



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, December 16, 2019
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

- [1.](#) ARB2019-00005, OCP Lawrenceville, LLC, 132 South Clayton Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: ARB2019-00005, OCP Lawrenceville, LLC, 132 South Clayton Street

Department: Planning and Development

Date of Meeting: Monday, December 16, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration of Design

Summary: Applicant is planning to refurbish and remodel the current building.

Attachments/Exhibits:

ARB2019-00005 Application
ARB2019-00005 Report



LAWRENCEVILLE

WINNETT • METRO ATLANTA

VAR 2019-00021

ARCHITECTURAL REVIEW PROCESS

APPLICANT: OCP Lawrenceville, LLC

PROPERTY OWNER: Same as applicant

ADDRESS: 3016 N Decatur Rd
Sc. H Dale, GA 30079

ADDRESS: vv

TELEPHONE NUMBER: 404-371-4100

TELEPHONE NUMBER: vv

CONTACT PERSON: Fisher Paty

CONTACT PERSON PHONE NUMBER 404-371-4100

PROPERTY IN QUESTION

STREET ADDRESS: 132 S. Clayton Street, Lawrenceville, GA 30346

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) R / 5146 / A012

CODE SECTION OF REQUEST: Sec 8.7

CODE SECTION OF REQUEST: _____

CODE SECTION OF REQUEST: Sec 8.8

CODE SECTION OF REQUEST: _____

DISCRIPTION OF VARIANCE REQUESTED: _____

PROPOSED USE: Personal Fitness and Training

[Signature] 11/26/19
SIGNATURE OF APPLICANT DATE

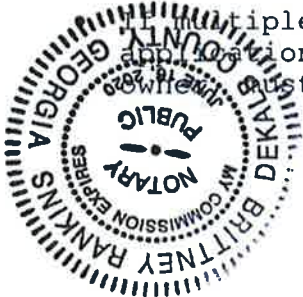
Fisher Paty 11/26/19
TYPED OR PRINTED NAME DATE

[Signature] 11/26/19
NOTARY PUBLIC DATE

[Signature] 11/26/19
SIGNATURE OF PROPERTY OWNER DATE

Fisher Paty 11/26/19
TYPED OR PRINTED NAME DATE

[Signature] 11/26/19
NOTARY PUBLIC DATE



If multiple landowners for one project, each owner must file an application form, however only one fee. Multiple projects with one owner must file separate applications and pay separate fees.

Inv-000635

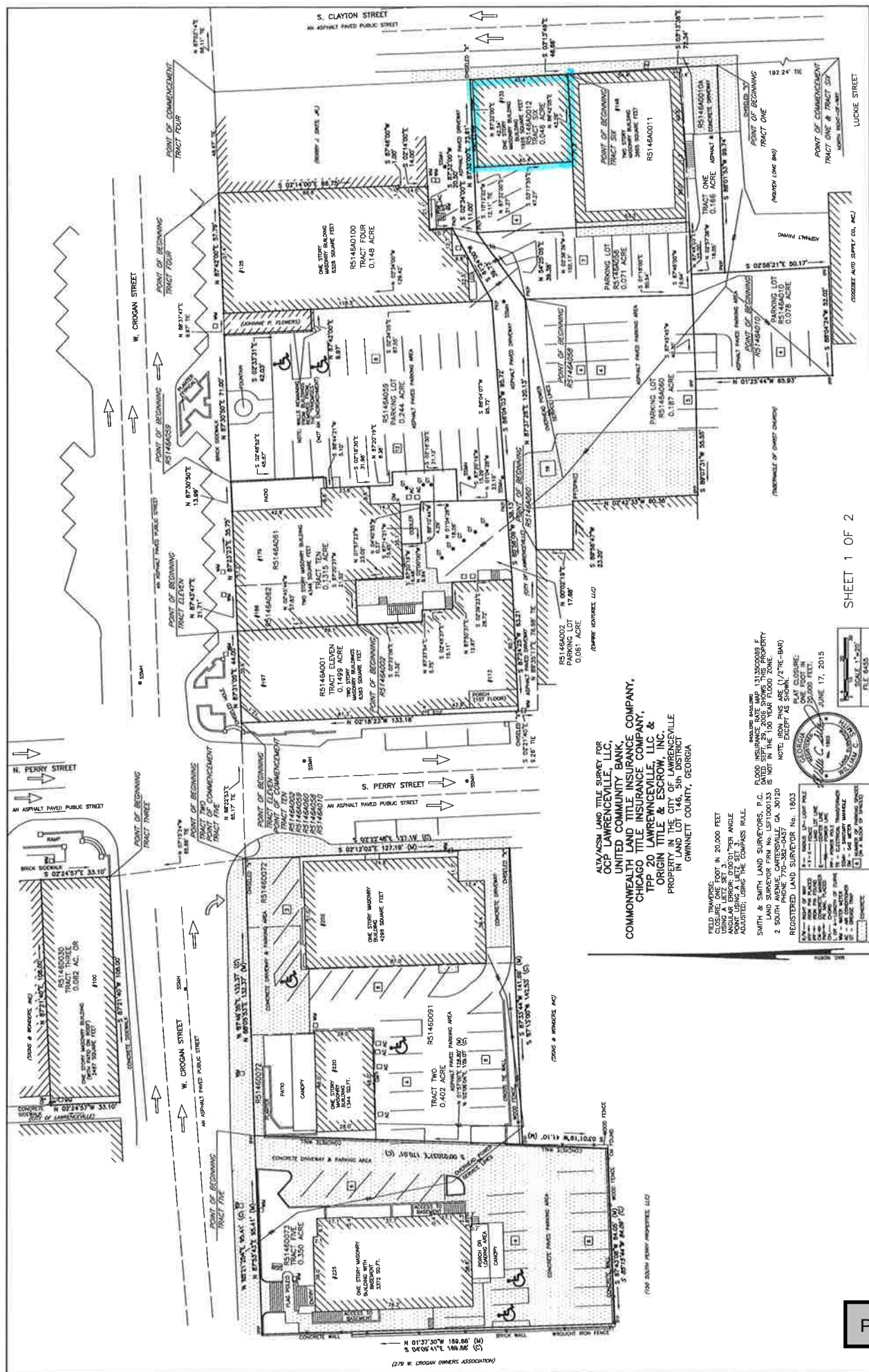
Letter of Intent for 132 S. Clayton Street, Lawrenceville, GA 30046

Dear Members of the Architectural Review Board,

We are very excited that we have leased this building to The Fishery Fitness Studio which will be a personal training and fitness studio. To improve the tenant's success, we would like to make some upgrades to the exterior of this building. The building is faced with a concrete material similar to stucco. We would like to paint the building white and add a horizontal cypress element to enhance the design and contribute favorably to the Downtown Lawrenceville streetscape. Thank you for your consideration.

Best Regards,

B. Fisher Paty

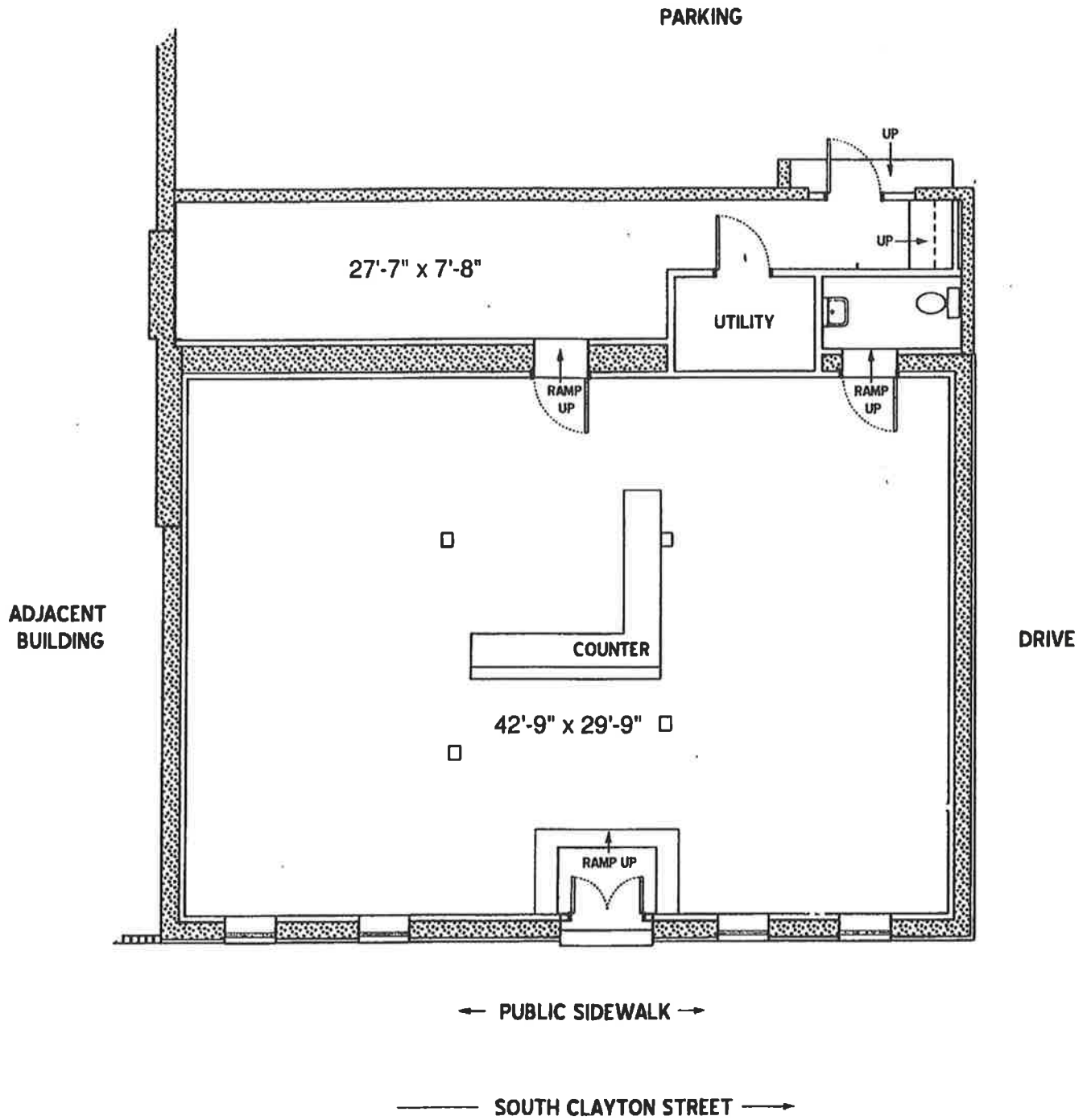


TRACT SIX:

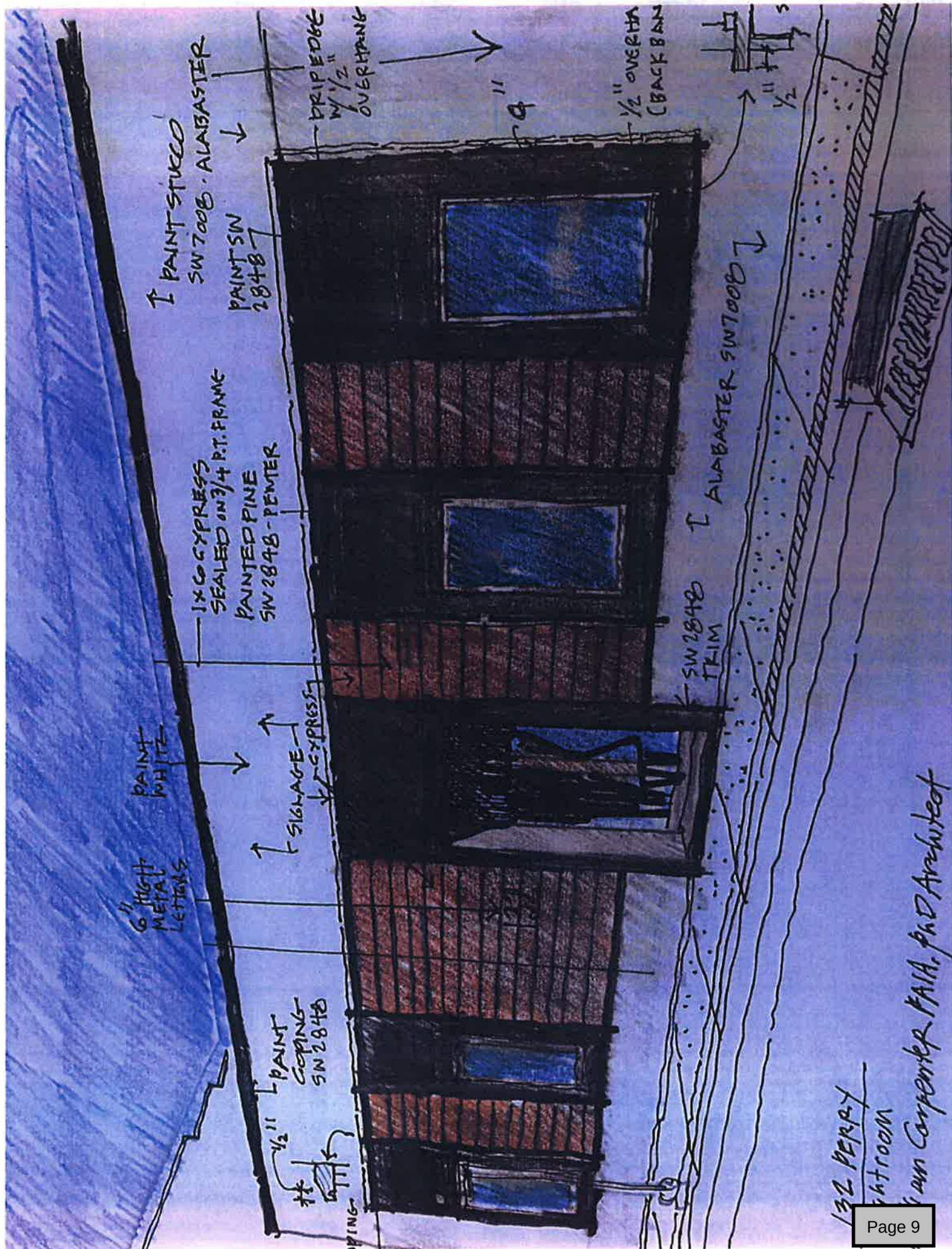
ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

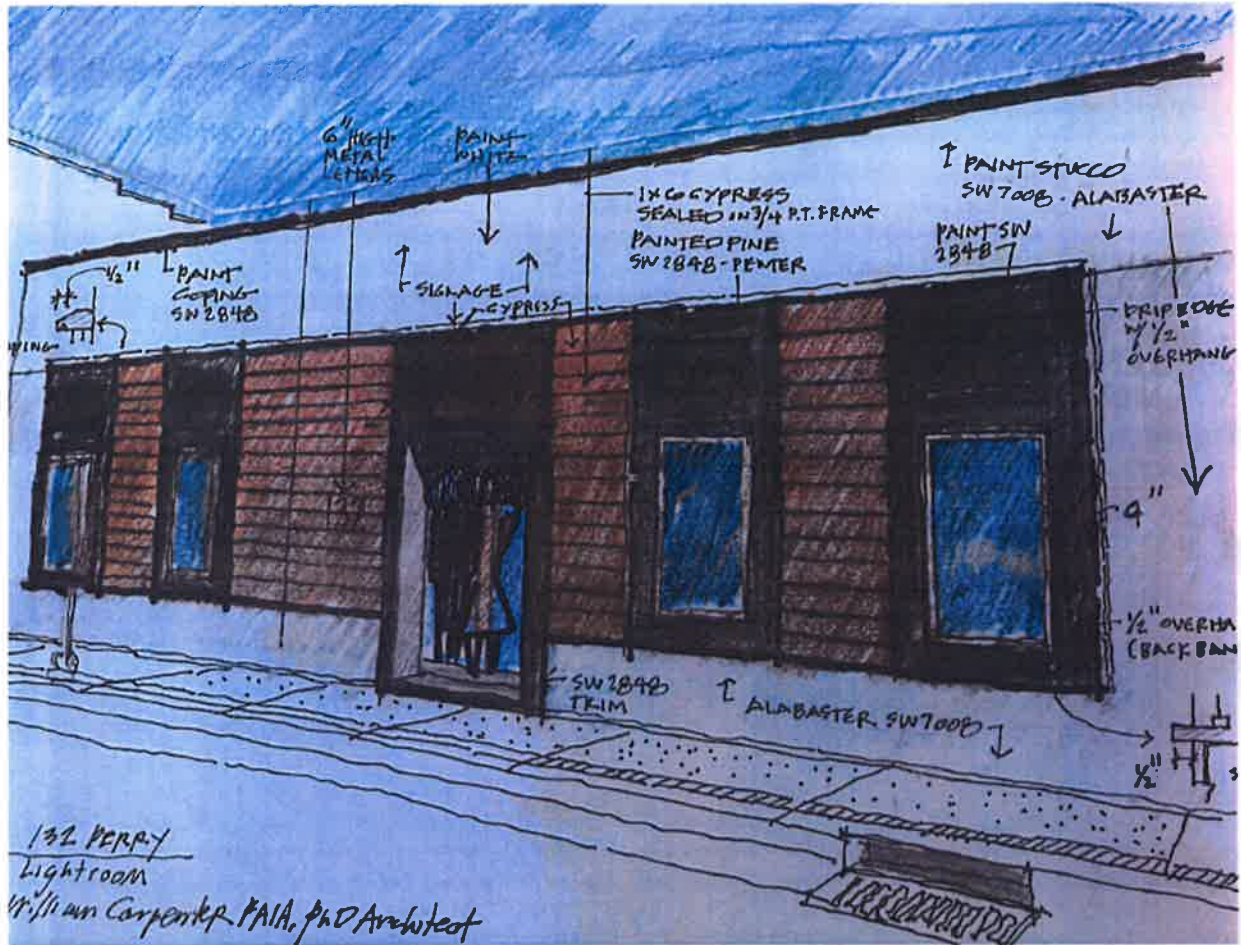
TO FIND THE TRUE PLACE OR POINT OF BEGINNING, commence at the point of intersection of the westerly right-of-way of South Clayton Street and the northerly right-of-way of Luckie Street, run thence along said westerly right-of-way of South Clayton Street in a northerly direction, and following the curvature thereof, 192.24 feet to a point marked by a nail set; continue thence along said westerly right-of-way of South Clayton Street North 03 degrees 13 minutes 45 seconds West 72.34 feet to a point marked by a nail set, said point being the TRUE PLACE OR POINT OF BEGINNING. From said TRUE PLACE OR POINT OF BEGINNING as thus established, depart from said right-of-way and run thence South 86 degrees 42 minutes 05 seconds West 42.28 feet to a point; run thence North 03 degrees 17 minutes 55 seconds West 47.27 feet to a point marked by a nail set; run thence North 87 degrees 32 minutes 00 seconds East 42.34 feet to a point marked by a nail set on the westerly right-of-way of South Clayton Street; run thence along said right-of-way South 03 degrees 13 minutes 45 seconds East 46.66 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

Said tract is shown as 1. "1-Story Stucco Building" on a plat of survey entitled "Survey for The Morsberger Group", dated March 3, 2004, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., and certified by Miles H. Hannon, Georgia Registered Land Surveyor No. 1528, Job No. 17201-04.



132 South Clayton Street, Lawrenceville, Georgia 30046

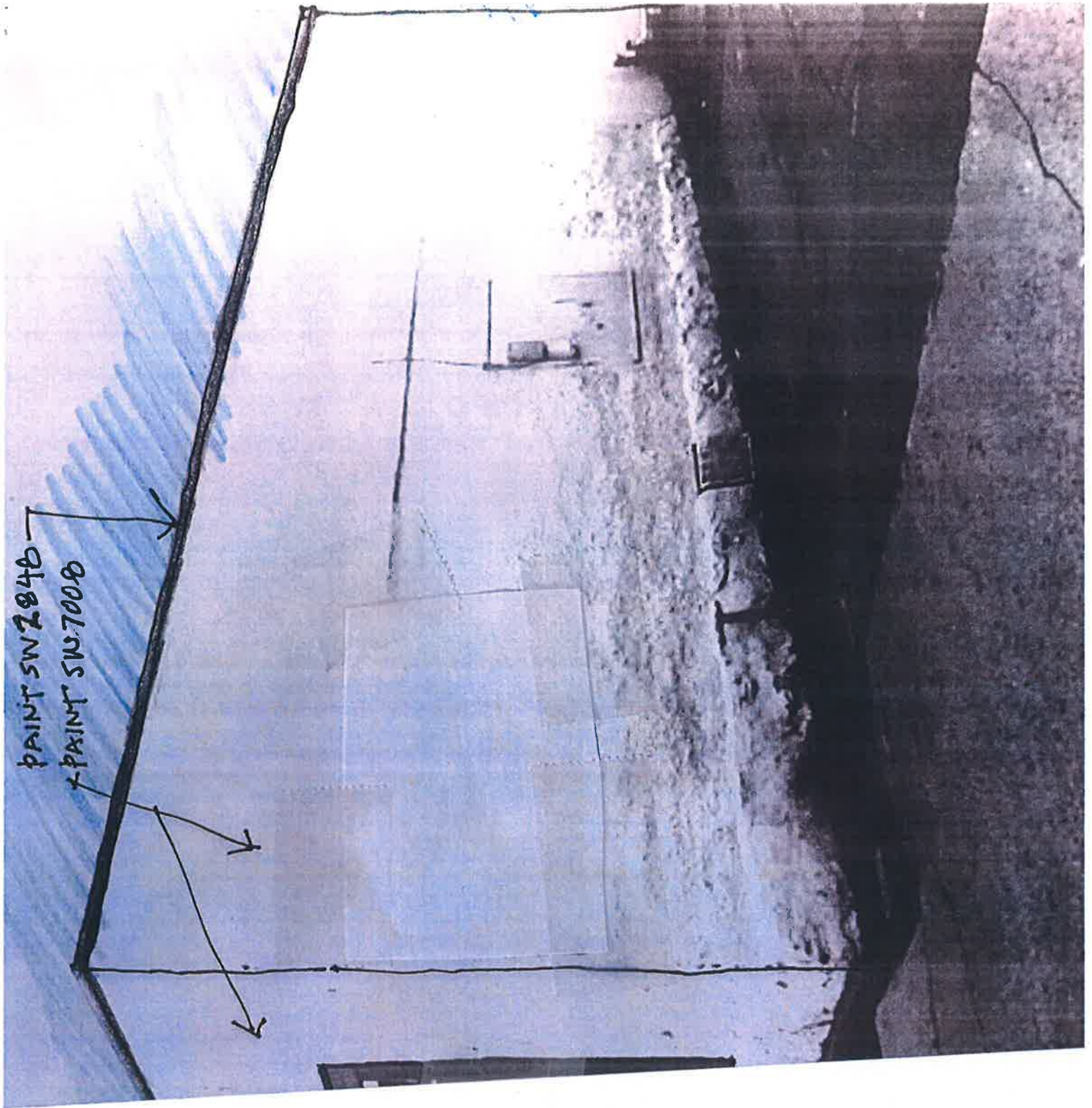


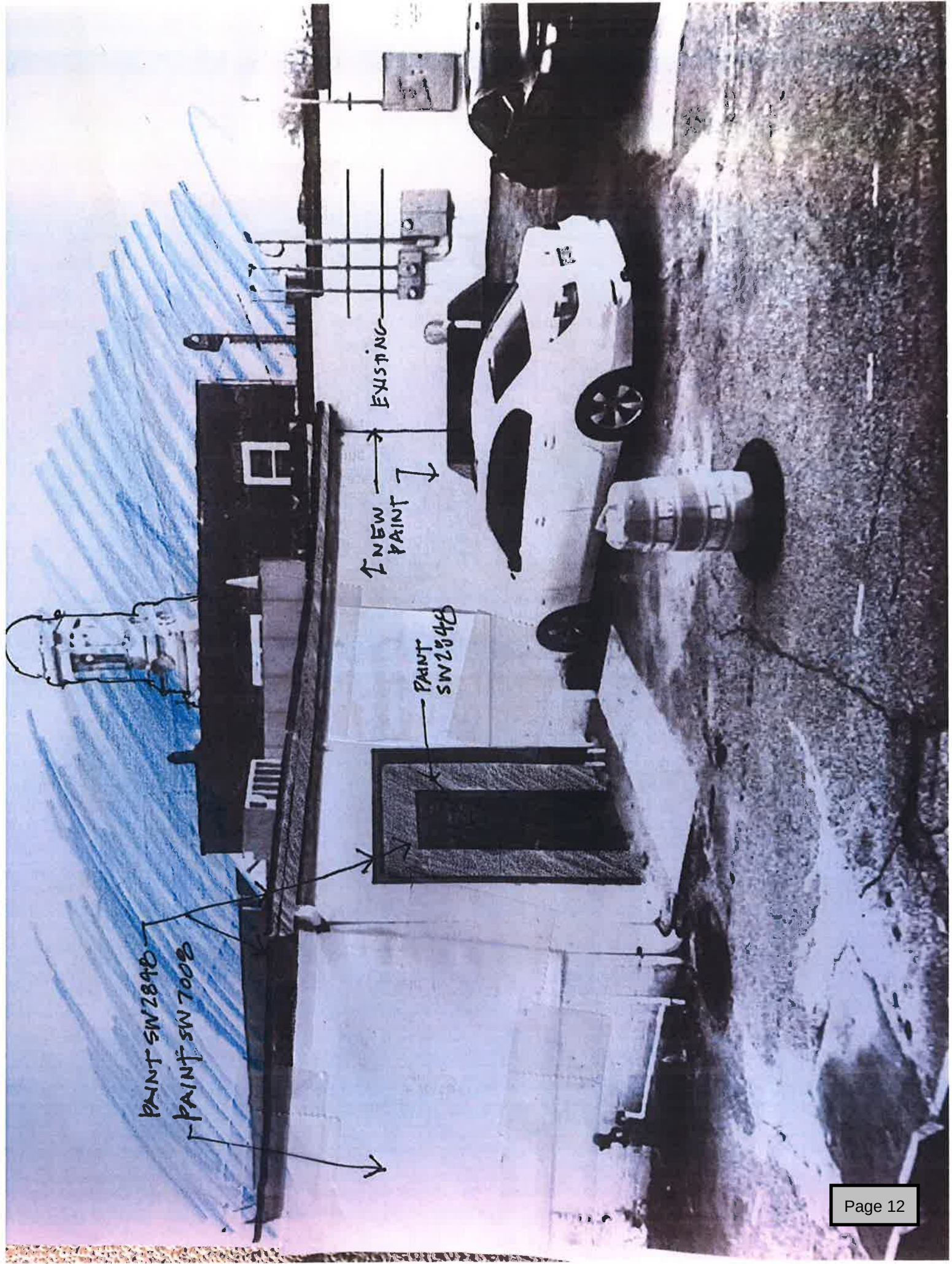


SW 7008
Alabaster
Interior / Exterior
Locator Number: 255-C2

Roycroft Pewter
SW 2848







**CITY OF LAWRENCEVILLE
PLANNING DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: ARB2019-00005

PROPERTY OWNER: OCP LAWRENCEVILLE LLC

APPLICANT NAME: OCP LAWRENCEVILLE LLC

PROPERTY IN QUESTION: 132 SOUTH CLAYTON STREET

PARCEL ID NUMBER: R5146A12

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS DISTRICT)

ORDINANCE SECTION AFFECTED: 7.18(B)(2)

OVERLAY DISTRICT SUB-AREA: LIVE-WORK B

VARIANCE TO ALLOW: A CHANGE IN THE FACE OF THE EXISTING BUILDING

VARIANCE:

The board shall have the power to grant or deny variances and exceptions for existing and new buildings from the architectural requirements of the Overlay District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Overlay District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing commercial concrete building.

LAND USE PLAN: Downtown Overlay District

OVERLAY DISTRICT: Downtown Overlay District

ADJACENT PROPERTY:

A. **ZONING:** BGC

B. **USE:** Central General Business

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

The applicant is proposing to redevelop the property located 132 S. Clayton Street, while utilizing the existing structure, associated driveways and parking. The applicant is requesting a variance to allow a change to the front façade of the existing building, which currently consist of exterior architectural treatments of block, brick, and stucco. The applicant is proposing to modify the existing façade with horizontal cypress framing, with the remainder of the building being painted white with accents of gray.

Article VII, Section 7.18(B)(2) of the Zoning Ordinance Architectural Standards requires that a change to the façade of an existing building be brought into compliance with architectural requirements of the Downtown Overlay District. However, other buildings in the general vicinity and recent Council approval may suggest that metal accents may be appropriate under certain conditions.

The applicant's request may be consistent with the 2040 Comprehensive Plan to have architectural style consistent with development in the area. Additionally, staff records indicate that appeals to the Architectural Standards have been approved in the past, allowing similar modifications. If redeveloped as proposed, the property could meet the intent of the overlay.