



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, July 15, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) March 2024 Planning Commission Minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

- [2.](#) VAR2024-00118; Danny Lankford; 255 Equipment Court

Final Adjournment



LAWRENCEVILLE

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AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: March 2024 Planning Commission Minutes

Department: Planning and Development

Date of Meeting: Monday, July 15, 2024

Applicant Request: **Approval**

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Summary: Minutes to be approved from the March 2024 Public Hearing

Attachments/Exhibits:

- March Public Hearing Minutes



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS

MEETING MINUTES

Monday, March 18, 2024, 6:00 p.m.

GwMA Large Conference Room 70 South Clayton Street Lawrenceville, Ga 30046

CALL TO ORDER: 6:00 p.m.

Present

Chairperson Cory Acuff

Vice-Chairperson Joseph Wise

Board Member Caitlin Herndon

Board Member Steven Twombly

Absent

Board Member Leafus Thomas III

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to APPROVE the Agenda as presented by Board Member Twombly and Seconded by Vice-Chairperson Wise

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

APPROVAL OF PRIOR MEETING MINUTES: 6:02 p.m.

Motion made to APPROVE the Board of Appeals, Tuesday, February 20, 2024, Public Hearing Minutes as presented by Board Member Herndon and Seconded by Vice-Chairperson Wise

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

NEW BUSINESS

1. **VAR2023-00116 (6:03 p.m.)** - Applicant: United Rentals; Property Owner: Lambert Farms, LLC; An application to request relief from Article 2 Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage – Industrial, Subsection A.4. to remove screening requirements by a combination of fencing and landscaping; The property is located at 255 Equipment Court; Parcel Identification Number 7012 116; Approximately 5.70 Acres.

Motion made to **APPROVE** the request with Staff recommended conditions as presented by Vice-Chairperson Wise and Seconded by Board Member Twombly

VAR2024-00116 Approved conditions read as follows:

The required ten-foot (10 ft.) landscape strip shall be planted as follows:

1. Trees - Install ten (10) Quercus Virginia/Southern Live Oak measuring eight inches (8 in.) in diameter at breast height (DBH) at time of planting. Tree spacing shall be fifty linear feet (50 LFT) between trees.
2. Shrubs - Install one hundred ninety-six (196) Ilex Cornuta “Burford II” Burford Holly measuring six feet (6 ft.) in height at time of planting.
3. Ground Cover - The remaining balance of the ten-foot (10 ft.) landscape strip shall consist of Paspalum Notatum/Bahia Sod.
4. The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

Opponent: None

Proponent: David Stratton, United Rentals (Applicant)

Proponent: Ben Baker, Esq. Attorney at Law (Baker & Summy, PC)

Date of Action: Monday, March 18, 2024

Action Certified By: Todd Hargrave

Title: Director, Planning and Development Department

- 2. VAR2024-00117 (6:30 p.m.)** - Applicant: Nevil & Margaret Wilson; Property Owner: Nevil & Margaret Wilson; An application to request relief from Article 1 Districts, Section 102.3 Rs-150 Single-Family Residential District, Subsection B Lot Development Standards to reduce the Minimum Lot Area For Lot 2 from 15,000 Sf To 12,692 Sf; The property is located at 278 New Hope Road; Parcel Identification Number 5174 060; Approximately 0.6693 Acres.

Motion made to **APPROVE** the request with staff recommended conditions, as presented by Board Member Twombly and Seconded by Board Member Herndon

VAR2024-00117 Approved conditions read as follows:

1. The site shall be developed in accordance with the "Exemption Plat" prepared for Nevil Wilson and Margaret Wilson, prepared by McNally & Patrick, dated January 4, 2024. Subject to the review and approval of the Director of the Planning and Development Department.
2. Tract 1- the existing dwelling built in 1955 may encroach into the front setback by 15 feet. In case of demolition and rebuilding, the new construction shall meet the current development standards of the Zoning Ordinance.
3. Tract 2- Allow a reduction in the Minimum Lot Area from 15,000 square feet to 12,692 square feet.

Voting Yea: Vice-Chairperson Wise, Board Member Herndon, Board Member Thomas III, Board Member Twombly.

Opponent: None

Proponent: Nevil & Margaret Wilson (Applicant)

Proponent: Iva Hoyle (McNally & Patrick)

Opponent: None

Date of Action: Monday, March 18, 2024

Action Certified By: Todd Hargrave

Title: Director, Planning and Development Department

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:40 p.m.

Motion made to Adjourn by Vice-Chairperson Wise and Seconded by Board Member Herndon.

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly



LAWRENCEVILLE

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

Item: VAR2024-00118; Danny Lankford; 255 Equipment Court

Department: Planning and Development

Date of Meeting: Monday, July 15, 2024

Applicant Request: Relief from Article 7, Section 702.7 Wall Sign, Permitted Sign Display Area

Presented By: Todd Hargrave, Director of Planning and Development Department

Summary: The applicant requests a variance increase allowable size for a single wall sign from 100 square feet to 130.3 square feet for a total building area from 15,001 to 50,000 square feet.

Attachments/Exhibits:

- VAR2024-00118_Report
- VAR2024-00118_Application
- VAR2024-00118_Sign Specifications



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VARIANCE

CASE NUMBER: VAR2024-00118

Appeal Description:	Increase the allowable size for a single wall sign from 100 square feet to 130.3 square feet
Applicant Name:	United Rentals
Development Type:	LM (Light Manufacturing)
Ordinance:	Zoning Ordinance & Development Regulations
Code Section:	Zoning Ordinance, Article 7, Signs, Section 702 Type of Signs, Subsection 702.7 Wall Sign
Subdivision:	Stephens Park 316
Property Address:	255 Equipment Court
Parcel #:	R7012 116

Variance Request:

The applicant requests a Variance to increase the allowable size for one of the signs proposed for United Rentals from 100 square feet to 130.3 square feet for a total building area of 17,240 square feet.

The applicant states that the proposed sign will be located on the side of the building facing Highway 316 where the building is approximately 320 feet from the closest section of the roadway.

United Rentals obtained a Sign Permit (SLP2024-00478) for a 38.7 square feet sign installed in the front elevation. The total square footage of signs proposed to be installed on the building is 169.00 square feet.

The City of Lawrenceville Zoning Ordinance limits the wall signs for a building between 15,001 and 50,000 square feet to a maximum of 100 square feet per elevation and 200 square feet total sign area per building.

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Zoning Ordinance:

Zoning Ordinance, Article 7, Signs, Section 702 Type of Signs, Subsection 702.7 Wall Sign reads as follows:

702.7 Wall Sign

A sign painted on or attached to the plane of a wall of a building or structure .



Permitted Sign Display Area

Maximum Sign Display Area

<u>Gross Building Space</u>	<u>Maximum Sign Size Per Elevation</u>	<u>Total Sign Area Per Building</u>
0 - 2,500	36 S.F.	72 S.F.
2,501 – 15,000	60 S.F.	120 S.F.
15,001 -50,000	100 S.F.	200 S.F.
>50,001	200 S.F.	400 S.F.

- Wall Sign includes any text/images on awnings or canopies.
- The total of all wall signs on all elevations shall not exceed the total square footage listed above.

VARIANCE STANDARDS

1. That the property has special features (shape, topography) that make following the requirements difficult and would create a hardship if followed.

No.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. **No.**

3. That the condition from which relief or a variance is sought did not result from action by the applicant. **The applicant request a larger sign.**



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4. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair the health, safety, comfort, morals or general welfare of the inhabitants of the city. **No.**

5. That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan. **Yes.**

6. That the granting of the variance will not allow a use in a district restricted against such use. **No.**

P&D RECOMMENDED CONDITIONS

VAR2024-00118_04152024

Note: The following conditions are provided as a guide should the Board of Appeals choose to approve the request.

Should the Zoning Board of Appeals choose to approve this variance request, staff recommends the following condition of approval:

1. The location and size of the sign shall be in general accordance with Exhibit B: Sign Elevations, dated 9/28/2023.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Cory Acuff</i>	<i>Chairman</i>		
<i>Joseph Wise</i>	<i>Vice Chairman</i>		
<i>Caitlin Herndon</i>	<i>Board Member</i>		
<i>Leafus Thomas III</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

GOVERNMENT OF THE CITY OF LAWRENCEVILLE

2.

VARIANCE APPLICATION

APPLICANT: United Rentals (Danny Lankford-agent) PROPERTY OWNER: Lambert Farms LLC
 ADDRESS: 255 Equipment Court ADDRESS: 5466 Will Wheeler Road
Lawrenceville, GA 30046 Murrayville, GA 30564
 TELEPHONE NUMBER: 404-983-5851 TELEPHONE NUMBER: _____
 CONTACT PERSON: Danny Lankford
 CONTACT PERSON PHONE NUMBER: 404-983-5851
 EMAIL: dlankford@henryinc.com

PROPERTY IN QUESTION

STREET ADDRESS: 255 Equipment Court
 PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) 7012 / 116 /
 PRESENT ZONING: LM
 VARIANCE(S) REQUESTED:
increase allowable size for a single wall to 130.3 square feet, from the allowable 100 square feet per
wall. 702.7 Wall Sign.5Maximum Sign Size Per Elevation.Gross Building Space,15,001 – 50,000;
Maximum Sign Size, 100 S.F.

[Signature] 2-9-24
 SIGNATURE OF APPLICANT DATE

Danny Lankford 2-9-24
 TYPED OR PRINTED NAME DATE

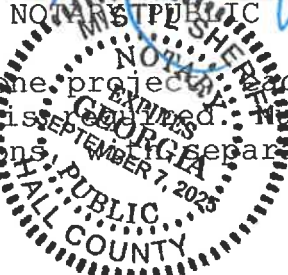
[Signature] 2/9/24
 NOTARY PUBLIC DATE



[Signature] 1-25-24
 SIGNATURE OF PROPERTY OWNER DATE

MARK Stephens 1-25-24
 TYPED OR PRINTED NAME DATE

[Signature] 1-25-24
 NOTARY PUBLIC DATE



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



VARIANCE PROCESS

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

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance. A variance from the terms of this Ordinance shall not be granted by the Board of Zoning Appeals unless and until:

The application and all required documents and fees must be complete or the application will not be accepted.

Documents required at the time of submittal:

- 1) Application Form, signed and notarized
- 2) Demonstration Questionnaire
- 3) A typed, metes and bounds legal description
- 4) A boundary survey signed by a GA. Registered surveyor
 - a. Drawn to a scale of 1"=50' or greater.
- 5) A site Plan: Provide one 11" x 17" copy and 1 full size copy;
 - a. Prepared by a GA Registered Land Surveyor, or Professional Engineer or Landscape Architect
 - b. Drawn to a scale of 1"=50' or greater.
 - c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions including:
 - i. Existing structures;
 - ii. Full width of existing streets and intersecting streets;
 - iii. Streams, stream buffers and non-pervious easements;
 - iv. Flood hazard zones (reference source of data); A vicinity map.
 - v. Indemnification and Waiver form, signed and dated
- 6) Fee
 - a. Refer to the Schedule of Fees, Charges, and Expenses
 - b. Please make checks payable to the: City of Lawrenceville

The applicant is then required to notify all adjoining property owners (including those across any streets) of their intentions to request a variance for the property. The notification shall be sent via Certified Mail by the deadline shown on the schedule provided by the Planning & Development Department. The notice shall include:

- 1) Copy of application
- 2) Legal Description
- 3) Site plan
- 4) Variance case number
- 5) Date, time and place of public hearing



Proof that the notifications were mailed must be delivered to the Planning & Development Department as soon as is feasible but no later than 12:00 (noon) on Wednesday the week before the Board of Appeals meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

The applicant is required to erect a notification sign (provided by the Planning & Development Department) on the property not less than 15 days prior to the Board of Appeals meeting. It is the responsibility of the applicant to insure that the sign remain on the property throughout the variance proceedings.

Approximately one week prior to the scheduled Board of Appeals Meeting the Planning Staff Report and Recommendation will be available at the Planning and Development office.

The applicant shall appear* before the City of Lawrenceville Board of Appeals to present his case for the variance. There will be an opportunity for opposition to speak.

The Board of Appeals will make a decision at that meeting (decision could be to approve, approve with conditions, deny or table), based on the evidence presented and other data collected.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under the provisions of the Ordinance. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

* The applicant, or a representative on his behalf, must be present at all the meetings to answer any questions that may arise. If the applicant fails to attend the meetings, his rezoning request may be tabled until the next meeting. However, the Planning Commission and/or Mayor and City Council may act upon the rezoning request if they choose to do so.



DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

Wall is located approximately 320 feet from the closest section of roadway (Highway 316)

Demonstrate that these special conditions or circumstances are unique to this property:

Most of the other properties that have road frontage along this stretch of Highway 316 have buildings that are closer to the roadway

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

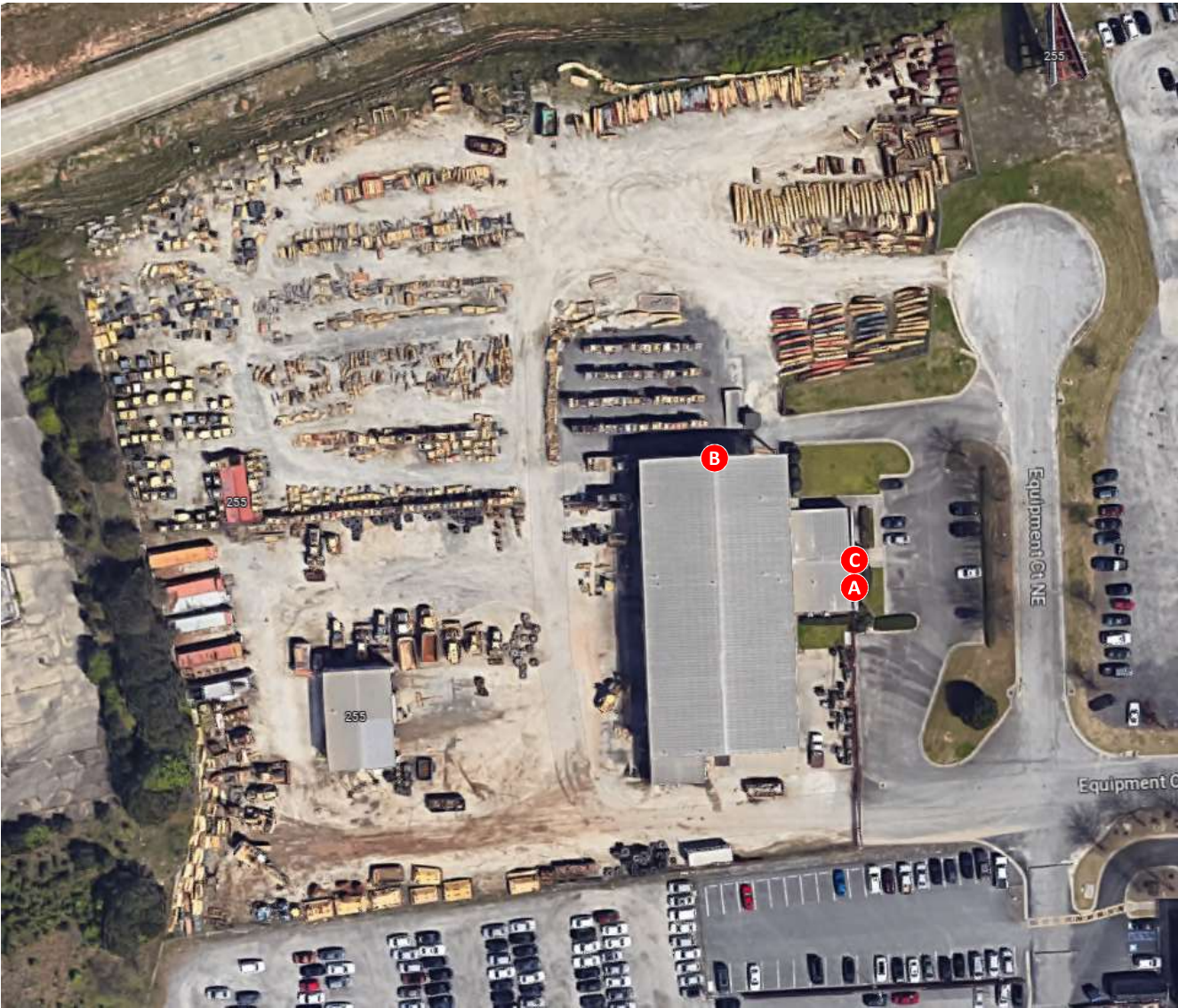
They are moving into an existing building

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

The size of the increase in area allowed is not exorbitant, but enough for the business to feel that they can have some visibility for their sign

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The business only wants their sign to be able to be read from the roadway just as any other business would



AERIAL VIEW

D LOCATION T.B.D.



Design #	
0422795Ar2	
Sheet	1 of 8
Client	
UNITED RENTALS	
Address	
255 EQUIPMENT COURT LAWRENCEVILLE, GEORGIA	
Account Rep.	MJD/SSL
Designer	ES
Date	9/28/23
Revision / Date	

r1-AC-10/20/23: Revise Sign B
r2-MAB-11/3/23: Revise Sign B
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VICINITY AERIAL VIEW



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Sheet 5 of 8

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UNITED RENTALS

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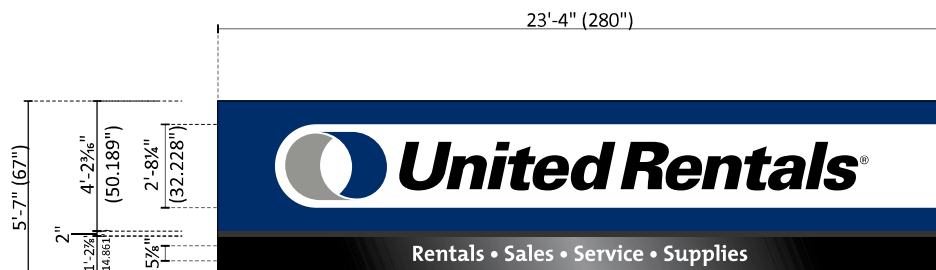
EXISTING ELEVATION

**B PROPOSED PAN PANEL SIGN**ONE (1) REQUIRED - MANUFACTURE & INSTALL -
BRACING AS REQUIRED BY INSTALLER - SIGN BAND TO BE EXTENDED AN ADDITIONAL 5' BY OTHERS

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National

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PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABELS.



B 67" ALUM. PAN PANEL (NON-ILLUM.)

SCALE: 1/4" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

130.28 Sq.Ft.

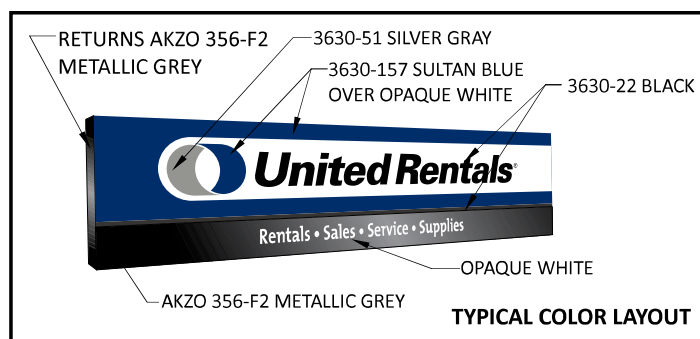
GENERAL SPECIFICATIONS

ALUMINUM PAN PANEL PAINTED AKZO 356-F2 METALLIC GREY

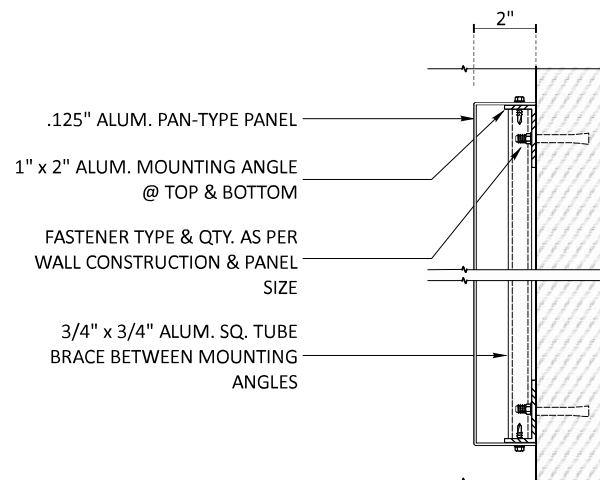
APPLY 1st SURFACE VINYL TO FACES PER COLOR CALL-OUTS

NON-ILLUMINATED

FLUSH-MOUNT TO WALL w/ NON-CORROSIVE HARDWARE AS REQ'D -
BRACING AS REQ'D BY INSTALLER



END VIEW



PRELIMINARY SECTION

SCALE: 3" = 1'-0"



Design #

0422795Ar2

Sheet 6 of 8

Client

UNITED RENTALS

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255 EQUIPMENT COURT
LAWRENCEVILLE, GEORGIA

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MJD/SSL

Designer

ES

Date

9/28/23

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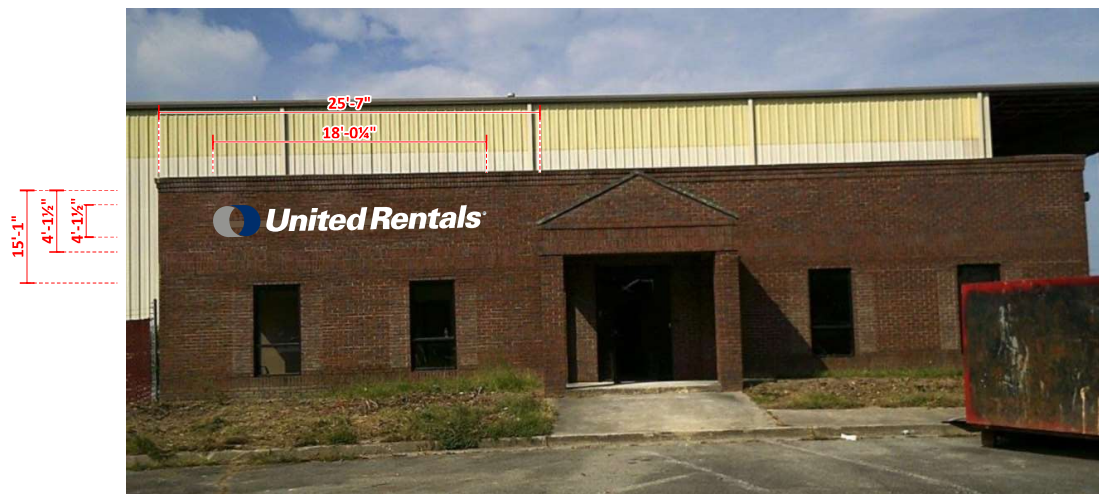


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EXISTING ELEVATION

REMOVE & DISCARD EXISTING SIGN CABINET - SPOT PATCH & PAINT AS REQUIRED



A PROPOSED FACE-LIT CHANNEL LETTERS

ONE [1] REQUIRED - MANUFACTURE & INSTALL -
INSTALLER TO CONNECT TO EXISTING POWER FROM EXISTING SIGN



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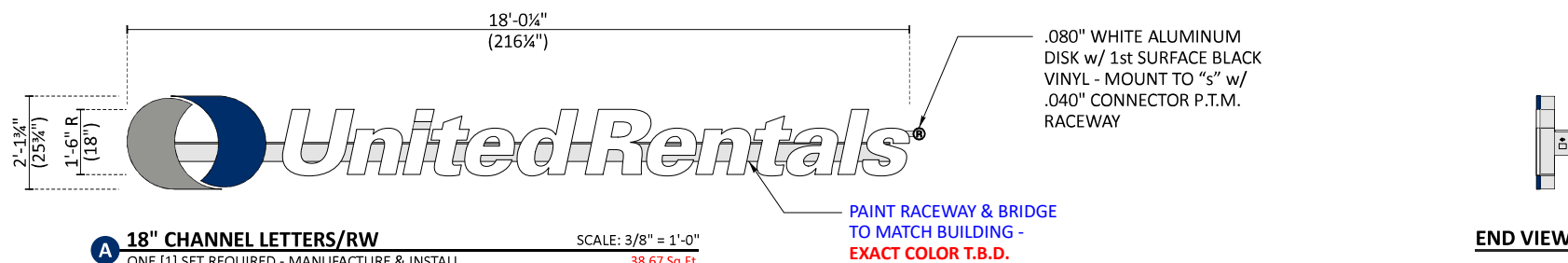
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UL



A 18" CHANNEL LETTERS/RW SCALE: 3/8" = 1'-0"
ONE [1] SET REQUIRED - MANUFACTURE & INSTALL 38.67 Sq.Ft.

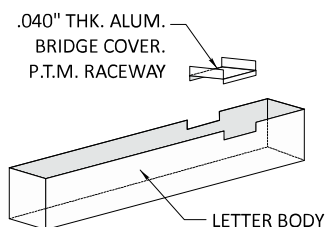
GENERAL SPECIFICATIONS

5" DEEP FACE-LIT ALUMINUM CHANNEL LETTERS - RETURNS PAINTED "SATIN ALUMINUM"

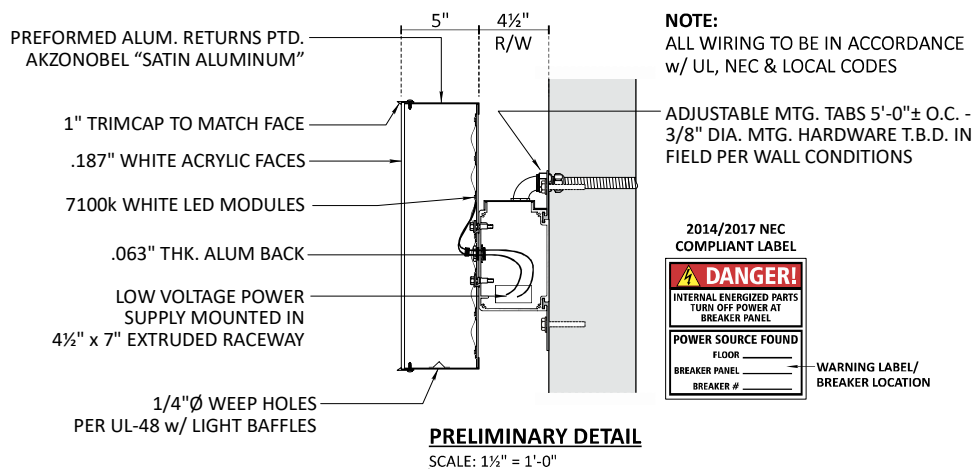
LOGO: #2406 WHITE ACRYLIC FACES w/ 1st SURFACE 3M 3630-51 SILVER & 3630-157 SULTAN BLUE VINYLs - RETAIN w/ TRIMCAP TO MATCH FACES

LETTERS: #7328 WHITE ACRYLIC FACES - RETAIN w/ WHITE TRIMCAP

ILLUMINATE w/ 7100k WHITE LED's - HOUSE POWER SUPPLIES IN A NEW 4 $\frac{1}{2}$ " x 7" EXTRUDED ALUMINUM RACEWAY PAINTED TO MATCH FASCIA



TYPICAL BRIDGE DETAIL
N.T.S.



SIMULATED NIGHT VIEW



Design #	0422795Ar2
Sheet	4 of 8
Client	UNITED RENTALS
Address	255 EQUIPMENT COURT LAWRENCEVILLE, GEORGIA
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