



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, January 06, 2020
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

- [1.](#) CIC2019-00001; Thomas Johnson; 17 West Pike Street (Previously 85 Benson Street)
- [2.](#) RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham
- [3.](#) RZR2019-00004; Mark Lackey; 96 Benson Street
- [4.](#) SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street
- [5.](#) SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: CIC2019-00001; Thomas Johnson; 17 West Pike Street (Previously 85 Benson Street)
Department: Planning and Development
Date of Meeting: Monday, January 6, 2020
Applicant Request: Change-in-condition to previously approved rezoning
Presented By: Todd Hargrave
Department Recommendation: Approval with Conditions

Summary: The applicant requests a change-in-conditions to condition number 1, to allow all uses permitted by right in the BG zoning district. It has been less than 12 months since the approval of the rezoning, therefore, a time-lapse waiver is required to bring this case to a public hearing again.

Attachments/Exhibits:

- CIC2019-00001 Report
- CIC2019-00001 Attachments

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

CASE NUMBER	CIC2019-00001
APPLICANT	THOMAS JOHNSON
CONTACT	THOMAS JOHNSON
PHONE NUMBER	770.963.7472
ZONING CHANGE	OI TO BG
LOCATION	17 EAST PIKE STREET (PREVIOUSLY 85 BENSON STREET)
PARCEL ID	R5146B138
ACREAGE	0.34
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS OFFICE SPACE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 2007, the property was rezoned from RS-150 (Single-Family Residential) to OI (Office-Institutional) pursuant to case RZ-07-06 for a hair salon with the conditions that architectural guidelines of the ON (Office/Neighborhood) zoning district be applied and that the parking lot entrance must be from East Pike Street. In 2019, the property was rezoned from OI to BG (General Business District).

PROJECT DATA:

The applicant is requesting a Change-in-Conditions of a prior rezoning (RZC2019-00007) of an approximately 0.34-acre parcel from OI to BG to use the existing structure as a yarn and home goods store. The property is located on the northeastern corner of Benson Street and East Pike Street. The property is developed with a converted commercial structure with a parking lot in the rear. The property was rezoned from OI to BG in July 2019, therefore this case would require a Time Lapse Waiver approval to be heard before 12 months have passed since the date of the approval. The applicant is requesting to amend Condition 1 of RZC2019-00007. The condition currently reads as follows:

1. Use as a Yarn and Home Goods Store only.

The applicant proposes to amend Condition 1 to allow other uses permitted in BG zoning district, so that the property can be more marketable. The applicant plans to use the existing structure as a satellite office for an in-home care for elderly business.

The area surrounding the subject property consist of single-family and office-institutional uses. To the north is a single-family residence, zoned RS-150 (Single-Family Residence 15,000 Square Foot District). Immediately to the east is a vacant property zoned RS-150. To the south and southwest across East Pike Street is a cemetery and a bank zoned BG (General Business District). To the west across Benson Street is a insurance office zoned LM (Light Manufacturing District). The request to allow the uses all uses permitted by right in BG zoning district could be considered consistent with the commercial uses found in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed development could be compatible with existing commercial uses and single-family developments in the immediate area.

In conclusion, if operated with the previously approved conditions, the requested change-in-conditions may be consistent at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

Approval as BG (General Business) subject to the following enumerated conditions:

1. ~~Use as a Yarn and Home Goods Store only.~~
2. **Allow all uses permitted by right in BG zoning district.**
3. Exterior modifications of the facility shall be prohibited.
4. Any new signage shall be approved by the Director of Planning and Development.
5. Provide and maintain adjacent to residentially-zoned properties a fifteen-foot enhanced buffer along the northern side property line and a twenty-foot enhanced buffer along the eastern side property line. Additional buffer plantings shall be installed where necessary to ensure an adequate visual screen. The final landscape design shall be subject to review and approval by the Director of Planning and Development.
6. No tents, canopies, temporary banners, streamers or roping decorated 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.
7. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Outdoor storage shall be prohibited.
10. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

12. To approve the current location of the building and allow the setback encroachment of 31.2-feet into the required 50-foot front yard setback.

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?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
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?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
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?** *The submitted site plan may need revising to meet development standards.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

- 1. What are the existing uses and zoning of nearby property?** *Single-Family Residences, Bank, Cemetery; RS-150, BG, LM*
- 2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
- 3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
- 4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
- 5. What is the suitability of the subject property for its current zoning?** *Suitable.*
- 6. What is the suitability of the subject property for the proposed zoning?** *Suitable as a yarn store.*
- 7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *Late 2018.*
- 8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
- 9. What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially zoned sites are available in the city.*
- 10. What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable with the surrounding area.*



LAWRENCEVILLE

GEORGIA

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>THOMAS JOHNSON</u>	NAME: <u>THE SHUG JOHNSON FIRM L.L.C.</u>
ADDRESS: <u>PO BOX 557</u>	ADDRESS: <u>211 LEILA COURT</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>THOMAS JOHNSON</u> PHONE: <u>770 963 7472</u> <u>tajusaf@yahoo.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.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5146 B138</u> ACREAGE: <u>0.3443</u>	
ADDRESS OF PROPERTY: <u>17 EAST PIKE ST LAWRENCEVILLE GA 30046</u>	

[Signature] 11-22-19
SIGNATURE OF APPLICANT DATE

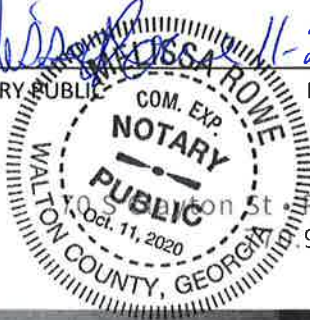
[Signature] 11-22-19
SIGNATURE OF OWNER DATE

THOMAS JOHNSON
TYPED OR PRINTED NAME

THOMAS JOHNSON
TYPED OR PRINTED NAME

[Signature] 11-22-19
NOTARY PUBLIC DATE

[Signature] 11-22-19
NOTARY PUBLIC DATE



PO Box 2200 • Lawrenceville, Georgia 30046-2200
963.2414 • www.lawrencevillega.org

C12019-00001

Letter of Intent to Lawrenceville City Council
For Change in Conditions

Address: 17 East Pike Street,
Lawrenceville, Georgia 30046

Tax Parcel: R5146B138

Rezoning Case No: RZC2019 00007

Owner: The Shug Johnson Firm LLC

The subject property was rezoned from O&I to BG in order for the Yarn Garden to relocate their long-time Lawrenceville business from the Historic Square to this building. However, during the rezoning process they had a change in plans and left the Lawrenceville area. After much diligent effort since the rezoning from O&I TO BG the extremely few numbers of yarn stores in this area do not have a need to occupy this property. However, the nationally known and prominent business Visiting Angels would like to put a satellite office in this building, therefore the request to use this property for their business. They will provide in-home care for our elderly citizens and I am including a description of their much-needed services, and what they offer as a local company and their intent for this building.

Thank you,



Thomas Johnson

PO Box 557

Lawrenceville Ga 30046

Symbols & Abbreviations

○ IRON PIN FOUND	POWERPOLE	SS SANITARY SEWER PIPING
● IRON PIN SET	GUY WIRE	SEWER MANHOLE
■ P.K. NAIL FOUND	LIGHT POLE	○ CLEAN OUT
⊗ P.K. NAIL SET	STREET LIGHT POLE	SD STORM DRAIN PIPING
⊗ FND X MARK / SCRIBE	ELEC. TRANSFORMER	SD STORM DRAIN MANHOLE
⊗ SET X MARK / SCRIBE	AIR CONDITIONER	SD STORM INLET
△ R.R. SPIKE FOUND	BE BURIED ELECTRIC	SD CURB INLET
△ R.R. SPIKE SET	OHE-OVERHEAD ELECTRIC	SD DROP INLET
△ BENCHMARK	UGE-OVERHEAD ELECTRIC	☎ PAY PHONE
△ CONC. R/W MARKER	ELEC. MANHOLE	☎ TELEPHONE BOX
(R) RECORD DATA	ELECTRIC METER	☎ TELEPHONE MANHOLE
(M) MEASURED DATA	WATER LINE	☎ TELEPHONE POLE
(C) CALCULATED DATA	WATER VALVE	UT UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WATER METER	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	FIRE HYDRANT	CABLE TELEVISION LINE
RCP REINFORCED CONC PIPE	BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
PVC CORRUGATED METAL PIPE	GAS VALVE	CABLE BOX
PVC PLASTIC PIPE	GAS METER	☎ TRAFFIC POLES
MTL METAL	GAS MANHOLE	☎ TRAFFIC SIGNAL
L/S LANDSCAPING	GAS LINE	☎ TRAFFIC MANHOLE
○ TREE	BORE HOLE	☎ TRAFFIC SIGNAL BOX
○ EXCEPTIONS	MONITORING WELL	STOP SIGN
IPS IRON PIN SET	MAIL BOX	○ SIGN
RBF REBAR FOUND	UNKNOWN MANHOLE	○ BOLLARD
CTP CRIMP TOP PIPE	POWER BOX	BC/BOC BACK OF CURB
OTP OPEN TOP PIPE	FENCE LINE	EP EDGE OF PAVEMENT
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	□ PROPERTY LINE
TEMPORARY BENCH MARK	PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S. SANITARY SEWER ESMT

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,000,000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1313500089, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Zoning Conditions

THE PURPOSE OF THIS EXHIBIT IS TO CONVERT THE EXISTING PROPERTY AND IMPROVEMENTS FROM OI TO BG ZONING.

CURRENT ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING CONDITIONS:

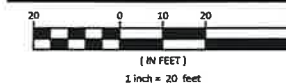
MAXIMUM HEIGHT OF BUILDING:	35 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	40 FEET (ABUTTING RESIDENTIAL DISTRICT)
MINIMUM SIDE YARD:	10 FEET
MINIMUM SIDE YARD (STREET CORNER):	25 FEET



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)



Graphic Scale



Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY", AND COMPLETED ON 04/30/2019 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) RECEIVER, CORRECTED IN REAL-TIME VIA THE GSPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NRPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

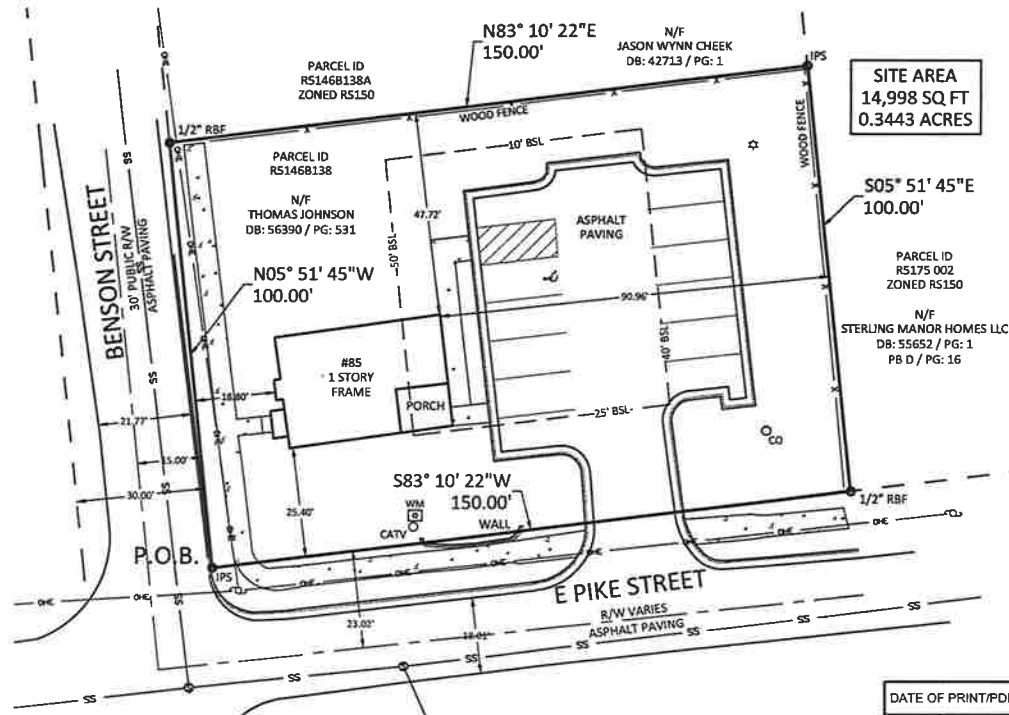
Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 01 DAY OF MAY IN THE YEAR OF 2019.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GARS No. 2136



DATE OF PRINT/PDF:

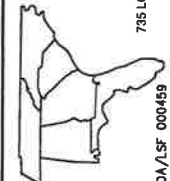
No. #	DATE / BY	DESCRIPTION
No. 1	5/1/19 - MRS	SUBMITTAL

Rezoning Exhibit For: Thomas Johnson
Site Address:
85 Benson Street/17 East Pike Street,
Lawrenceville, GA 30046
Land Lot 146 of the 5th Land District
Gwinnett County

Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
19-04-240

Drawn By / Field Crew
Crew No. 2
MRS
Sheet No. 01 OF 01

GRANT SHEPHERD
& ASSOCIATES, INC.
Consultation Layout & GPS Modeling
Land Surveying & Site Development



735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.8823 FAX: 770.418.8289
WWW.GSASURVEYING.COM

COA/LSF 000469

THE USE OF THIS DOCUMENT FORM MAY BE STRICTLY PROHIBITED AND COPIES MAY BE PENALIZED BY GRANT SHEPHERD & ASSOCIATES, INC.

Written Description

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

Beginning at an iron pin located at the intersection of the easterly right of way of Benson Street (30' Public right-of-way) and the northerly right of way of E Pike Street (right-of-way Varies); Thence along the right of way of Benson Street North 05°51'45" West a distance of 100.00' to a ½" Rebar Found; Thence leaving said right of way along property now or formerly Jason Wynn Cheek, Deed Book 42713 Page 1, North 83°10'22" East a distance of 150.00' to an Iron Pin Set; Thence along property now or formerly, Sterling Manor Homes, LLC, Deed Book 55652, Page 1, South 05°51'45" East a distance of 100.00' to a ½" Rebar Found; Thence along the right of way of E Pike Street, South 83°10'22" West a distance of 150.00' to an Iron Pin Set, said point being the Point of Beginning.

Said parcel containing 14,998 Square Feet or 0.3443 Acres.

VISITING ANGELS is a national, private-duty network of franchised home-care agencies. Since 1998, it is the nation's leading provider of non-medical senior home-care services. Visiting Angels provides in home care, respite care, senior personal care, elderly care, companion care and elderly care services. This allows loved ones to continue living at home when it might not otherwise be possible.

VISITING ANGELS OF TUCKER

4500 Hugh Howell Rd., Suite 530
Tucker, GA 30084

Sibley Sisters, Inc. dba

PROPOSED: VISITING ANGELS OF LAWRENCEVILLE

Business Plan

Prepared: October 14, 2019

Identity

Visiting Angels of Lawrenceville will be the newest territory for Sibley Sisters, Inc. (SSI) who currently maintain their main office in Tucker, Georgia.

Problem Worth Solving

Current client population has over the past several years become increasingly seeking the presence of Visiting Angels due to heavy demand in response time, quality care, and timely communication for taking care of the elderly population. This has come to require an office in the strategic area of Lawrenceville, Georgia.

Our Solution

The newly described Lawrenceville territory will benefit from new ownership in the area by increased service coverage and higher quality caregivers for those local elderly in need of in-home visiting companions. Additionally, management will actively obtain feedback in order to improve and maintain client satisfaction. Clients will also benefit from increased and consistent communication from the local on-sight office staff.

Target Market

Retired individuals in the 65-plus age range serve as our primary market demographic as this rapidly growing segment of the local population grows in more and more need to qualified and certified help and assistance. Sibley Sisters Inc (SSI) knows and understands the demographics of the new territory. The average percentage of 65 plus in Lawrenceville has grown tremendously and will only increase in the next several years.

Referral Sources and Working Partners

SSI will work closely in building strong rapport with the Lawrenceville area: Home Health Care Services – 46, Hospitals – 10, Skilled Nursing Facilities – 8, Personal Care Homes – 15, Physician and Medical Practices – 442, Specialty Clinics, e.g. Dialysis, Rehab, etc. – 7. Additional Channels through established relationships with Elder Care attorneys, Bank Officers, Attorneys, and Financial Planners in the Lawrenceville area.

Networking Opportunities

SSI dba Visiting Angels of Lawrenceville will utilize the communication tools for the new territory to create a comprehensive Internet presence to bring attention to the advantages and opportunities in downtown Lawrenceville as well as refreshing our local content. SSI will join local community groups such as the Chamber of Commerce, Civic Club, and/or Rotary Club, and be a presence in local civic activities.

Revenue

SSI has a proven track record of growth year-over-year. We anticipate the projections for the new Lawrenceville territory to follow the same growth trends over the next several years. It is our belief that the new territory will have a jump start as a benefit of existing track record, market presence, and fueling city economy. We will expand on this into our new territory and expect to see immediate results.

Sibley Sisters, Inc Current Financials

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2012 Q4	\$6,791.10	(\$4,843.76)	\$1,947.34	(\$30,101.09)	(\$28,153.75)
2013	\$255,800.85	(\$145,090.19)	\$110,710.66	(\$111,702.18)	(\$991.52)
2014	\$840,981.83	(\$553,097.66)	\$287,884.17	(\$222,715.71)	\$65,168.46
2015	\$1,275,180.46	(\$755,805.52)	\$519,374.94	(\$462,331.08)	\$57,043.86
2016	\$1,665,696.46	(\$969,662.24)	\$696,034.22	(\$585,649.55)	\$110,384.67
2017	\$1,960,227.34	(\$1,067,913.82)	\$892,313.52	(\$758,453.07)	\$133,860.45
2018	\$2,294,031.27	(\$1,506,650.61)	\$787,380.66	(\$597,474.57)	\$189,906.09

Projections for New Lawrenceville Territory

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2020	\$750,000.00	(\$462,271.44)	\$287,728.56	(\$225,000.00)	\$62,728.56
2021	\$975,000.00	(\$600,952.88)	\$374,047.12	(\$292,500.00)	\$81,547.12
2023	\$1,267,500.00	(\$781,238.74)	\$486,261.26	(\$380,250.00)	\$106,011.26
2024	\$1,515,000.00	(\$933,788.32)	\$581,211.68	(\$454,500.00)	\$126,711.68

Expenses

SSI will lease a new office space in Lawrenceville at 17 East Pike Street. This new office will operate as a satellite location for hiring and scheduling only while operating under our current Georgia Department of Community Health License: Permit No. 044-R-1094. The license application has a nominal fee of \$400.00. SSI has budgeted for the expense of a new office to be highly professional as a business partner to the surrounding area. SSI is ready to set up the new office and contributing business professional organization as soon as given the go-ahead.

Team and Key Roles

Susan Cooper and Carolyn Easter will take the primary roles of operating the new territory in the same capacity as in the established and successful Tucker Office. Susan, as CFO will manage all financial aspects of the new office as well as

oversee all office operations, scheduling, and internal matters. Carolyn, as CEO will be responsible for all Field Operations. Our current Associate Director, Tonya Tanner will be a primary manager for our current territory and will maintain oversight of our team in Tucker while Susan and Carolyn focus on the new Lawrenceville branch office. Within 4-6 weeks, new staff will be hired to work in the new location. The roles that we intend to function in this office will be Receptionist, Primary Scheduler, and Office Manager in addition to Susan and Carolyn.

Partners and Resources

Visiting Angels of Lawrenceville will continue to obtain guidance and direction from our corporate group VISITING ANGELS.

Infrastructure and Office Operations

Our current phone system is provided through NorthStar Communications and is a POTS based system vs. VOIP. We plan to extend our current telephone service into our new office. We will rely on NorthStar Communication to assist us in implementing the same type of system and equipment that we use in our current location. We utilize ClearCare for our scheduling software and use Intuit/QuickBooks for our Finance/Accounting software.

Conclusions

SSI is very excited to have the opportunity of increasing local satisfaction with the Visiting Angels Brand in the new Lawrenceville territory and working closely with the Mayor and Council to hold up the City of Lawrenceville in the best possible light. This area is the one in which the Sibley Sisters grew up, attended church, and received their educations. This is our home. We are proud to be able to take the Visiting Angels mission of care to our families, friends, and neighbors!



*The City of Lawrenceville
Planning & Development*

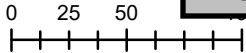
**Aerial Map and
Surrounding Area**

File #CIC2019-00001
17 East Pike St

Applicant:
Thomas Johnson

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #CIC2019-00001
17 East Pike St

Applicant:
Thomas Johnson

Legend

 Subject Property

 Roads

 Parcels

ZONING

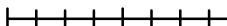
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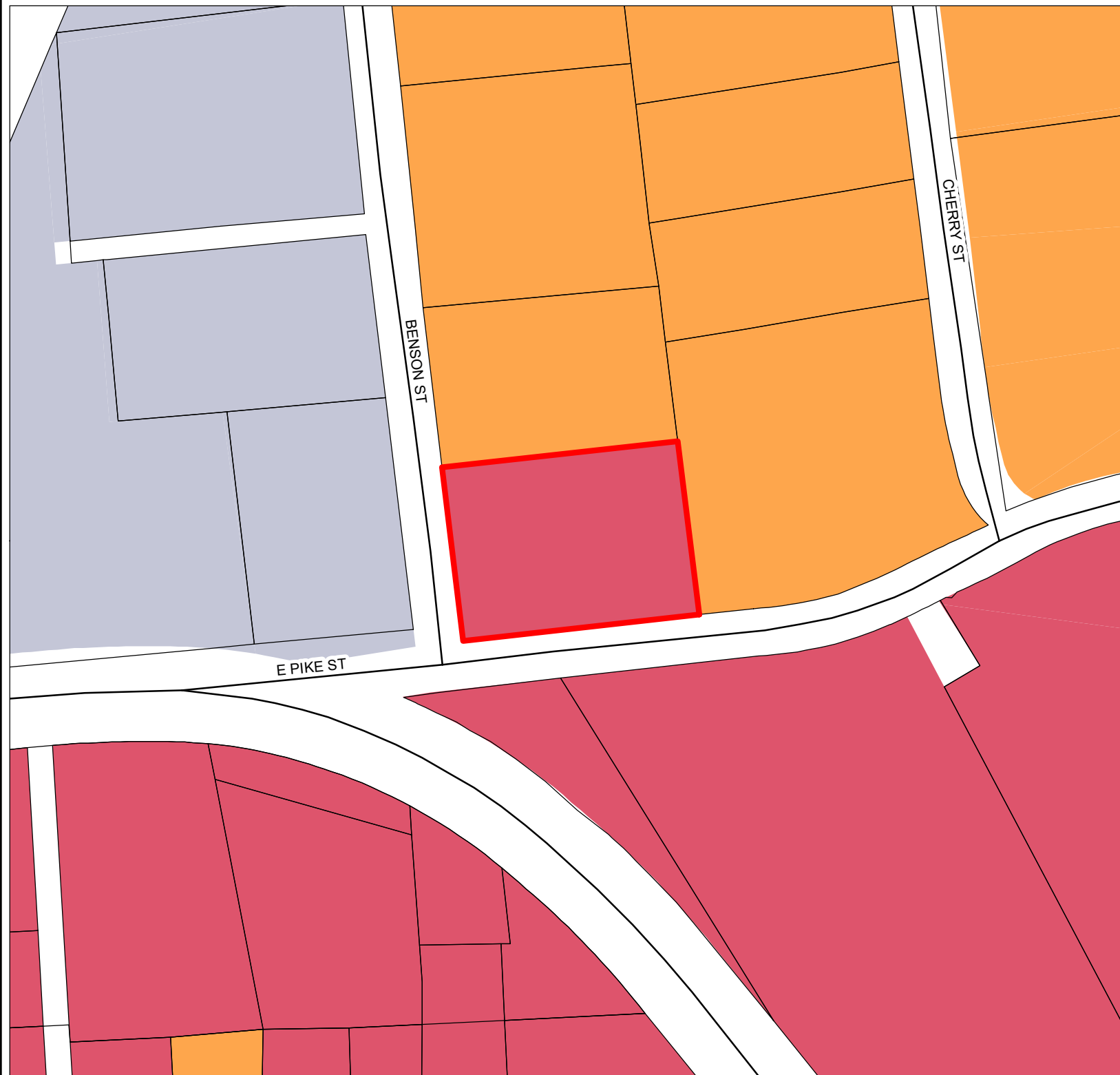
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Page 19

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham

Department: Planning and Development

Date of Meeting: Monday, January 6, 2020

Applicant Request: Rezone from RM-12 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Table to the January 6, 2020 meeting

Summary: The applicant is requesting the rezoning of approximately 14.5 acres from RM-12 to RM-8 for the development of 116 townhomes. The applicant is also requesting a special use permit to allow front entry for 92 of the units.

Attachments/Exhibits:

RZR2019-00003 & SUP2019-00019 Report
RZR2019-00003 & SUP2019-00019 Attachments

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

CASE NUMBER	RZR2019-00003 & SUP2019-00019
APPLICANT	TPA ACQUISITIONS 1, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	RM-12 TO RM-8
LOCATION	138 PAPER MILL ROAD
PARCEL ID	R5174 027
ACREAGE	14.48
PROPOSED DEVELOPMENT	116-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

The property has been zoned RM-12 (General Residence, 3,600 Square Foot District) since 1970. In 2019, the City of Lawrenceville Zoning Ordinance was amended by deleting Article VII, Section 7.5, RM-12 (General Residence, 3,600 Square Foot District) in its entirety and replacing with Article VII, Section 7.5, RM-12 (General Residence District) and adding section 7.5.01, RM-8 (General Residence, Townhouse District).

PROJECT DATA:

The applicant requests rezoning of a 14.5-acre parcel from RM-12 (General Residence District) to RM-8 (General Residence, Townhouse District) zoning, along with a Special Use Permit to allow front entry units. The subject property is located along the northern right-of-way of Paper Mill Road east of its intersection with East Crogan Street. The property is developed with a single-family dwelling and accessory structures with undisturbed wooded areas in the rear. Access to the development would be via one main entrance on Paper Mill Road.

The applicant proposes to construct a 116-townhouse community with associated amenities, driveways and parking. The development would consist of attached townhomes with a

maximum of eight units in each building. They would provide on-street parking. Rear entry units would have access to the public street via the required alley. The applicant proposes one-car garages, which do not meet the minimum two-car garage requirement. The zoning district requires 22-foot wide units. Per the letter of intent, all units would be 20 feet wide, which does not meet the minimum requirements. Additionally, in lieu of all units having views to community open spaces, the applicant intends to provide a pool and cabana towards the entrance and common areas that may be considered pocket parks throughout the development. The site plan indicates that there would be one stormwater management area on the southeast corner of the property, and a proposed undisturbed common area on the north end of the property. The entrance to the development would have an acceleration lane and deceleration lane that may need additional review by the Engineering Department. Additionally, the side setback shown in the site plan is not consistent with the dimensional requirements in the RM-8 zoning district. The proposed development may require multiple variances if approved as submitted to the Planning and Development Department on August 5, 2019.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes. However, the proposed development does not meet the minimum requirements of the RM-8 zoning district and the overall intent of the zoning district, which is to have buildings oriented towards the street, with limited parking in the front, and to have high architectural standards.

The surrounding area is characterized by single-family and multifamily developments along this segment of Paper Mill Road. Immediately to the north of the subject property is a multifamily development zoned RM-12. Adjacent to the east are the Alexander Mill apartments zoned RM-12. To the south across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few multifamily developments. Immediately to the west is a property zoned BG (General Business District).

The proposed development does not meet the intent of the Zoning Ordinance and would require multiple variances to allow encroaching into setbacks, smaller units, reduced parking, and reduced vistas. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

Schedule a pre-design consultation with the Engineering Department to discuss how the City's Stormwater management requirements can be met.

All Development Regulations must be met.

ELECTRIC DEPARTMENT

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

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units. There will be a \$2,000 per unit fee for electric service.

The developer will be required to pay the lighting costs for this development, \$400 fee per light installation.

GAS DEPARTMENT

There is an existing 4" plastic gas main on the ROW of this property. It has ample capacity to serve the units proposed. The gas main would be installed at no cost and gas services would have to be applied for separately on our website under the "gas tap application". If the required mix of appliances is met with gas, then the tap would also be free. Additional information is available on the gas tap application.

There is also an existing house on the property with gas service. This would need to be requested to kill, if needed.

WATER DEPARTMENT

The Water Department has a 12-inch ductile iron water line located on Paper Mill Road and will provide water service for this development.

Fire hydrants will not be allowed to be installed on a water line less than 8 inches.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards (City requirement) and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00003:

Approval as RM-8 (General Residence, Townhouse District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The electric utilities internal to the development must be placed underground.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00019:

Approval of Special Use for three front entry units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of front entry units shall be 92.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

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? *The proposed development does not meet the minimum standards for the RM-8 zoning district.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *None.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map but does not meet the Zoning Ordinance requirements.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed zoning? *The property is at a location that makes the development viable pending requirements being met.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *NA*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *The property meets the intent of the character area but does not conform with the Zoning Ordinance.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *RM-8 is the only district that allows townhomes.*
10. What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *Not suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</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>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

[Signature] 8/1/19
SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



Regina E. Garvin 8/1/19
DATE

RZR2019-00003

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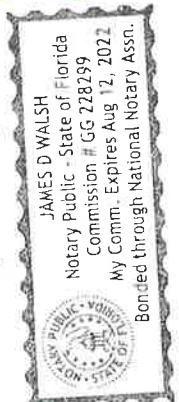
Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Jennifer M. Bird
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



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12R2014-00003
SUP 2014-00



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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Patricia A. Kennedy
SIGNATURE OF OWNER

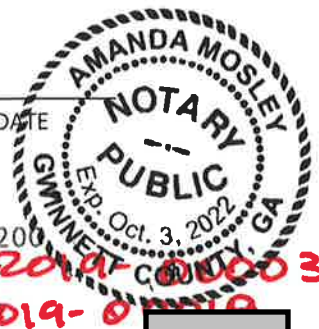
7/25/19
DATE

Patricia A. Kennedy

TYPED OR PRINTED NAME

Amanda Mosley
NOTARY PUBLIC

7/25/19
DATE



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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Debra L. Cagle
SIGNATURE OF OWNER

7-25-19
DATE

Debra L. Cagle

TYPED OR PRINTED NAME

Amanda Masley
NOTARY PUBLIC

7/25/19
DATE



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SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Williams David Cale 7-25-19
SIGNATURE OF OWNER DATE

Williams David Cale
TYPED OR PRINTED NAME

Amanda Masley 7/25/19
NOTARY PUBLIC DATE



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REZONING APPLICATION

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SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Patricia Ann Cagle Kennedy 7/25/19
SIGNATURE OF OWNER DATE

Patricia Ann Cagle Kennedy, as Executor under the Will of Williams C. Cagle, Jr.

TYPED OR PRINTED NAME

Amanda Mosley 7/25/19
NOTARY PUBLIC DATE



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R2R2019-00003
SUP2019-00003

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF TPA ACQUISITIONS 1, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Special Use Permit Applications on behalf of TPA Acquisitions 1, LLC (the "Applicant") to request the rezoning to the RM-8 zoning classification of an approximately 14.5-acre tract (the "Property") situated along the north side of Paper Mill Road just east of its intersection with East Crogan Street (State Route 8, U.S. Route 29). The Property is currently zoned RM-12. The Property is surrounded on all sides by land zoned either RM-12, O-I, or BG. To the east and north are additional multi-family and single-family residential developments on land zoned RS-150, RM-4, and RZT in unincorporated Gwinnett County. To the south across Paper Mill Road are existing townhome and single-family attached residential communities as well as the Pine Valley mobile home park. To the west is a mix of commercial and office and commercial uses along Stanley Court and East Crogan Street. Accordingly, the area is generally mixed-use in character and already has a diverse mix of housing types.

The Applicant proposes to develop a single-family residential community, including 116 attached single-family townhomes under the RM-8 zoning classification with a special use permit for front-entry units. The proposed development would have a density of approximately 8.0 units per acre as required by the 2005 Lawrenceville Zoning Ordinance (the "Ordinance"). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The Property is currently zoned RM-12 and the proposed downzoning represents a lower density than could be developed on the Property under its current zoning classification. The proposed development includes an attractive mix of front and rear-entry homes with a front width of 20 feet. Front and rear-entry homes would each have one-car garages with rear-entry units having access from private alleys. The proposed community would also include a pool, cabana, and areas of pocket parks and other

open space. The proposed development also includes sidewalks on both sides of the streets creating a walkable environment and would also connect to existing sidewalks on Paper Mill Road enhancing the walkability of that corridor. Residents would have convenient access to Rhodes Jordan Park via such existing sidewalks and established, striped, and signalized pedestrian crossings on East Crogan Street.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 1st day of August, 2019.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175, of the 5th District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set at the intersection of the North line of Land Lot 175 with the south right-of-way line of Lawrenceville Highway (U.S. Highway 29), said land lot line also being the South line of Land Lot 178 thence South 29 degrees 01 minutes 38 seconds East along the common land lot line of Land Lots 175 and 178, 216.62 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East 178.77 feet to a point; THENCE South 07 degrees 09 minutes 58 seconds 50.80 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 29 degrees 01 minutes 38 seconds East a distance of 860.51 feet to a point;
THENCE North 60 degrees 58 minutes 22 seconds East a distance of 150.00 feet to a point;
THENCE South 29 degrees 01 minutes 38 seconds East a distance of 111.00 feet to a point;
THENCE along a curve to the left for an arc length of 75.58 feet, having a radius of 40.00 feet, being subtended by a chord bearing South 11 degrees 03 minutes 32 seconds East, for a distance of 64.83 feet to a point;

THENCE South 60 degrees 19 minutes 55 seconds West a distance of 100.01 feet to a point;
THENCE South 29 degrees 01 minutes 38 seconds East a distance of 150.01 feet to a point;
THENCE South 31 degrees 28 minutes 18 seconds East a distance of 187.00 feet to a point;
THENCE South 67 degrees 09 minutes 13 seconds West a distance of 292.41 feet to a point;
THENCE South 06 degrees 11 minutes 08 seconds West a distance of 26.17 feet to a point;
THENCE North 88 degrees 23 minutes 04 seconds West a distance of 125.00 feet to a point;
THENCE South 05 degrees 10 minutes 49 seconds East a distance of 125.00 feet to a point;
THENCE North 87 degrees 05 minutes 36 seconds West a distance of 397.57 feet to a point,
THENCE North 07 degrees 24 minutes 38 seconds East a distance of 310.05 feet to a point;
THENCE North 88 degrees 32 minutes 22 seconds West a distance of 100.00 feet to a point;
THENCE North 07 degrees 24 minutes 38 seconds East a distance of 1120.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 14.5 acres more or less.

20' REAR ENTRY, SINGLE CAR GARAGE TOWNHOME



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

20' FRONT ENTRY, SINGLE CAR GARAGE TOWNHOME

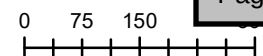




The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZR19-00003

File # SUP19-00019

Applicant:

**TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP**

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 ON

 OI

 LM

 RM-12

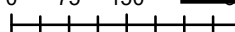
 RM-M

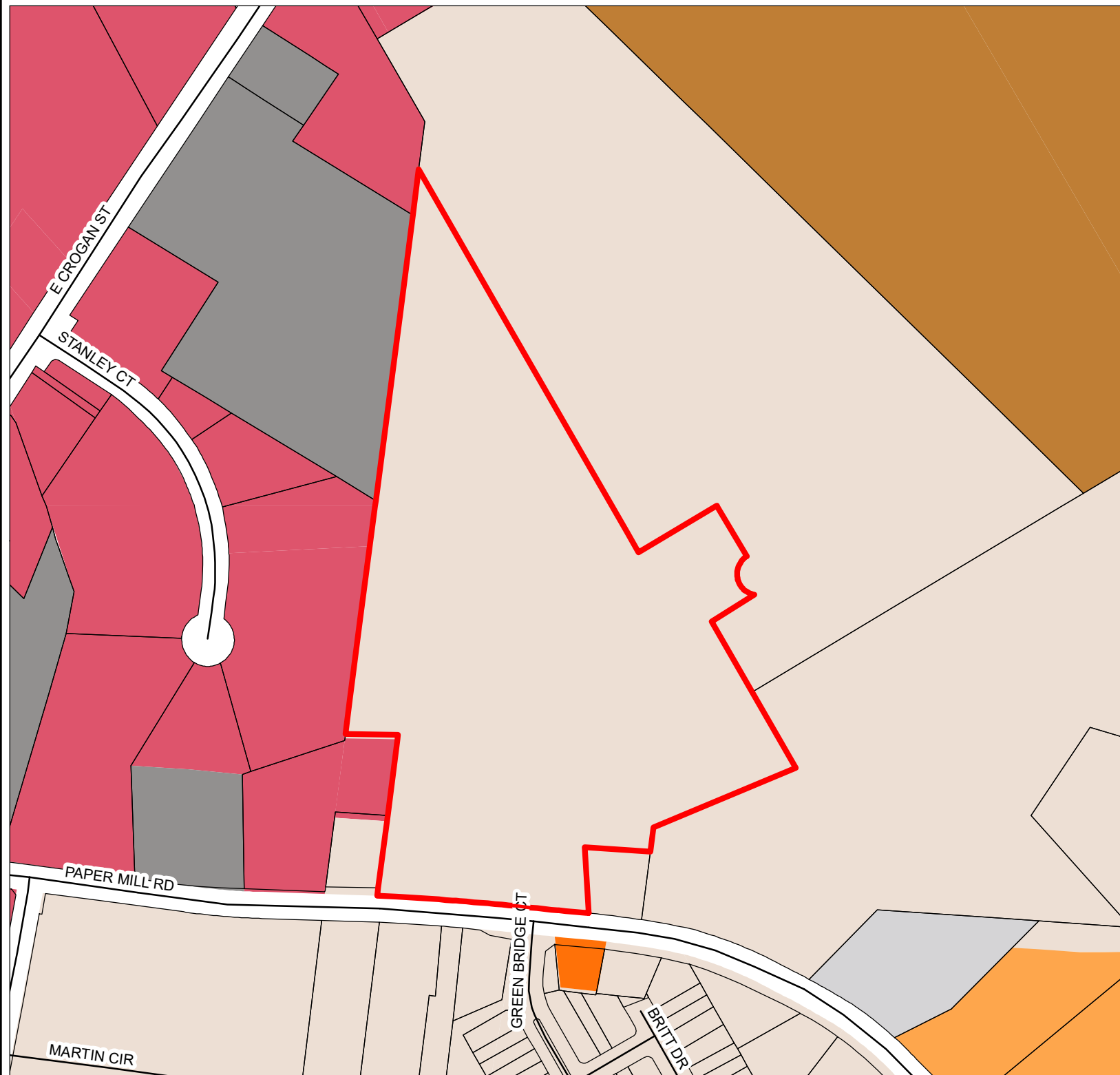
 RS150

 RS60



Page 42

0 75 150






LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2019-00004; Mark Lackey; 96 Benson Street

Department: Planning and Development

Date of Meeting: Monday, January 6, 2020

Applicant Request: Rezoning from LM (Light Manufacturing District) to RS-150 (Single-family District)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests a rezoning from LM to RS-150 to use the property as a single-family dwelling.

Attachments/Exhibits:

- RZR2019-00004 Report
- RZR2019-00004 Attachments

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

CASE NUMBER	RZR2019-00004
APPLICANT	MARK LACKEY
CONTACT	MARK LACKEY
PHONE NUMBER	404.886.8789
ZONING CHANGE	LM TO RS-150
LOCATION	96 BENSON STREET
PARCEL ID	R5146B123
ACREAGE	0.48
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS SINGLE-FAMILY RESIDENCE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

Per City records, the property has been zoned LM (Light Manufacturing District) since 1985.

PROJECT DATA:

The applicant is requesting a rezoning of an approximately 0.48-acre parcel from LM (Light Manufacturing District) to RS-150 (Single-Family Residence District) to allow the necessary repairs associated with fire damage to an existing non-conforming structure. Additionally, the request could allow the applicant to properly use the site and structure as a single-family residence. The property is located on the west side of Benson Street and north of East Pike Street. The property is developed with a single-family dwelling and has been used for that purpose for many years.

The area surrounding the subject property consist of single-family and industrial uses. To the north and south are properties zoned LM that were developed with single-family residences. Immediately to the west are properties zoned LM used for auto repair services. To the east across Benson Street are single-family residences zoned RS-150. The request to rezone the property to a single-family residence district would be consistent with the residential uses and zoning along Benson Street.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture

of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed rezoning of the property and reconstruction of the existing single-family non-conforming structure could be compatible with existing residential uses and zoning found in the immediate area.

In conclusion, the requested rezoning may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and compatible with the established residential uses and zoning. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Approval as RS-150 (Single-Family Residence District) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling and accessory uses and structures.
 - B. The residence shall have front, sides, and rear facades that incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block.
 - C. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER 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?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
- 3. Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
- 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?** *With recommended conditions, potential impacts on the existing street could be minimized.*
- 5. Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
- 6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Mark Lackey, Manager, 95-96 Benson Street Land Trust	NAME: Mark Lackey, Manager, 95-96 Benson Street Land Trust
ADDRESS: PO Box 923116	ADDRESS: PO Box 923116
CITY: Peachtree Corners	CITY: Peachtree Corners
STATE: GA ZIP: 30010	STATE: GA ZIP: 30010
CONTACT PERSON: Mark Lackey PHONE: 404-886-8789	
* 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): LM Light Manufacturing (grandfathered SFR) Residential Improvement on Commercial Land REQUESTED ZONING DISTRICT: SFR	
PARCEL NUMBER(S): R5146B123 ACREAGE: 24,829 sf per tax records 22,222 sf per survey 4-28-06	
ADDRESS OF PROPERTY: 95 Benson Street Lawrenceville, GA 30046 (Legal) 96 Benson Street Lawrenceville, GA 30046 (Physical)	

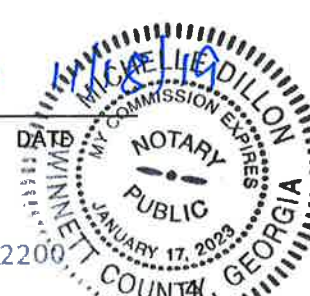
 11-18-19
SIGNATURE OF APPLICANT DATE

Mark Lackey,
Manager, 95-96 Benson Street Land Trust
TYPED OR PRINTED NAME


NOTARY PUBLIC


 11-18-19
SIGNATURE OF OWNER DATE

Mark Lackey,
Manager, 95-96 Benson Street Land Trust
TYPED OR PRINTED NAME


NOTARY PUBLIC


70 S Clayton Street, Lawrenceville, Georgia 30046-2200
770-962-2274 www.lawrencevillega.org

Letter of intention

LOCATION

95 Benson Street Lawrenceville, GA 30046 (legal)

96 Benson Street Lawrenceville, GA 30046 (physical)

INTENT and NEIGHBORHOOD BACKGROUND

Maintain the character the current neighborhood.

The 16 residences on the street were built between 1942 to 1965.

The 16 residences on the street are in square footages of 640, 896, 1024, 718, 628, 672, 504, 1,060, 2010 (includes 2 structures one at 1,350 and one outbuilding of 660), 672, 540, 840, 1,034, 880, and 1,300 (duplex).

DESIRE OF THE REQUEST

To rebuild residence from a dryer vent fire; same footprint, same location on lot, same setbacks, same configuration, same driveway, same sidewalk to residence.

Change of siding from vinyl to fiber board siding (Hardi Board type siding).

Keep exterior features the same with size, count and quantity of windows and shingles as 3 tab.

Not have to make improvements like curb & gutter, road widening or sidewalks.

Exhibit "A" - No. 95 Benson Road, Lawrenceville, Georgia

At that tract or parcel of land lying and being in the City of Lawrenceville in Land Lot 146B of the 15th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Benson Street, said point being located 280.0 feet northerly, as measured along the Westerly right of way of Benson Street from its intersection with Pike Street; running thence westerly 186.0 feet to a point; running thence northerly 120 feet to a point and corner of property now or formerly owned by E.G. Clay; running thence easterly, along the southerly line of said E.G. Clay property, 184.0 feet to a point; running thence southerly, as measured along the westerly right of way of Benson Street, 120.0 feet to the point of beginning, being the same property as that conveyed to E.G. Clay by Warranty Deed dated 2-8-43, from J.P. Mason, as recorded in Deed Book 62, Folio 396, Gwinnett County records, and being improved property known as No. 95 Benson Street, according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

05-96 Benson
10-5-19



95-96 Benson
10-5-19





*The City of Lawrenceville
Planning & Development*

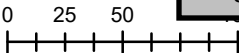
**Aerial Map and
Surrounding Area**

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

 Subject Property

 Roads

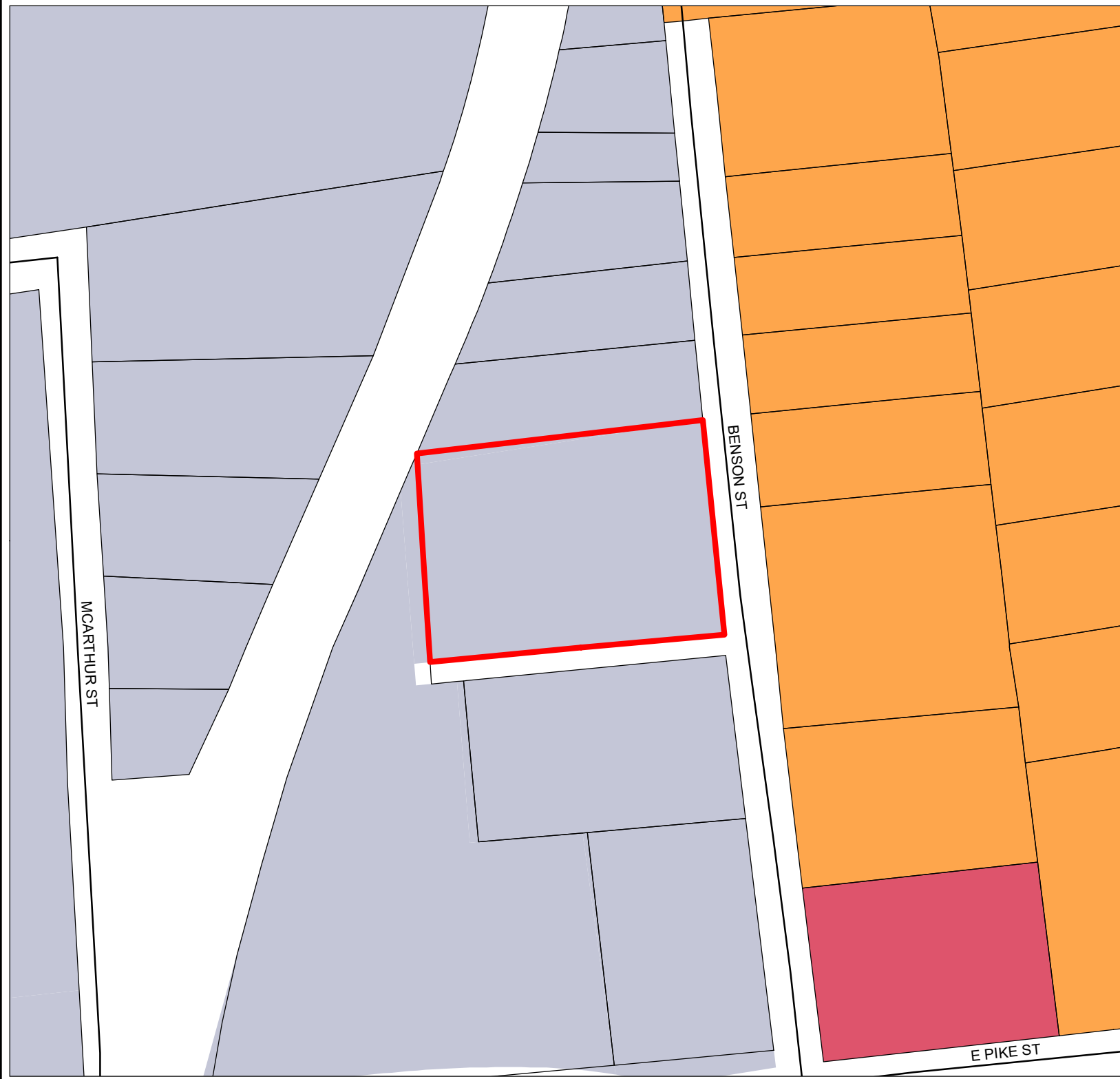
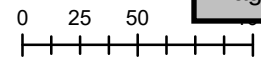
 Parcels

ZONING

 BG

 LM

 RS150





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street

Department: Planning and Development

Date of Meeting: Monday, January 6, 2020

Applicant Request: Automobile Service Station (General Maintenance)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant request a Special Use Permit to allow an Automobile Service Station (General Maintenance).

Attachments/Exhibits:

- SUP2019-00024 Report
- SUP2019-00024 Attachments

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

CASE NUMBER	SUP2019-00024
APPLICANT	WOODROW PRESTON WILLARD
CONTACT	PRESTON WILLARD
PHONE NUMBER	864.590.5860
ZONING CHANGE	-
LOCATION	444 WEST PIKE ST
PARCEL ID	R5144 040
ACREAGE	2.6
PROPOSED DEVELOPMENT	AUTOMOBILE SERVICE STATION (GENERAL MAINTENANCE-OIL CHANGE)

DEPARTMENT RECOMMENDATION APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1985.

PROJECT DATA:

The applicant is requesting a Special Use Permit for an automobile service station. The property is a 2.6-acre parcel assemblage, located at the northwest intersection of West Pike Street and Old Norcross Road. The property is currently developed with a gasoline service station and associated canopy, driveways, and parking.

The applicant is proposing to subdivide the parcel and construct a 1,556-square foot 3-service-bay automobile service station on the northern portion between the gasoline service station and Crown Pointe Way. The proposed use specializes in oil changes. No other automotive services will be offered. Based on the square footage of the building, 3 parking spaces are required. According to the site plan provided by the applicant, there are 12 proposed parking spaces. Access to the property will be through the gasoline service station's existing driveways and parking area.

Nearby properties along Old Norcross Road, West Pike Street, and Crown Pointe Way are developed with commercial, office and lodging uses. To the north, across Crown Pointe Way, is a BG zoned property, developed with an auto repair shop. To the west is a BG zoned property,

developed with a surgery center, an HSB (Highway Service Business) zoned property, developed with an extended stay hotel, and an OI (Office Institutional) zoned property, developed with a multi-tenant office building. To the south, across Old Norcross Road, is a BG zoned property, developed with an automatic car wash service. To the east, across West Pike Street, are BG zoned properties used for commercial/retail uses. The variety of uses in the immediate area supports this request.

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The vision for the Community Mixed Use character area is a diverse mixed-use area that builds on the existing commercial character. Additionally, interparcel connectivity for new commercial development along major corridors is highly encouraged. Over time, this area will transition to a more mixed environment of higher density development with enhanced landscaping, lighting and pedestrian facilities. The proposed request could be compatible with the intent of the 2040 Comprehensive Plan, which could be considered as an appropriate general commercial service to those wanting to live and work in the Community Mixed Use character area.

In conclusion, the property has been used as a gasoline fuel station for several years and is located in an area with nearby businesses that provide similar auto-related services. If properly conditioned, any adverse impacts may be mitigated. Given the aforementioned factors, the Planning and Development Department recommends **Approval with conditions** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

In 2015, the subject property was cited for having two banner signs without a permit.

In 2017, the subject property was cited for having a broken lamp post.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

SUP2019-00021:

Approval of Special Use permit for automobile service, subject to the following enumerated conditions:

1. Approval of a Special Use Permit for an Automobile Service Station (Oil Change Service Only). All other automotive services and auto repair shall be prohibited.
2. The property shall be developed in general accordance with the site plan submitted to the Planning and Development Department on January 6, 2020, subject to review and approval by the Director of Planning and Development.
3. The property shall have a 15-foot wide landscape strip along the right-of-way fronting West Pike Street except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.
4. The property owner shall maintain a 30-foot landscape buffer of the existing mature vegetation along the rear lot line.
5. Parking in the front of the property shall be restricted to customer parking only.
6. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
7. Service bays shall not be visible from West Pike Street. Final plans shall be subject to the review and approval of the Director of Planning and Development.
8. 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.
9. 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 right-of-ways.
10. Peddlers and/or any parking lot sales be prohibited.
11. Outdoor storage shall be prohibited.

12. Dumpsters shall be restricted to the rear of the property.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Sign twirling is prohibited on the property.

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

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *If properly conditioned, auto service (oil change only) may be consistent with the adjacent and nearby properties that have similar uses.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *if properly conditioned, any adverse impacts may be mitigated.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *N/A.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed Special Use Permit?** *If properly conditioned, it may be suitable per the terms of the ordinance.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *See comments above.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Adequate sites are available elsewhere within the city.*
10. **What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *If properly conditioned, the proposed auto service(oil change only) may be suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Woodrow Preston Willard</u>	NAME: <u>Andalusia Properties INC</u>
ADDRESS: <u>2970 Peachtree Rd Suite 510</u>	ADDRESS: <u>200 Galleria Parkway SE, Suite 900</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>864-590-5860</u>	PHONE: _____
CONTACT PERSON: <u>Preston Willard</u> PHONE: <u>864-590-5860</u>	
CONTACT'S E-MAIL: <u>willardwp@gmail.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>06</u> ACREAGE: <u>2.66</u>	
PARCEL NUMBER(S): <u>R5144 040</u>	
ADDRESS OF PROPERTY: <u>444 West Pike Street, Lawrenceville GA, 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Minor</u>	

[Signature] 12/4/2019
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

Woodrow Preston Willard
TYPED OR PRINTED NAME
[Signature] 12.4.19
DATE

Brian Thornton
TYPED OR PRINTED NAME
[Signature]
NOTARY PUBLIC DATE



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

USP2019-00024

TOXAWAY AUTOMOTIVE GROUP, LLC
2970 PEACHTREE ROAD
SUITE 510
ATLANTA, GEORGIA 30305
(404) 812-0507

Letter of Intent

444 West Pike Street
Lawrenceville GA 30046
“RaceTrac” & “Take 5”

Toxaway Automotive Group wishes to lease and operate a Take 5 store on the property owned by RaceTrac located at 444 West Pike Street Lawrenceville GA 30046. Toxaway Automotive Group is the operator for the proposed Take 5. Toxaway Automotive Group is applying for a Special Use Permit for the property to be allowed to operate their Take 5 business.

Take 5 is a growing quick oil change business owned by Driven Brands and Roark Capital. Take 5 is currently the fastest growing business in the automotive sector. Take 5 differentiates itself from other brands in three ways. The first is a quick service where customers stay in their vehicles. The average time for a customer to get their oil changed is currently 7 mins. This is among the fastest in the entire industry. The second way is the low-pressure environment and customer experience. Take 5 specializes in oil changes. Take 5 does not preform major repairs like brakes or suspension work. Take 5 also doesn't sell or install tires. Take 5 does not preform inspections on customer's vehicles and then try to sell them more services than the customer initially came in for. Because Take 5 specializes in oil changes, and the third way we differentiate from other brands, is how clean, quiet, and efficient a Take 5 shop is. There is no need for loud equipment, air tools, or lift's since Take 5 does not preform major repairs. This makes Take 5 a great business to have next to other businesses or shopping centers, and also great next to neighborhoods. Also, the limited amount of services Take 5 preforms means there is less scrape waste and fluid used when compared to other automotive brands. In fact, Take 5 is the most environmentally friendly service center by design and operation to date.

The Take 5 will be a great addition to the area. Neighboring with a RaceTrac will be a great fit and provide additional services to the customers that are not offered on the property at the moment. There is also a car wash next to the current RaceTrac. This helps add to the automotive personality of the immediate area. Take 5 is a great fit for the property as well. Take 5 is unique in that we do not require a lot of real estate. It is unlikely that any other business would fit on the property that also doesn't fall on RaceTrac's restriction list because of parallels in business offerings.

City of Lawrenceville
Water Department
70 South Clayton Street
Lawrenceville, Georgia 30046
770-963-2414

EQUIPMENT USED FOR SURVEY:

1. LIETZ SET 4 TOTAL STATION
2. SOR2 ELECTRONIC FIELD BOOK
3. NIKON AUTOMATIC LEVEL

BASED ON THE INFORMATION SHOWN ON THE NATIONAL
FLOOD INSURANCE PROGRAM + FLOOD INSURANCE RATE
MAP "FIRM" OR FLOODWAY BOUNDARY MAP + COMMUNITY
PANEL NUMBER 15009A-0075 F. CITY OF LAWRENCEVILLE, GWINNETT
COUNTY, GEORGIA DATED SEPTEMBER 29, 2006, PUBLISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD
HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE PART IN 101,079 AND ANGULAR ERROR OF 15
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE PART IN 100,000 W.M.

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

[illegible]

KV	EDGATION CONT
BP	SDN BN FOUND
CP	SDN BN SET
CP	ORRN TOP PIPE
CP	COMP TOP PIPE
CP	CONT. TIGHTEN
CP	NAIL AND CAP
CP	POWER ROL
CP	TO FURNISH ROL
CP	LAND ROL
CP	LAND ROL OF
CP	DEGRAD
CP	DEGRAD LINE
CP	CENTER LINE
CP	PROPERTY LINE
CP	FEET HYDRANT
CP	CATCHER BAGIN
CP	DRILL
CP	HEAD WALL
CP	DRILL RICH
CP	DRILLAGE
CP	WATER METER
CP	WATER VALVE
CP	WATER VALVE
CP	MAN HOLE
CP	TELEPHONE LINE
CP	TO FURNISH
CP	WAS LINE CARRIED
CP	WAS LINE CARRIED
CP	SANITARY
CP	SEWER DRAIN
CP	DRY OF GAY
CP	AND/OR
CP	POWER LINE OVER
CP	FENCE
CP	FEET HYDRANT

TOTAL SITE AREA
119,910.4 SF.
2.75 ACRES
CURRENTLY ZONED "BG"

This is to certify that this map is plat and the survey on which it is based were made in accordance with Tennessee Standard Detail Requirements for ALTA/ACSM Land Title Surveys, units established and adopted in 1971 and 1975 in 2005, and include items 1 thru 6 of the 1975 ALTA/ACSM Land Title Survey Manual. Presented to the Academy Standards as an ALTA and NPSO and is subject to the date of this certification. I, undersigned hereby certify that in my professional opinion, no land surveyor registered in the State of Georgia, the Alabama Professional Accuracy of this survey does not exceed that which is specified herein.

Date: **9-28-09**

REFERENCE PLATS RECORDED
PB F PG 198-B
PB © PG 259

30 15 0 30 60 90

SCALE IN FEET

DATE	2	REVISE TITLE AND ADD SHEET 2	DW
DATE	1	UNLOADED CENTERLINE	DW
DATE	NEI	REVISION	BY

ALTA/ACSM LAND TITLE SURVEY
FOR
ANDALUSIA PROPERTIES, INC.,
A GEORGIA CORPORATION
STEWART TITLE GUARANTY COMPANY

LOCATED
309 NEST PIKE STREET
11-144 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA


Harkleroad and Associates

Engineers - Land Surveyors
1608 Tree Lane; Bldg. A; Suite 101, Snellville, Ga. 30077
(404) 875-1100

Sheet 1

SHEET 1

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

4-11113-15	S-1		NEW	
ALTA/ACSM SURVEY		509 WEST PIKE STREET LAWRENCEVILLE, GEORGIA N = 50° 0' 0" DATE 11/24/00 SCALE 1" = 400' 0" TEL. 800/800/100		
RACETRAC SERVICE STATION #888		 RACETRAC PETROLEUM, INC. 3225 CHIMBERLAND BOULEVARD SUITE 100 ATLANTA, GA 30339 (770) 431-7600		
THIS LAND IS NOT SUBJECT TO FEDERAL COPYRIGHT LAWS ANY USE OF LAND THEREON IS THE SOLE RESPONSIBILITY OF THE PURCHASER OF THE LAND PETROLEUM INC. IS NOT RESPONSIBLE				
				
2		REMISE TITLE AND ADD SHEET 2 ADD DEDICATED RIGHT OF WAY AREAS #1 & #2 ADD DEDICATED EASEMENTS		
1		NO.		
		DWN 9/28/00 DWN 9/29/00 BY DATE		

Supplies



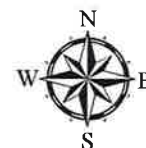
*The City of Lawrenceville
Planning & Development*

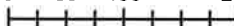
Aerial Map and Surrounding Area File #SUP2019-00024

Applicant:
Woodrow Preston Willard

Legend

-  Subject Property
-  Roads
-  Parcels



0 50 100 200 Feet




*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SUP19-00024

Applicant:
Woodrow Preston Willard

Legend

 Subject Property

 Roads

 Parcels

ZONING

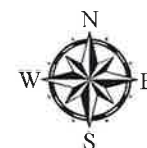
 BG General Business

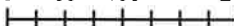
 HSB Highway Service Business

 LM Light Manufacturing

 HM Heavy Manufacturing

 OI Office Institutional



0 50 100 200 Feet




LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP

Department: Planning and Development

Date of Meeting: Monday, January 6, 2020

Applicant Request: Mixed-Use Development

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant request a Special Use Permit to allow 280-unit Mixed-Use Development, consisting of approximately 17.4 acres.

Attachments/Exhibits:

- SUP2019-00025 Report
- SUP2019-00025 Attachments

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

CASE NUMBER	SUP2019-00025
APPLICANT	LIV DEVELOPMENT, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
LOCATION	BUFORD DRIVE AT UNIVERSITY PARKWAY
PARCEL ID	R7011 012 / 7011 078 / 7011 087 / 7011 097 / 7011 144
ACREAGE	17.387
PROPOSED DEVELOPMENT	MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1987.

PROJECT DATA:

The applicant requests a Special Use Permit to allow a mixed-use development in approximately 17.387 acres zoned BG. The subject property is located on the easterly side of Buford Drive and south of University Parkway (SR 316). The property is currently vacant and undeveloped.

According to the submitted site plan, the residential component of the proposed development includes with 280 apartment units distributed in seven apartment buildings, with a maximum height of four stories, at a density of 20.50 units per acre. The site plan also indicates that the property would be developed with a central amenity area that would accommodate a pool and patio with additional common space, and it also would provide dog parks for the residents. The proposed plan includes 452 parking spaces and associated driveways. Access to the proposed multifamily development would be via the existing curb cut along Buford Drive; the driveway would extend to the parking areas and it would have a future outparcel connector on the west side of the residential component. Additionally, based on the concept plan there may be a second curb cut in the future, for the commercial component of the project on the northside of outparcel 1. The development would be in close proximity to SR 316 on-ramp.

The proposed development is surrounded by commercial and industrial uses along two major corridors. To the north across SR 316 is an undeveloped property zoned BG. Directly adjacent to the east, are properties developed as warehouses, zoned LM (Light Manufacturing District). South of the subject property there are commercial and industrial developments used as a gas station, retail store, auto repair, and warehouses zoned BG and LM. Across Buford Drive to the west, are also properties zoned BG used for a hotel and Bails Bond services.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located in the Community Mixed-Use Character Area. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types and densities. This character area is in close proximity to the college corridor which would contribute land use patterns and design elements that support walkability and an enhanced sense of place. The property is situated at the intersection of two major transportation corridors which would make it a convenient location for a mixed-use development with multifamily residential uses.

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

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

SUP2019-00025

Approval of Special Use Permit for a Mixed-Use development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. For the residential component, no more than 280 apartments shall be allowed. The development shall be a fenced and gated community comprised of wrought iron style fencing with masonry columns along public-right-of-way spaced every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- B. Buildings shall be constructed as urban-style, flat-roofed or flat-roofed-style buildings with primary exterior treatments of brick or stacked stone on each elevation. Buildings may be constructed with low pitch roofs and decorative parapets and, flat-roofed accents. The remainder of each elevation may be the same, glass, stucco, or architectural metal. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. Efficiency and four-bedroom units shall be prohibited, and the complex shall be limited to a maximum of five percent of units as three-bedroom apartments.
- D. For the retail component, the following uses shall be prohibited:
 - 1. Adult Bookstores or Entertainment
 - 2. Automotive Repair or Parts Stores
 - 3. Bail Bonding
 - 4. Contractors Offices
 - 5. Emissions Inspection Stations
 - 6. Equipment Rental
 - 7. Extended Stay Hotels or Motels
 - 8. Hookah/Vapor Bar or Lounge
 - 9. Pawn Shop
 - 10. Recovered Materials Processing Facilities
 - 11. Smoke or Novelty Shop
 - 12. Tobacco or Novelty Shop
 - 13. Tattoo and Body Piercing

- 14. Taxidermists
- 15. Title Loan Facility
- 16. Yard Trimming Composting Facilities

2. To abide by the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. Provide a 20-foot landscape strip with evergreens consisting of understory and canopy trees along Buford Drive, the northern property line, and eastern property line; except where parking will be provided, encroaching into the rear side setback. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- C. Ground Signage shall be limited to one-monument type sign along Buford Drive. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments, subject to the review and approval of the Director of the Planning and Development Department.
- D. All grassed areas within the development shall be sodded.
- E. All utilities shall be placed underground.
- F. Outdoor commercial sales or storage shall be prohibited.
- G. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. 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.

- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Outdoor loudspeakers shall be prohibited.
- L. Dumpster/compacter locations shall be screened by a 100% opaque brick or stack stone wall with an opaque metal gate enclosure.
- M. In the event of residential tenant eviction, any belongings of the tenant will be placed of the subject property that is not visible from public-right-of-way unless otherwise required by law.
- N. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

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

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT PROCEDURE:

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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.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>BG</u> ACREAGE: <u>+/-17.387</u>	
PARCEL NUMBER(S): <u>7011 012, 7011 078, 7011 087, 7011 097, 7011 144</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane Lanham, attorney for the applicant

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

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770-962-2411 www.lawrencevillega.org



USUP2019-00005



LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Lawrenceville Center Associates, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.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>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Grey Lion Investments Inc, Manager
President 11/21/19

SIGNATURE OF OWNER _____ DATE _____
Ha W Lamb, III
TYPED OR PRINTED NAME

Beth Boylen 11/21/19
NOTARY PUBLIC DATE

Beth Boylen
NOTARY PUBLIC

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DeKalb County, GEORGIA
My Commission Expires 6-20-2020

USP 2019.0000



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Sant Nirankari Mission</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>641 Buford Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>209-481-7514</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.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>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER [Signature] DATE 11/22/19

KAPIL D. BHANDARI
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

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USUP2019-00025



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ingles Markets, Inc.</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>2913 US Highway 70W</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Black Mountain</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>NC</u> ZIP: <u>28711</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>828-669-2941</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
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ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	



SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

W.R. Jameson 11-21-2019
SIGNATURE OF OWNER DATE

W.R. Jameson
TYPED OR PRINTED NAME

Mary L. Thompson 11-21-2019
NOTARY PUBLIC DATE

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USUP2019-00015



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Property GA20, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.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>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant

TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Grey Lion Investments, Inc. Manager
Prof. President 11/21/19

SIGNATURE OF OWNER _____ DATE _____

Hal W. Lamb, LLC

TYPED OR PRINTED NAME

Beth Boylen 11/21/19

NOTARY PUBLIC _____ DATE _____

Beth Boylen
NOTARY PUBLIC

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My Commission Expires 6-20-2020

USP20M-2015

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
LIV DEVELOPMENT, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached special use permit application (the “Application”) on behalf of LIV Development, LLC (the “Applicant”) to request a special use permit for a High Rise Development relative to an approximately 17.34 acre tract (the “Property”) located on the easterly side of Buford Drive (SR 20) at its intersection with University Parkway (SR 316). The Property is located within the Community Mixed Use Character Area, the High Rise Overlay District, and is currently zoned BG.

The Applicant is requesting a special use permit in order to create a mixed-use environment in line with the policies of the Lawrenceville 2040 Comprehensive Plan (the “2040 Plan”) by encouraging a combination of residential and commercial uses at a major activity node. The Property was previously the home of an Ingles-anchored shopping center with additional outparcel uses. The Property includes portions of those former outparcel sites as well as the current location of the Sant Nirankari Mission. The Ingles has since shuttered as have previously-existing commercial/retail outparcels since the reconfiguration of Buford Drive’s intersection with SR 316, which is now a grade-separated interchange. Approval of the Application would allow the redevelopment of the former Ingles portion of the site for multifamily uses to complement and support the adjacent commercial properties—which are already zoned BG. Ultimately, the goal of the proposed redevelopment is to cultivate an intimate, walkable, mixed-use environment which provides residents with convenient, direct access to major commuter corridors such as SR 316 and Buford Drive.

The proposed multi-family component would be focused around a central amenity area with approximately 280 units spread across seven buildings. The central amenity area would contain a pool and patio as well as additional common space for residents to interact and recreate. The proposed redevelopment would also provide multiple pocket and/or dog walking parks for the use and enjoyment of residents. The proposed development would squarely support multiple stated goals of the 2040 Plan by providing “land use patterns and design elements that support walkability and an improved sense of place” and “[improving] the aesthetics of main corridors and gateways into the City.” The proposed redevelopment would diversify the land use mix in this area of the City and is compatible with the 2040 Plan’s goal to “promote a variety of housing choices.” Moreover, the proposed redevelopment is in line with the land use policies set

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

forth for the Community Mixed Use Character Area for which the 2040 Plan lists “multi-family residential” and “mixed use development” as appropriate land uses.

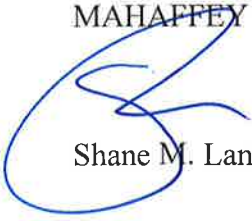
The proposed mixed-use redevelopment would spur activity at the Buford Drive and SR 316 interchange and would also provide residential critical mass to support the continued growth of non-residential uses in the area and south along the Buford Drive corridor into Downtown. The proposed redevelopment would also serve as an attractive gateway into the City of Lawrenceville as motorists move south along Buford Drive into the City. The proposed redevelopment would breathe life into a site that has lain dormant for years and help energize the Buford Drive corridor and its intersection with SR 316 which have been underutilized for years.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

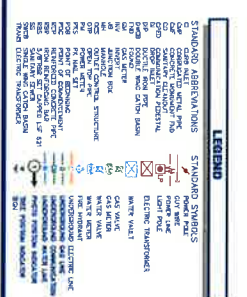
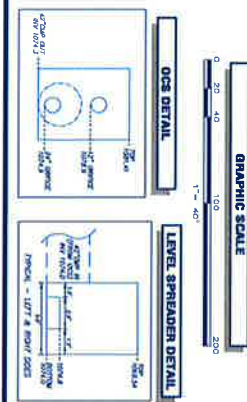
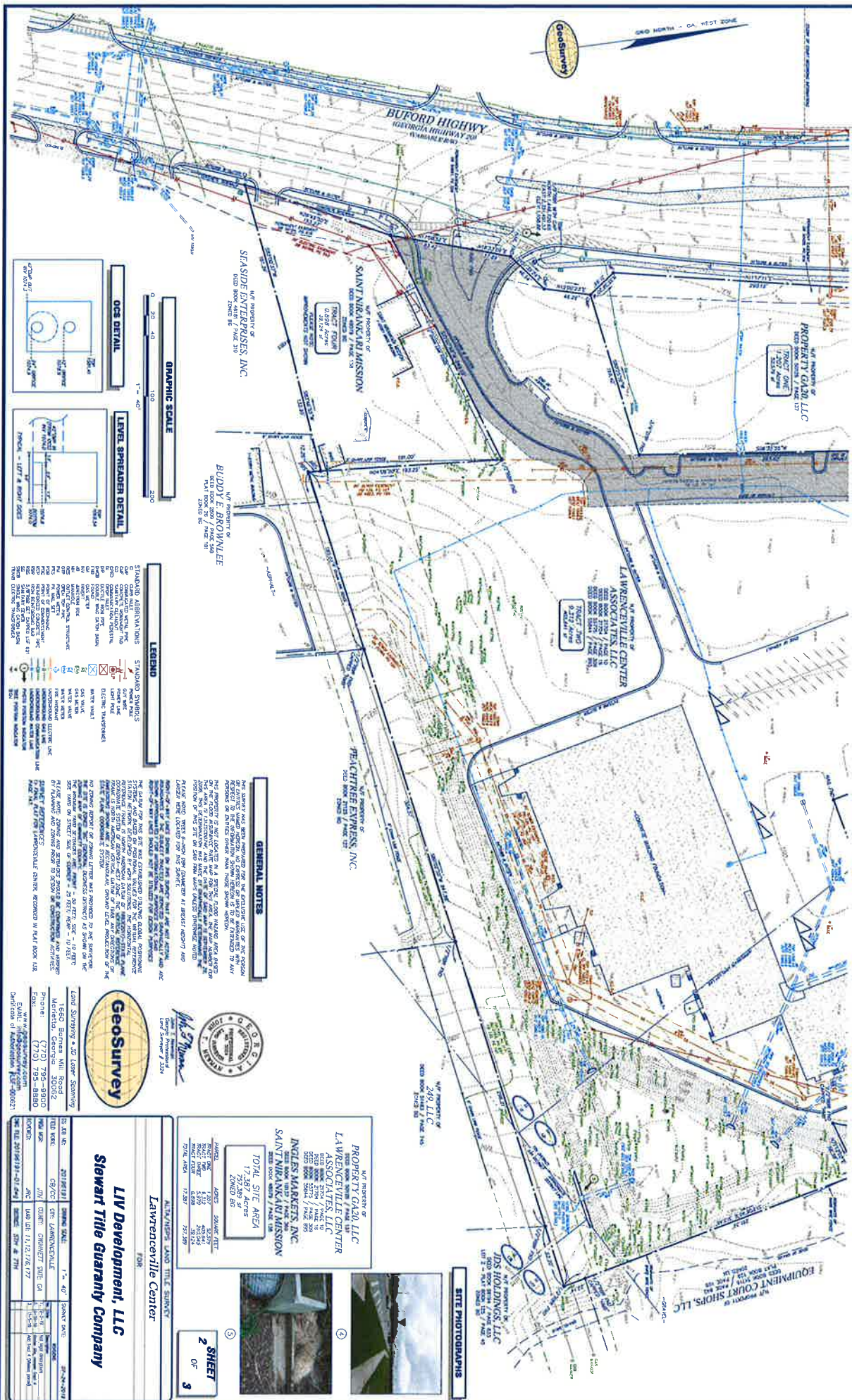
This 6th day of December, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham



GENERAL NOTES

1. THE SURVEY WAS CONDUCTED FOR THE EXCLUSIVE USE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA.

3. THE SURVEY WAS CONDUCTED ON THE BASIS OF THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

4. THE SURVEY WAS CONDUCTED ON THE BASIS OF THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



PROPERTY GAO, LLC	
LAURENCEVILLE CENTER ASSOCIATES, LLC	
INGLES MARKETS, INC.	
SANIT NICKANIAN MISSION	
249, LLC	
LOS HOLDINGS, LLC	
EQUIPMENT COURT SHOPS, LLC	
BUDDY E. BROUNLEE	
SEASIDE ENTERPRISES, INC.	
LAURENCEVILLE CENTER	
STEWART TILE GUARANTY COMPANY	

PROPERTY GAO, LLC	
LAURENCEVILLE CENTER ASSOCIATES, LLC	
INGLES MARKETS, INC.	
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249, LLC	
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EQUIPMENT COURT SHOPS, LLC	
BUDDY E. BROUNLEE	
SEASIDE ENTERPRISES, INC.	
LAURENCEVILLE CENTER	
STEWART TILE GUARANTY COMPANY	



SITE PHOTOGRAPHS

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2

5000-0000-0000



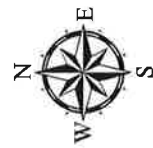
The City of Lawrenceville
Planning & Development

Aerial Map and Surrounding Area File # SUP2019-00025

Applicant:
LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

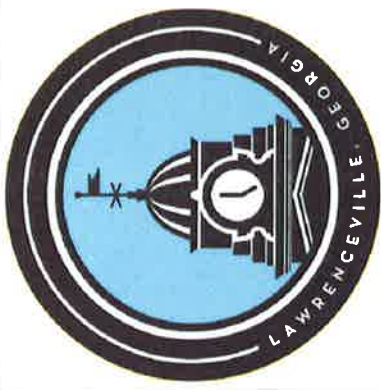
Legend

- Subject Property
- Parcels
- Roads



0 75 150 300 Feet





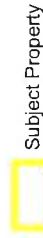
The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # SUP2019-00025

Applicant:

LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

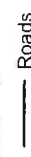
Legend



Subject Property



Parcels



Roads

ZONING



BG General Business



HSB Highway Service Business



LM Light Manufacturing

