	6.36	0.59	5	9.1	34.1	24"	135' 25	
11	11.75	0.59	5	9.1	63.1	36"	32' coated	25
12	11.85	0.59	5	9.1	63.6	36"	175' 25	
13	0.95	0.67	5	9.1	5.8	18"	125' 25	
14	12.80	0.60	5	9.1	69.9	42"	45' 25	
15	12.80	0.60	5	9.1	69.9	42"	75' 25	
16	13.66	0.60	5	9.1	74.6	42"	32' coated	25
17	20.28	0.61	5	9.1	112.6	42"	110' 25	
18	ROUTED					36"	25' 25	
19	5.42	0.60	5	9.1	29.6	24"	32' coated	25
20	6.67	0.51	5	9.1	31.0	24"	125' 25	
21	ROUTED					30"	18' 25	
22	5.0	0.58	5	9.1	26.4	24"	32' coated	25
23	5.19	0.59	5	9.1	27.9	30"	110' 25	

GENERAL NOTES:

- IRON PINS SET, 1/2" REBAR, AT ALL LOT CORNERS.
- MINIMUM LOT SIZE - 6,500 SQ. FT. AVERAGE LOT SIZE - 7,000 SQ. FT.
- UTILITIES PROVIDED BY CITY OF LAWRENCEVILLE: GAS, ELECTRICITY, WATER, AND SEWAGE DISPOSAL. PHONE SERVICE PROVIDED BY SOUTHERN BELL.
- F.I.R.M. PANELS 130322 0215 AND 130099 0004 B INDICATES THAT THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD DISTRICT.
- THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW, OR EROSION OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
- FRONT YARD SETBACK REDUCED FROM 50' TO 40' THROUGH ADMINISTRATIVE VARIANCES ON LOTS 5-20 "A"; 1-15, 20-22 "B"; 1-5, 7-16 "C"; 1-24 "D"; 5-9, 13-15, 23-27 "E".
- SIDE YARD SETBACK REDUCED FROM 10' TO 5' ON ON SIDE ONLY THROUGH ADMINISTRATIVE VARIANCES ON LOTS 2-4 "A"; 2 "B"; 4 AND 5 "C"; 2, 4 "D"; 1 "E".
- THE FIELD WORK FOR THIS SURVEY WAS RUN USING A TOPCON SEMI-TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000' AND AN ANGULAR ERROR OF 01" PER ANGULAR POINT AND WAS ADJUSTED USING COMPASS RULE. PLAT PRECISION IS ONE FOOT IN 507,230'.
- REAR YARD SETBACK REDUCED FROM 40' TO 30' THROUGH ADMINISTRATIVE VARIANCES ON LOTS 5-20 "A"; 1-15, 20-22 "B"; 1-5, 7-16 "C"; 1-24 "D"; 5-9, 13-15, 23-27 "E".

PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE TO REMAIN WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 31st DAY OF OCTOBER, 1987.

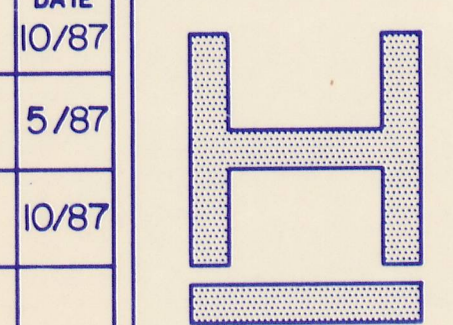
- LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
- NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECTED ON ANY ONE LOT.

RS-180 1,400 SQ. FT. HOMES; RS-150 SQ. FT. HOMES

- NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
- NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR A KINDERGARTEN.
- HOME BUILDER SHALL BE HELD RESPONSIBLE FOR IMPLEMENTATION OF AND CONFORMANCE WITH COUNTY SOIL EROSION CONTROL ORDINANCE.
- HOME BUILDER SHALL BE REQUIRED TO MAINTAIN CLEANLINESS OF BUILDING SITE, REMOVING ALL DEBRIS AND CONSTRUCTION MATERIALS AFTER COMPLETION OF CONSTRUCTION. HE SHALL BE REQUIRED TO REMOVE TRANSPORTED SOILS FROM STREET GUTTERS AND CATCH BASINS ADJACENT DEVELOPED LOT AND HE SHALL SEED ALL DISTURBED EARTH WITH A PERMANENT VEGETATIVE COVER.
- NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 4- SQUARE FEET.
- RESIDENTIAL CONSTRUCTION PLANS MUST BE SUBMITTED TO AND APPROVED BY DEVELOPER.

NO.	DATE	BY	REVISIONS
1	3/22/88	GSE	REVISED AS TO NAME CHANGE OF SUBDIV., LOT DIM. 6, 7, 8, 19, 20 "D"

DRAWN P.W.
SURVEYED D.H.
PLOTTED K.D.
CHECKED



H. HORLBECK & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND PHOTOGRAMMETRISTS
6455 JIMMY CARTER BLVD SUITE 100
NORCROSS, GEORGIA 30071 Telephone: (404) 448-1848

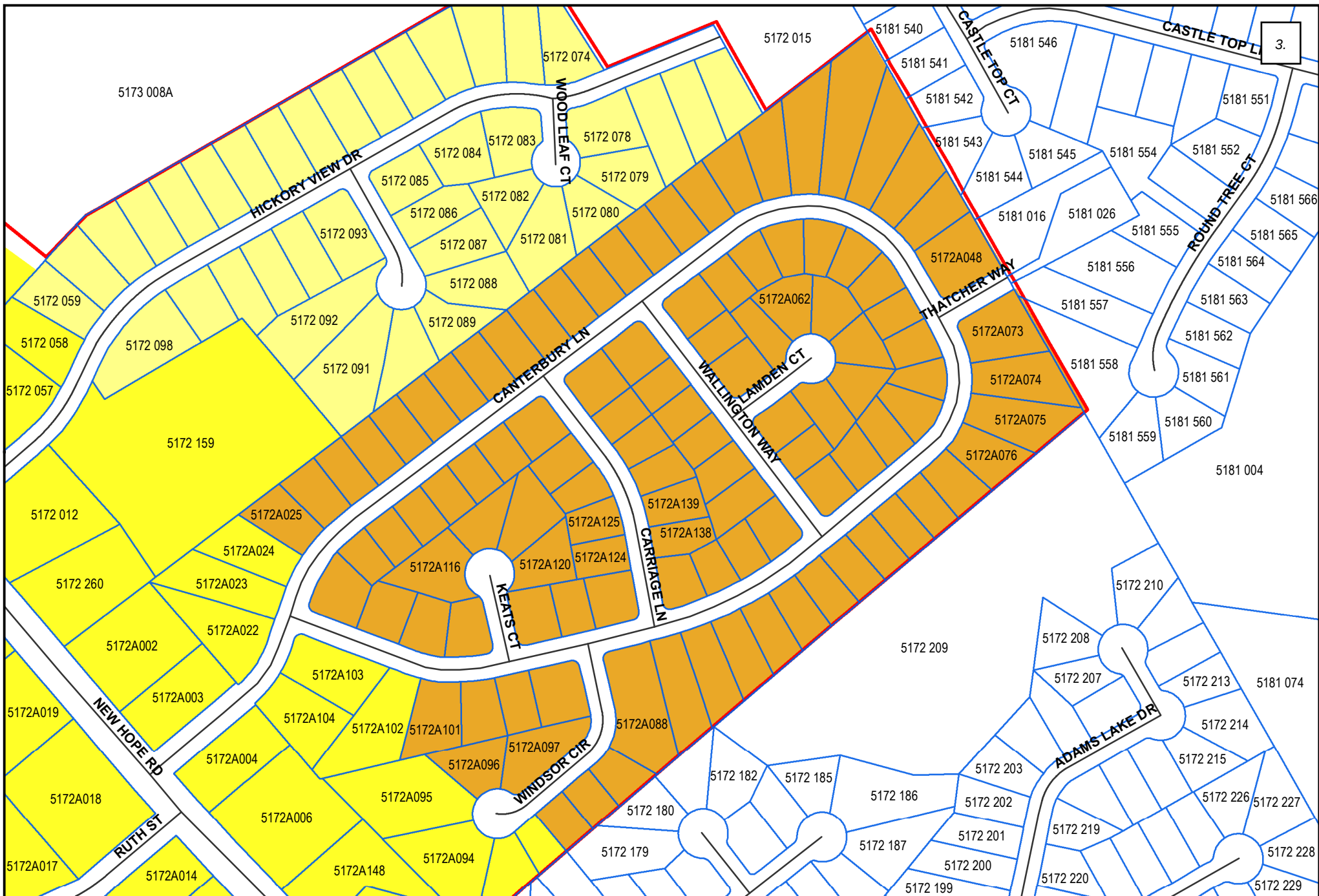


SHEET TITLE FINAL PLAT
QUINN RIDGE FOREST UNIT ONE
(CITY OF LAWRENCEVILLE)
LAND LOT 172 - 5th DISTRICT
GWINNETT COUNTY, GEORGIA

FILE NUMBER 4605
DATE 10/5/87
SCALE 1" = 60'
APPROVED

CLIENT
B.C. PROPERTIES
6126 ROCKBRIDGE SCHOOL RD
NORCROSS, GA. 30093
404-446-1550
CONTACT: BOB CLOER

DRAWING NUMBER 1
SHEET 1 OF 1



Legend

- City Boundary
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential

PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZR2021-00009



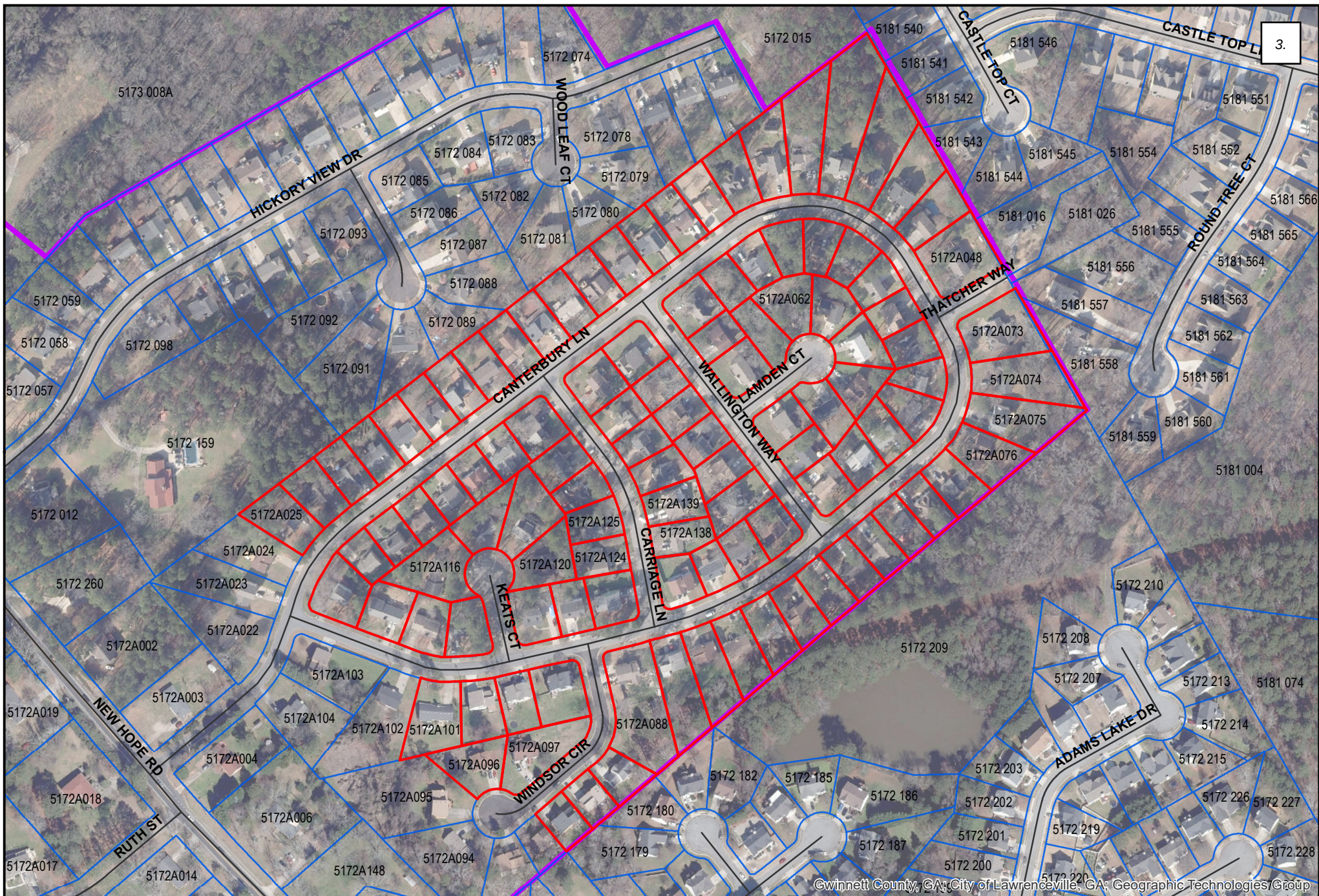
1 Inch = 250 Feet

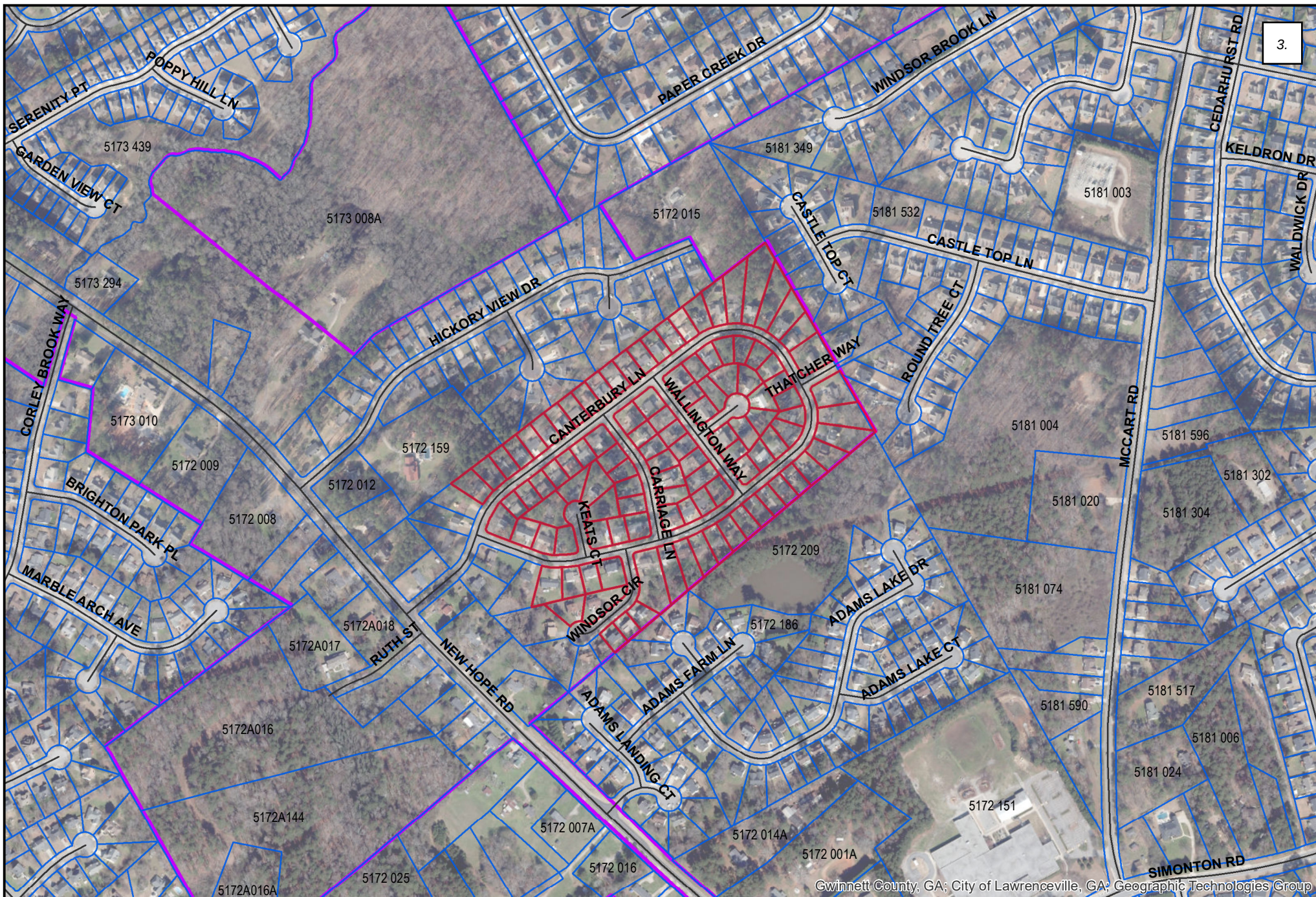


LAWRENCEVILLE
GEORGIA

Page 24

Team GIS | IT





Legend

- ▬ Subject Properties
- ▬ City Boundary

PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZR2021-00009



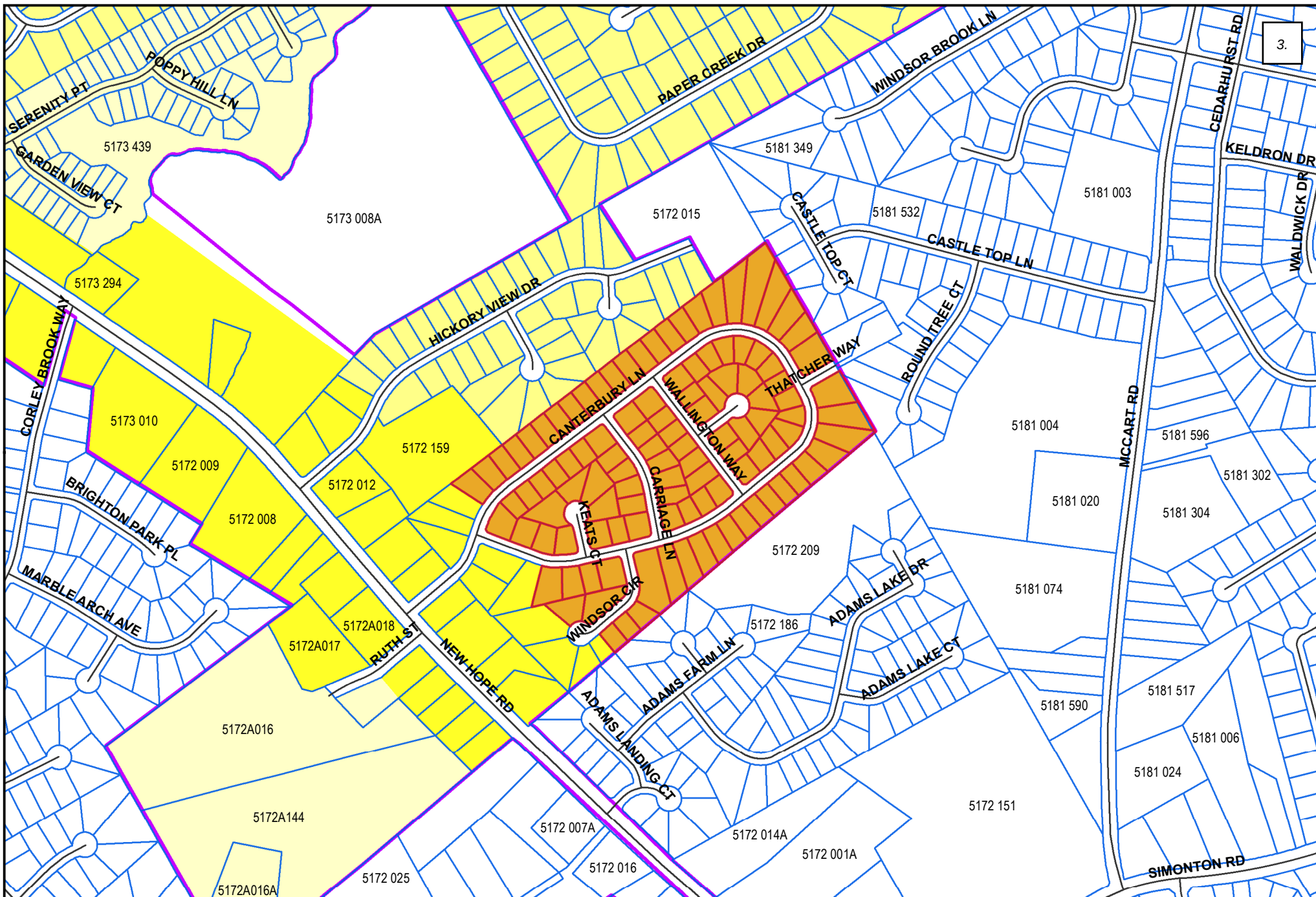
1 Inch = 500 Feet



LAWRENCEVILLE
GEORGIA

Page 26

Team GIS | IT



- Legend**
- Subject Properties
 - City Boundary
 - RM-12 Multifamily Residential
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential
 - RS-180 Single-Family Residential

**PLANNING AND DEVELOPMENT
LOCATION MAP AND SURROUNDING ZONING**

FILE # RZR2021-00009



1 Inch = 500 Feet



LAWRENCEVILLE
GEORGIA

Page 27

Team GIS | IT