



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, August 12, 2019
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

1. SU-19-12, Accessory Car Wash, Enterprise Leasing Company

New Business

2. RZR2019-00002 & SUP2019-00013; 192 & 319 Paper Mill Road; International Property Consortium

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: OLD BUSINESS

Item: SU-19-12, Accessory Car Wash, Enterprise Leasing Company

Department: Planning and Development

Date of Meeting: Monday, August 12, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

**Department
Recommendation:** Denial

**Planning
Commission
Recommendation:**

Summary: The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash.

Attachments/Exhibits:

SU-19-12 Report

SU-19-12 Attachments

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

CASE NUMBER	SU-19-12
APPLICANT	ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
CONTACT	JOSH STRICKLAND
PHONE NUMBER	706.248.7421
ZONING CHANGE	-
LOCATION	176 SCENIC HWY
PARCEL ID	R5147 152
ACREAGE	+/- 0.49
PROPOSED DEVELOPMENT	EXPANSION OF CAR WASH
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

In 2017, the property was rezoned to BG (General Business District), with a Special Use Permit for transportation rental (car) and the existing gravel parking area, pursuant to RZ-17-08 and SU-17-09.

ANALYSIS:

The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash. The property is located along the eastern right-of-way of Scenic Highway, north of its intersection with Grayson Highway.

According to the applicant's site plan, the existing concrete pad at the rear of the building would be expanded 5 feet by 8 feet. The expanded concrete pad would be graded to allow runoff to be collected in an oil/water separator. The overhang above the concrete pad would be replaced with a taller canopy at a height of 13 feet 2 inches. Per the letter of intent, the applicant currently uses the existing concrete pad to wash one car at a time. If the request is approved, the expanded concrete pad would allow for two cars to be washed at the same time.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Policies in this character area emphasize the importance of the design of buildings and structures, encouraging well-designed, attractive

features. The overhang of the current carwash is metal, which is inconsistent with the Zoning Ordinance's minimum architectural standards. Because of its proximity to residential properties across Neal Boulevard, a replacement would remain an unattractive feature that could be seen by nearby residences and inconsistent with the Zoning Ordinance.

The surrounding area is characterized by commercial developments. To the north across Scenic Highway is a property zoned BG (General Business District) developed with a fast food restaurant. To the east and west, adjacent properties are zoned BG, developed with auto repair shops. To the rear is a parcel zoned BG and developed with a gravel parking lot owned by the property owner.

The City of Lawrenceville's Illicit Discharge and Illegal Connection Ordinance prohibits the washing of vehicles or equipment in the parking lot of commercially zoned properties, unless connected to an oil and grease separator connected to a sanitary sewer system. The existing outdoor car wash may be inconsistent with the intent of the Ordinance, which strictly prohibits and the illicit discharge of pollutants into our stormwater system.

The requested Special Use Permit may be inconsistent with the policies of the City of Lawrenceville related to use and illicit discharge of contaminants into the City's stormwater system. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-12:

Approval of Special Use permit for Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.

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? *No, the proposed expansion of the non-conforming carwash may be considered to be an unsuitable accessory use of the property.*
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 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? *No.*
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? *Yes, the illicit discharge of pollutants into the City's stormwater system.*

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? *It is not suitable.*
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)? *See comments above.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing Company of Georgia LLC</u>	NAME: <u>MEA Family Investments, L.P.</u>
ADDRESS: <u>5197 Stone Mountain Hwy.</u>	ADDRESS: <u>4398 Lochsa Lane</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>706-248-7421</u>	PHONE: <u>770-633-5000</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.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>.49</u>	
PARCEL NUMBER(S): <u>R5147 152</u>	
ADDRESS OF PROPERTY: <u>176 Scenic Hwy. Lawrenceville, GA 30045</u>	
PROPOSED SPECIAL USE: <u>Car wash</u>	

[Signature] 4-24-19
SIGNATURE OF APPLICANT DATE

Josh Strickland
TYPED OR PRINTED NAME



4/24/19
DATE

[Signature] 5/2/19
SIGNATURE OF OWNER DATE

CHARLES W. ASHWORTH
TYPED OR PRINTED NAME



30 S. Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrenceville.ga.gov

May 3rd, 2019

City of Lawrenceville
ATTN: Planning Department
70 S Clayton St.
Lawrenceville, GA 30046

Re: Letter of Intent to Special Use Permit Application

176 Scenic Hwy. Lawrenceville, GA 30046

Planning Department Staff:

The applicant is seeking a Special Use Permit to remodel an existing car wash as a conditional use at 176 Scenic Hwy. Lawrenceville, GA 30046. The property is currently zoned in the General Business District but requires a Special Use Permit to have a car wash as a conditional use.

Enterprise Rent-A-Car has been operating here since 2001, which is when the original car wash along the back side of the building was constructed. Since this time, somewhere around 2005, an ordinance was adopted by the City of Lawrenceville that required businesses who operated car washes as a conditional use to have a Special Use Permit for such. Enterprise learned of this upon their initial research into expanding their current car wash.

The layout and use of the new car wash will largely remain the same. The car wash will remain behind the building so that it cannot be seen from Scenic Hwy. Enterprise simply hopes to expand this car wash so that they can wash 2 vehicles at the same time, versus only being able to wash 1 currently. This will greatly improve Enterprise's business flow and service to the Lawrenceville community by allowing them to clean cars faster for their customers. The new car wash will widen the current pad by 5', lengthen it by 8', and include a taller canopy, raising it to 13'2".

We appreciate your consideration of this Special Use Permit. Enterprise looks forward to better being able to serve the Lawrenceville community.

Sincerely,



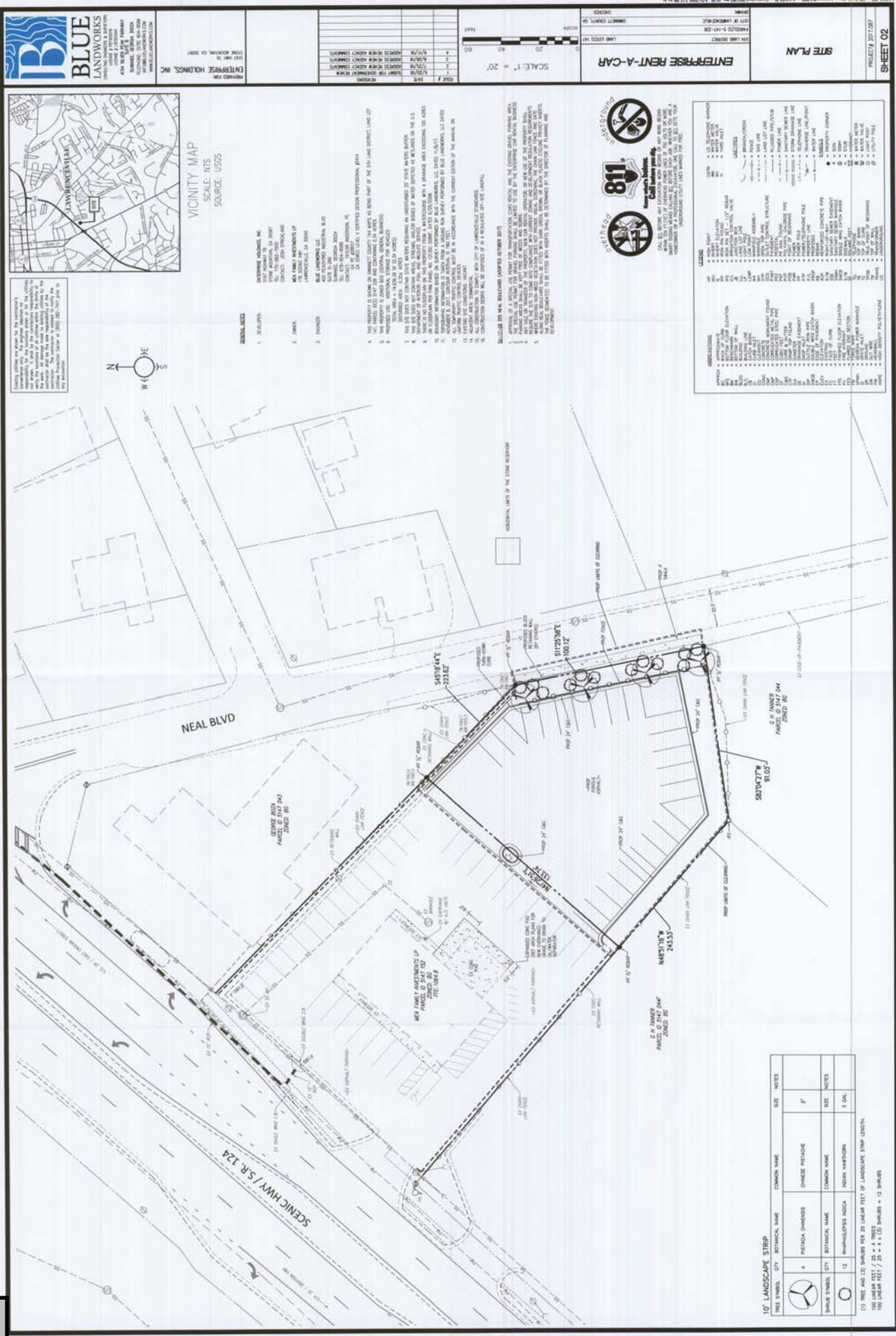
Josh Strickland
Enterprise Leasing Company of Georgia, LLC
Property Development & Facilities

Exhibit "B"

LEGAL DESCRIPTION OF PREMISES

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as 0.490 acres of land shown on a survey by McNally & Patrick, dated March 1, 2000, for Cidpro, Inc., recorded in Plat Book 84, Page 255, Gwinnett County, Georgia Records, which plat is incorporated herein by reference as a part of this description.

LESS AND EXCEPT from the above that certain tract of land containing approximately 120 square feet of right of way deeded to the State of Georgia by Right of Way Deed dated November 7, 2000, and recorded in Deed Book 21641, Page 60, Gwinnett County, Georgia Records, which deed is incorporated herein by reference





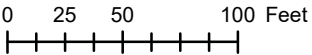
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SU-19-12**

**Applicant:
Enterprise Leasing Company
of Georgia LLC**

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SU-19-12

Applicant:
**Enterprise Leasing Company
of Georgia LLC**

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 HSB

 OI

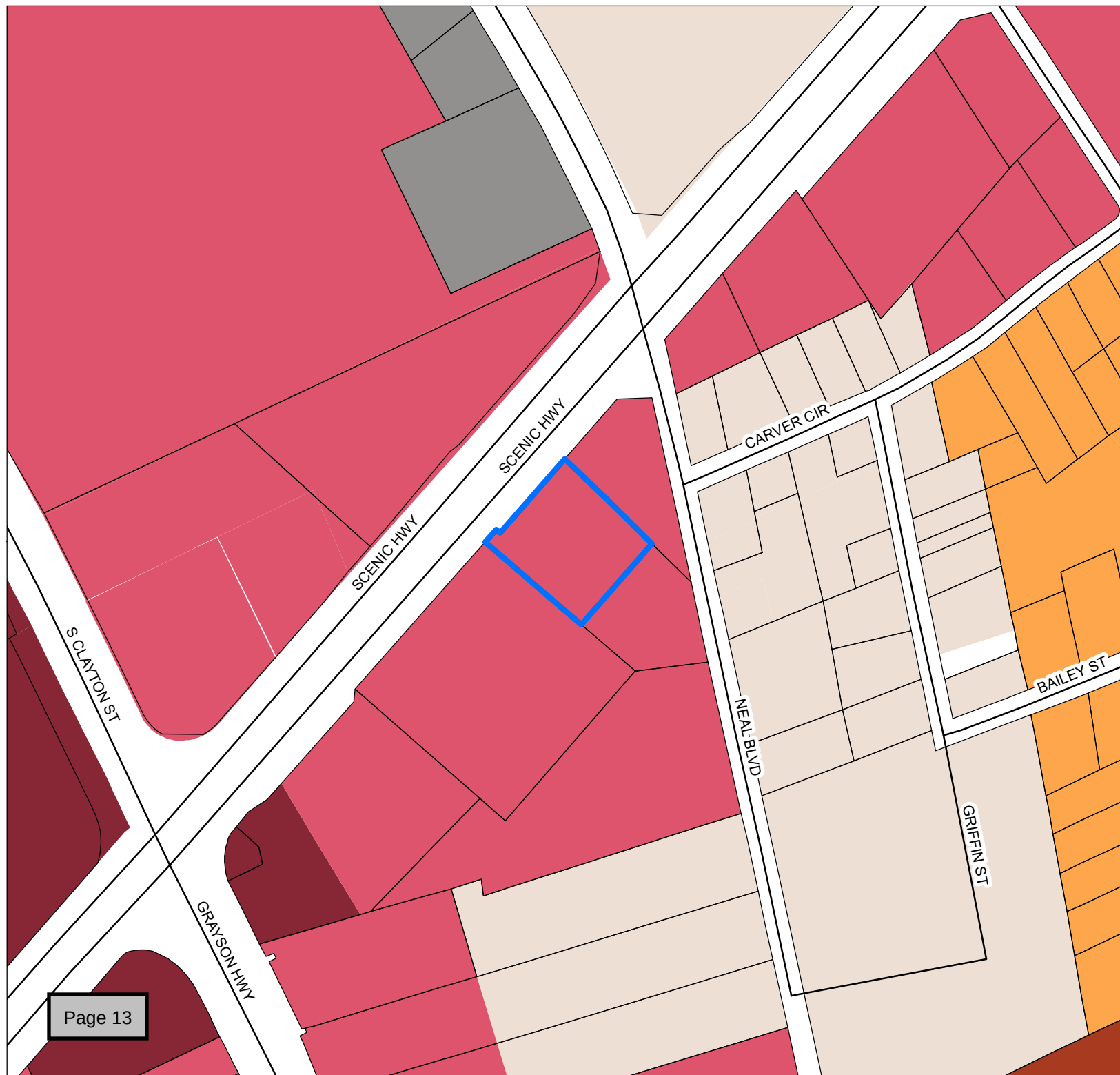
 RM-12

 RMHR

 RS150



0 50 100 200 Feet



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZR2019-00002 & SUP2019-00013; 192 & 0 Paper Mill Road and 319 Springlake Road; International Property Consortium

Department: Planning and Development

Date of Meeting: Monday, August 12, 2019

Applicant Request: Rezone from RM-12 and RS-150 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant is requesting the rezoning of a parcel assemblage of approximately 7.2 acres from RM-12 and RS-150 to RM-8 for the development of 42 townhomes. The applicant is also requesting a special use permit to allow front entry for three of the units.

Attachments/Exhibits:

RZR2019-00002 & SUP2019-00013 Report
RZR2019-00002 & SUP2019-00013 Attachments

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

CASE NUMBER	RZR2019-00002 & SUP2019-00013
APPLICANT	INTERNATIONAL PROPERTY CONSORTIUM, LLC
CONTACT	ADEWALE OWOMOYELA
PHONE NUMBER	404.509.4021
ZONING CHANGE	RM-12 AND RS-150 TO RM-8
LOCATION	192 PAPER MILL ROAD, 319 SPRING LAKE ROAD, AND 0 PAPER MILL ROAD
PARCEL ID	R5179 533, R5179 001A AND R5179 207
ACREAGE	7.195
PROPOSED DEVELOPMENT	42 TOWNHOME DEVELOPMENT. THIRTY-NINE REAR ENTRY UNITS AND A SPECIAL USE PERMIT TO ALLOW THREE FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1970, segments of the subject property were zoned RM-12 (General Residence, 3,600 Square Foot District), and RS-150 (Single-Family Residence District). 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).

PROJECT DATA:

The applicant requests rezoning of a 7.195-acre parcel assemblage from RM-12 (General Residence District) and RS-150 (Single-Family Residence District) to RM-8 (Townhome Residential District) zoning, along with a Special Use Permit to allow three front entry units. The subject properties are located along the northern right-of-way of Paper Mill Road at its intersection with Springlake Road. The properties are developed with single-family homes and accessory structures that have undisturbed wooded areas in the rear.

The applicant would like to consolidate the parcels and build 42 townhomes. The applicant states that the townhomes would be attached with a maximum of 8 units in each building with parking in the rear for 39 of the proposed townhomes and front entry garages for three of the units, due to topography. All rear entry units would have access to the public street via the required 18-foot alley. Per the letter of intent, all buildings would have views to community open spaces located either in the front or in the rear of each unit. Access to the development would be via one main entrance on Paper Mill Road. The site plan indicates the entrance to the development would have an acceleration lane and deceleration lane. The applicant is proposing one green infrastructure storm pond at the southeastern corner of the property, and a second green infrastructure storm pond on the northeastern end of the property.

The property lies within the Mixed Density Residential 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. The request to allow three units as front entry dwellings is due to topography that may not affect the overall intent of the Zoning Ordinance. Therefore, the proposed development and zoning may result in a development considered consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family and multifamily developments extending beyond the corridor. Immediately to the north of the subject property is a multifamily development zoned RM-12 (General Residence District). Adjacent to the east, is the Springlake Cove subdivision zoned RM-4-C (Fee Simple Condominium Residence District). To the south, across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few wooded, undeveloped lots. Immediately to the west is a property zoned ON (Office Neighborhood District).

Given the aforementioned factors, the Planning and Development Department recommendation is for **Approval** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Entrance Drive Sight Distance: It appears that an unsafe Sight Distance will exist at the entrance street. City requires that the Engineer Certified the Sight Distance and that it meets Georgia Department of Transportation standards for a speed limit of 35mph.

The “T” type turn-arounds must be of sufficient length and width to permit City sanitation vehicles to turn around without tire contact with the curb.

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 City of Lawrenceville has single phase and three phase electric service available at this location.

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.

The developer will be required to pay the lighting costs for this development.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

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

The City Water Department has a 12” ductile iron water line on Paper Mill Rd. located at Alexander Mill Apartments, 500 feet from the proposed development. If there is an improvement made on the City Water Distribution system along Paper Mill Road, the city will require a 12” ductile iron water line to be installed including all appurtenances.

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.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00002:

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

1. To restrict the use of the property as follows:
 - A. Single-family attached dwellings.
 - B. The maximum number of units shall be 42.
 - 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**

SUP2019-00013:

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. Single-family attached dwellings.
 - B. The maximum number of front entry units shall be three.
 - 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 area is characterized by single and multifamily developments.*

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.*
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?** *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)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: International Property Consortium, LLC	NAME: International Property Consortium, LLC
ADDRESS: 2775 Cruse Rd., Suite 1701	ADDRESS: 2775 Cruse Rd., Suite 1701
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30044	STATE: GA ZIP: 30044

CONTACT PERSON: Adewale Gumoyela DWOMOTELA PHONE: (404) 509-4021

* 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): RM-12, RS 150 REQUESTED ZONING DISTRICT: RM-8, SUP front entry garages ON THREE UNITS

PARCEL NUMBER(S): 5179 533, 5179 001A, 5179 207 ACREAGE: +7.2 AC.

ADDRESS OF PROPERTY: 192 and 349 Paper Mill Rd.

[Signature] 6/13/2019
SIGNATURE OF APPLICANT DATE

Adewale Gumoyela DWOMOTELA
TYPED OR PRINTED NAME

[Signature] 6/13/2019
SIGNATURE OF OWNER DATE

Adewale Gumoyela DWOMOTELA
TYPED OR PRINTED NAME

[Signature] 6/13/19
NOTARY PUBLIC DATE

Official Seal
Nimesh J Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

[Signature] 6/13/19
NOTARY PUBLIC DATE

Official Seal
Nimesh J Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

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

Legal Description

OVERALL

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly along the right of way of Springlake Road a distance of 799.70 feet to a point where Springlake Road becomes Paper Mill Road (right of way varies), that is the **POINT OF BEGINNING**; thence along the right of way of Paper Mill Road the following courses and distances: North 86°18'20" West a distance of 44.54 feet to a point; thence 173.92 feet along a curve to the right, said curve having a chord of North 72°27'57" West 172.23 feet and a radius of 360.00 feet to a point; thence 96.23 feet along a curve to the right, said curve having a chord of North 49°41'33" West 96.16 feet and a radius of 723.52 feet to a point; thence North 46°00'04" West a distance of 38.72 feet to a point; thence North 43°36'48" West a distance of 166.27 feet to a point; thence 22.27 feet along a curve to the left, said curve having a chord of North 44°36'21" West 22.27 feet and a radius of 638.67 feet to a point; thence leaving said right of way North 64°36'40" East a distance of 119.54 feet to a point; thence North 45°50'41" East a distance of 233.74 feet to a point; thence South 86°03'16" East a distance of 131.37 feet to a point; thence North 44°09'11" West a distance of 297.88 feet to a point; thence North 45°51'02" East a distance of 200.05 feet to a point; thence South 77°01'11" East a distance of 402.44 feet to a point; thence South 21°33'05" West a distance of 603.83 feet to a point; thence South 21°23'44" West a distance of 199.98 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 7.195 Acres.

Legal Description

TRACT 1

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly along the right of way of Springlake Road a distance of 799.70 feet to a point where Springlake Road becomes Paper Mill Road (right of way varies), that is the **POINT OF BEGINNING**; thence along the right of way of Paper Mill Road North 86°18'20" West a distance of 44.54 feet to a point; thence continuing along said right of way 173.92 feet along a curve to the right, said curve having a chord of North 72°27'57" West 172.23 feet and a radius of 360.00 feet to a point; thence leaving said right of way North 28°29'03" East a distance of 165.74 feet to a point; thence South 85°58'51" East a distance of 203.09 feet to a point; thence South 21°23'44" West a distance of 199.98 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.892 Acres.

Legal Description

TRACT 2

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly and northwesterly along the right of way of Springlake Road that becomes Paper Mill Road a distance of 1,018.16 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Paper Mill Road 96.23 feet along a curve to the right, said curve having a chord of North 49°41'33" West 96.16 feet and a radius of 723.52 feet to a point; thence continuing along said right of way North 46°00'04" West a distance of 38.72 feet to a point; thence leaving said right of way North 45°49'20" East a distance of 436.05 feet to a point; thence North 44°09'11" West a distance of 350.00 feet to a point; thence North 45°51'02" East a distance of 200.05 feet to a point; thence South 77°01'11" East a distance of 402.44 feet to a point; thence South 21°33'05" West a distance of 603.83 feet to a point; thence North 85°58'51" West a distance of 203.09 feet to a point; thence South 28°29'03" West a distance of 165.74 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 4.853 Acres.

Legal Description

TRACT 3

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly and northwesterly along the right of way of Springlake Road that becomes Paper Mill Road a distance of 1,153.11 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Paper Mill Road North 43°36'48" West a distance of 166.27 feet to a point; thence continuing along said right of way 22.27 feet along a curve to the left, said curve having a chord of North 44°36'21" West 22.27 feet and a radius of 638.67 feet to a point; thence leaving said right of way North 64°36'40" East a distance of 119.54 feet to a point; thence North 45°50'41" East a distance of 233.74 feet to a point; thence South 86°03'16" East a distance of 131.37 feet to a point; thence South 44°09'11" East a distance of 52.12 feet to a point; thence South 45°49'20" West a distance of 436.05 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 1.450 Acres.

June 16, 2019

Mr. Todd Hargrave,
Director of Planning & Development
70 S Clayton Street
Lawrenceville, GA 30046

RE; LETTER OF INTENT FOR THE PAPER MILL ROAD PROPERTY

Dear Mr. Hargrave:

It is our pleasure to submit this letter of intent to pursue zoning approval for our proposed project to develop a town home community on an assemblage of three properties containing +/-6.8 acres on Paper Mill Road in Lawrenceville. The properties with PIN numbers 5179 001A, 5179 207, and 5179 207 located at 319 Paper Mill Rd. Comprise our site.

Project Summary

The proposed development will involve the construction of 42 town homes. The homes will be attached with a maximum of 8 units in each building with parking in the rear of 39 of the proposed homes and front entry garages in 3 of the units. The rear entry units will all face into community open space and the front entry units will face the main community road with open space behind them. Each unit will be two story construction. All building with rear entry parking will be two stories and the three front entry building will have two stories on the street front and a basement to transition grades in the area. The units will have approximately 2000 sf of usable heated floor space exclusive of the garage areas.

In order to develop this property, we will be applying for a rezoning of the assemblage from the current mix of RS-150 and RM-12 to RM-8. We will apply for the Special Use Permit for the three homes with front entry garages as part of the rezoning effort.

Existing Conditions

The proposed site consists of an assemblage of three properties which have been utilized for single family homes. There are two existing homes on the property that front on Paper Mill Rd. The surrounding land use around the property consists of a single family detached community to the east, Spring Lake Cove, single family lot on the west adjacent to Paper Mill Rd, and an RM-12 apartment complex which surrounds the site, Alexander Mills.



The property is served by Gwinnett County Sewer and City of Lawrenceville water. The property has a ridge line on the west and generally slopes to the east with a grade change of +/- 40 vertical feet. The land is wooded on about 70% of its area and is more open towards the frontage along Paper Mill. The property has wooded cover on roughly 60% of the site area.

Community Plan

The plan for the property is based on the current RM-8 zoning which has been recently adopted by the city. The entire site is located within the Mixed Density Character Area of the current Comprehensive plan which proposes uses of single family detached, single family attached and multi-family residential.

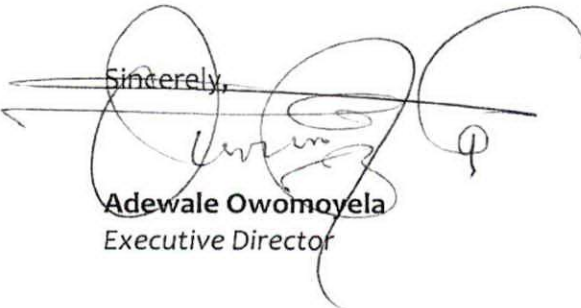
We feel that the development of a town home community on this property is consistent with the comprehensive. From a land use perspective, the development of the town home community will create a transition zone between the higher density RM-12 to the west and the single family detached community to our east.

The community will be accessed from Paper Mill Rd. and will have the following elements:

- 1- A total of 42 town homes will be developed on the site. There are 39 units with rear entry garages and alley service. These units will all face onto community open space. The remaining three units, due to site conditions, will have front entry garages. The homes will be two story with a basement
- 2- There will be 4 parking spaces per developed unit with two spaces in the garage and two more on the driveway.
- 3- A central mail kiosk is located on the rear of the site on the main entry road
- 4- We are planning to incorporate green infrastructure into the plan which will utilize open space areas which can serve as community green space and storm water detention facilities.
- 5- We are targeting a price range of \$230-250,000 for the units.

A copy of the concept plan for the community is attached for your information. We are looking forward to working with the City of Lawrenceville as we move through the zoning process and the subsequent development of this new community.

Sincerely,


Adewale Owomoyela
Executive Director

SURVEYOR'S CERTIFICATION BOX

This plat is a reconfirmation 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, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT APPLY 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 land surveyor certifies that this plat complies 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. Section 15-6-67.



SUPERIOR COURT RECORD INFORMATION

GENERAL NOTES:

1. FIRM MAP NUMBER 1313000000, EFFECTIVE 09-29-2008, INDICATES THAT THESE TRACTS DO NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH HAS BEEN PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREIN ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR EASEMENTS WHICH OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.

N/F
LAWRENCEVILLE LEASED HOUSING
ASSOCIATES III, LLP
DB 56640, PG 521
PB 94, PG 134
ZONING: RM12



GRAPHIC SCALE



LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

- INV INVERT ELEVATION
- CMF CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FTE FINISHED FLOOR ELEVATION
- TBM TEMPORARY BENCHMARK
- GV GAS VALVE
- UCCM UNDERGROUND CABLE MARKER
- GLM GAS LINE MARKER
- WLM WATER LINE MARKER
- PB PLAT BOOK
- DB DEED BOOK
- N/F NOW OR FORMERLY
- SSMH SANITARY SEWER MANHOLE
- SWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- FES FLARED END SECTION
- CONC CONCRETE
- MB MAIL BOX
- POB POINT OF BEGINNING

REFERENCES:

1. DEED BOOK 48565, PAGE 105 (R/W DEED)
2. DEED BOOK 56219, PAGE 441 (TRACT 2)
3. DEED BOOK 56519, PAGE 257 (TRACT 3)
4. DEED BOOK 56563, PAGE 680 (TRACT 1)
5. PLAT BOOK 0, PG 232 (TRACT 1)
6. PLAT BOOK 94, PG 134 (TRACT 3)
7. DEED BOOK 16494, PG 183 (EASEMENT)

PARCEL INFO

TRACT #	PARCEL #	OWNER	ADDRESS	ZONING
1	5179 001A	INTERNATIONAL PROPERTY CONSORTIUM, LLC	319 PAPER MILL ROAD	RS150
2	5179 207	INTERNATIONAL PROPERTY CONSORTIUM, LLC	192 PAPER MILL ROAD	RS150
3	5179 533	INTERNATIONAL PROPERTY CONSORTIUM, LLC	182 PAPER MILL ROAD	RS150

PAPER MILL ROAD
(R/W VARIES)

SPRINGLAKE ROAD
(80' VARIES)

TRACT 1: 0.892 AC.
TRACT 2: 4.853 AC.
TRACT 3: 1.450 AC.
TOTAL: 7.195 AC.

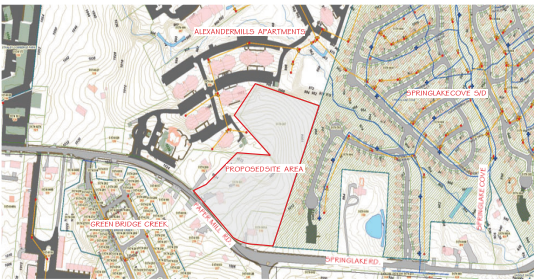
LINE CHART

LINE	BEARING	DISTANCE
L1	N 80°18'20" W	44.54'
L2	N 46°00'04" W	38.72'
L3	N 43°36'48" W	166.27'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	360.00'	173.92'	172.23'	N 72°27'57" W
C2	723.52'	96.23'	96.16'	N 49°41'33" W
C3	638.67'	22.27'	22.27'	N 44°36'21" W

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-41, 45-15-4, 45-15-43, 15-19, 43-15-22.

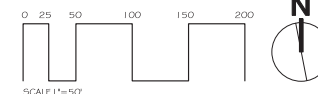


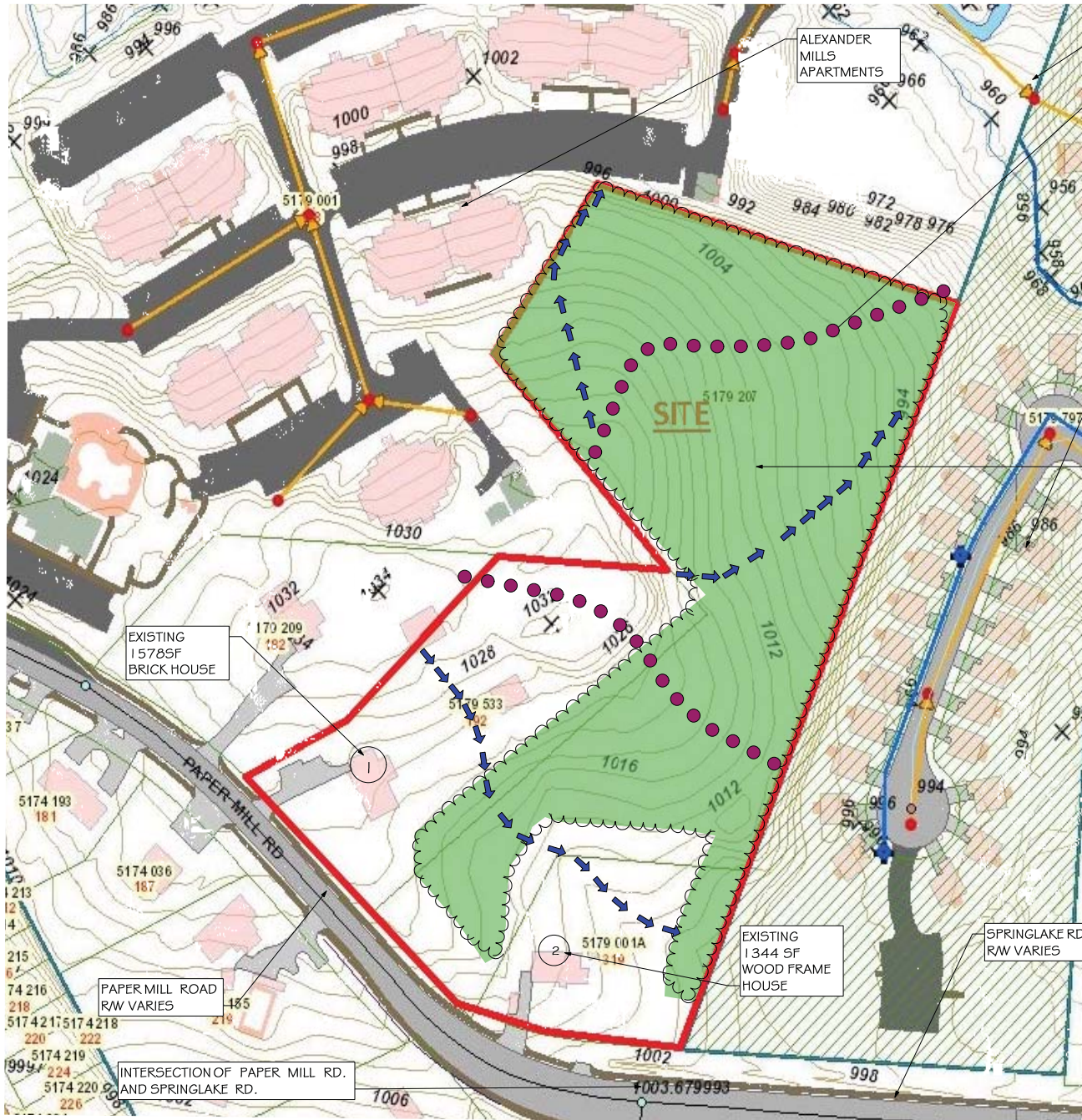
SITE NOTES:

- 1- SITE AREA-----+/-7.2 acres
- 2- PROPOSED HOMES-----42
- 3- PROPOSED DENSITY-----+/- 5.8 HOMES/ACRE
- 4- PROPOSED HOME DETAILS
 - A- BUILDINGS A,B,&D WILL BE TWO STORIES, SLAB ON GRADE WITH REAR ENTRY GARAGE SERVED BY ALLEY
 - B- BUILDING "C" WILL BE CRAWL SPACE OR BASEMENT WITH FRONT ENTRY GARAGE (WILL REQUIRE A SPECIAL USE PERMIT WITH THE REZONING)
- 5- ALL STREETS AND SIDEWALKS ARE PUBLIC STREETS WITH A 40' R/W.
- 6- THIS PLAN ASSUMES TRASH PICKUP AT THE UNITS BY THE LOCAL SANITATION COMPANY.
- 7- SPACES SHOWN IN GREEN ARE TO BE DESIGNED AS RAIN GARDEN DETENTION PARKS
- 8- Mail service will be from a central kiosk.

② CONCEPT SITE PLAN
Scale: 1" = 50'-0"

6/16/2019





SANITARY SEWER
ACCESS POINT

WOODED AREA

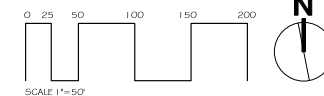
SPRINGLAKE
COVE S/D

SITE SLOPES FROM WEST TO EAST
WITH AN AVERAGE SLOPE OF $\pm 8\%$

SITE NOTES:
1- CITY OF LAWRENCEVILLE PROVIDES PUBLIC WATER SERVICE. THE PROJECT WILL REQUIRE THE EXTENSION OF THE EXISTING 12" LINE AT ALEXANDER MILLS APARTMENT ± 500 LF TO THE PROPOSED ENTRY POINT.
2- SANITARY SEWER SERVICE IS PROVIDED BY GWINNETT COUNTY WATER RESOURCES. THE LINE SERVING THE SITE IS CURRENTLY BEING UPGRADED TO ADDRESS LINE CAPACITY ISSUES. THIS SHOULD BE COMPLETE IN SEPTEMBER 2019.

● RIDGELINES DEFINING DRAINAGE AREAS
➡ NATURAL DRAINAGE FLOW DIRECTION

2 **SITE CONDITIONS**
Scale: 1" = 50'-0"



Jon M. Davis, RLA
2335 Warfield Way
Duluth, GA 30096
Phone: 678-427-8528
Email: jmdavis@concast.net

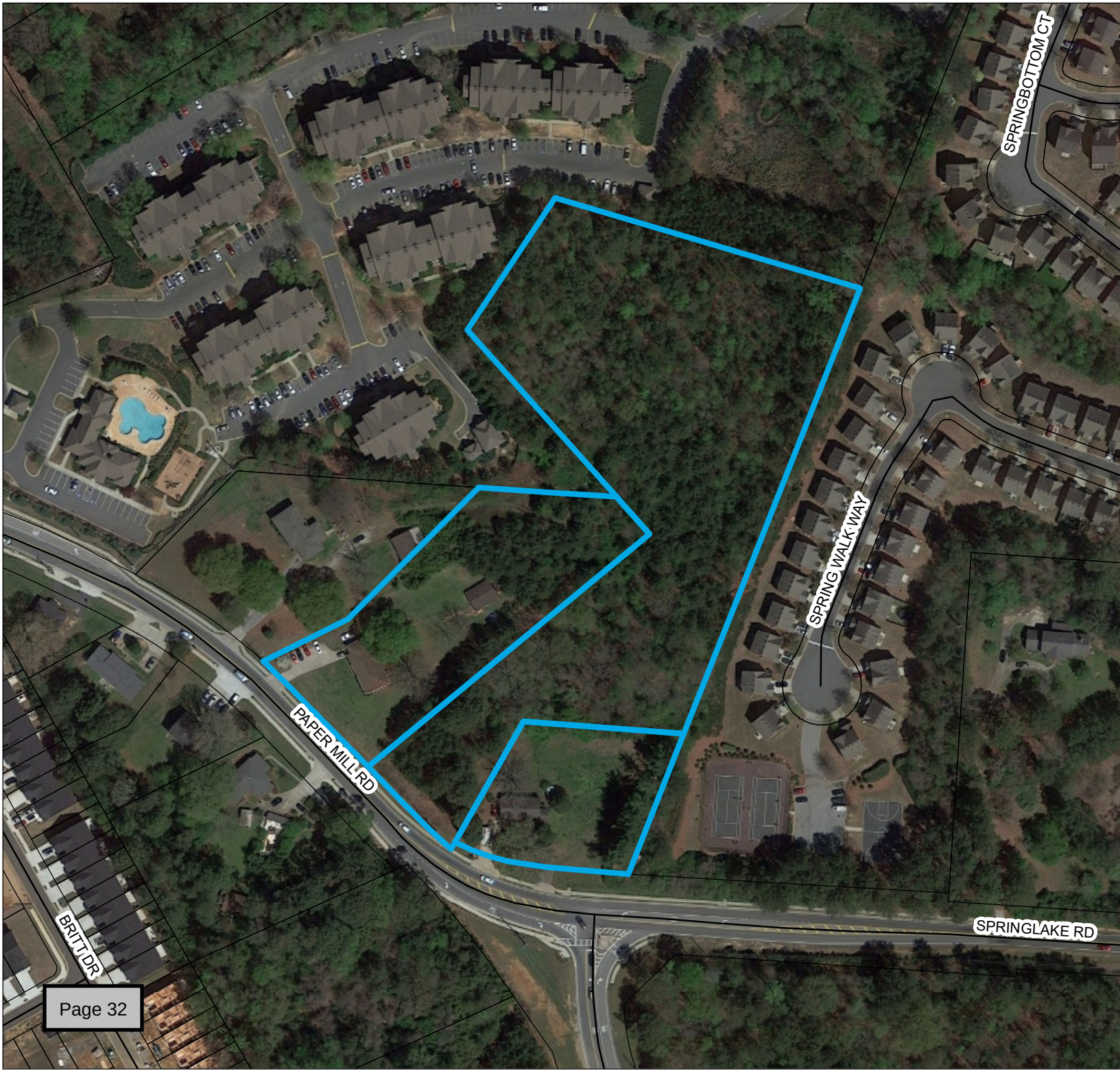
Client:
INTERNATIONAL PROPERTY CONSORTIUM
2775 CRUISE ROAD, SUITE 1701
LAWRENCEVILLE, GEORGIA 30044

Project:
PAPERMILL RD. PROPERTY TOWN HOME CONCEPT
LAWRENCEVILLE, GA.

Date: 04/17/2019
Checked By: JMD
Reviewed By: JMD



Sheet No. 2 of 2



*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**

File #RZR2019-00002
File #SUP2019-00013
192 & 319 Paper Mill Rd

Applicant:
Adewale Owomoyela

Legend

-  Subject properties
-  Roads
-  Parcels



0 50 100 200 Feet




*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #RZR2019-00002
File #SUP2019-00013
192 & 319 Paper Mill Rd

Applicant:
Adewale Owomoyela

Legend

 Subject properties

 Roads

 Parcels

ZONING

 BN

 ON

 RM-12

 RM-4-C

 RS150



0 50 100 200 Feet