



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, April 15, 2019
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Prior Meeting Minutes

1. Planning Commission Minutes of March 11, 2019

Approval of Agenda

New Business

- [2.](#) SU-19-09, 564 Davis Road, Abundio Olguin
- [3.](#) RZ-19-06, 277 Scenic Highway, Zaidh Cuellar

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.

Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SU-19-09, 564 Davis Road, Abundio Olguin

Department: Planning and Development

Date of Meeting: Monday, April 15, 2019

Applicant Request: Special Use permit to allow outdoor storage

Presented By: Todd Hargrave

Department Recommendation: Denial

Summary: Special Use permit to allow the outdoor storage of two RV's at the applicant's property as accessory to the business.

Attachments/Exhibits:
Report
Attachments

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT REZONING REPORT

CASE NUMBER	SU-19-09
APPLICANT	ABUNDIO OLGUIN
CONTACT	ABUNDIO OLGUIN
PHONE NUMBER	404.925.7855
ZONING CHANGE	-
LOCATION	564 DAVIS ROAD
PARCEL ID	R5140 414
ACREAGE	0.4
PROPOSED DEVELOPMENT	OUTDOOR STORAGE
DEPARTMENT RECOMMENDATION	DENIAL

The applicant is requesting a Special Use Permit to allow the storage of two RV's that he uses for his plastering business. The property is a 0.4 parcel developed as a prefabricated warehouse. The property is located south of Davis Road, west of its intersection with Grayson Highway. On September 5, 2018, the applicant was granted a variance (MCC2018-0003) to use alternative building materials for the façades of the building.

According to the applicant's site plan- there would be one RV parking space on the western side of the building that appears to be within the 10' side-building setback. Another RV space would be located along the front of the property within the 50' building setback. Per the letter of intent, the applicant owns multiple RV's that he uses as part of his business. He would like to be allowed to keep one RV overnight, so that it is ready for pick up when the employees have to go out of town. In addition, he would like to be allowed to park one RV in the front of the building for several hours while it gets prepared for the next job.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Neighborhood Mixed Use Character Area. Policies for this character area include minimizing street frontages lined by parking lots, blank walls, or empty lots. RV's parked in the front of the business would contradict this policy and may be inconsistent with the intent of improving storefronts.

Commercial uses and single-family residences characterize the surrounding area. To the north, south, east and west are properties zoned BG (General Business District) and developed with a gas station, beauty-supply retail sales, a barbershop and a cell tower. To the north is a property zoned RS-180 (Single-Family Residence) and developed with a single-family residence.

The proposed use involving RV's may be inconsistent with the policies of the Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-09:

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

Approval of Special Use permit for outdoor storage, subject to the following enumerated conditions:

1. Special Use permit for outdoor storage of one RV only at the side of the building and shall be screened by a solid, opaque fence at least six (6) feet in height.
2. 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.
3. 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.
4. Peddlers and/or parking lot sales shall be prohibited.
5. Outdoor storage shall be prohibited
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. 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 proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *No, proposed outdoor storage may be inconsistent with the policies of the 2040 Comprehensive Plan.*
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?** *No, proposed outdoor storage may be inconsistent with the policies of the 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 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 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?** *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 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)?** *The proposed outdoor storage may be inconsistent with the 2040 Comprehensive Plan.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Abundio Olguin</u>	NAME: <u>Barrigon Plastering, Inc</u>
ADDRESS: <u>1875 Henderson Way</u>	ADDRESS: <u>564 Davis Rd.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA.</u> ZIP: <u>30043</u>	STATE: <u>GA.</u> ZIP: <u>30046</u>
PHONE: <u>404 925 7855</u>	PHONE: _____
CONTACT PERSON: <u>Abundio Olguin</u> PHONE: _____	
CONTACT'S E-MAIL: <u>aolguin@barrigonplastering.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>.4000</u>	
PARCEL NUMBER(S): <u>5140 414</u>	
ADDRESS OF PROPERTY: <u>564 Davis Rd. Lawrenceville GA. 30046</u>	
PROPOSED SPECIAL USE: <u>Rv Park</u>	

<u>Abundio Olguin</u>	<u>3/01/2019</u>	<u>Abundio Olguin</u>	<u>3/01/2019</u>
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
<u>Abundio Olguin</u>		<u>Abundio Olguin</u>	
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
<u>Reference last page</u>			
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



Barrigon Plastering, Inc.

564 Davis Road Lawrenceville, GA. 30046

March 01, 2019.

City of Lawrenceville

70 S Clayton St.

Lawrenceville, GA

30046-2200

Dear Sir/Madam:

My company has recently purchased a building located at the above address and as part of our equipments, we have several Recreational Vehicles (RV's) which are not used for pleasure but rather as part of our professional work tools and we definitely need a place to park them. There is a section on the left side of the building that has a fence and we would like to respectfully ask you for a permit to do so. In addition, we would like to inform you that when the workers come from the place of work, we need to park the RV's in the front of the building for several hours and we must prepare them for the next job.

Barrigon Plastering Inc. does not want to cause any problem for the city or for our neighbors and we clearly understand that we must comply with the law. However, we also need to do our work and this is why we want to politely present our problems to you and see if you can help or assist us with our situation.

Thank you very much for your time and kindness.

Sincerely,

Abundio Olguin

President

AFFIDAVIT

The undersigned, **Abundio Olguin Martinez** ("Affiant"), being duly sworn, state:

That Affiant has personal knowledge of the facts set forth herein;

That **Barrigon Plastering, Inc.** ("Seller") is the present owner of the following described property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 140, 5th District, Gwinnett County, Georgia as shown on the survey dated January 20, 1998, last revised February 15, 2000 for all American Sprinkler Corporation, Newcourt Small Business Lending Corporation, Old Republic National Title Insurance Company, Jeffrey Hamling, Esq., the United States Small Business Administration and Tobin & Hofspiegel by McNally and Patrick, Lloyd C. McNally, Jr., Registered Land Surveyor No. 2040 and being more particularly described as follows: BEGINNING at an iron pin found on the southeastern right of way of Davis Road (80' R/W) and point being 155' southwesterly along said right of way from the point of intersection of the southeastern right of way of Davis Road and from southwestern right of way of line of Georgia Highway 20 (100' R/W) leaving said right of way South 29 13' 00" East 140.37' to an iron pin set; thence South 52 01' 17" West 45.35' to an iron pin found; thence South 49 53' 33" West 61.83' to an iron pin found; thence North 47 12' 29" West 45.81' to an iron pin set; thence North 45 58' 00" West 87.00' to an iron pin set; thence in an easterly direction along the southern right of way of Davis Road along an arc of a curve to the right an arc distance of 147.34' (said arc being subtended by a chord having a bearing of North 48 14' 41" East a length of 147.12' and a radius of 778.493') to an iron pin found; thence North 53 40' 00" East 1.16' to an iron pin found and the POINT OF BEGINNING, being 0.4031 acres more or less, which reference is made for the recording purpose of incorporating the same as part herein. (the "Property").

Affiant is the **CEO** of the Seller. That to the best of Affiant's knowledge and belief the lines and corners of the Property are clearly marked and there are no disputes concerning the location of said lines and corners;

That no improvements or repairs have been made or contracted for by Seller on the Property during the three (3) months immediately preceding the date of this affidavit and there are no unpaid bills for labor or services performed or rendered, or for materials supplied or furnished, or incurred in connection with improvements or repairs on the Property, or for the services of architects, surveyors or engineers in connection with improvements or repairs on the Property;

That to the best of Affiant's knowledge and belief, the Property and the tenant's operations at the Property are in compliance with all applicable federal, state and local statutes, laws and regulations. No notice has been served on Seller, from any entity, governmental body, or individual claiming any violation of any law, regulation, ordinance or code, or requiring compliance with any law, regulation, ordinance or code, or demanding payment or contribution for environmental damage or injury to natural resources.

That all necessary building permits, septic tank permits, grading permits, certificates of occupancy or other governmental permits for the construction and possession of the Property and the improvements thereon have been obtained.

That the Property is free and clear of all claims, liens and encumbrance except as are paid in full on

SU-19-04

Lawrenceville Georgia

This certificate is attached to a 7 page document dealing with/entitled Special use application and dated 3/1/2019

Jurat Certificate (Verification on Oath or Affirmation)

State of Georgia

County of Gwinnett

Signed and sworn to (or affirmed) before me on 3/1/2019
Date

by Abundio Olguin
Printed name(s) of individual(s) making statement

who proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

☐ Personally Known

☒ or

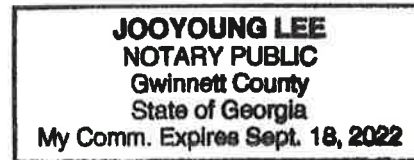
☒ Produced Identification

Type of ID Georgia Driver License

Joy Lee
Signature of notary public

JooYoung Lee
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 9/18/2022



Stamp/Seal

This certificate is attached to a 1 page document dealing with/entitled Barrigan Plastering, Inc and dated 3/1/2019

Jurat Certificate (Verification on Oath or Affirmation)

State of Georgia

County of Gwinnett

Signed and sworn to (or affirmed) before me on 3/1/2019
Date

by Abundio Olquin
Printed name(s) of individual(s) making statement

who proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

 Personally Known

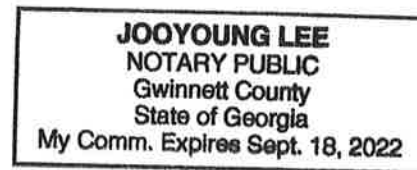
✓ or

 Produced Identification

Type of ID Georgia Driver's License

Joy Lee
Signature of notary public

JooYoung Lee
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia



Stamp/Seal

My commission expires: 9/18/2022

NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL No. 130099 0004 B. (DATED MAY 15, 1980.)

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 166,503 FEET.

I.P.F. = IRON PIN FOUND	D.E. = DRABWARE
I.P.S. = IRON PIN SET	E.E. = EASBENT
P.L. = PROPERTY LINE	S.E. = SEWER
C.L. = CENTER LINE	S.E.BENT = SEWBENT
B.L. = BUILDING LINE	F.H. = FIRE HYDRANT
L.L.L. = LAND LOT LINE	K.W. = HEAD WALL
R/W = RIGHT-OF-WAY	C.B. = CATCH BASIN
P. = POWER LINE	S.M. = SENCH MARK
M.T. = MARKED TREE	R.T. = POINT
M.H. = MAN HOLE	T. = TANGENCY
R. = RADIUS	R.C. = POINT OF CURVATURE
C.M.F. = CONC. FOUND	D.I. = DROP INLET
H.T. = HOLLOW TOP	J.S. = JUNCTION BOX
	P.P. = POWER POLE
	F.S. = FLARED END SECTION
	M/Y.O. = CLEAN OUT MANHOLE



SURVEY OF

FOR

CIT SMALL BUSINESS LENDING CORPORATION,
METROPOLITAN TITLE AGENCY, INC. AND
THE U.S. SMALL BUSINESS ADMINISTRATION



 **McNally & Patrick** 1505 Highway 29 South • Lawrenceville, GA 30045 • 770/963-6520

1 ARCHITECTURAL SITE PLAN

**LAWRENCE
DESIGN GROUP**
265 West Pike St, Suite 1
Lawrenceville, GA 30046
mail@LawrenceDesignGroup.com
770-682-8885

BARRIGON PLASTERING
564 DAVIS RD.
LAWRENCEVILLE, GA 30046

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Issue	Date	Drawn By
1	2-26-18	DC
2		
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LDG Job # 2019 - BARRIGON

ARCHITECTURAL
SITE PLAN

A-0

SU-19-09



*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SU-19-09**

**Applicant:
Abundio Olguin**

Legend

-  Subject Property
-  Roads
-  Parcels



0 25 50
|-----|



*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SU-19-09

Applicant:
Abundio Olguin

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

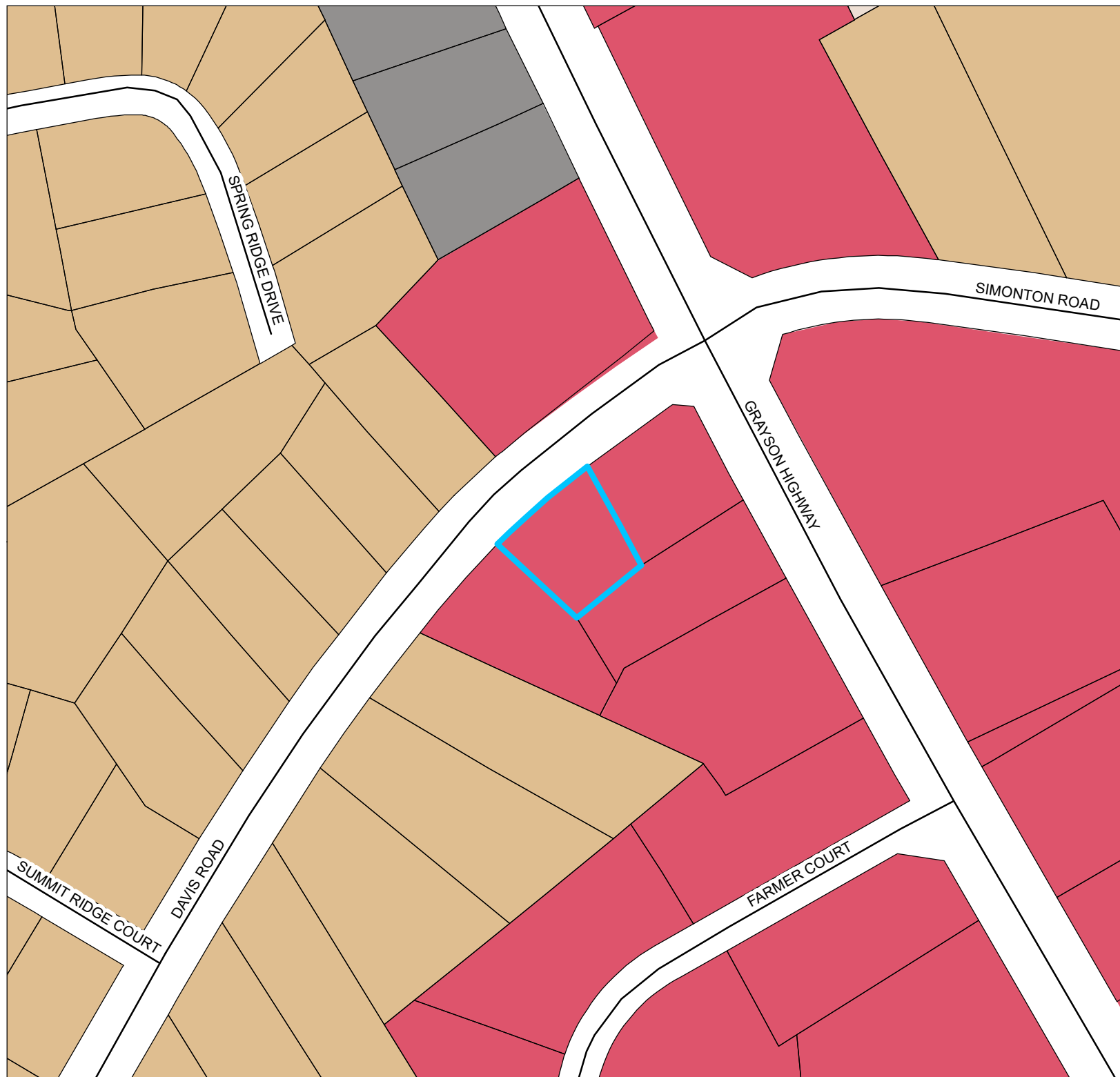
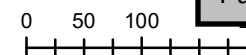
 OI

 RM-12

 RS180



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LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZ-19-06, 277 Scenic Highway, Zaidh Cuellar

Department: Planning and Development

Date of Meeting: Monday, April 15, 2019

Applicant Request: Rezone property from RS-150 to ON

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: Rezoning application to rezone property from RS180 to ON, for the use of the dwelling as an office for a real estate and mortgage company.

Attachments/Exhibits:
Report
Attachments

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT REZONING REPORT

CASE NUMBER	RZ-19-06
APPLICANT	ZAIDH CUELLAR
CONTACT	ZAIDH CUELLAR
PHONE NUMBER	404.380.4748
ZONING CHANGE	RS180 TO ON
LOCATION	277 SCENIC HIGHWAY
PARCEL ID	R5142 122
ACREAGE	0.6
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS OFFICES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests the rezoning of an approximately 0.6-acre parcel from RS180 (Single-Family Residence) to ON (Office/Neighborhood) to use the existing structure as a residential and commercial real estate and mortgage company office. The property is located along the western right-of-way of Scenic Highway, just south of its intersection with Gwinnett Drive. The property is developed with a single-family residential structure along the front and heavily wooded at the rear.

The submitted site plan proposes no exterior structural changes to the existing building with a parking lot of 14 spaces. A handicapped parking space would be located at the front of the building, bringing the total number of parking spaces to 15. In the letter of intent, the applicant states that granting the request will elevate the value and conditions of surrounding properties, motivate growth inside the city and produce competitive mortgages.

Article IX of the Zoning Ordinance requires the number of parking spaces for real estate sales offices to be two for the first 200 square feet plus one for each 100 square feet of office and public space. The square footage of the building is 1,940, requiring 20 parking spaces. The submitted site plan shows fifteen parking spaces. If the request is granted, the site plan must add spaces, or be granted a variance with this rezoning to allow a minimum of 15 parking spaces for the proposed use.

Article VIII of the Development Regulations requires a landscape buffer where a ON (Office/Neighborhood) or OI (Office/Institutional) zoning district directly abuts a residential zoning district, the width of which shall not be less than 15 feet. Section 8.4 of the Zoning Ordinance states that the width of the buffer area shall be recommended by the Planning Commission, but it shall not be less than 10 feet. The submitted site plan shows an access aisle and parking lot along the eastern side of the property of a width no less than 11.66 feet, within a minimum 10' buffer from the adjacent residential property to the east. The applicant may have to revise their site plan in order to meet development standards.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Traditional Residential Character area. This character area encourages low-intensity commercial uses along major roadway corridors. The proposed development could be compatible with existing commercial uses and single-family developments in the immediate area.

The area surrounding the subject property consist of single-family, multifamily residential and office uses and zoning. To the north is the Arcadia Walk Apartments, zoned RM-12 (General Residence 3,600 Square Foot District). Immediately to the east is a single-family home zoned RS-180. Immediately to the west and across Scenic Highway to the southeast are offices zoned ON (Office/Neighborhood). The subject request for rezoning to allow the use of a real estate office could be considered consistent with the low-intensity office uses found in the immediate area.

In conclusion, if properly conditioned, the requested ON development 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 WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZ-19-06:

Approval as ON (Office/Neighborhood) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. A residential and commercial real estate and mortgage company office.
 - B. Uses permitted in the OI Zoning District.
2. The required number of parking spaces shall be no less than 15.
3. Provide and maintain a ten-foot enhanced buffer adjacent to residentially-zoned properties 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.
4. The property owner shall be required to meet the standards of Article VIII of the Development Regulations for a landscape strip, along the frontage of Scenic Highway. All plant material must be installed according specifications outlined in Article VIII.
5. 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.
6. 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.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Outdoor storage shall be prohibited.
9. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
10. 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 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 Traditional Residential 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?** *RS-180*
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 an office.*
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?** *N/A.*
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

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Zaidh A Cuellar</u>	NAME: <u>Zaidh A. Cuellar</u>
ADDRESS: <u>277 Scenic Hwy</u>	ADDRESS: <u>277 Scenic Hwy</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>Zaidh Cuellar</u> PHONE: <u>404-380-4748</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>Residential</u> REQUESTED ZONING DISTRICT: <u>ON (Office/Neighborhood)</u>	
PARCEL NUMBER(S): <u>R5142 122</u> ACREAGE: <u>0.6</u>	
ADDRESS OF PROPERTY: <u>277 Scenic Hwy Lawrenceville GA 30046-8402</u>	

[Signature] 2.7.19
SIGNATURE OF APPLICANT DATE

Zaidh A. Cuellar
TYPED OR PRINTED NAME

[Signature] 02/07/2019
NOTARY PUBLIC DATE

[Signature] 2.7.19
SIGNATURE OF OWNER DATE

Zaidh A. Cuellar
TYPED OR PRINTED NAME

[Signature] 02/07/2019
NOTARY PUBLIC DATE

Soraya Mejia
NOTARY PUBLIC

70 S Clayton St • PO Box 2270 • Lawrenceville, Georgia 30046-2270
770.963.2434 • www.lawrencevillega.org

Gwinnett County, GEORGIA
My Commission Expires: March 30, 2019

RECEIVED MAR 12 2019

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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

RS

District

142

Land Lot

122

Parcel



Signature of Applicant

3.12.19

Date

Zaidh Cuellar

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Ingrid Espinal

NAME

3/12/19

DATE

3/12/19 TSA II

TITLE

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

RZ-19

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March 12, 2019

Ms. Helen Appenzeller
Senior Planner
City of Lawrenceville
70 S Clayton Street
Lawrenceville, GA 30046

Re.: Letter of Intent, Rezoning.
Property address: 277 Scenic Highway, Lawrenceville, GA 30046

Dear Ms. Appenzeller,

I am the current property owner of 277 Scenic Highway (the "Property") and I am requesting to obtain your support to rezone the property mentioned above, from **RS180** (Single Family Residential) to **ON** (Office/ Neighborhood).

This zoning change is requested to improve and provide better services to the Community of Lawrenceville and surrounding areas, I am planning to allocate a Residential and Commercial Real Estate and Mortgage Company in mentioned property.

I believe this will elevate the values and conditions of the surrounding properties and bring more jobs and opportunity to the community since the kind of business if approved will motivate the growth of the city and get competitive mortgages.

I will present the pertinent information regarding the rezoning application and the fees

Please direct any questions or concerns to zaidh Cuellar at zaidhcuellar@mmsofga.com or 404-380-4748

Cordially,



Zaidh Cuellar
404-380-4748

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 142 of the 5th Land District of Gwinnett County, being Lot Number 10 as delineated and shown on plat of L.R. Martin Estate by S.R. Fields, Surveyor, on January 26, 1950, Gwinnett County record Plat Book E, Page 155 and by reference the record hereof is herein made a part of this description. Further described as ninety (90) feet on the northwest side of the New Snellville Road and back in a northwest direction three hundred seven (307) feet on the East; two hundred ninety three and three-tenths (293 $\frac{3}{10}$) feet on the West; being bounded on the northwest by Lot Eight (8); on the northeast by Lot Nine (9), on the southeast by the Snellville Highway; and on the southwest by Lot Eleven (11) of the L.R. Martin subdivision.

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- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAILSET
- ◇ END X MARK / SCRIBE
- × SET X MARK / SCRIBE
- R.R. SPIKEFOUND
- ▲ R.R. SPIKE SET
- ◆ BENCHMARK
- CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/R RIGHT-OF-WAY
- BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL PIPE
- /S LANDSCAPING
- TREE
- ⚡ EXCEPTIONS
- IPS IRON PIN SET
- RFB REBAR FOUND
- CTP CONC TOP PIPE
- OTP OPEN TOP PIPE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- ◆ TEMPORARY BENCH MARK

THE SURVEYED LOCUS IS NOT WARRANTED, GUARANTEED OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA. EITHER THE SURVEYOR OR THE USER OF THE DATA MAY BE AT RISK IF THE UTILITIES ARE NOT SHOWN OR DELETED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DELETED ARE IN THE EXACT LOCATION AS INDICATED. HOWEVER, THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYOR'S ABILITY.

AT VARIOUS SANITARY OR STORM SEWER STRUCTURES THROUGHOUT THE AREA THERE MAY BE EXISTING OR REMOVED SANITARY OR STORM SEWERS ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

GEORGE
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

1. THE MAPPORTAL HAS CALCULATED THE SURFACE AREA AND FOUND IT TO ACCURATE WITHIN ONE FOOT IN 7000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP AND PLAT AND THE SURVEY, ANYTHING WITHIN THIS BOUNDARY OR PROPERTY CORNERS IDENTIFIED AS A SURVEY OR "A" THROUGH "Z" ARE NOT TO BE CONSIDERED AS PART OF THE MAP STAMPED WITH THESE SURVEYS OR REGISTRATION / LICENSE NUMBER.
4. THIS SURVEY PLAT AND THE SURVEY WHICH IT IS BASED UPON IS A HORIZONTAL DATUM OF (GEOGRAPHIC PLACES, WEST ZONE NAD83 OR (RECORD BOOK OF BEARING AS SHOWN ON MAP AND PLAT).
5. THE MAP PORTAL AND THE SURVEY WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYS OR REGISTRATION / LICENSE NUMBER. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THE FOREMANED DIRECTLY.
6. THIS SURVEY PLAT AND THE SURVEY WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CODES, AND OTHER REGULATORY MATTERS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THE FOREMANED DIRECTLY.

Current Zoning: RS180 (Single Family Residential)	
Minimum lot area:	18,000 SQ. FT.
Minimum lot width:	100 feet
Minimum front yard:	50 feet
Minimum rear yard:	40 feet
Minimum side yard:	10 feet
Proposed Zoning: ON (Office/Neighborhood)	
Minimum lot area:	As existing, lot may not be subdivided
Minimum lot width:	As Existing
Minimum front yard:	Front of existing residence
Minimum rear yard:	15 feet abutting commercial district, 40 feet abutting residential
Minimum side yard:	10 feet

1. PLAY BOOK: E / PAGE: 155
2. RIGHT OF WAY DEED. DEEDBOOK: 5916 / PAGE: 61
3. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PROJECT NUMBER F.R. 078-1(14), DATED 02/09/1988

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY," AND COMPLETED ON ~~04/04/2015~~ UTILIZING A TOPCON Hiper GRS ROBOTIC TOTAL STATION AND/OR A TOPCON Hiper GRS NETWORK RTK (REAL TIME ~~POSITIONING~~ POSITIONING) CORRECTED IN REAL TIME VIA THE 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, ASSET FORTHBY THE ALABAMA STANDARDS, SPECIFICATION AND REQUIREMENTS OF DA-550.91B.

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 13135C0088F, 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.

Thsplat is a statement 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 document ends, maps, plat, or other instruments which created the parcel or parcels of land. This document is not a subdivision and does not have any 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 CONFORMANCE 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.G.A. 25-6-67.

PENALTY TO RECORD: BEYOND THE DATE OF RECORD IN THE YEAR OF 2019

John H. Hester

SEATON C. STEPHENSON, JR. JAMES JOE 1136

GRAPHIC SCALE

(IN FEET)

1 inch = 20 feet

**GRANT SHEPHERD
& ASSOCIATES, INC.**
Construction Layout • GPS Mapping
Land Surveying • Site Development

Rezoning Exhibit and Site Layout Plan For
Global Mortgage Company
Site Address:
2777 Scenic Highway, Lawrenceville, GA 30046
Lot 10, Section A of L.R. Martin Estate
Plat Book E, Page 155
and Lot 142 of the 5th 1st District, Gwinnett County

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
Project No.
19-02-270
Drawn By / Field Crew
Crew No.
MRS 02-13-201
Sheet No. 01 OF

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Z:\Dwg2019\1902270\Drawings\1902270.dwg

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*The City of Lawrenceville
Planning & Development*

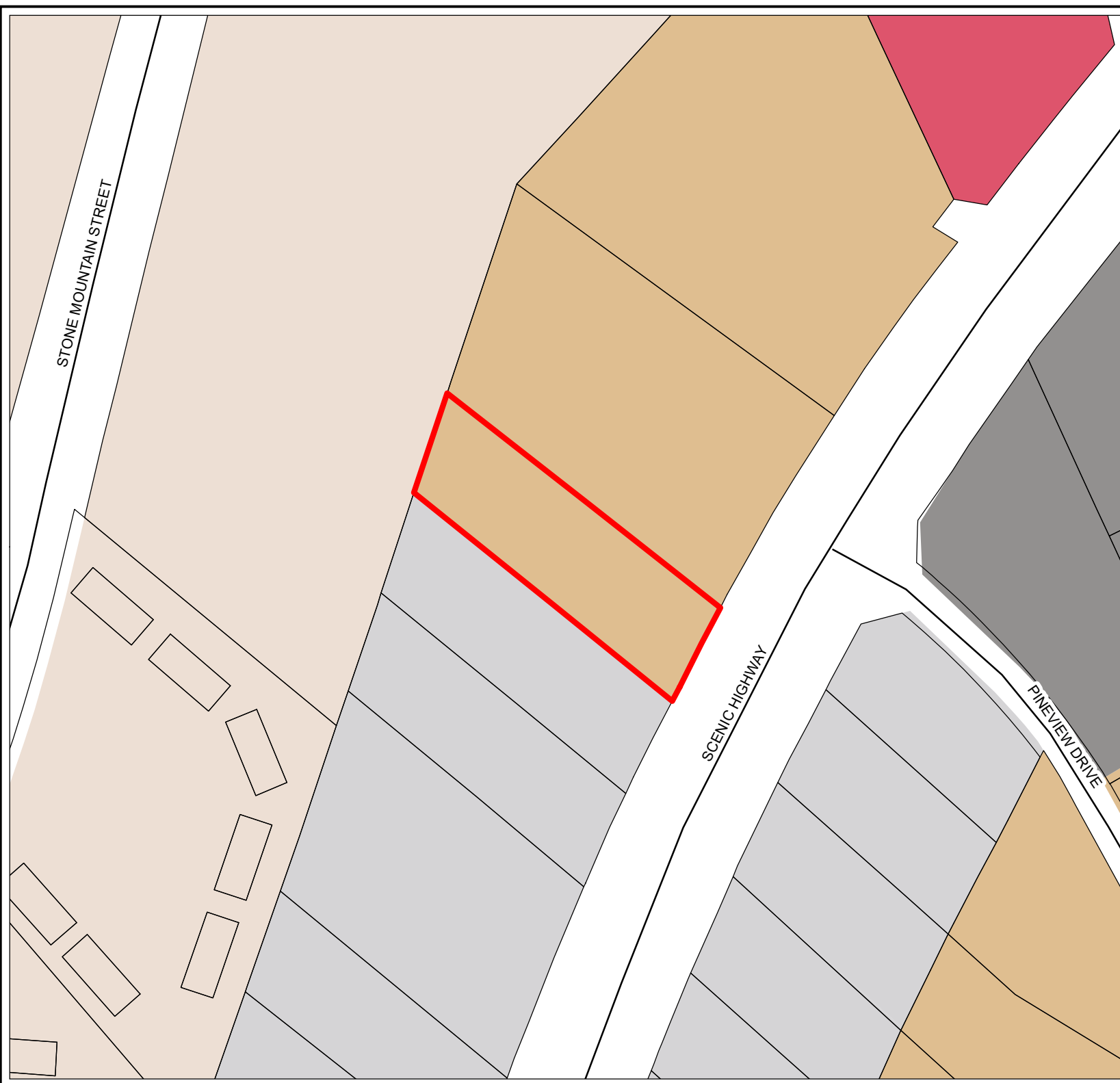
Aerial Map and Surrounding Area File # RZ-19-06

Applicant:
Abundio Alguin

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # RZ-19-06

Applicant:
Abundio Alguin

Legend

Subject Property

Roads

Parcels

ZONING

BG

ON

OI

RM-12

RS180

