



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

AGENDA

Monday, April 04, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

***Entrance to City Hall for all City meetings is through the lower level doors
accessible from Church Street***

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

1. RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316
2. RZM2022-00012; WSE Development LLC c/o The Worthing Company; 641 Buford Drive, 655 Buford Drive, 675 Buford Drive, 3675 Buford Drive
3. RZM2022-00011; Avrohom Wolf c/o Balfour 419, LLC; 419 Hurricane Shoals Road
4. AN ORDINANCE TO AMEND ARTICLE 7, SIGNS SECTION 702

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316

Department: Planning and Development

Date of Meeting: Monday, April 4, 2022

Presented By: Todd Hargrave

Planning Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Attachments/Exhibits:

RZC2022-00033- Report

RZC2022-00033- Planning Development Recommendations

RZC2022-00033- Application
RZC2022-00033- Letter of Intent
RZC2022-00033- Alta NSPS
RZC2022-00033- Schedule B
RZC2022-00033- Deed
RZC2022-00033- Miscellaneous documents
RZC2022-00033- Aerial Zoom out
RZC2022-00033- Aerial Zoom in
RZC2022-00033- Zoning Map Zoom out
RZC2022-000330- Zoning Map Zoom in

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

CASE NUMBER:	RZC2022-00033, SUP2022-00059 AND SUP2022-00065
APPLICANT:	DeTHOMAS INVESTMENTS, LLC.
CONTACT:	RONNIE DeTHOMAS
PHONE NUMBER:	678.584.9990
LOCATION:	733 BUFORD DRIVE, 346 REYNOLDS ROAD
PARCEL ID:	R7012 016A, R7012 017, R7012 020
ACREAGE:	1.87
ZONING PROPOSAL:	GDOT RIGHT-OF-WAY (GDOT RAMP “Z”) AND BG (GENERAL BUSINESS DISTRICT) TO HSB (HIGHWAY SERVICE BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REZONING WITH SPECIAL USE PERMIT(S) ALLOWING THE INSTALLATION OF A BILLBOARD WITH AN ELECTRONIC MESSAGE CENTER (EMC), AND AN INCREASE IN THE OVERALL HEIGHT OF A BILLBOARD FROM FORTY-FIVE (45) FEET TO SEVENTY-FIVE (75) FEET
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties have been zoned BG (General Business District) since 1971.

PROJECT DATA

The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic

Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Since 2012, the existing EMC Billboard has been at its present location (PIN 7012 016A), pursuant to the approval of an application and permit for an outdoor advertising sign by the City of Lawrenceville Planning and Development Department (Ref#: 2674656) and the Georgia Department of Transportation (G.D.O.T.S.P D3840). The approval allowed the construction of one illuminated billboard, consisting of two (2) back-to-back panels measuring 672 square feet each with a point of view extended to the north and south along Buford Drive.

Due to the completion of the Buford Drive Project the applicant is requesting approval of a Special Use Permit allowing the installation of a new EMC billboard consisting of three (3) EMC sign display areas directed towards the south (Lawrenceville), east (Athens) and west (Atlanta). The overall square footage of the combination of sign display area would be approximately 1,342 square feet. Additionally, the applicant is requesting a Special Use Permit allowing overall sign height of 75 feet to potentially avoid existing and proposed man-made structures (i.e. bridge, building, topography) from obstructing the view of the proposed sign to the west. Therefore, the applicant is requesting a sign height increase from 45 feet to 75 feet. In addition, the billboard would be located approximately sixty 60 feet to the east of the Buford Drive right-of-way and approximately seven (7) feet to the north of the Georgia Highway 316/University Parkway intersection.

The area along the Georgia Highway 316/University Parkway corridor could be characterized by commercial, office institutional and light industrial uses and zoning. There are a total of eight (8) approved billboards located along the Georgia Highway 316/University Parkway corridor, four (4) of which were constructed with either EMC sign surface display areas or movable parts. Additionally, six (6) of the billboards are located along Georgia Highway 316/ University Parkway between its intersections with Georgia Highway 20/Buford Drive and Hi-Hope Road, three (3) of which, including the subject property, contain EMC sign surface display areas or movable parts. Therefore, the proposed relocation and enhancement of the an

existing billboard could be considered to be consistent with the precedent established by the City.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the distinct possibility of higher intensity relating to transportation, use and zoning. The request to install an electronic billboard at this location could be consistent with the previous approvals of similar request along the Georgia Highway 316/University Parkway corridor.

The proposal could be consistent with the precedent established by the City relating to the number of billboards located along the segment of Georgia Highway 316/University Parkway between the intersections of Georgia Highway 20/Buford Drive and Hi-Hope Road. Therefore, the rezoning, relocation and enhancement of an existing billboard with an EMC sign surface display area at this location may be appropriate if properly conditioned. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?**
Yes. The proposed rezoning and Special Use Permits would be suitable of in view of similar uses and zoninig in the immediate area.
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?**
No. The proposed zoning classification and EMC billboard would be compatible with surrounding zoning and billboards located in the immediate area.
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?**
Yes.
4. **Will the Rezoning and 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 Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**
Yes. Due to the construction of the Buford Drive Project, the subject property has remained vacant for several years. The proposed rezoning and Special Use Permits would allow a redevelopment opportunity for under utilized parcels of land. Therefore, the proposal could be considered to be in conformity with the policies and intent 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 Rezoning and Special Use proposal?**
Yes. The proposed rezoning and Special Use Permits would allow the applicant an opportunity to use the property in compliance with the rules and regulations of the City of Lawrenceville.

PLANNING AND DEVELOPMENT RECOMMENDATION_03162022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Accessories Sales and Installation
- C.** Automobile Body Repair, Painting or Rebuilding
- D.** Automobile Broker
- E.** Automobile Manufacturing Plant
- F.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- G.** Automobile Parts Store (with/without installation)
- H.** Automobile Repair and Maintenance (Principal Use)
- I.** Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- J.** Automobile Wash (Carwash)
- K.** Bail Bonding
- L.** Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

- B.** 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;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;
- C.** Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center

(EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

PUBLIC HEARING APPLICATION

City of Lawrenceville
Planning and Development Department

70 S. Clayton Street
Lawrenceville, Georgia 30046
678.407.6583

Rezoning

Special Use Permit

Board of Appeals

Architectural Review Board

Change in Conditions

Buffer Reduction (> 50%)

Annexation

Administrative Variance

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



LAWRENCEVILLE

Planning & Development

1.

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DeThomas Investments, LLC.</u>	NAME: <u>DeThomas Investments, LLC.</u>
ADDRESS: <u>1505 Lakes Parkway, Suite 190</u>	ADDRESS: <u>1505 Lakes Parkway, Suite 190</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30043</u>
PHONE: <u>678.584.9990</u>	PHONE: <u>678.584.9990</u>
CONTACT PERSON: <u>Ronnie DeThomas</u> PHONE: <u>678.584.9990</u>	
CONTACT'S E-MAIL: <u>rdthomas@swopedethomas.com</u> or <u>rdethomas@abernathytimberlake.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 (General Business District)</u> ACREAGE: <u>0.657 Acres</u>	
PARCEL NUMBER(S): <u>R7012 017</u>	
ADDRESS OF PROPERTY: <u>State Route 20 (Buford Drive) @ Ramp "Z"</u>	
PROPOSED USE: <u>General Business</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC2022-00033

Received: February 28, 2022

Planning and Development Department



NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

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

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



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? _____
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? _____
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.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



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: 7 - 012 - 017
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

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)

NAME

TITLE

DATE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



Application Checklist

The following is a checklist of information required for submission of a Special Public Hearing application.

- Application Form with Notarized Signature
- Disclosure of Campaign Contribution Form
- Letter of Intent
- Legal Description
- Boundary Survey
- Site Plan (one (1) 11"x17" copy and one (1) full-size copy)
- Application Fee
- Other exhibits :
 - Elevations
 - Drawings
 - Legal representation letter
- Traffic Study (If applicable)
- Review Form for Development of Regional Impact (if applicable)

PLEASE BRING THIS CHECKLIST WHEN FILING FOR A PUBLIC HEARING

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Received: February 28, 2022
Planning and Development Department



INSTRUCTIONS FOR REQUIRED ITEMS

PRE-APPLICATION MEETINGS (if applicable)

A pre-application meeting will be required prior to the submittal of Rezoning, Special Use Permit, Buffer Reduction, and Change in Conditions applications. This process will provide Applicants and staff time to have preliminary discussions and review intended submittal information prior to official application submittal.

The following will require a pre-application meeting prior to official application submittal:

- Single-Family residential zoning district rezoning applications (10 lots or greater);
- Townhouse district rezoning applications;
- Multi-family apartment district rezoning applications;
- Mixed-use district rezoning applications;
- Office, Commercial, and Industrial district rezoning applications;
- Special Use Permit applications (related to the above listed districts);
- Buffer reduction applications; and
- Change in Condition applications.

A pre-application meeting may be scheduled by emailing a site plan of the project to planning@lawrencevillega.org

Minimum site plan requirements for the pre-application meeting should include:

- Project/building locations or lot design/layout;
- Gross and net density;
- Open space/common area;
- Access driveways and parking;
- Buffers and setbacks; and
- Anticipated stormwater management facility location(s).

The Applicant is required to attend the pre-application meeting; however, the Applicant's legal counsel and design professionals are also encouraged to attend. At the conclusion of the pre-application meeting, the Applicant and a staff member will sign a required acknowledgment form. The signed form and all action items/site plan changes noted at the pre-application meeting must be included with the future officially submitted application.

APPLICATION FORM

One (1) copy of the appropriate Application Form must be submitted. Separate applications will be required for non-contiguous property and a separate application will be required for each zoning classification requested (BG and OI, for example, would require two applications) even if properties are contiguous.

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APPLICATION FEE

See attached Fee Schedules. Acceptable payment methods are: cash, check, debit or credit card (Visa, MasterCard, or Discover). Checks should be made payable to City of Lawrenceville.

LEGAL DESCRIPTION

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

BOUNDARY SURVEY

One (1) copy of a boundary survey to scale for the subject property, displaying all metes and bounds. This is not necessary if the Site Plan (next item) includes this information.

SITE PLAN

Four (4) copies of a Site Plan to scale (except rezoning applications requesting one single family residence). This site plan must show (as applicable):

- Gross and net acreage (net acreage excludes 50% of 100-year floodplain or electric/gas transmission easements)
- Existing and proposed streets (paving and right-of-way)
- Existing and proposed building locations
- Driveways and parking spaces
- Required or proposed setbacks and buffers
- Floodplain
- Additional exhibits as may be required.
- One 8-1/2" X 11" reduction of the site plan and any other supporting documents/ exhibits shall be provided by the Applicant.

ADDITIONAL SITE PLAN REQUIREMENTS IF APPLICABLE

LETTER OF INTENT

A. One (1) copy of a Letter of Intent

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information (as applicable):

- A statement regarding the proposed use of the property
- The acreage or size of the tract

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Planning and Development Department



- The zoning classification requested
- The number of lots or number of dwelling units proposed house size proposed
- The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)
- The number of parking spaces
- The height of buildings
- Any requested change in buffers

NOTARIZED SIGNATURES

The application form must have notarized signatures of both the property owner(s) and the Applicant(s), and an attachment if multiple owners are involved.

CONFLICT OF INTEREST CERTIFICATION FORM

This form must be signed, notarized and submitted with the required information.

PROOF OF PAID PROPERTY TAXES

The Applicant must provide proof that current property taxes have been paid on the land proposed for rezoning, change in condition or Special Use Permit. The form provided must be signed by the Applicant, verified and signed by the Tax Commissioner's Office, and submitted when the application is filed. The Tax Commissioner's Office is located at the Gwinnett Justice and Administration Center, 75 Langley Drive, Lawrenceville, GA 30046.

ADDITIONAL INFORMATION:

NOTIFICATION

Staff will provide a list of tax parcel numbers and property owner's names and mailing addresses for properties within 250 feet of the proposed Rezoning, Change in Conditions, or Special Use Permit. Each property owner of record within 250 feet of the subject property must be sent the following information by mail:

- The rezoning, change in conditions, and/or special use permit case number(s)
- The contact person and phone number
- The dates, time and place of the public hearings (Council Chambers, 4th floor, City Hall at 70 S Clayton Street, Lawrenceville, GA 30046
- The submitted application form (first page only)
- The Applicant's letter of intent
- A vicinity map indicating the location of the property

This mailing must go to the Property Owner of Record with the Tax Commissioner's Office, and not to the tenant or lessee of the property. This list will only include tax parcels within the City limits and Gwinnett County.

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Letters must be mailed with first class postage (certified or registered mail is not required). You **MUST** use Postal Service Form(s) 3877 (copy attached), and include the itemized name and address of each and every addressee, and it must be postmarked no later than the Notification Deadline stated on the parcel list. Each and every PS Form 3877 must be stamped by the U.S. Postal Service showing the date of mailing. The original Postal Service Form(s) 3877 must be submitted to the Planning and Development Department by the Notification Deadline.

TRAFFIC STUDIES

A traffic study is required for a Rezoning or Special Use Permit proposal which meets any of the following criteria:

- Office proposals in excess of 200,000 gross square feet
- Commercial proposals in excess of 250,000 gross square feet
- Industrial proposals which would employ over 500 persons
- Multi-family residential proposals in excess of 200 units

CONVERSION OF RESIDENTIAL STRUCTURES TO COMMERCIAL OR OFFICE USE

- Conversion of an existing one-family or two-family residential structure will typically require substantial code related upgrades to the homes mechanical systems and may require new installation of fire and life safety upgrades.
- Concurrent with the zoning process, the Department suggests that the Applicant consult with a registered architect or third-party engineer to determine the extent and costs of these code related improvements.
- You may contact the Fire Plan Review Sections (678.518.6000) at Gwinnett County with any additional questions regarding building and fire code requirements.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

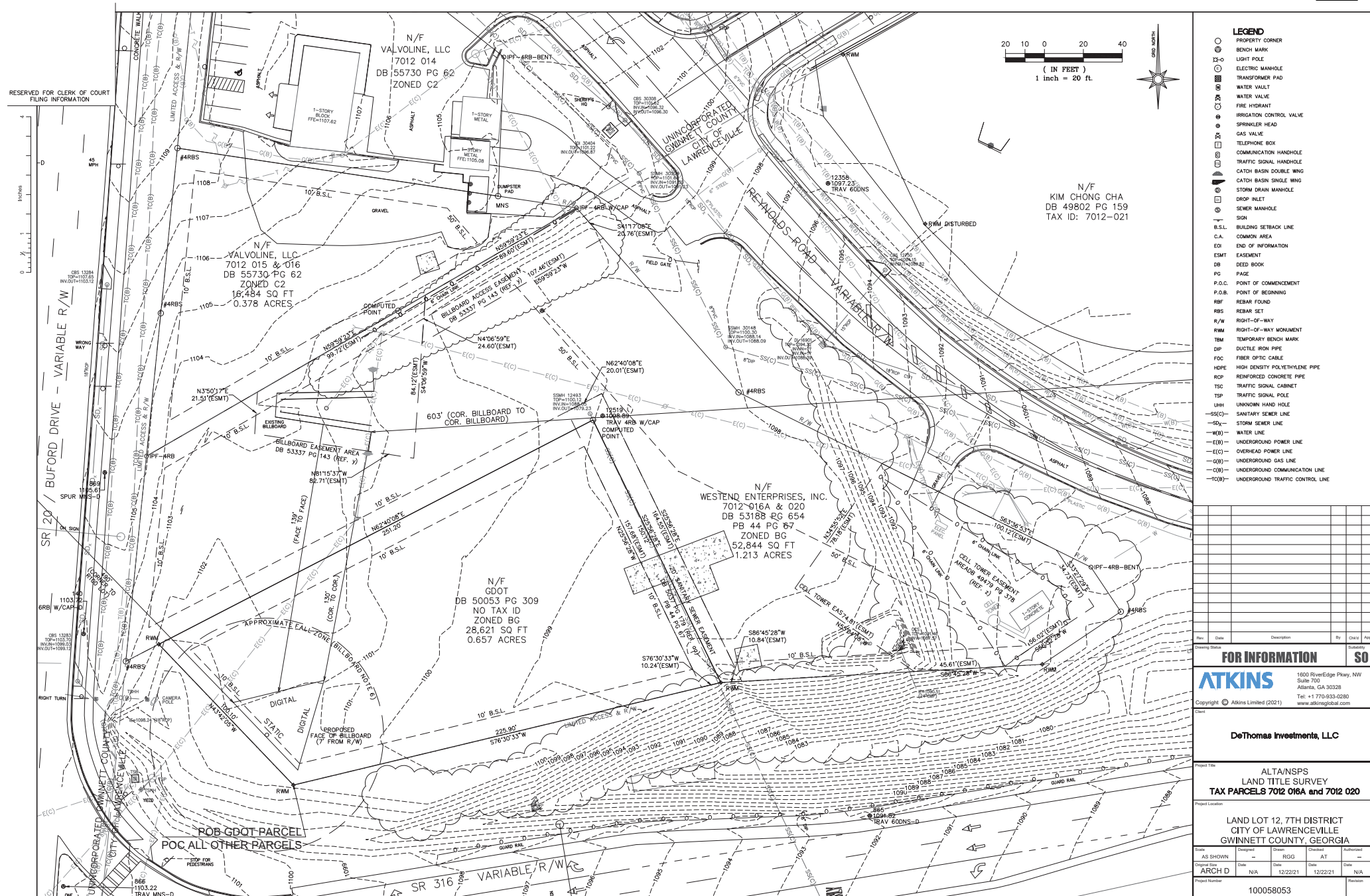
For information regarding thresholds for a DRI please contact the Planning and Development Department.

Letter of Intent
DeThomas Investments, LLC
State Route 20 (Buford Highway at Ramp "Z")
Tax Parcel R7012 017

The Applicant and Owner seek rezoning to BG to allow the relocation of a billboard sign. An existing non-conforming sign is "grandfathered" at a location along Highway GA Hwy. 20. The proposed rezoning would allow the City to permit a new location for that sign more in conformance with the purpose and intent of the City's sign ordinance.

The Applicant respectfully requests approval of the rezoning to permit the sign as shown on the site plan. The Applicant would be happy to meet with City staff, Planning Commission members, Council members and any neighboring property owners as necessary.

If you have any questions or need any additional information, please do not hesitate to contact me.



**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL-0004-00(86)
GWINNETT COUNTY
PARCEL 61R, PI # 0004086
PM # 3349

THIS INDENTURE, made this 11 day of April, ²⁰¹⁹~~2018~~, between the **DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **DeTHOMAS DEVELOPMENT, LLC.** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever Quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on Exhibit "B".

EXCEPTING AND RESERVING those access rights to **State Route 20 (Buford Drive) and Ramp "Z"** as described in Exhibit "A" and as shown on Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utilities facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

STATE OF GEORGIA
COUNTY OF **FULTON**

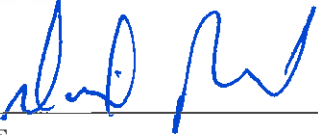
PROJECT: **MSL-0004-00(86)**
GWINNETT COUNTY
PARCEL **61R**, PI # **0004086**
PM # **3349**

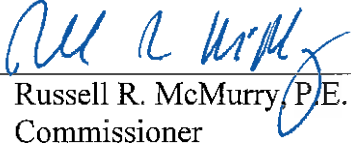
IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

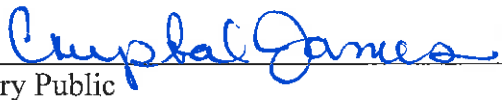
**DEPARTMENT OF
TRANSPORTATION**

An agency of the State of Georgia

Signed, Sealed, and Delivered this the
6 day of December, 2018 in the
Presence of


Witness

BY:  (Seal)
Russell R. McMurry, P.E.
Commissioner


Notary Public

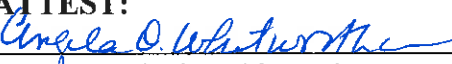
ATTEST:
 (Seal)
Angela O. Whitworth
Treasurer



EXHIBIT “A”

PROJECT NO.:	MSL-0004-00(86)	GWINNETT COUNTY:
P. I. NO.:	0004086	
PARCEL NO.:	PARCEL 61R	
AREA:	0.656 ACRES	
P.M. #:	3349	

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, being more particularly described and designated as “Parcel 61R” as follows:

Beginning at a concrete right of way marker at the northwest and westernmost corner of Parcel 61R, 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B”.

Thence proceeding northeasterly leaving the easterly r/w of State Route 20, Buford Drive, along the original northwesterly property line of Parcel 61R a bearing of N 62° 37' 03" E for a distance of 250.99 feet to a point. Said point being 230.83 feet right of and opposite Station 3336+88.47 on said construction centerline of Ramp “Z”, on Georgia Highway Project MSL-0004-00(86). Said point monumenting the northeast and northernmost corner of said Parcel 61R and shown and designated as r/w point number SVX018813 on Exhibit “B”.

Thence proceeding southeasterly along the east property line of Parcel 61R a bearing of S 25° 59' 33" E a distance of 150.00 feet to a concrete right-of-way marker 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker monumenting the southeast and easternmost corner of said Parcel 61R. Said concrete right-of-way marker being located along the northeasterly r/w of Ramp “Z” and as shown and designated as r/w point number SVX018300 on Exhibit “B”.

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp “Z” a bearing of S 76° 27' 12" W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp “Z”. Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit “B”.

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **THE TRUE POINT OF BEGINNING**. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B”.

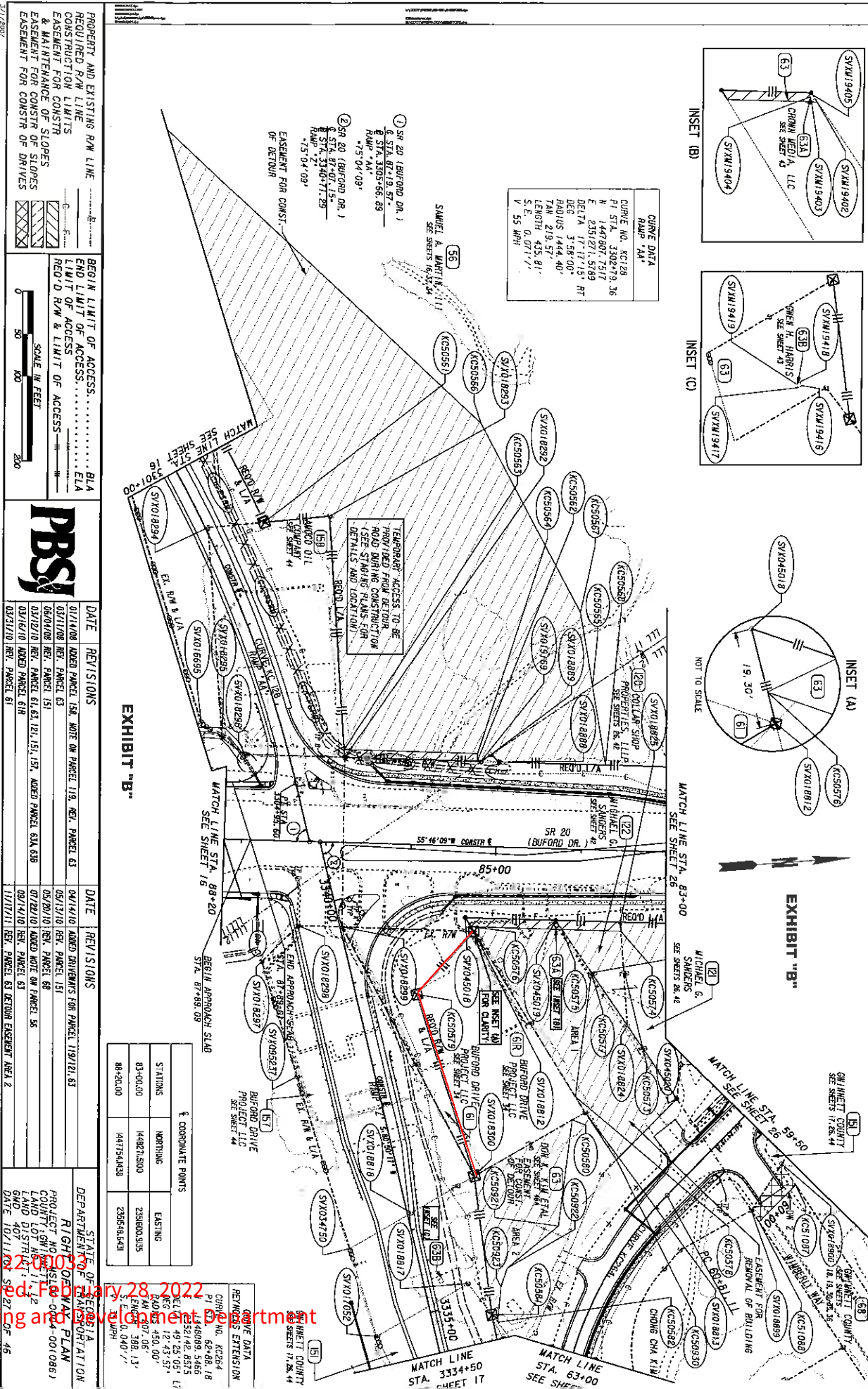
Said tract or parcel of land contains **0.656 acres** and is the complete tract of that remainder defined as **Parcel 61R** previously conveyed from **Buford Drive Project, LLC** to **Ga. Dept. of Transportation** in Deed Book 50053 Page 300-307, dated April 28, 20104 of Gwinnett County, Georgia, records.

EXCEPTING AND RESERVING those access rights to **State Route 20, Buford Drive, and Ramp “Z”** as described in Exhibit “A” and shown in red on Exhibit “B”. Said access rights **BEGINNING** at a concrete right-of-way marker monumenting the southeast and easternmost corner of Parcel 61R. Said concrete right-of-way marker being 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being located along the northeasterly r/w of Ramp “Z” and as shown and designated as r/w point number SVX018300 on Exhibit “B”.

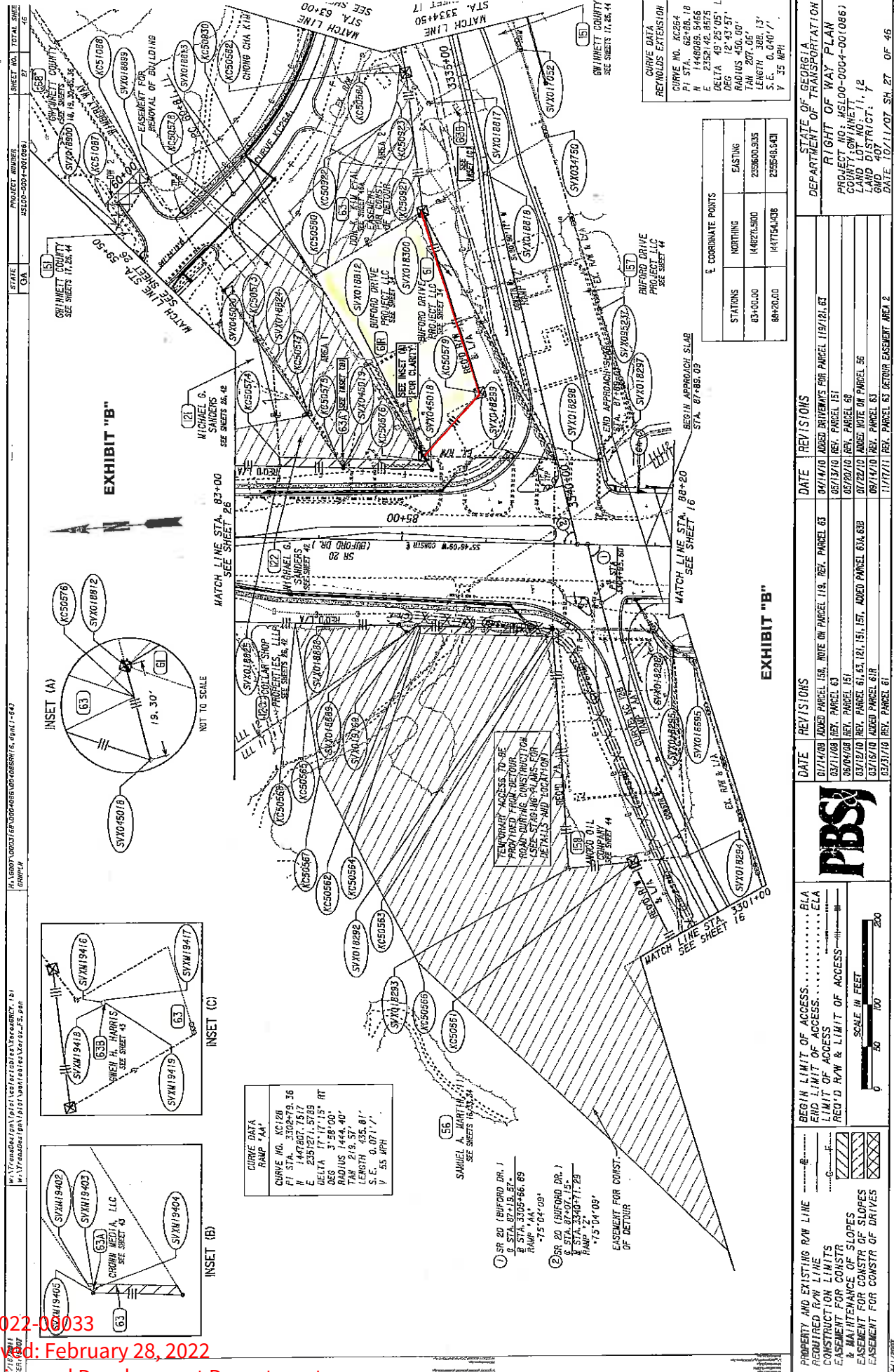
Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp “Z” a bearing of S 76° 27’ 12” W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said point being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp “Z”. Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit “B”.

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **ENDING** of said access rights. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B” Containing 325.71 Lineal Feet of Rights of Access.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.



Received: February 28, 2022
Planning and Development Department



CITY OF LAWRENCEVILLE *****

P.O. Box 2200
Lawrenceville, GA 30046
(770) 963-2414

Date: 02/09/2012

-SIGN PERMIT-

17809

INT: LAMAR ADVERTISING
ON: 733 BUFORD DRIVE

CITY OF LAWRENCEVILLE

RECH: 04306433 2/09/2012 10:01 AM
OPER: JE TERM: 004
REF#: 2674656

TRAN: 246.0000 SIGN PERMITS
17809/LAMAR ADVERTISING
SIGN PERMITS 672.00CR

TENDERED: 672.00 CHECK
APPLIED: 672.00-

CHANGE: 0.00

Applicant's Signature

Dennis Biller
Planning and Zoning Administrator
(Chief Building Inspector)

REC-2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

— PERMIT FEES MAINTENANCE —

Permit Number: 17809

Applicant: LAMAR ADVERTISING

Building Permit Fee:	\$0.00	Plan Review Fee:	\$0.00
Sign Fee:	\$672.00	Development Fee:	\$0.00
Certificate Occ Deposit:	\$0.00	Temporary Electric:	\$0.00
Detector on City Main: No		Sewer Development Permit:	\$0.00
Size: 0	Detector Fee: \$0.00	Sewer Development Impact:	\$0.00
# of Ponds: 0		Sewer Building Connection:	\$0.00
	Detention Fee: \$0.00	Sewer Connection Permit:	\$0.00
Total Misc Fees:	\$672.00	Utility Deposit:	\$0.00
Total Sewer Tap:	\$0.00		
Water Tap:	\$0.00	Meter Size: 0	# Taps: 0
Gas Tap:	\$0.00	Capacity: 0	Cap Type:
Hot Water: No	Furnace: No	** Total Tap Fees **	\$0.00
Other: No	DF Heat: No		
Total Due:	\$672.00	Opened: 12/09/2012	Closed:

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

Field Investigation Results

Working Number : 740264

Field Agent : Tammi Mullen

- *1. **Type of road on which proposed sign is located:** Primary Road
- *2. **Is the proposed sign location within the blocked-out area ?** No
- *3. **Is there a permitted sign within 1,000 feet on the same side of the roadway ?** Yes
Distance: 617 Permit #: D3832
- *4. **Has the sign been erected ?** No
- *5. **Is any other sign erected at this location ?** No

Comments for Other Signs :

- *6. **Proposed location is:**
3775 feet EAST of milepost # 14
209 feet EAST of Reynolds Road
- *7. **Does the location fall within the area of an existing right of way project ?**
Yes, Project Numbers & Comments : Project is underway.

- 8. **Limited/controlled access property only :**
Does this location have apparent access other than the highway rights of way?

- *9. **Is the property developed ?** No
100 Distance to nearest development (if within 1,000 feet of sign)

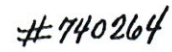
- 10. **Unzoned Area Only :**
Number of residences within 300 feet of sign location, where the residence owner is:
Different from owner of land on which sign is located
Distance to nearest development (If within 1,000 feet of sign)
Distance to nearest commercial activity, if located on the same side of interstate 100
Note : Please attach at least one photograph of nearest commercial activity.

- *11. **Inspection Date :** 04/04/2012
- 12. **Field Recommendation :** Approved
- *13. **Field Comment:** Approval recommended.
- 14. **Select Upload File:**

Uploaded Files: [View All Images](#)

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022



Note: SR 20 is a West to East roadway.

COUNTY GWINNETT DISTRICT: 1
 PERMIT NUMBER _____
 WORKING NUMBER 740264
 APPLICANT LAMAR OUTDOOR ADVERTISING-ATLANTA
 PHYSICAL ADDRESS: 6597 PEACHTREE INDUSTRIAL BLVD.
NORCROSS, GA 30092

BILLING ADDRESS: SAME AS ABOVE

STATE ROUTE 20

MILE LOG 14.72

OTHER DESCRIPTION _____

	DATE	DATE RENEWED
PRE-FIELD CHECK	_____	_____
RECEIPT NO. <u>65318</u>	<u>03/26/2012</u>	_____
FIELD CHECK	OUT _____ IN _____	_____
RETURNED TO DISTRICT	OUT _____ IN _____	_____
RETURNED FOR CORRECTION	_____	_____
RESUBMITTED	_____	_____
APPROVED	_____	_____
SENT TO APPLICANT	_____	_____
REFUND REQUESTED	_____	_____
COORDINATOR: <u>BRIAN ASHERBRANNER</u>		

WARNING: CHECK PRINTED ON CHEMICAL REACTIVE PAPER. MICRO PRINTING (MP) ON FACE. WATERMARK ON REVERSE SIDE.

THE LAMAR COMPANIES

P.O. BOX 66338
BATON ROUGE, LOUISIANA 70899

OUTDOOR ADVERTISING SINCE 1902

JP MORGAN CHASE BANK
BATON ROUGE, LA

CHECK NO. **2678749**

2678749

VOID AFTER 120 DAYS

DATE	AMOUNT
03/20/2012	\$300.00

THREE HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF
GEORGIA DEPARTMENT OF TRANSPORTATION 122773
ONE GEORGIA CENTER 600 W PEACHTREE ST 10TH FL CUBICLE
#39
ATLANTA, GA 30308

LAMAR MEDIA CORP.

[Signature] PRESIDENT
[Signature] TREASURER

MP

MP

⑈ 2678749⑈ ⑆065400137⑆ 200 0150 76 2⑈

FEB 22 2012

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
 Atlanta, Georgia 30308
 Telephone: (404) 631-1000

February 20, 2012

Lamar Outdoor Advertising-Atlanta
 6597 Peachtree Ind. Blvd.
 Norcross, GA 30092

Dear Sir or Madam:

Re: Outdoor Advertising Conforming Permit

Enclosed please find a copy of the following conforming permit issued to Lamar Outdoor Advertising - Atlanta, as well as the identification tag which must be attached to the first sign support of each sign structure so as to be visible from the roadway (Department of Transportation Rules and Regulations §672-6-.05):

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. EAST	14	002000	Gwinnett	North

The above referenced sign must be erected at the exact location for which they are permitted. It is the responsibility of the sign owner to ensure the correct placement of the outdoor advertising sign and structure and to relocate it at his/her expense in the event of an error.

These permits shall be valid for one (1) year from the effective date of February 20, 2012. The permit is issued for and "shall be valid only if the signs are erected and maintained in accordance with this part during the twelve (12) month period" following the effective date of the permit (O.C.G.A. §32-6-74). The renewal period for this permit is January 1 to April 1 of each year.

A renewal notice will be mailed to the sign owner each December following the year of issuance. If the renewal fee is not received by April 1 of each year, the Department will notify the sign owner that the renewal fee is overdue and give the sign owner forty-five (45) days to submit the appropriate fee. If the sign owner does not send the permit renewal fee within forty-five (45) days after the postmark of such notice, the permit shall expire and the sign shall then become an illegal sign.

Please send electronic photographs of the outdoor advertising sign and identification tag location within ten (10) days of the sign erection.

If you have any questions or concerns, please contact our office at (404) 631-1392.

Sincerely,

Bill Wright
 Outdoor Advertising

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
 File

RZC2022-00033 SUP2022-00059 SUP2022-00065
 Received: March 4, 2022
 Planning and Development Department

DEPARTMENT OF TRANSPORTATION

One Georgia Center
600 West Peachtree Street N.W., 10th Floor
Atlanta, Georgia 30308

APPLICATION AND PERMIT FOR AN OUTDOOR ADVERTISING SIGN
TYPE OR PRINT LEGIBLY (Please sign original in blue ink- ALL SECTIONS MUST BE COMPLETED)

Rev. Aug. 2011 JANUARY 6, 2012
Date of Application

Name of Applicant
LAMAR ADVERTISING
Address
6597 PEACHTREE INDUSTRIAL BLVD
City NORCROSS State GA Zip 30092
Phone (770) 447-8610
F.E.L.# or S.S.# (Whichever applicable) 721462298

Working Number 740242
Name of Landowner
DON KIM
Address
212 SWANSON DRIVE
City LAWRENCEVILLE State GA Zip 30043
Phone (678) 549-9446

Property Information: Parcel Number R7012 061A Parcel Size .74 AC Parcel Dimensions APRX 120 X 160
Sign Location: State Route No. 20, in WINNETT County, 10 feet from the nearest edge of right-of-way
on the E side of the roadway and 4000 feet from milepost number 14. 3805' E MP 14
Sign Description: Delineate size desired of each face to be permitted. Number of faces 2

Length <u>48'</u>	Height <u>14'</u>	Area <u>672</u>	Sq. Ft. Viewed from the <u>NORTH</u>	Direction
Length <u>48'</u>	Height <u>14'</u>	Area <u>672</u>	Sq. Ft. Viewed from the <u>SOUTH</u>	Direction
Length	Height	Area	Sq. Ft. Viewed from the	Direction
Length	Height	Area	Sq. Ft. Viewed from the	Direction

Type of Construction (circle all that apply): Single Face ☐ Back-to-Back ☒ Double Face ☐ Type-V ☒ Illuminated ☒

Is this sign in place? Yes ☐ No ☒ If yes, date sign erected

Is sign located within the Corporate Limits of a Municipality? Yes ☒ No ☐ Name: LAWRENCEVILLE

Is sign to be located in a zoned jurisdiction? (Yes) No

How far is it to the nearest commercial or industrial activity in feet 200'

Name of Activity PENNZOIL LUBE 3000

Residence Owner- Un-zoned areas only: Written consent of the owners of all residences within 300 feet (if different from the owner of the land on which the sign is to be located) must be provided (use additional sheets if necessary)

I hereby give my consent for the sign described on this application to be erected within 300 feet of my residence.

Residence Owner

Date

Applicant - Landowner Affidavit

State of GEORGIA, County of DEKALB

I, TIM ADRIEN FOR LAMAR (Applicant) and I, SEE ATTACHED LEASE (Landowner) who being duly sworn do swear that the information given herein is true to the best of their knowledge and belief that we will comply with Georgia Code 32-6-70 through 32-6-97 and the Rules and Regulations of the Georgia Department of Transportation covering the granting, renewal, and revocation of permits for Outdoor Advertising and that the Agent for the applicant attests that he has the authority to contract in this matter and that the landowner does hereby acknowledge that the applicant has my consent to erect and maintain said advertising sign and that both applicant, landowner, and their assigns herein grant to the DOT the right to the enter the property in question for the purpose of inspecting said sign or remove any illegal sign. We also agree to hold the DOT harmless and indemnify the Department for any damages caused either directly or indirectly by the erection and maintenance of said structure. In lieu of the landowner's acknowledgment, attach a lease or dated statement signed by the landowner (identify sign location by State Route, County, side of roadway, and distance to milepost). Should the landowner be represented by an Agent in this matter, identification of said Agent's authority which is satisfactory to the Department is required. A dated statement of lease must include a right of entry in favor of the Department for the purpose of inspecting said sign site or to remove any illegal sign.

Signed, sealed, and delivered this the 6th day of January 2012.

Sharon Phillips Notary Public

TIM ADRIEN FOR LAMAR
Print Applicant Signature/Agent

DON KIM
Print Landowner Signature/Agent

Approval Recommended

Don K. Williams
Outdoor Advertising Regional Coordinator

This permit is granted to erect and/or maintain the above described sign adjacent to State Route 20 in Winnett county, Georgia for a period of one year. This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97)

This 20th day of Feb. 2012
Sharon Phillips
Chief Engineer

My Commission Expires 2/7/2015
TIM ADRIEN FOR LAMAR
Sign Applicant Signature/Agent

SEE ATTACHED LEASE
Sign Landowner Signature/Agent

For DOT Use Only

Don K. Williams
Outdoor Advertising Manager

Don K. Williams
Outdoor Advertising Agent

RZC2022-00059 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

FEB 27 2012

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
 Atlanta, Georgia 30308
 Telephone: (404) 631-1000

February 23, 2012

Lamar Advertising-Atlanta
 Attn: Tim Adrien
 6597 Peachtree Industrial Blvd.
 Norcross, GA. 30092

Re: Outdoor Advertising Conforming Permit
 Location: Gwinnett County

Dear Mr. Adrien:

This letter is in response to your request to revise an outdoor advertising sign being maintained under DOT permit number D3840 in Gwinnett County, the City of Lawrenceville for a multi-message display(s) described as:

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. East	14	002000	Gwinnett	North

Enclosed, please find your approved application for revision. The approved revision will be valid for twelve (12) months from the effective date of February 21, 2012. This revision is subject to and made conditional upon the granting of any required local building permits or compliance with more restrictive local zoning, ordinance, or regulations, if any, at time said revisions are in fact made.

All revisions must be completed prior to the expiration date. In the event the revisions are not completed within the time allotted, the permit will revert back to the original sign configuration prior to the approved revision.

Further, all revisions must be completed prior to the anniversary/expiration date of the original permit should there not be an existing sign structure at the location. The revision of the above referenced permit is not an extension of the 12-month time allotted to erect a sign under the original permit.

Should you have any questions concerning this matter, contact Pam Hooks, Outdoor Advertising Office Manager at (404) 631-1392.

Sincerely,

Bill Wright
 Landscape Architect Manager/ODA

BW/twh

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
 File

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

GEORGIA DEPARTMENT OF TRANSPORTATION APPLICATION FOR MULTIPLE MESSAGE SIGN

"Multiple Message" sign means, a sign, display, or device, which changes the message or copy of the sign electronically or mechanically by movement or rotation of panels or slats. O.C.G.A. §32-6-71

DOT permit number 13840

Check here if this application is to change the multi-message type for an already permitted multiple message sign

APPLICANT:

Applicant: LAMAR ADVERTISING
Address: 6397 PEACHTREE INDUSTRIAL BLVD
NORCROSS, GA 30092
Phone: (770) 447-8610

Landowner: DON KIM
Address: 212 SWANSON DR.
LAWRENCEVILLE, GA 30043
Phone: (678) 549-9446

SIGNATURE OF APPLICANT OR AGENT:

All Signs:

Sign Location:

State Route 20, on the N / S W side of the roadway at milepost 14.75, City of LAWRENCEVILLE, County of WINNETT Georgia.

Sign Description:

Multiple Message type: Mechanical Electronic ✓

Number of Faces: 2 Size of Faces: 672

Configuration: Single Face Back to Back Side by Side V-Type ✓

Number of faces to be Multiple Message: 2 Direction(s) Multiple Message Signs will be viewed from: NORTH & SOUTH

Electronic Signs Only:

After Hours contact: Name JIM ROUSSEAU Phone: (770) 314-5253

Local Government Approval:

[FOR CITY OR COUNTY USE ONLY]

I hereby certify that the City or County of LAWRENCEVILLE allows they type multiple message sign (mechanical or electronic), provided all zoning requirements are met at the time application for building permit is submitted.

Name of Authorized Official: JOSHUA M. BERGERON

Signature of Authorized Official: [Signature]

Title of Authorized Official: CITY PLANNER

City of LAWRENCEVILLE, County of WINNETT, Date 01-06-12

Departmental Approval:

[FOR DEPARTMENT USE ONLY]

Approval for Multiple Message Sign

Note: This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97) In the event this multiple message application is approved, all work must be completed within twelve (12) months from the date of approval, and the underlying outdoor advertising permit must also be kept in good standing during the entire twelve (12) month period.

Effective Date 2/21/2012

Rachel S. Brown
Maintenance Activities Engineer

[Signature]
Outdoor Advertising Control Manager

D.O.T.S.P.
D3840

Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308 (Please sign original in blue ink)

Local Government Certification for Outdoor Advertising

PART 1.

I hereby certify that the (City of) (County of) LAWRENCEVILLE
(Check all that apply):

- ☒ Has a zoning plan and ordinances dated 2005.
- ☐ Does not have a zoning plan and ordinances.
- ☐ Has other land use controls or ordinances. Please specify:

- ☐ Has a sign ordinance dated _____ separate from any zoning or land use plan.
- ☒ Has a sign ordinance which requires sign spacing of more than 500', size or height limits, or includes the "I-95 plan".
Please specify:

ARTICLE X OF ZONING ORDINANCE BUT APPROVED
LOCATION, SIZE & HEIGHT VIA AGREEMENT ~~BE~~ BETWEEN
CITY OF LAWRENCEVILLE & ADVANTAGE DATED 12-21-11.

- ☐ Has no sign controls of any kind.

PART 2.

Current zoning of the parcel where the sign is to be located.

BUSINESS GENERAL (BG)

Approved uses for this zoning type

MANY RETAIL & COMMERCIAL FOUND IN SECTION
7.

Date of MOST RECENT zoning of this parcel UNKNOWN

Previous zoning of this parcel

BG SINCE ANNEXATION

I JOSHUA M. FERGUSON, a duly qualified official of the City county of

LAURENCEVILLE, do hereby certify that I have reviewed the location and description of the outdoor advertising structure described on the attached application and find the sign is to be located in an area appropriate for such structures and is in compliance with all local laws, ordinances or regulations. I further understand that in evaluating any application for an Outdoor Advertising permit GDOT does not review for compliance with local ordinances and that any such permit issued by GDOT is not a building permit.

This the 06 day of JANUARY, 20 12.


Authorized Official Signature

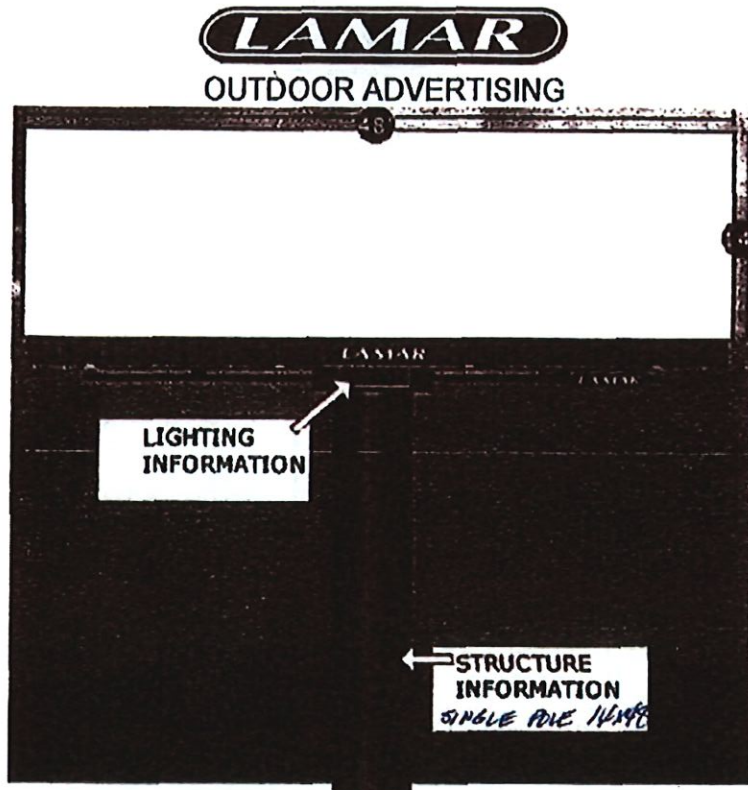
CITY PLANNER
Title



Google earth

feet
meters 200 800





HAGL _____

OVERALL HEIGHT 50'

ADDITIONAL COMMENTS:

BULLETIN
CENTER MOUNT
SINGLE POLE

gwinnettcountry

Tax Assessor's Office

Secure Login

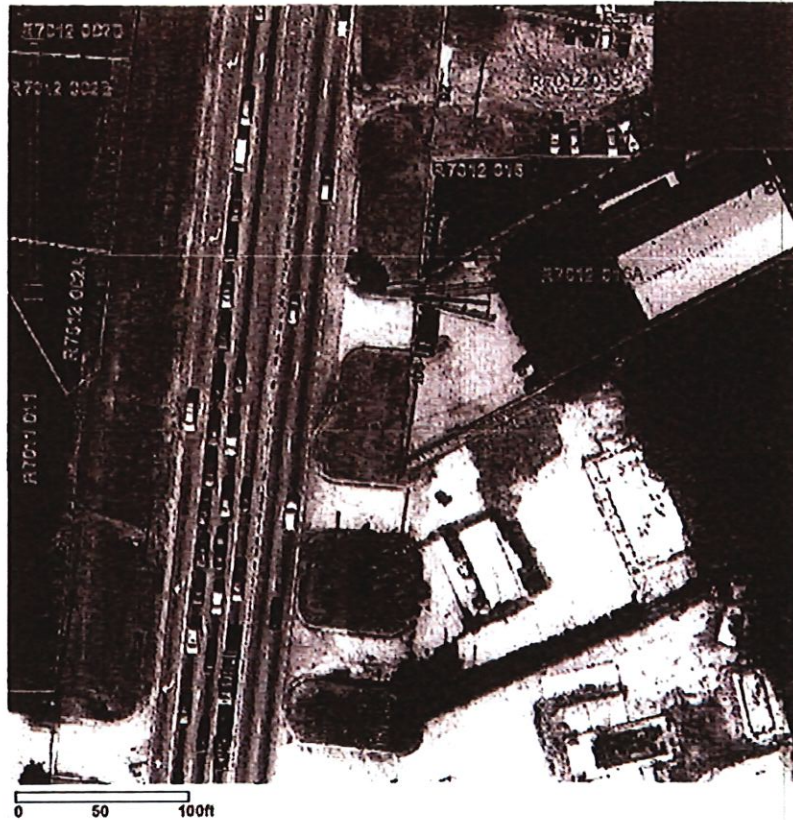
Steve Pruitt, Division Director

Real Property eFile System My Portfolio Gwinnett Assessor

Base Maps Map Layers

Your search returned 1 records.

KIM DON KIL Map It!
212 SWANSON DR
LAWRENCEVILLE,
GA 30043-8529 Land: \$388,200
Improvements: \$276,900
RETAIL-MULTI Total Market: \$665,100
OCCUPANCY 0.74
ACRES
733 BUFORD DR LAWRENCEVILLE 30043 | R7012
016A



Terms Of Use Privacy Statement Copyright 2011 by Gwinnett County Assessor's Office

THE SIGN AND BUILDING SHOWN
HAVE BEEN REMOVED

PREVIOUS PERMIT C0409

99205

OK# 740242

 **DEPARTMENT OF TRANSPORTATION**
STATE OF GEORGIA
2 CAPITOL SQUARE
ATLANTA, GEORGIA 30334

64549
Nº 82642

Received of Tim Adrien (Lamar Atl.) Date Jan. 11 2012

Street 6597 Peachtree Ind. Blvd. City Norcross State GA

Two hundred fifty dollars and 00/100 Dollars \$ 250.00

Descriptive Section New Application fee (partial pmt) per
permit # D3840

Payment made by: application #2 **DEPARTMENT OF TRANSPORTATION**

Cash ☐

Check ☒ No. 1447

Money Order ☐ No. _____ By: Janya C. West/Harris

OK# 740242

 **DEPARTMENT OF TRANSPORTATION**
STATE OF GEORGIA
2 CAPITOL SQUARE
ATLANTA, GEORGIA 30334

64548
Nº 82643

Received of Tim Adrien (Lamar Atl.) Date Jan. 11 2012

Street 6597 Peachtree Ind. Blvd. City Norcross State Ga

Fifty dollars and 00/100 Dollars \$ 50.00

Descriptive Section New Application fee (1st of partial pmt) per
Permit # D3840

Payment made by: application #2 **DEPARTMENT OF TRANSPORTATION**

Cash ☐

Check ☒ No. 1446

Money Order ☐ No. _____ By: Janya C. West/Harris



R2C2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
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Planning and Development Department



02 28 2022

R2C2022-00033 SUP2022-00059 SUP2022-00065
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Planning and Development Department



02 28 2022

R202822-00033 SUP2022-00050 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022
RZC2022-00033 SUP2022-00029 SUP2022-00031
Received: March 4, 2022
Planning and Development Department



02 28 2022

RZU2022-00055 SUP1012-00055 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

-  Subject Parcels
-  Parcels
-  Roads



0 65 130





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZC2022-00033
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-  Subject Parcels
-  Parcels
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0 45 90



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZC2022-00033
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Legend

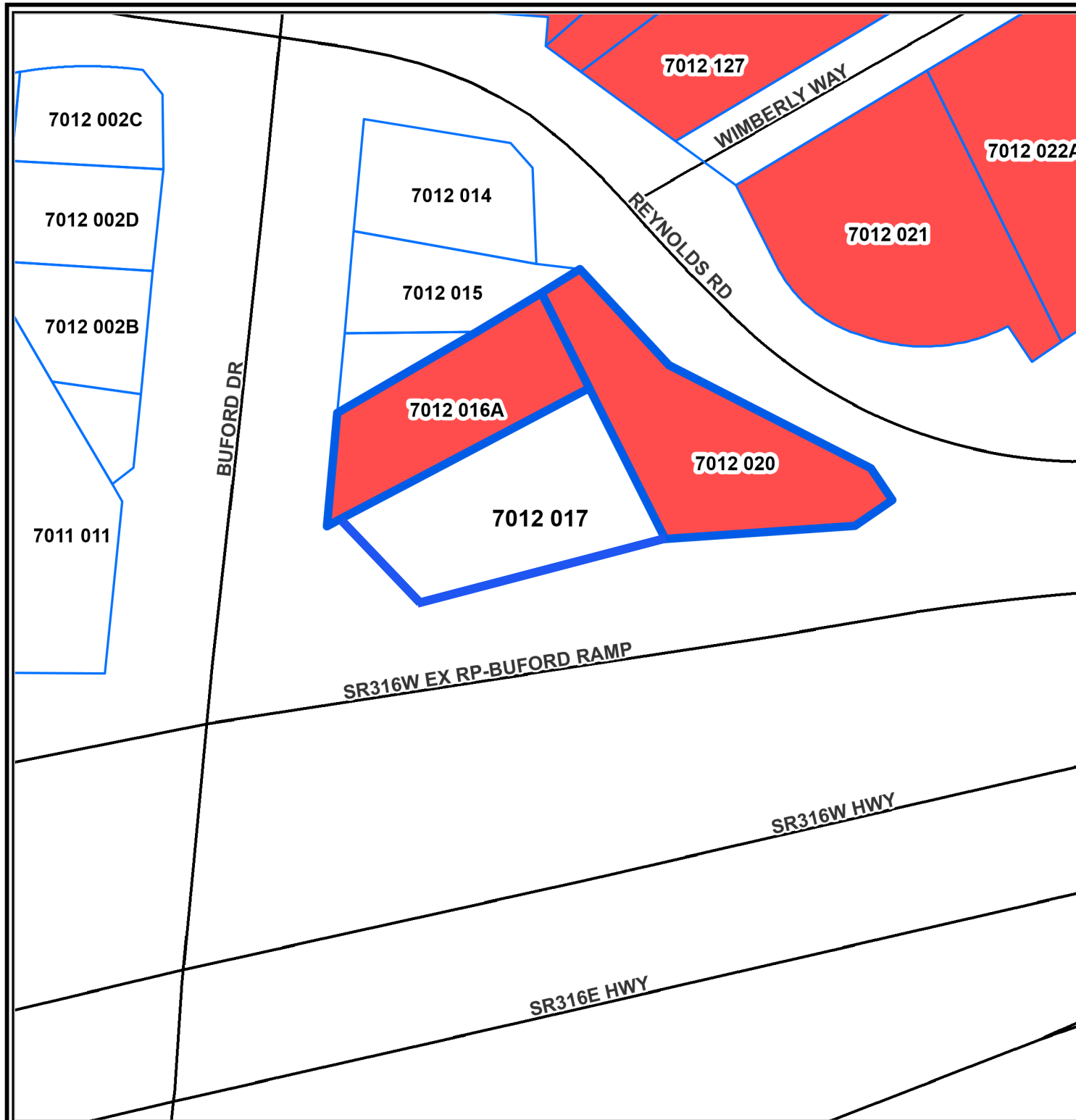
- Subject Parcels
- Parcels

Zoning Districts

- BG General Business
- Roads



0 65 130





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

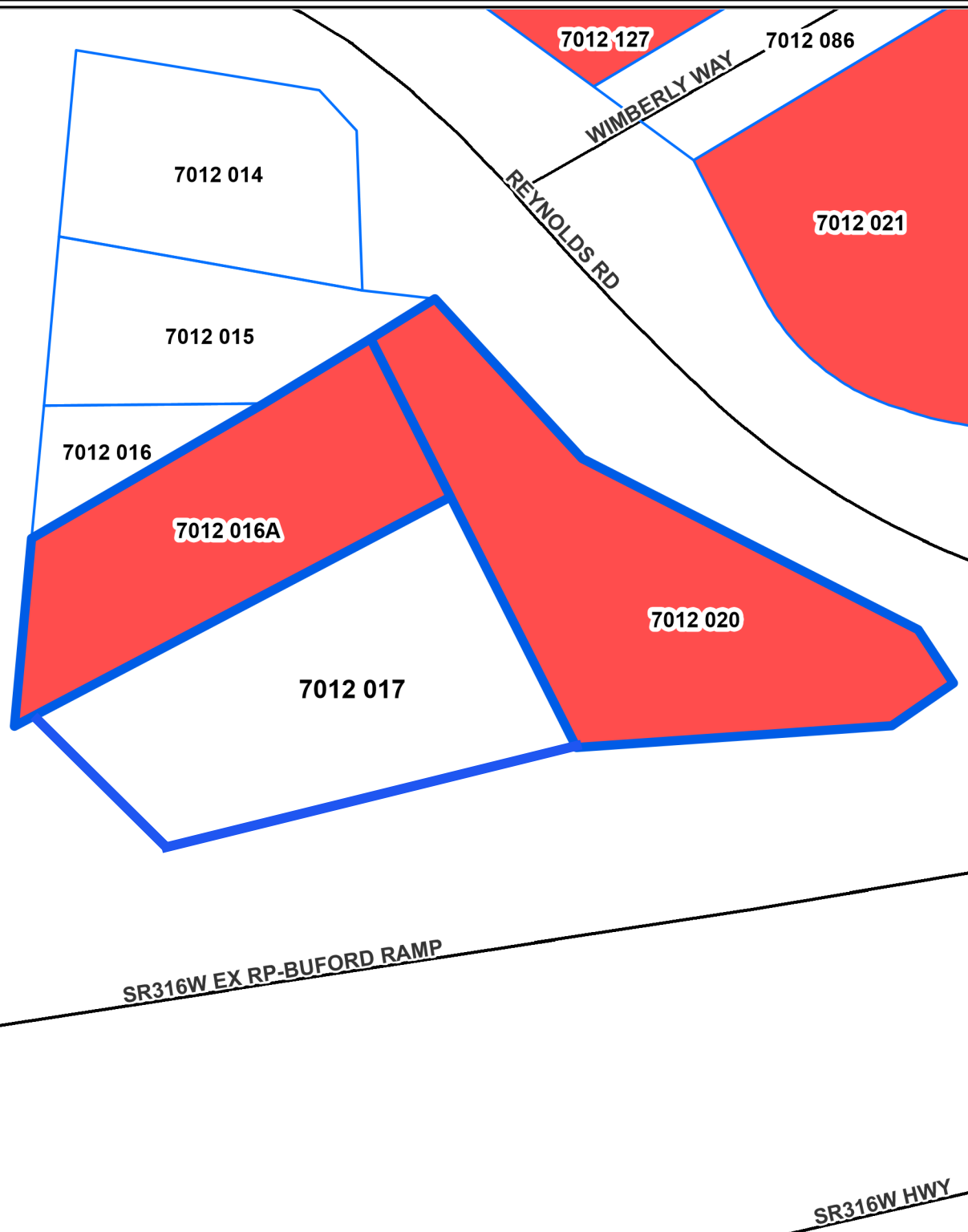
-  Subject Parcels
-  Parcels

Zoning Districts

-  BG General Business
-  Roads



0 45 90





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2022-00012; WSE Development LLC c/o The Worthing Company; 641 Buford Drive, 655 Buford Drive, 675 Buford Drive, 3675 Buford Drive

Department: Planning and Development

Date of Meeting: Monday, April 4, 2022

Presented By: Todd Hargrave

**Planning
Department
Recommendation:** **Approval with Conditions**

**Planning
Commission
Recommendation:**

Summary: The applicant request rezoning of a 17-acre parcel assemblage from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The site has been abandoned and demolished by the current owners; it is mostly a surface parking lot and building foundations.

Attachments/Exhibits:

RZM2022-00012- Report
RZM2022-00012- Planning and Development Recommendations
RZM2022-00012- Application
RZM2022-00012- Letter of Intent
RZM2022-00012- Survey
RZM2022-00012- Site Plan
RZM2022-00012- Design
RZM2022-00012- Aerial Zoom Out

RZM2022-00012- Aerial Zoom In
RZM2022-00012- Zoom Out
RZM2022-00012- Zoom In

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	RZM2022-00012
APPLICANT:	WSE DEVELOPMENT LLC C/O THE WORTHING COMPANIES
CONTACT:	DARIN COLLIER
PHONE NUMBER:	770.522.5775
LOCATION:	675 BUFORD DRIVE, 641 BUFORD DRIVE-TRACT 1 HWY 20, 3675 BUFORD DRIVE-TRACT 2 HWY 20
PARCEL ID:	R7011 087, R7011 078, R7011 012
ACREAGE:	17.38
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED-USE DEVELOPMENT; 20,000 COMMERCIAL AND 365 MULTIFAMILY UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1986.

PROJECT DATA

The applicant request rezoning of a 17-acre parcel assemblage from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The site has been abandoned and demolished by the current owners; it is mostly a surface parking lot and building foundations.

The applicant intends to develop the site with a mixed-use development consisting of commercial and retail spaces along Buford Drive, and luxury rental housing to the site's

interior. The proposed concept plans show a central village greenspace integrated within the development to connect the mixed uses. The commercial component of the development would entail of 20,000 square feet, and the multifamily section would consist of 365 units. The plan proposes eight multistory buildings, four retail spaces; one within the out parcel and another one which would have retail opening on to shared green space creating the village atmosphere; a residential clubhouse that would anchor the green space, and a pool to serve the multifamily community. The overall design indicates potential future connection to adjacent properties. A detention pond is proposed at the southeastern end of the property. As proposed, green/common space and connectivity throughout the development is depicted on the attached Exhibits.

Project access would be provided from two curb cuts (right-in/right-out only) extending from Buford Drive, and inter-parcel access would be provided to a neighboring outparcel retail center to the south, with future inter-parcel access to the west of the property. The proposed plan includes 459 off-street parking spaces related to the multifamily component which does not meet the minimum requirement of the CMU zoning classification. The minimum number of off-street parking spaces is limited to 1.5 parking spaces for each residential unit, resulting in a required total of 547.5 parking spaces. Therefore, as proposed, a variance will be required to reduce the number of required off-street parking spaces relating to the multifamily component.

The proposed concept plan does not include setbacks, however, the CMU zoning classification is based on mixed of zoning classifications and uses, specifically the RM-24, BG and OI zoning classifications, which at a minimum requires a 50-foot Front Yard Setback along external property lines adjacent to a public right-of-way. In addition, the minimum requirements relating to building setbacks would require a 40-foot Rear Yard Setback along the western property, and a 10-foot Side Yard Setback along the eastern property line. It should be noted the CMU zoning classification specifically limits internal building setbacks to internal streets and private driveways.

The immediate surrounding area includes a mix of commercial developments and zoning. North across 316 undeveloped properties zoned BG, and Gwinnett County commercially zoned properties. To the south, and west across Buford Drive are properties zoned BG (General Business District) and HSB (Highway Service Business District). Adjacent to the east, are multiple properties zoned for LM (Light Manufacturing District). The request may compatible with the zoning and development pattern of its surrounding area and may be an appropriate development as a gateway to the City.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This character area defines areas that could accommodate a diversity of development types and densities—

including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. The emphasis is on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots. The proposed development may be consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits. The project may also be consistent with the updated City’s Livable Centers Initiative (LCI) Plan, introducing residential housing density within proximity to Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District.

In conclusion, the proposed development may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and the updated City’s LCI Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

Access off SR 20 will need GDOT approval.

1. The project's design professional is strongly encouraged to consult with the Lawrenceville Engineering Department as early in the engineering design phase of the project as possible.
2. The project's design professional must participate in a pre-submittal meeting with both the Engineering Department and the Planning & development Department at least 14 days prior to submitting the project for initial review.
3. To the maximum extent possible, the green spaces should be utilized to meet the project's runoff reduction requirements.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

This property has natural gas available.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The immediate surrounding area includes a mix of commercial, and industrial zoning. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

The request represents an opportunity to redevelop a large tract of underutilized land in support of the goals of the 2040 Comprehensive Plan and updated City's LCIPlan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00012

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.
- B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities

- C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E. Garages shall be provided for a minimum of 20% of the units.
- F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.
- C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- F. Billboards or oversized signs shall be prohibited.
- G. Outdoor storage shall be prohibited.
- H. 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 rights-of-way.

- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - J. 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales shall be prohibited.
 - L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity for future development.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300 CITY: Sandy Springs STATE: GA ZIP: 30328	NAME: Ingles Markets, INC. ADDRESS: 2913 US Hwy 70 W CITY: Black Mountain STATE: NC ZIP: 28711
CONTACT PERSON: Darin Collier PHONE: 770-522-5775	
* 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): BG REQUESTED ZONING DISTRICT: CMU PARCEL NUMBER(S): R7011 087 ACREAGE: +/- 5.97 ADDRESS OF PROPERTY: 675 Buford Dr, Tract 1 Hwy 20, Lawrenceville, GA 30046	

SIGNATURE OF APPLICANT DATE 2/28/22

Darin Collier

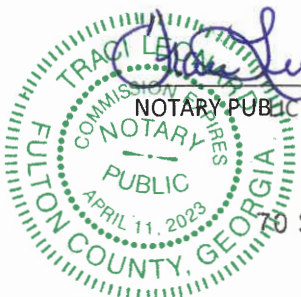
TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



NOTARY PUBLIC

DATE

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300 CITY: Sandy Springs STATE: GA ZIP: 30328	NAME: Sant Nirankari Mission c/o Must Sell Realty, INC. ADDRESS: 2841 Club Drive CITY: Lawrenceville STATE: GA ZIP: 30044
CONTACT PERSON: Darin Collier PHONE: 770-522-5775	
* 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): BG REQUESTED ZONING DISTRICT: CMU PARCEL NUMBER(S): R7011-078 ACREAGE: +/- 0.93 ADDRESS OF PROPERTY: 641 Buford Dr, Lawrenceville, GA 30046	

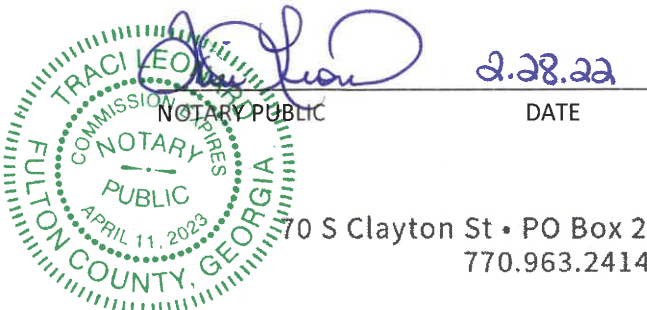
[Signature] 2/28/22
SIGNATURE OF APPLICANT DATE

Darin Collier

TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME



[Signature] 2.28.22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Lawrenceville Center Associates, LLC
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 525 Pharr Rd NE
CITY: Sandy Springs	CITY: Atlanta
STATE: GA ZIP: 30328	STATE: GA ZIP: 30305
CONTACT PERSON: Darin Collier PHONE: 770-522-5775	
* 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): BG REQUESTED ZONING DISTRICT: CMU	
PARCEL NUMBER(S): R7011-012 ACREAGE: +/- 10.85 Acres	
ADDRESS OF PROPERTY: 3675 Buford Dr, Tract 2 Hwy 20, Lawrenceville, GA 30046	


SIGNATURE OF APPLICANT DATE

Darin Collier

TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME



NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

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



LAWRENCEVILLE

GEORGIA

PLANNING AND DEVELOPMENT
RZC2022-00034
RECEIVED 2.28.2022

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Sant Nirankari Mission c/o Must Sell Realty, INC.
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 2841 Club Drive
CITY: Sandy Springs	CITY: Lawrenceville
STATE: GA ZIP: 30328	STATE: GA ZIP: 30044
CONTACT PERSON: Darin Collier PHONE: 770-522-5775	
* 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): BG REQUESTED ZONING DISTRICT: CMU	
PARCEL NUMBER(S): R7011-078 ACREAGE: +/- 0.93	
ADDRESS OF PROPERTY: 641 Buford Dr, Lawrenceville, GA 30046	

SIGNATURE OF APPLICANT DATE

Darin Collier

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

KARIL D. BRANDON

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

PLANNING AND DEVELOPMENT
RZC2022-00034
RECEIVED 2.28.2022

2.

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.



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? NO Y/N

[Handwritten signature]

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? _____ 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.



Letter of Intent

Application for Rezoning

Applicant

WSE Development LLC
Attn: Mr. Darin W. Collier, President
c/o The Worthing Companies
10 Glenlake Pkwy NE
South Tower, Suite 300
Sandy Springs, GA 30328

Assembled Properties

~5.97 acres located at 675 Buford Drive
Parcel I.D.: R7011 087
Owner: Ingles Markets, Inc.

~9.31 acres located at 3675 Buford Drive
Parcel I.D.: R7011 012
Owner: Lawrenceville Center Associates, LLC

~0.64 acres located at 655 Buford Drive
Parcel I.D.: R7011 097
Owner: Lawrenceville Center Associates, LLC

~0.90 acres located at 675 Buford Drive
Parcel I.D.: R7011 144
Owner: Lawrenceville Center Associates, LLC

~0.93 acres located at 641 Buford Drive
Parcel I.D.: R7011 078
Owner: Sant Nirankari Mission

Intended Project

Lawrenceville Corners
Mixed-Use Development
20,000 SF Commercial
365 Multifamily Units

Requested Approval

The Assembled Properties are located within the "Community Mixed Use" character area of the City of Lawrenceville's 2040 Future Development Map, designated as such *"to encourage quality commercial and residential mixed use redevelopment"*. In accordance therewith, Applicant hereby requests that the City rezone the Assembled Properties from BG to CMU with concurrent conditions and variances necessary to develop the Intended Project.

Narrative Overview

Assembled Properties are wholly within the jurisdiction of the City of Lawrenceville and are located in southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The Assembled Properties are highly visible from the eastbound Buford Drive on-ramp to Route 316 as well as the westbound lanes of Route 316.

The Assembled Properties owned by Ingles Markets, Inc., and Lawrenceville Center Associates, LLC, are a former grocery-anchored shopping center which has since been abandoned and demolished except for building foundations and surface parking lot. Those properties appear as raw land from adjacent thoroughfares.



Shopping Center from Northbound Buford Dr.



Shopping Center from Eastbound Route 316

The Assembled Property owned by Sant Nirankari Mission appears as a single-story, pitched roof brick residence but is operated as a gathering center serving the Sant Nirankari Mission spiritual and charitable community.



Mission from Northbound Buford Dr.

Surrounding uses include a used equipment yard and other light industrial to the east, small-scale industrial, office, retail and gas / convenience to the south fronting on Hurricane Shoals Road, and a former extended stay hotel to the west across Buford Dr. The property is in proximity to the Gwinnett County Airport at Briscoe Field (LZU).

Notwithstanding the current appearance and uses in all quadrants of the Buford Dr. / Route 316 interchange, this area does constitute an important “gateway” to the City of Lawrenceville, as recognized by the City’s 2018 Comprehensive Plan and 2040 Future Development Map.

Applicant proposes to redevelop the Assembled Properties to a horizontally-integrated, mixed-use development consisting of commercial / retail parcels along Buford Drive and luxury rental housing to the site’s interior, seamlessly integrated by a central village green connecting the mix of uses, all s refle3cted in Applicant’s Design Intent book submitted with this Application. The project will provide for future interparcel connectivity through private road connection to the east and south, and will propose as a precondition to development a traffic signal serving its main entrance.

The Intended Project satisfies all of the Key Implementation Policies of the Community Mixed Use character area designation, namely:

- LU1.1 – Encourage a mix and concentration of residential and retail uses at key locations;
- LU8.4 – promote new, compact development patterns;
- T1.2 – provide for interparcel connectivity first through the assemblage of separately-owned parcels and then through future points of connection; and
- H2.2 – plan for a variety of housing types, particularly infill housing and housing in mixed-use contexts where none exists today.

In addition, the Intended Project satisfies many of the more-broadly stated “Guiding Policies” as set forth in the City’s 2018 Comprehensive Plan:

- LU1.2 – Provide for neighborhood-level services near residential areas;
- LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;
- LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;
- LU1.6 – Lead by example and set positive development patterns where none exist today;
- LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

- LU5.3 – Address conditions that are conducive to concentration of blight;
- LU6.1 and .2 – Promote proper planning and compatibility of infill development;
- LU8.4 and .5 – Promote compact, sustainable development patterns;
- T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;
- T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).
- H1.1 – Maintain high standards for housing;
- H2.1 – Encourage housing in mixed-used environments;
- QL6.1 – create public gathering spaces; and
- QL6.2 – integrate shared spaces in residential developments.

Applicant notes that the Assembled Properties will be combined and then subdivided following rezoning, if approved, so as to permit separate legal ownership of the intended uses described herein. The Assembled Properties, following any such subdivision, will be subject to a recorded, reciprocal easement, use agreement, and operating covenants encumbering the Assembled Properties to ensure they are operated as a first-class, mixed-use property as intended.

Criteria Analysis

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The immediate surrounding area includes a mix of industrial, commercial, and office zoning.. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City's 2018 Comprehensive Plan and 2040 Future Development Map, as noted above.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

For the reasons noted herein, the Intended Project is in conformity with the City's 2018 Comprehensive Plan and 2040 Future Development Map.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

The request represents an opportunity to redevelop a large tract of underutilized land in proximity to the intersection of Buford Dr. and Route 316.

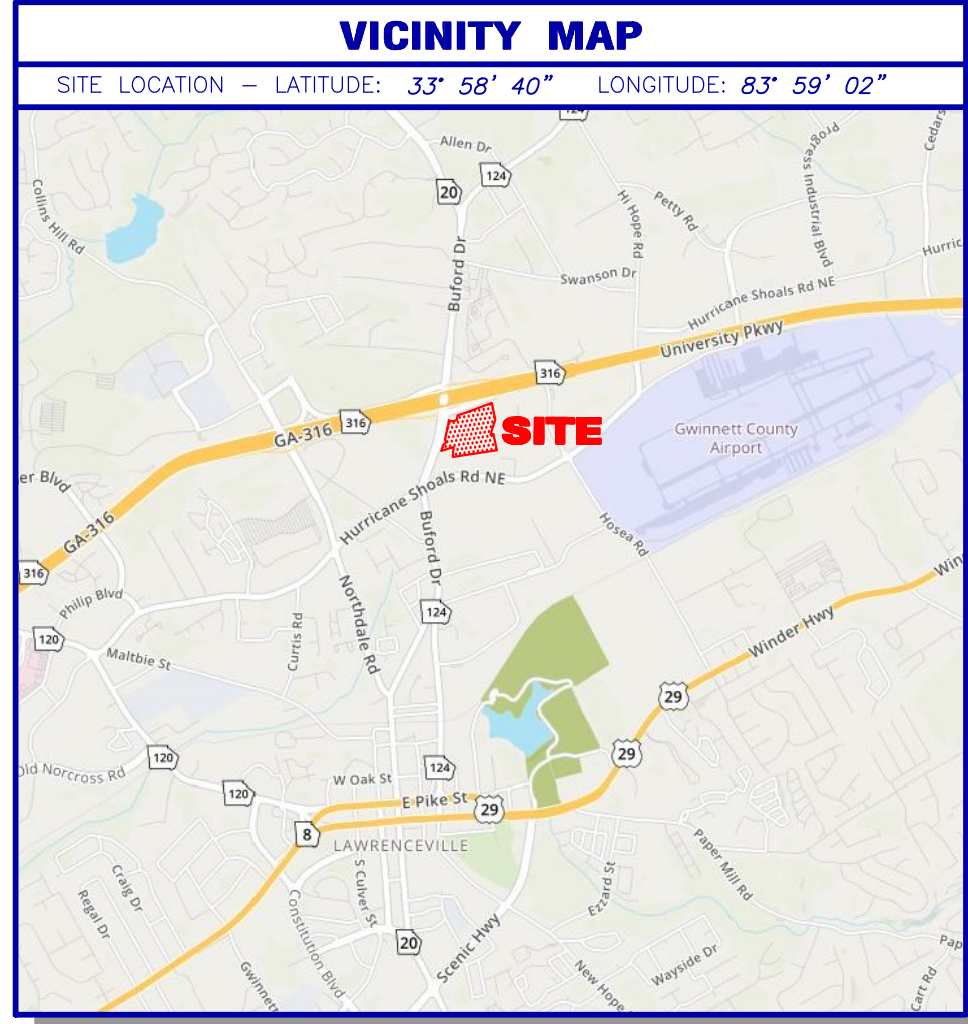
Waivers & Variances

Applicant request such waivers and variances to the City's zoning ordinance and development code as are necessary to permit the development of the Intended Project in accordance with Applicant's Design Intent Book submitted herewith.

Additional Submittals

Attached hereto is the following additional information submitted in support of this Application:

- Rezoning Application
- Disclosure of Campaign Contributions
- Boundary Legal Description
- Design Intent Book (Site Plan / Elevation / Conceptual Renderings)
- Advanced Planning Set – Building Plans, Elevations, Civil Sheets



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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 13135C0074F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET; SIDE - 10 FEET; SIDE YARD ON STREET SIDE OF CORNER - 25 FEET; REAR - 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139, PAGE 147.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS



N/F PROPERTY OF
PROPERTY GA20, LLC
DEED BOOK 50126 / PAGE 137

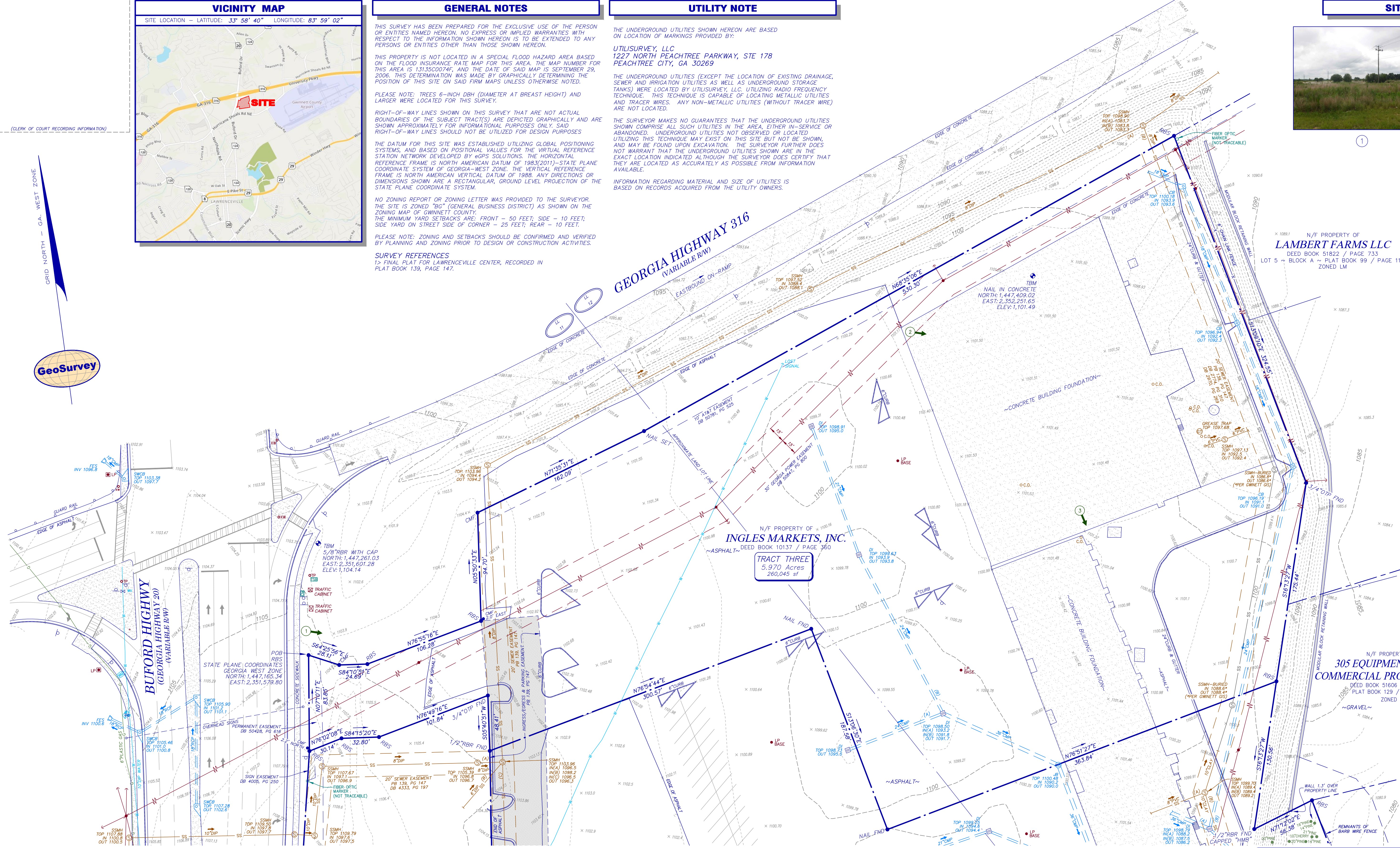
LAWRENCEVILLE CENTER ASSOCIATES, LLC
DEED BOOK 21704 / PAGE 10
DEED BOOK 21704 / PAGE 16
DEED BOOK 55775 / PAGE 309
DEED BOOK 55844 / PAGE 895

INGLES MARKETS, INC.
DEED BOOK 10137 / PAGE 360

SAINT NIRANKARI MISSION
DEED BOOK 48079 / PAGE 138

TOTAL SITE AREA
17.387 Acres
757,389 sf
ZONED BG

PARCEL	ACRES	SQUARE FEET
TRACT ONE	1.207	52,579
TRACT TWO	9.312	405,641
TRACT THREE	5.370	260,045
TRACT FOUR	0.898	39,124
TOTAL AREA	17.387	757,389



CLOSURE STATEMENT

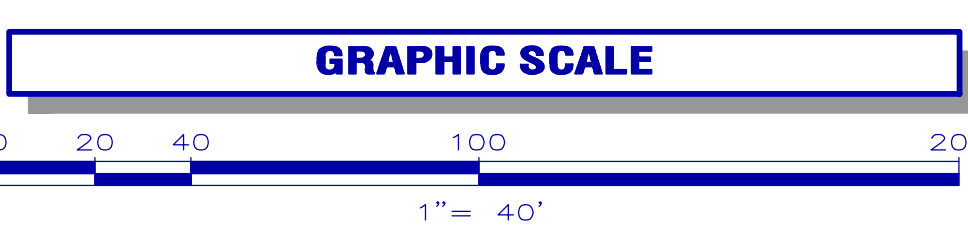
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 209,953, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 548,814 FEET - 100% INT.

IF YOU DIG

811

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CI CURB INLET	POWER POLE
CMP CORRUGATED METAL PIPE	GUY WIRE
CONC CONCRETE MONUMENT FND	POWER LINE
CO SANITARY CLEANOUT	LIGHT POLE
CPED COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
DI DUCTILE IRON PIPE	WATER VAULT
DWCB DOUBLE WING CATCH BASIN	GAS VALVE
FND FOUND	GAS METER
GM GAS METER	WATER VALVE
INVERT	WATER METER
JB JUNCTION BOX	FIRE HYDRANT
MH MANHOLE	UNDERGROUND ELECTRIC LINE
OCB OUTLET CONTROL STRUCTURE	UNDERGROUND GAS LINE
OSP OPEN TOP PIPE	UNDERGROUND COMMUNICATION LINE
PM POWER METER	UNDERGROUND WATER LINE
PKV POINT OF BEGINNING	PHOTO POSITION INDICATOR
POC POINT OF COMMENCEMENT	TRITE POSITION INDICATOR
RCM REINFORCED CONCRETE PIPE	SIGN
RFR IRON REINFORCING BAR	
RSS 5/8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

SURVEYOR CERTIFICATION

To: LIV Development, LLC
Stewart Title Guaranty Company

This is to certify that this map and plat of the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on July 24, 2019.

Date: July 24, 2019

John T. Newman
Georgia Professional
Land Surveyor # 3324

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JOHN T. NEWMAN

SURVEYOR CERTIFICATION

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

John T. Newman
Georgia Professional
Land Surveyor # 3324

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

Lawrenceville Center

FOR

LIV Development, LLC
Stewart Title Guaranty Company

GS JOB NO.	20196191	DRAWING SCALE:	1"= 40'	SURVEY DATE:	07-24-2019
FIELD WORK:	CB/CC	CITY:	LAWRENCEVILLE		
PROJ MGR:	JTN	COUNTY:	GWINNETT STATE: GA		
REVIEWED:	JRC	LAND LOT:	11, 12, 176, 177		
DWG FILE:	20196191-01.dwg	DISTRICT:	5TH & 7TH		

No.	Date	Description
1.	9-3-19	Add legal descriptions
2.	9-19-19	Revise title, remove Tract 4
3.	12-5-19	Add Tract 4 (Mission parcel)
4.	12-20-19	Add Tract 4 improvements

TITLE EXCEPTIONS - TRACT ONE (1.207 ACRES)

PLEASE NOTE – A TITLE COMMITMENT FOR TRACT ONE WAS NOT PROVIDED

TITLE EXCEPTIONS - TRACT THREE (5.970 ACRES)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000034219, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

12. The following easements to Georgia Power Company in records of the Superior Court of Gwinnett County, Georgia, dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

A. From J.C. & J. B. Oakes, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

B. From Silvie Holman, dated December 5, 1949, filed December 7, 1949 and recorded in Deed Book 94, Page 275, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

C. From TLD, Inc., dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as amended by First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 14, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

15. INTENTIONALLY DELETED

16. The following sanitary sewer easements to Gwinnett County.

A. From TLD, Inc., Georgia corporation, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records.

AFFECTS SITE AS SHOWN

B. From TLD, Inc., a Georgia corporation, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 263, aforesaid records.

AFFECTS SITE AS SHOWN

17. Easement between Phenix Concepts Corporation and TLD, Inc., dated January 17, 1984, filed May 14, 1984 and recorded in Deed Book 2783, Page 225, aforesaid records, as re-recorded on June 4, 1984 and recorded in Deed Book 2797, Page 127, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

18. Conveyance of Access Rights from TLD, Inc. to The Department of Transportation, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.

AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS

19. Declaration of TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

20. Condemnation styled Department of Transportation vs. 1,900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated, et al, File No. 104-10688-9 in the Superior Court of Gwinnett County, Georgia, dated December 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 616, aforesaid records.

AFFECTS SITE AS SHOWN

21. Easement from Ingles Markets Inc. to Bellsouth Telecommunications, Inc. d/b/a AT&T Georgia, dated May 20, 2011, filed July 21, 2011 and recorded in Deed Book 50781, Page 525, aforesaid records.

AFFECTS SITE AS SHOWN

22. Easement from Ingles Markets Incorporated to Georgia Power Company, dated July 14, 2011, filed September 1, 2011 and recorded in Deed Book 50847, Page 800, aforesaid records.

AFFECTS SITE AS SHOWN

23. Condemnation styled Department of Transportation vs. 0.782 acres of land and Flagstar Enterprises, Inc., Discuits and Burgers, LLC; Hardee's Food Systems, Inc., TLD, Ingles Markets, Inc., Smart Growth, and City of Lawrenceville, individually, File No. 11A-00240-9 in the Superior Court of Gwinnett County, Georgia, dated January 4, 2011, filed January 15, 2014 and recorded in Deed Book 52742, Page 406, aforesaid records and in Deed Book 52742, Page 431, aforesaid records.

AFFECTS SITE

24. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.

EASEMENTS AFFECTS SITE ARE SHOWN HEREON

TITLE EXCEPTIONS - TRACT FOUR (0.898 ACRES)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000035378, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1948, filed September 6, 1948 and recorded in Deed Book 90, Page 93, records of the Superior Court of Gwinnett County, Georgia.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

7. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records.

AFFECTS SITE AS SHOWN

8. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

10. Temporary Construction Easement from Harry J. Mehre, Jr. and William L. Hooper to Department of Transportation, dated December 6, 1979, filed March 3, 1980 and recorded in Deed Book 1904, Page 125, aforesaid records.

DOES NOT AFFECT SITE – EASEMENT HAS EXPIRED

11. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 191, aforesaid records.

AFFECTS SITE AS SHOWN

12. Easements as contained in that certain Right of Way Deed from Sant Nirankari Mission to Department of Transportation, dated June 3, 2010, filed June 17, 2010 and recorded in Deed Book 50124, Page 616, aforesaid records.

AFFECTS SITE AS SHOWN

13. Easement from Sant Nirankari Mission to Georgia Power Company, dated July 15, 2011, filed August 2, 2011 and recorded in Deed Book 50798, Page 543, aforesaid records.

AFFECTS SITE AS SHOWN

14. All matters affecting subject property as shown on the following plats, all aforesaid records:

A. Plat Book 20, Page 251;

EASEMENTS AFFECTING SITE ARE SHOWN

B. Plat Book 52, Page 138B

EASEMENTS AFFECTING SITE ARE SHOWN

TITLE EXCEPTIONS - TRACT TWO (9.312 ACRES)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000034220, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from J.C. & J.B. Oakes to Georgia Power Company, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, records of the Superior Court of Gwinnett County, Georgia.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

7. Easement from M. D. Brownlee to Georgia Power Company, dated March 28, 1946, filed March 28, 1946 and recorded in Deed Book 77, Page 357, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

8. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1948, filed September 6, 1948 and recorded in Deed Book 90, Page 93, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

9. Easement from H. E. Pass to Georgia Power Company, dated October 13, 1949, filed December 9, 1949 and recorded in Deed Book 94, Page 275, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

10. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records, as affected by that Advance Construction Damage Release by M.D. Brownlee to Colonial Pipeline Company, dated December 28, 1977, filed January 5, 1978 and recorded in Deed Book 1399, Page 10, aforesaid records and by that Partial Release of Right of Way and Supplemental Agreement by M. D. Brownlee to Colonial Pipeline Company, dated October 1, 1992, filed February 16, 1984 and recorded in Deed Book 2722, Page 697, aforesaid records.

AFFECTS SITE AS SHOWN

11. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

12. Permit for Anchors, Guy Poles and Wires from M. D. Brownlee to Georgia Power Company, dated February 14, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 158, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

13. INTENTIONALLY DELETED

14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as modified by that First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 13, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

15. Easement from TLD, Inc. to Georgia Power Company, dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

16. Easement from TLD, Inc., a Georgia corporation to Gwinnett County, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records.

AFFECTS SITE AS SHOWN

17. Conveyance of Access Rights from TLD, Inc. to the Department of Transportation, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.

AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS

18. Declaration by TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

19. Declaration of TLD, Inc., a Georgia corporation to Gwinnett County, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 269, aforesaid records, as affected by that Quitclaim Deed from Gwinnett County to Gwinnett County Water and Sewerage Authority, dated December 30, 1985, filed December 31, 1985 and recorded in Deed Book 3310, Page 243, aforesaid records.

AFFECTS SITE AS SHOWN

20. Declarations of Reciprocal Covenants by Hal W. Lamb III and John S. Gipson, a tenants in common doing business as Lawrenceville Associates, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 224, aforesaid records.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

21. Sign Easement Agreement between Cabe Enterprises, Inc., a Georgia corporation and Lawrenceville Associates, a tenancy-in-common among John H. Gipson and Hal W. Lamb III, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 250, aforesaid records.

AFFECTS TRACT ONE AS SHOWN

22. INTENTIONALLY DELETED

23. Easement from Cabe Enterprises, Inc. to Gwinnett County, dated April 20, 1987, filed May 29, 1987 and recorded in Deed Book 4333, Page 197, aforesaid records.

AFFECTS SITE AS SHOWN

24. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 194, aforesaid records.

AFFECTS SITE AS SHOWN

25. Easement from Lawrenceville Center Associates, LLC to Buddy Brownlee, dated October 9, 2000, filed October 10, 2000 and recorded in Deed Book 21454, Page 120, aforesaid records.

AFFECTS SITE AS SHOWN

26. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.

EASEMENTS AFFECTS SITE ARE SHOWN HEREON

27. Condemnation styled Department of Transportation vs. 0.031 acres of land; certain easement rights; and Lawrenceville Center Associates, LLC, et al, File No. 10A-08935-9 in the Superior Court of Gwinnett County, Georgia, dated October 7, 2010, filed October 7, 2010 and recorded in Deed Book 50325, Page 671, aforesaid records.

AFFECTS SITE

28. Condemnation styled Department of Transportation vs. 1,900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated, et al, File No. 10A-10688-9 in the Superior Court of Gwinnett County, Georgia, dated May 14, 2012, filed May 14, 2012 and recorded in Deed Book 51376, Page 95, aforesaid records.

AFFECTS SITE AS SHOWN

EXCEPTIONS 29-45 & 47 ARE COPIED FROM ABOVE

46. Condemnation styled Department of Transportation vs. 0.092 acres of land, and certain easement rights, and Hal W. Lamb, III, John H. Gipson, et al, Docket No. 104-9685-2 in the Superior Court of Gwinnett County, Georgia, dated November 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 640, aforesaid records; as affected by Petition and Declaration of Taking, filed May 3, 2011 and recorded in Deed Book 50661, Page 539, aforesaid records; as further affected by Consent Order and Final Judgment, dated November 8, 2011, filed December 15, 2011 and recorded in Deed Book 51009, Page 440, aforesaid records.

AFFECTS SITE AS SHOWN

OVERALL PROPERTY DESCRIPTION (TRACTS ONE, TWO, THREE, & FOUR)

All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, and Land Lots 167 and 177 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Georgia Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 306.00 feet to a 1/2 inch rebar found; thence North 71 degrees 12 minutes 02 seconds East, a distance of 56.38 feet to a 5/8 inch rebar set; thence South 13 degrees 06 minutes 40 seconds East, a distance of 313.46 feet to a 1/2 inch rebar found; thence South 80 degrees 02 minutes 50 seconds West, a distance of 847.98 feet to a 5/8 inch rebar set; thence North 04 degrees 06 minutes 50 seconds East, a distance of 12.25 feet to a 5/8 inch rebar set; thence South 83 degrees 46 minutes 55 seconds West, a distance of 132.95 feet to a 5/8 inch rebar set; thence South 82 degrees 02 minutes 37 seconds West, a distance of 161.39 feet to a concrete monument found on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 26 degrees 49 minutes 50 seconds East, a distance of 153.27 feet to a 5/8 inch rebar set; thence North 17 degrees 08 minutes 52 seconds East, a distance of 83.42 feet to a nail found; thence North 18 degrees 33 minutes 09 seconds East, a distance of 37.89 feet to a nail found; thence North 51 degrees 39 minutes 24 seconds East, a distance of 46.54 feet to a concrete monument found; thence North 15 degrees 00 minutes 23 seconds East, a distance of 46.29 feet to a concrete monument found; thence North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set; thence North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Solid tract of land contains 17.387 Acres.

TRACT ONE

All that tract or parcel of land lying or being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Buford Highway South 07 degrees 10 minutes 11 seconds West, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning; thence leaving said right-of-way North 76 degrees 02 minutes 08 seconds East, a distance of 30.14 feet to a 5/8 inch rebar set; thence South 84 degrees 15 minutes 20 seconds West, a distance of 32.32 feet to a 5/8 inch rebar set; thence North 76 degrees 49 minutes 16 seconds East, a distance of 101.84 feet to a 3/4 inch open top pipe found; thence South 05 degrees 40 minutes 51 seconds West, a distance of 48.41 feet to a 1/2 inch rebar found; thence South 06 degrees 35 minutes 55 seconds West, a distance of 263.63 feet to a 3/4 inch open top pipe found; thence South 80 degrees 25 minutes 16 seconds West, a distance of 166.42 feet to a concrete monument found on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Solid tract of land contains 1.207 Acres.

TRACT TWO

All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, and Land Lots 167 and 177 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Buford Highway South 07 degrees 10 minutes 11 seconds West, a distance of 83.85 feet to a 5/8 inch rebar set; thence South 11 degrees 17 minutes 11 seconds West, a distance of 290.15 feet to a concrete monument found; thence South 35 degrees 38 minutes 20 seconds East, a distance of 31.99 feet to a concrete monument found, said point being the True Point of Beginning; thence leaving said right-of-way North 80 degrees 25 minutes 16 seconds East, a distance of 166.42 feet to a 3/4 inch open top pipe found; thence North 06 degrees 35 minutes 55 seconds East, a distance of 263.63 feet to a 1/2 inch rebar found; thence North 76 degrees 54 minutes 44 seconds East, a distance of 300.57 feet to a nail found; thence South 13 degrees 06 minutes 30 seconds East, a distance of 187.58 feet to a nail found; thence North 76 degrees 51 minutes 27 seconds East, a distance of 363.84 feet to a 5/8 inch rebar set; thence North 16 degrees 13 minutes 27 seconds West, a distance of 130.56 feet to a 1/2 inch rebar found; thence North 71 degrees 12 minutes 02 seconds East, a distance of 56.38 feet to a 5/8 inch rebar set; thence South 13 degrees 06 minutes 40 seconds East, a distance of 313.46 feet to a 1/2 inch rebar found; thence South 80 degrees 02 minutes 50 seconds West, a distance of 847.98 feet to a 5/8 inch rebar set; thence North 04 degrees 06 minutes 50 seconds East, a distance of 193.25 feet to a 1/2 inch rebar found; thence South 71 degrees 07 minutes 48 seconds West, a distance of 248.19 feet to a 5/8 inch rebar set on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 17 degrees 08 minutes 52 seconds East, a distance of 83.42 feet to a nail found; thence North 18 degrees 33 minutes 09 seconds East, a distance of 37.89 feet to a nail found; thence North 51 degrees 39 minutes 24 seconds East, a distance of 46.54 feet to a concrete monument found; thence North 15 degrees 00 minutes 23 seconds East, a distance of 46.29 feet to a concrete monument found, said point being the True Point of Beginning.

Solid tract of land contains 9.312 Acres.

PROPERTY DESCRIPTIONS

TRACT THREE

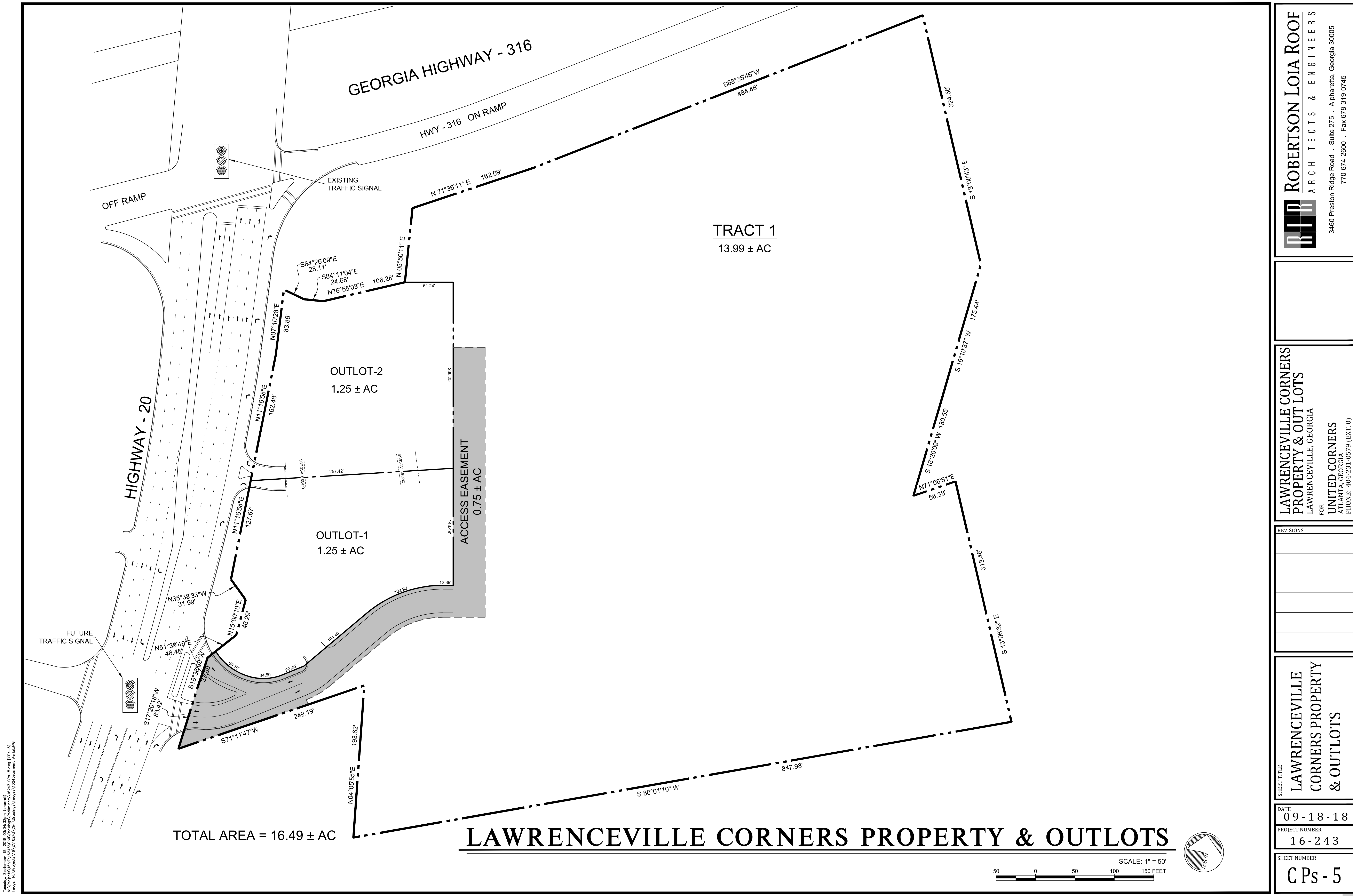
All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Georgia Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 175.44 feet to a 5/8 inch rebar set; thence South 76 degrees 51 minutes 27 seconds West, a distance of 363.84 feet to a nail found; thence North 13 degrees 06 minutes 30 seconds West, a distance of 187.58 feet to a nail found; thence South 76 degrees 54 minutes 44 seconds West, a distance of 300.57 feet to a 1/2 inch rebar found; thence North 05 degrees 40 minutes 51 seconds East, a distance of 48.41 feet to a 3/4 inch open top pipe found; thence South 76 degrees 49 minutes 16 seconds West, a distance of 101.84 feet to a 5/8 inch rebar set; thence North 84 degrees 15 minutes 20 seconds West, a distance of 32.80 feet to a 5/8 inch rebar set; thence South 76 degrees 02 minutes 08 seconds West, a distance of 30.14 feet to a 5/8 inch rebar set on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 5.970 Acres.

TRACT FOUR

All that tract or parcel of land lying or being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County



Lawrenceville Corners

Design Intent / Concept Planning

Development Summary

Retail	20,000 sf
Residential	363 units



Retail opening on to shared green space creating village atmosphere

Residential clubhouse anchoring green space

Create new street connecting to the east with on street parking and framed by the residential buildings

Retail out parcel

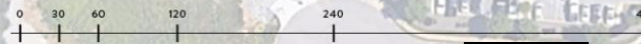
Garages for residential

Residential building framing street and wrapping green spaces

Parking kept in the core of the development and screened from streets by buildings

Future Connection

Provide the ability to connect street network to the south as future development blocks are created





Lawrenceville Corners

Multifamily Elevation - Typical





2.



WORTHING









LAWRENCEVILLE

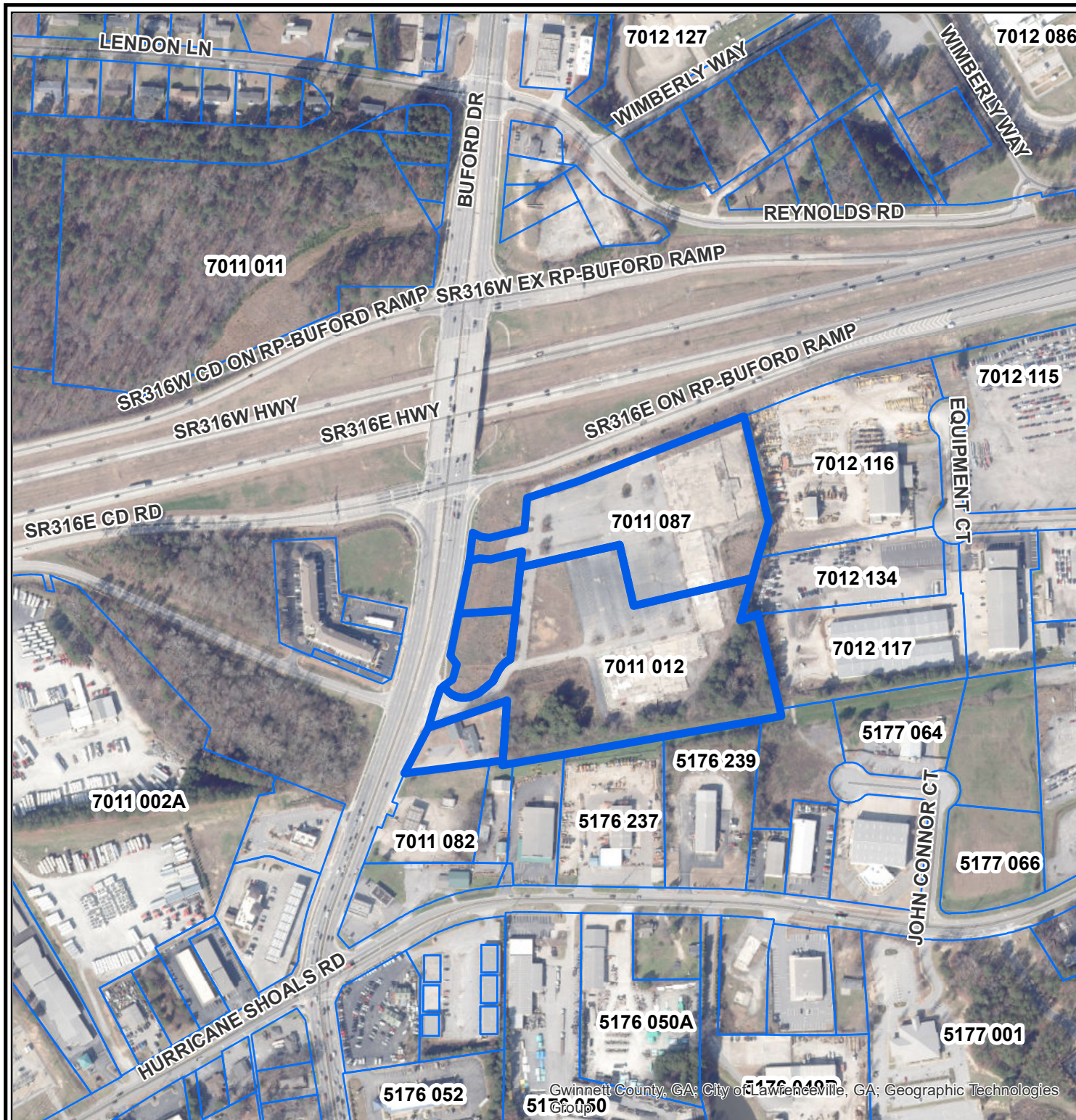
GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company



Legend

- Subject Properties
- Parcels
- Roads



0 230 460



LAWRENCEVILLE

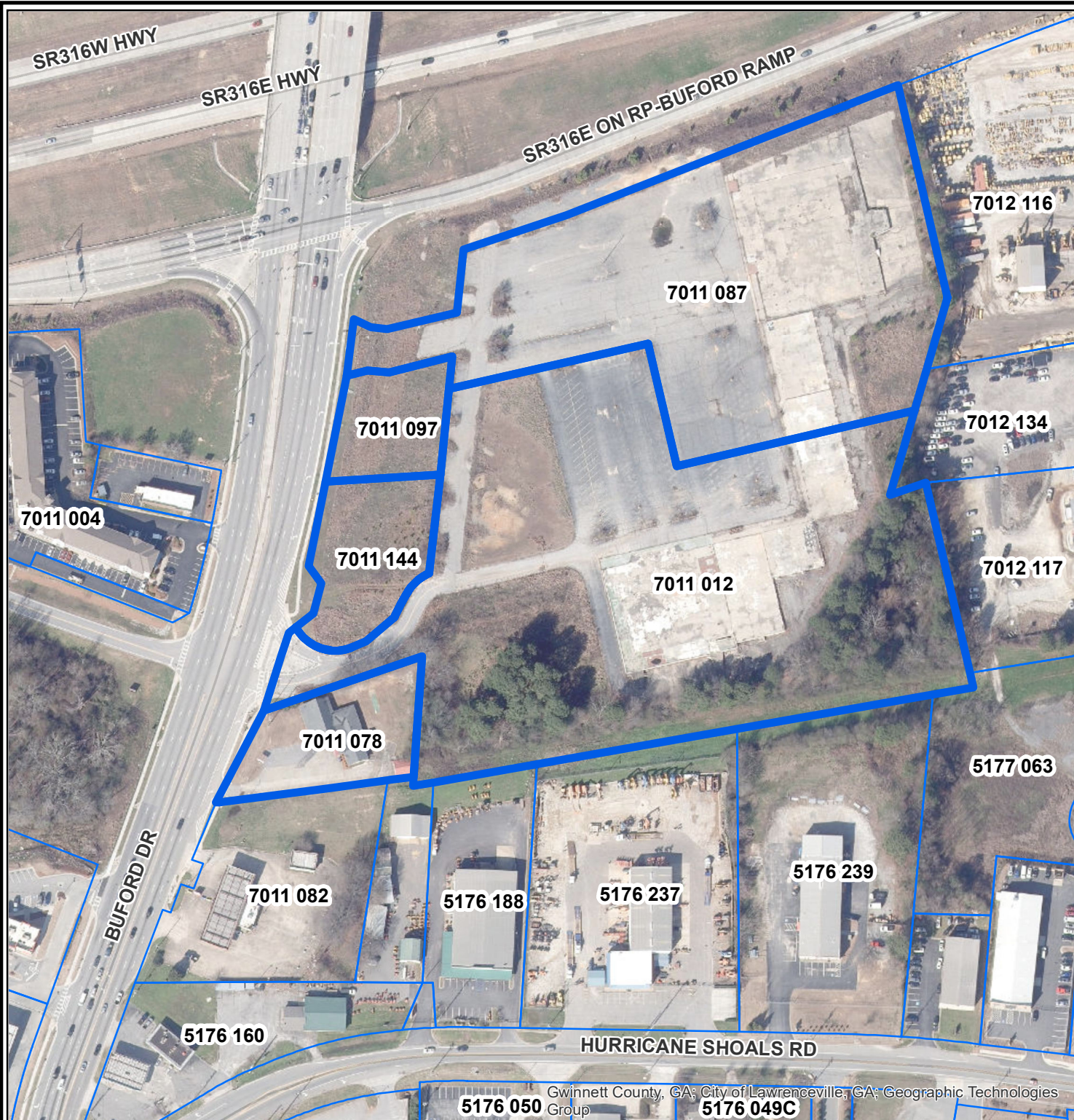
GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company



Legend

- Subject Properties
- Parcels
- Roads



0 115 230



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company

Legend

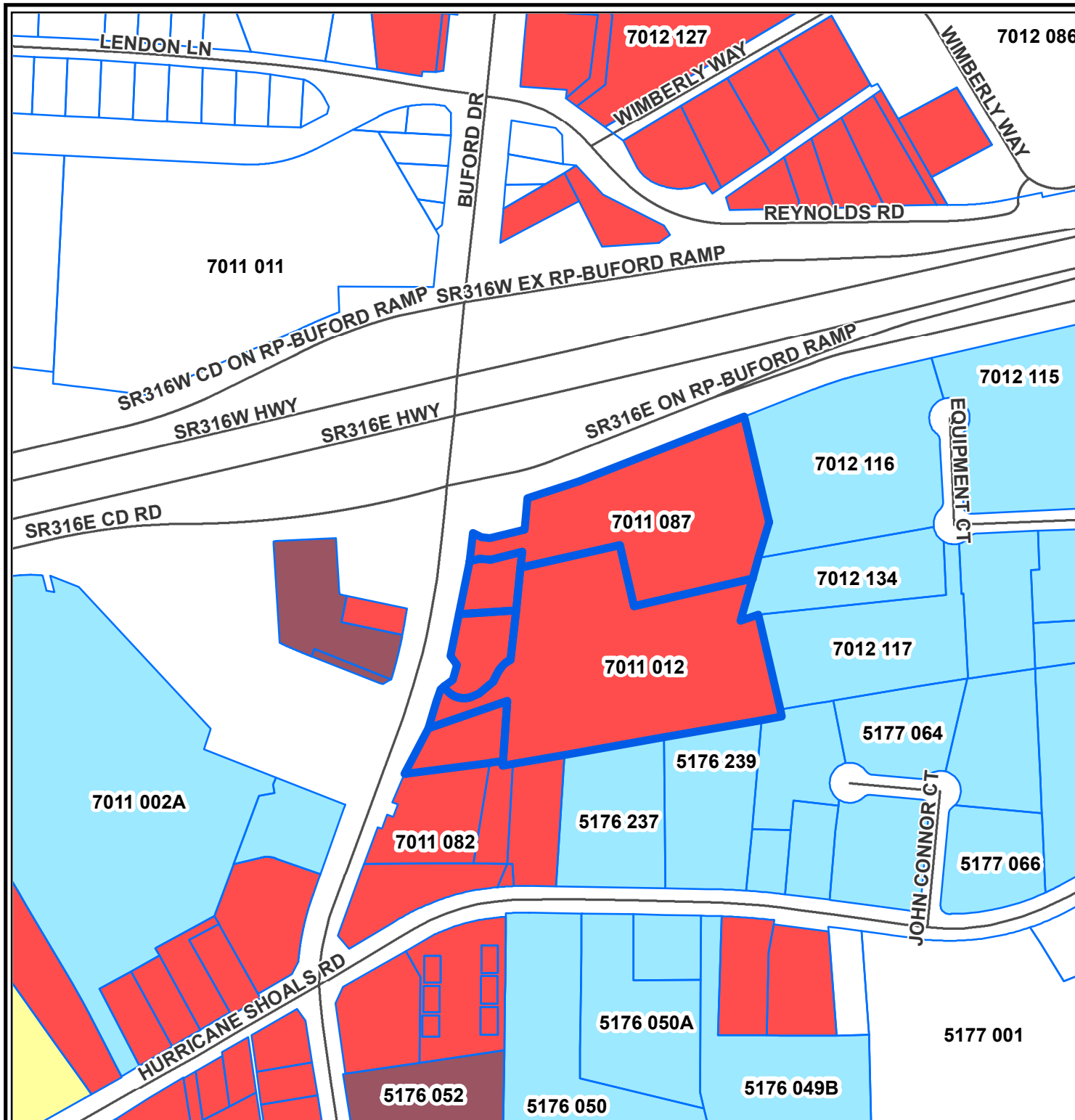
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- RS-150 Single-Family Residential
- Roads



0 230 460





LAWRENCEVILLE

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*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company

Legend

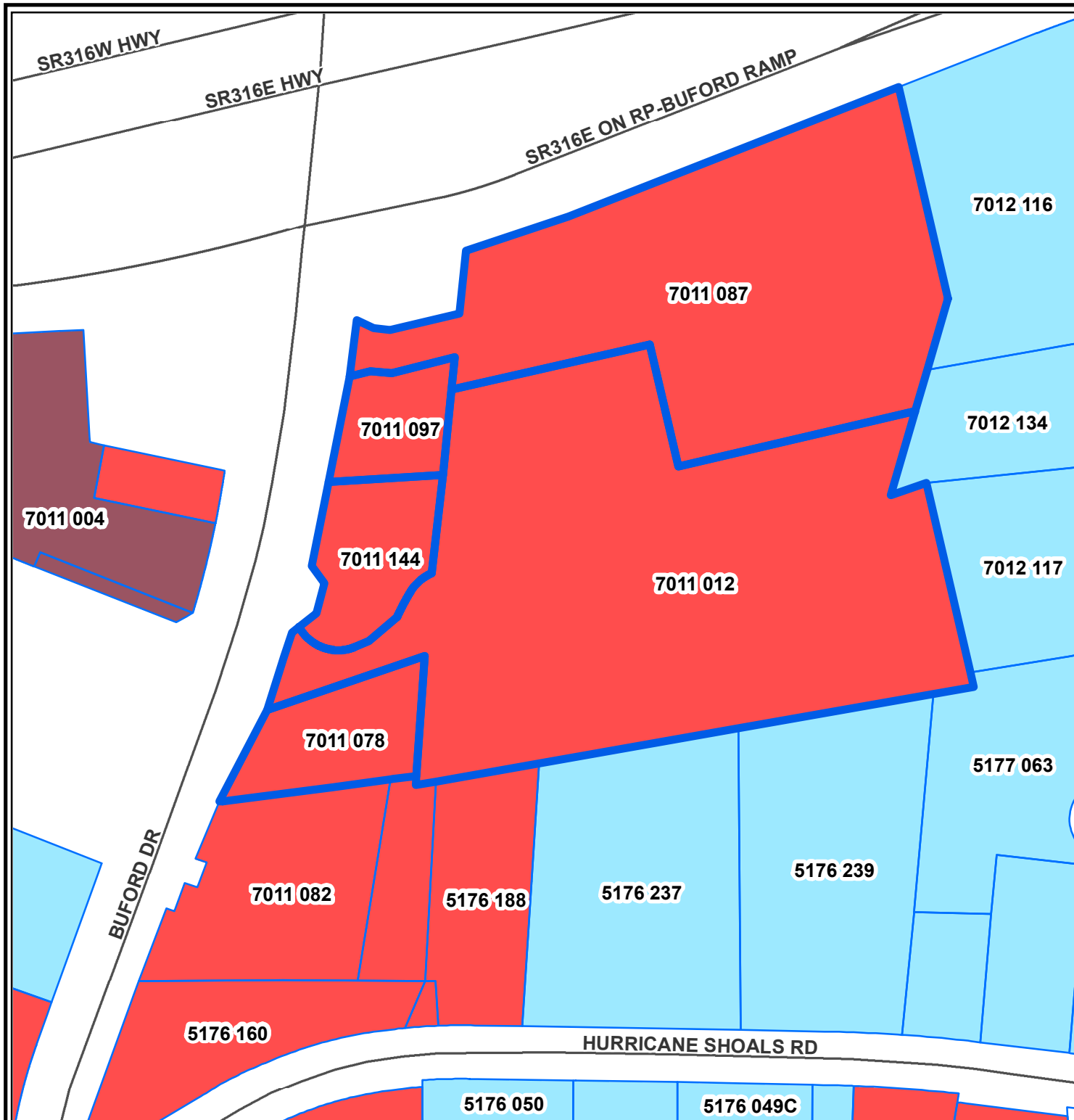
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- Roads



0 115 230





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2022-00011; Avrohom Wolf c/o Balfour 419, LLC; 419 Hurricane Shoals Road

Department: Planning and Development

Date of Meeting: Monday, April 4, 2022

Presented By: Todd Hargrave

Planning Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

Attachments/Exhibits:

RZC2022-00011- Report

RZC2022-00011- Planning and Development Recommendations

RZC2022-00011- Application

RZC2022-00011- Letter of Intent

RZC2022-00011- Legal Description
RZC2022-00011- Survey
RZC2022-00011- Exhibits
RZC2022-00011- Elevations and floor plan
RZC2022-00012- Sign package
RZC2022-00012- Monument Sign
RZC2022-00012- Aerial Zoom Out
RZC2022-00012- Aerial Zoom In
RZC2022-00012- Zoom Out
RZC2022-00012- Zoom In

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION & REZONING

CASE NUMBER:	RZM2022-00011
APPLICANT:	AVROHOM WOLF
CONTACT:	AVI WOLF
PHONE NUMBER:	917.586.5179
LOCATION:	419 HURRICANE SHOALS ROAD
PARCEL ID:	R5145 080
ACREAGE:	7.31
ZONING PROPOSAL:	(RM-12) GENERAL RESIDENCE, 3,600 SQ. FT. DISTRICT TO RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	MULTIFAMILY REDEVELOPMENT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property was rezoned from RM (Multifamily Residence District) and R-75 (Single-Family Residence District, Gwinnett) to RM in 1972 pursuant to case RZ-72-01. Later on it was rezoned to RM-12 (General Residence, 3,600 Sq. Ft. District) sometime in the 1980s.

PROJECT DATA

The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane

Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

The applicant intends to develop the remaining balance of the property with a three (3) story building consisting of thirty-five (35) multifamily units and increase the overall number of multifamily units to eighty-seven (87) resulting in a overall density of 11.9 Units Per Acre. As proposed, the plan includes two alternating roof types (flat and gable), common entrances and faux windows on the side elevations, exterior treatments include patios and porches, as well as the required seventy-five (75) brick veneer, with lap siding used on the remaining balance of the proposed building. Additionally, each unit would be accessed internally, via a double-loaded corridor and stairwells, with individual access points on both sides of the passage corridor. In addition, the plan proposes seventy (70) additional parking spaces, a dumpster enclosure, sidewalks (pedestrian connectivity), a cabana and swimming pool. Furthermore, the plan includes stormwater facilities near the southwestern portion of the property, and a retaining wall along the northern and eastern property lines due to topographic constraints. As proposed the plan appears to be consistent with the intent of the rules and regulations of the City of Lawrenceville.

In addition to the application the request includes relief from various development standards relating to the existing multifamily units which includes minimum side yard setbacks, landscape requirements, and staking lanes relating to mail kiosk. As previously mentioned the site was developed in 1972, and the rules and regulations at the time required a twenty (20) foot Side Yard Building Setback, and did not specifically address landscaping and mail kiosk requirements. Therefore, the applicants request for variances from the development standards could be justified due to the initial approvals in 1972. In addition, the applicant has indicated a desire to improve the overall appearance of the site with major improvements to the exterior and interior of the existing fifty-two (52) multifamily units. Initial steps have been taken to improve the exterior of the units; which consist primarily of improvements to landscaping, painting the exterior trim work and routine maintenance. However, redevelopment of the entire site is contingent upon the approval of this request for rezoning. Based on these factors staff could support the applicants requests for variances from the development standards of the Zoning Ordinance.

The surrounding area includes a mix of commercial and residential developments and zoning. Directly adjacent to the south and southwest, is a developed RM-12 (General Residence, 3,600 Sq. Ft. District) duplex neighborhood. To the west, and north across Hurricane Shoals Road, are properties zoned BG (General Business District). Adjacent to the east is another property zoned BG used as a commercial plaza for local services such as small grocery stores and laundry facilities. Southeast across Curtis Road there is a neighborhood zoned RM-12 (General Residence, 3,600 Sq. Ft. District) developed with duplexes. Based on these factors the scale of

the development may be consistent with the developments in the immediate vicinity. The request may be compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The vision for this character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. The citywide goals of the Plan includes improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed redevelopment may be considered consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits.

In conclusion, the proposed redevelopment could contribute land use patterns that may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

LDP2021-00062 - Ridgewood Apartments Expansion currently in review.

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

CODE ENFORCEMENT

No comment.

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Yes.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

The request represents an opportunity to redevelop a large tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00011

Approval of a RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 87 multifamily units at a density of 11.9 Units Per Acre.
- B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
- E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the exterior of the existing units shall be submitted to the Planning and Development Department prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units.

2. To satisfy the following site development considerations:

- A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- G. Outdoor storage shall be prohibited.
- H. 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 rights-of-way.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



LAWRENCEVILLE

GEORGIA

3.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Avrohom Wolf</u>	NAME: <u>Balfour 419, LLC</u>
ADDRESS: <u>4488 N. Shallowford Rd</u> <u>Suite 201</u>	ADDRESS: <u>4488 N. Shallowford Rd, Ste 201</u>
CITY: <u>Dunnwoody</u>	CITY: <u>Dunnwoody</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30338</u>
CONTACT PERSON: <u>AVI WOLF</u> PHONE: <u>(917) 586-5179</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12 (GEN. RESIDENCE)</u> REQUESTED ZONING DISTRICT: <u>RM-12 MF</u>	
PARCEL NUMBER(S): <u>5145 080</u> ACREAGE: <u>7.31</u>	
ADDRESS OF PROPERTY: <u>419 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30046</u>	

[Signature] 2-25-22
SIGNATURE OF APPLICANT DATE

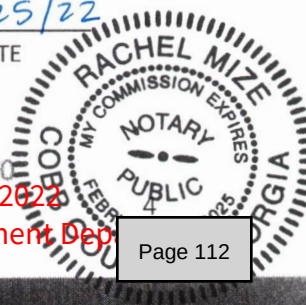
Avrohom Wolf
TYPED OR PRINTED NAME

[Signature] 2/25/22
NOTARY PUBLIC DATE

[Signature] 2-25-22
SIGNATURE OF OWNER DATE

Avrohom Wolf
TYPED OR PRINTED NAME

[Signature] 2/25/22
NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

3.

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.

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

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

5

B Wolf and Sons, LLC
 4488 N Shallowford Rd, Ste 201
 Atlanta, GA 30338

February 24, 2022

Todd Hargrave
 Director of Planning and Zoning
 City of Lawrenceville
 70 S. Clayton Street
 Lawrenceville, GA 30046

Mr. Hargave,

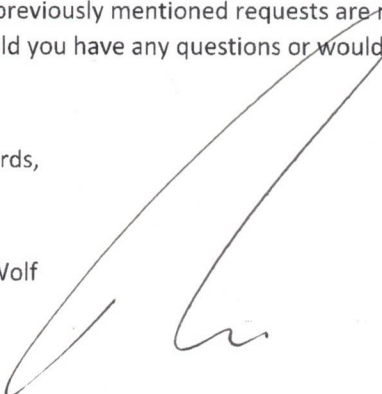
This letter is to inform you of our request to rezone the property located at 419 Hurricane Shoals Rd, Lawrenceville, GA 30046 (Parcel 5145 080) from RM-12, General Residence to RM-12, Multifamily as currently defined in the Lawrenceville Zoning Ordinances 2020. It is our intent to construct a new, 3-story apartment building with 35 residential units and leasing office, private community pool and cabana, and associated infrastructure. The new apartment building will be a part of the existing development known as Ridgewood Apartments. The purpose of this rezone is to create a clear standard of development that adheres to current zoning and development requirements. Included with this letter is a proposed site plan demonstrating the intended development. In conjunction with the proposed rezoning, we are requesting multiple variations from the zoning code to be incorporated as conditions of development as listed below:

1. The 50' landscaped setback as defined in Article 1, Section 102.6 (E)(10) be waived. In lieu of the required buffer, we proposed leaving the 50' setback along Curtis Road as undisturbed, except as to install necessary utilities for improvements. Monument sign for Curtis Road is to be constructed at the discretion of the developer, as the current entrance is not currently active. Additionally, we propose the frontage of Hurricane Shoals be improved with supplemental plantings to be approved by the Director of Planning at time of development permit, but shall exclude any earthen berms or additional fencing.
2. The existing buildings be exempt from current building setback requirements.
3. The 20-foot grassed or landscaped strip between the building and parking area as defined in Article 1, Section 102.6 (E) (2) be reduced to 10' due to topographical hardships and stormwater infrastructure requirements.
4. The proposed parking bay directly adjacent to the new building be exempt from internal landscaped parking islands due to proposed sewer service locations, easements, and to meet parking requirements for the new portion of the development.
5. The proposed mail kiosk be located adjacent to the pool and cabana, and served by parking spaces with accessible routes. Existing infrastructure and topography are not suitable to stacking lanes.

The previously mentioned requests are reflected on the proposed rezoning site plan included with this letter. Should you have any questions or would like to discuss further, please contact Avi Wolf at (917) 586-5179.

Regards,

Avi Wolf



RZM2022-00011
 Received: February 28, 2022
 Planning and Development Dep

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southwesterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning; running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.98 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Westerly right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.93 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC; Balfour 419 LLC; First American Title Insurance Company; Baker & Hostetler LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/26/21, certified by Jerry D. Wood, Georgia RLS No. 2999.

First American Title Insurance Company
Commitment No. 21-34
Effective Date March 18, 2021

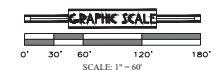
EXHIBIT "B"

5. Drainage rights as contained in that certain Right of Way Deed from Mr. V.L. Roebuck to Gwinnett County, Georgia, dated June 7, 1958, and recorded at Deed Book 148, Page 74, Gwinnett County, Georgia Records. Affects - Not Platiable
6. Easement from GSC Properties LP to J.T. Knight & Gregory H. Stephens, dated October 25, 2000, and recorded at Deed Book 21577, Page 18, Gwinnett County, Georgia Records, as assigned by that certain Assignment Easement from J.T. Knight & Gregory H. Stephens to Gwinnett County Water and Sewerage Authority, undated, and recorded at Deed Book 33226, Page 59, aforesaid Records. Affects - See Plat
7. Easement from GSC Properties, L.P., to Gwinnett County Public Utilities, dated March 17, 2004, and recorded at Deed Book 46407, Page 722, Gwinnett County, Georgia Records. Affects - See Plat
8. Nonexclusive Installation and Service Agreement by and between Cable Equities Colorado, LLC and GSC Properties, L.P., dated October 14, 2011, and recorded at Deed Book 51140, Page 619, Gwinnett County, Georgia Records. Affects - Not Platiable
9. Those matters as disclosed by that certain survey entitled ALTA/ACSM Land Title Survey for Greenleaf Investment Partners L028, LLC, State Bank and Trust Company, and Chicago Title Insurance Company, prepared by DuSouth Surveying & Engineering, Inc., bearing the seal and certification of Jerry D. Wood, GRLS No. 2999, dated January 21, 2016, last revised January 26, 2016, being designated as Project No. 16-006-015, as follows:
 - a. Fence crossing the northeasterly and southerly boundary lines of subject property;
 - b. Sign located in the northerly portion of subject property;
 - c. Pavement crossing the southerly boundary line of subject property;
 - d. Fifty (50') foot building setback line along Rights-of-Way of Hurricane Shoals Road and Curtis Road;

EXHIBIT "B"

- e. Twenty-five (25') foot building setback line along the northeasterly, westerly and northeasterly boundary lines of subject property;
- f. Forty (40') foot building setback line along the southerly boundary line of subject property;
- g. Buildings A and B in the northern portion of subject property lying within the twenty-five (25') building setback lines in the northerly portion of subject property;
- h. Building C in the central portion of subject property lying within the twenty-five (25') foot building setback line along the northeasterly boundary line of subject property; and
- i. Building D encroaches upon the sanitary sewer easement in the southerly portion of subject property.

LINE	BEARING	CHORD
L1	S72°08'20"W	95.06'
L2	N86°07'27"W	144.85'



PLAT ABBREVIATIONS
IPF IRON PIN FOUND (1/2" REBAR)
IPS IRON PIN SET (1/2" REBAR)
OTF OPEN TOP PIPE
CTP CONCRETE TOP PIPE
CWF CONCRETE MONUMENT FOUND
LL LAND LOT LINE
R/W RIGHT OF WAY
TRB TRUE POINT OF BEGINNING
POB POINT OF BEGINNING
CLR CENTERLINE
FLR PROPERTY LINE
SF SQUARE FOOT
CONC CONCRETE
SMH SANITARY SEWER MANHOLE
JB JUNCTION BOX
SWB SINGLE WING CATCH BASIN
DWB DOUBLE WING CATCH BASIN
HW HEADWALL
PP POWER POLE
LP LIGHT POLE
UP UTILITY POLE
WM WATER METER
WV WATER VALVE
FIH FIRE HYDRANT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
BUD BUILDING
HGT HEIGHT
N/F NOW OR FORMERLY
B/L BUILDING SETBACK LINE

MONUMENTATION LEGEND
○ Depicts Computed Point Only
● Depicts Iron Pin Set
● Depicts Iron Pin Found
□ Depicts Monument Set
□ Depicts Monument Found
⊙ Fire Hydrant
⊙ Sanitary Sewer
⊙ Power Pole
⊙ Transformer
⊙ Drop Inlet
⊙ Light Pole

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

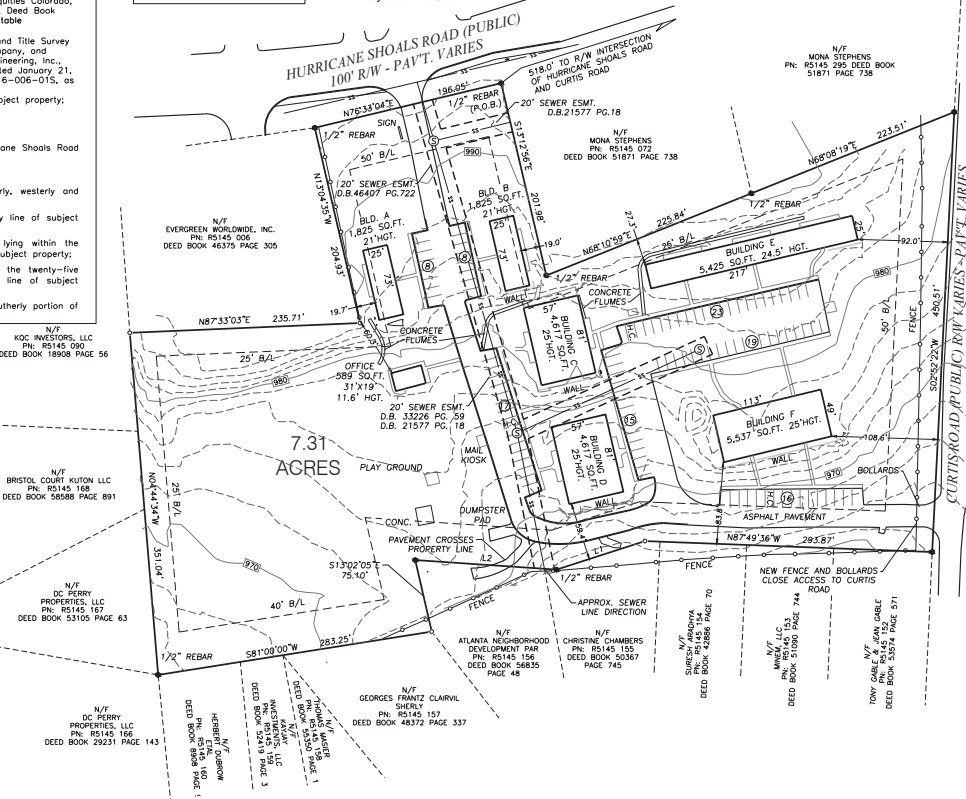
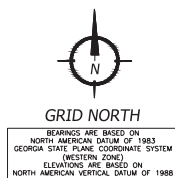
Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southeasterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning, running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.88 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Western right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence South 72 degrees 08 minutes 20 seconds West a distance of 293.87 feet to a 1/2" rebar, thence North 87 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to a 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence South 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.33 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC, Balfour 419 LLC, First American Title Insurance Company, Baker & Hostetter LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/25/21, certified by Jerry D. Wood, Georgia RLS No. 2999. The property shown herein is the same property described in First American Title Insurance Company Commitment No. 21-34.

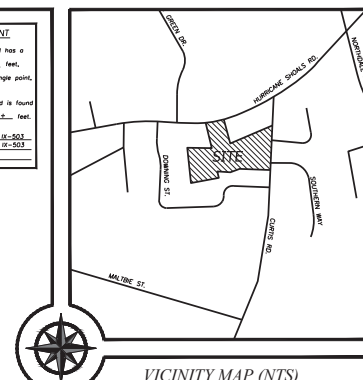
Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 6b, 7b, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The Field Work was completed on May 25, 2021.

Date: 05/25/21
Jerry D. Wood
Registration No. 2999



SURVEY CLOSURE STATEMENT
The Field Data upon which this plat is based has a closure precision of one foot in 108,110 feet, and an angular error of 1" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
Linear Measurement obtained using SINUS II-503
Angular Measurement obtained using SINUS II-503
Field Work completed: 5/25/21



PROJECT DATA

* CLIENT: Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

1. TOTAL PROJECT ACRES: 7.31 ACRES
2. TAX PARCEL #: R5145 080
3. FLOOD PLAIN: THIS PROPERTY LIES WITHIN A "ZONE X" FLOOD ZONE ACCORDING TO FIRM COMMUNITY PLAN NUMBER 13135C0073F DATED SEPTEMBER 29, 2006.
4. WATER SUPPLY: GWINNETT COUNTY WATER SUPPLY
5. SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
6. EXISTING ZONING: CITY OF LAWRENCEVILLE RM-12
7. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
9. EXISTING PARKING: 103 REGULAR PARKING SPACES, 3 HANDICAP PARKING SPACES
10. REQUIRED SETBACKS ACCORDING TO ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 05/11/2021:

FRONT	50'
SIDE	25'
REAR	40'
11. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
13. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN FOUND.
14. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THE SUBJECT PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CURTIS ROAD, PUBLIC RIGHT OF WAY, AND TO HURRICANE SHOALS ROAD, PUBLIC RIGHT OF WAY.

ZONING AND SITE REQUIREMENTS SUMMARY

ZONING REPORT PROVIDED BY PZR REPORT, THE PLANNING & ZONING RESOURCE COMPANY DATED 05/11/2021

- EXISTING ZONING DESIGNATION: RM-12 MULTIFAMILY RESIDENTIAL DISTRICT
- SETBACK REQUIREMENTS:

A. FRONT	50'
B. SIDE	25'
C. REAR	40'
- MAXIMUM BUILDING HEIGHT: 3 STORIES / 35'
- PARKING SPACE REQUIREMENTS: 208 TOTAL PARKING SPACES, INCLUDING 104 CAR GARAGE SPACES

RZM2022-00011
Received: February 28, 2022
Planning and Development Department



SURVEY FOR:

Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

419 HURRICANE SHOALS ROAD
CITY OF LAWRENCEVILLE
LAND LOT 145
OF THE 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

CHANGES	DATE
REV. PER LENDER COMMENTS & PZR REPORT	6-14-21

DATE
05-26-2021

PROJECT
21-181

ALTA/NSPS
LAND TITLE SURVEY

SHEET
1 OF 1





DUSOUTH
SURVEYING &
ENGINEERING, INC.

22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.338.1961 OFFICE
Email: dussouthsurveying@gmail.com
Online: www.dussouthsurveying.com

ENGINEERING PLANS FOR:
**RIDGEWOOD
APARTMENTS
EXPANSION**

419 HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30043
GWINNETT COUNTY
145th LAND LOT - 5th DISTRICT
PARCEL #5145 080

24HR CONTACT:
MILTON GREARD
(770) 725-9800

PREPARED FOR:

B WOLF & SONS LLC
4488 N SHALLLOWFORD RD, STE 201
ATLANTA, GA
AVI WOLF
(917) 386-5179

CHANGES	DATE

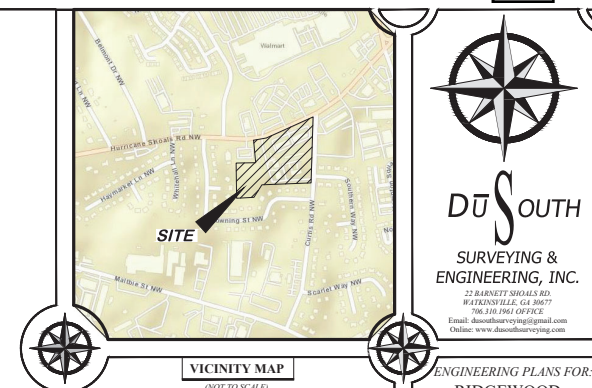
DATE

10/20/2021

DUSOUTH
#21-181

SITE PLAN

C3.0



VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

- OWNER OF RECORD: B WOLF & SONS LLC
B WOLF
(917) 386-5179
4488 N SHALLLOWFORD RD, STE 201
ATLANTA, GA 30338
- 24HR CONTACT: MILTON GREARD
(770) 725-9800

- PROJECT ACREAGE:
TOTAL AREA: 7.31 AC
DISTURBED AREA: 2.50 AC
IMPERVIOUS AREA: 1.20 AC
PERVIOUS AREA: 1.11 AC
*VALUES BASED ON DISTURBED PORTION OF PROJECT SITE
- ZONING:
PROJECT: RM-12
ADJACENT: RM-12, B0
TAX PARCEL #: 5145 080
- FLOOD PLANE: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 131350007F, DATED 9-26-2006.
- WATER SUPPLY: GWINNETT COUNTY
- SEWAGE DISPOSAL: GWINNETT COUNTY
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY DUSOUTH, DATED 5-26-2021.
- ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER.
- NO PART OF THE PROPOSED SUBDIVISION INCLUDES AREAS INVOLVING SOIL OR TOPOGRAPHICAL CONDITIONS WHICH PRESENT HAZARDS OR REQUIRE SPECIAL PRECAUTIONS.
- BUILDING SETBACKS:
FRONT: 20'
SIDE: 20'
REAR: 40'
- 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.
- INITIAL RECEIVING WATERS ARE REDLAND CREEK.
- ALL CONSTRUCTION DEBRIS MUST BE REMOVED IN A LEGAL MANNER PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY LOTS.
- PARKING REQUIREMENTS:
PARKING REQUIRED: 70 SPACES (2 SPACES PER UNIT)
PARKING SIZE: 9'x20'
PARKING PROVIDED: 70 SPACES (2HC)

UTILITY CAUTION NOTE:
THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE THE PROPERTY OF THE UTILITY COMPANIES ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES PRIOR TO THE START OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM NEARER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES NOTE:
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY SERVICES (WATER, SEWER, POWER, PHONE, ETC.) THROUGHOUT CONSTRUCTION. CONTRACTOR IS REQUIRED TO NOTIFY THE PROPERTY OWNER PRIOR TO ANY SERVICE DISRUPTION.

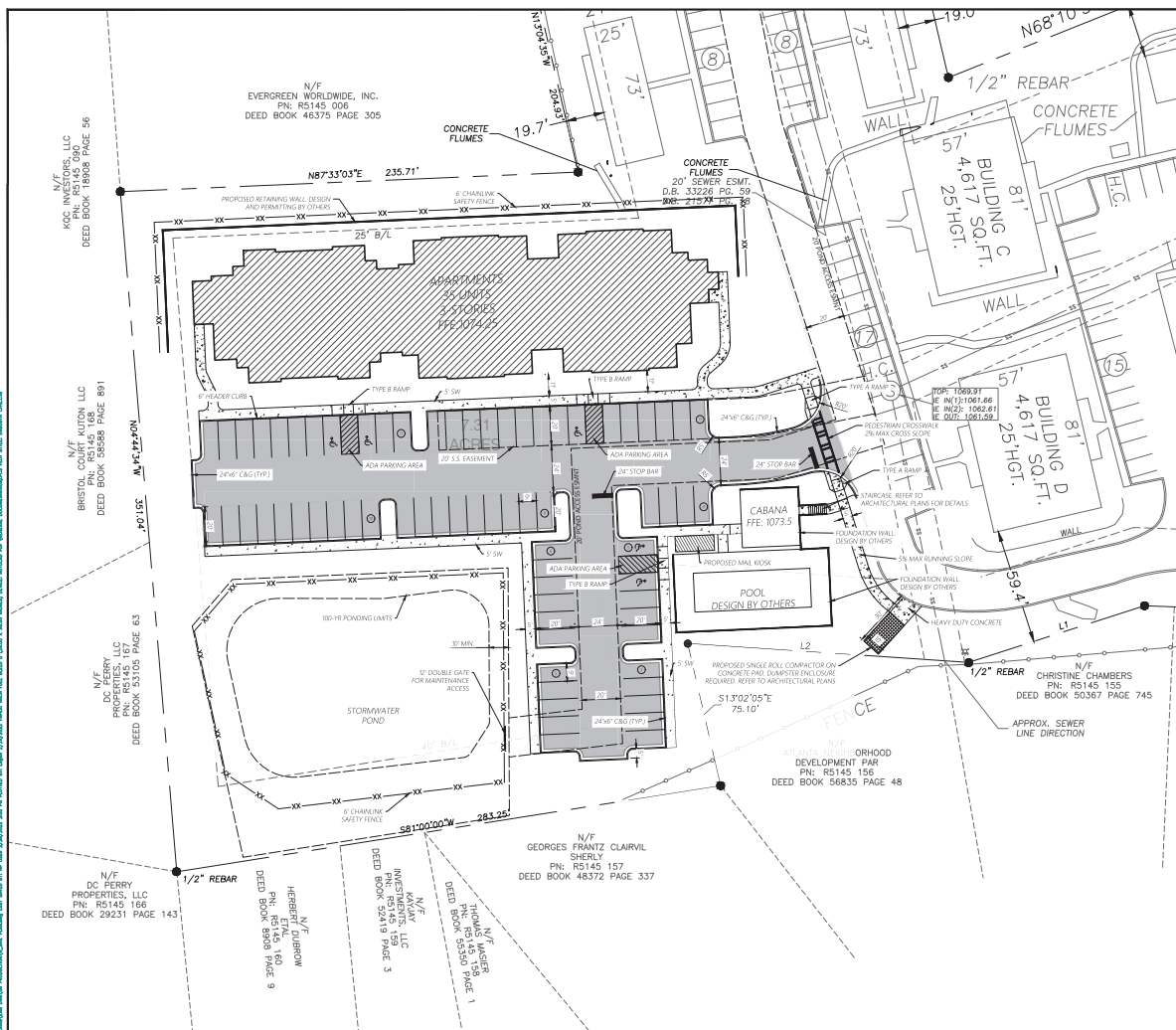
PAVEMENT LEGEND
STANDARD DUTY PAVEMENT
CONCRETE PAVING
REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS



PZM2022-00011

Received: February 28, 2022

Planning and Development Dep



419 HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30043
GWINNETT COUNTY
145th LAND LOT - 5th DISTRICT
PARCEL #5145 080

MILTON GARLAND
(1897-1965)

B WOLF & SONS LLC
4488 N SHALLOWFORD RD, STE 201
ATLANTA, GA
AVI WOLF
(917) 586-5179

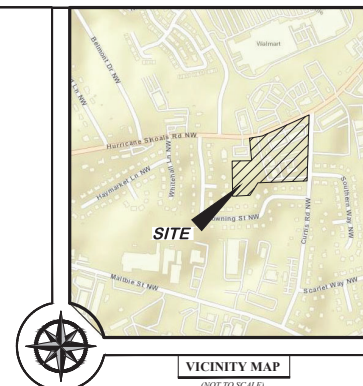
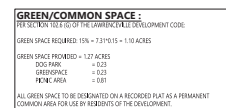
DATE
10/20/2021

EASEMENTS AND GREEN SPACE



Received: February 28, 2022

Planning and Development Dep.



★ OWNER OF RECORD: B WOLF & SONS LLC
AVI WOLF
(917) 586-5179
4488 N SHALLOFORD RD, STE 201
ATLANTA, GA 30338

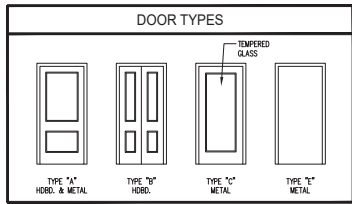
★ 24HR CONTACT: MILTON GARIAND

- UTILITY CAUTION NOTE:**
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND SHALL BE THE CONTRACTOR RESPONSIBLE TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EXISTING UTILITIES NOTE:**
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY SERVICES (WATER, SEWER, POWER, PHONE, ETC.) THROUGHOUT CONSTRUCTION. CONTRACTOR IS REQUIRED TO NOTIFY THE PROPERTY OWNER PRIOR TO ANY SERVICE DISRUPTION.

Garland
& Associates Contractors, Inc.
GENERAL CONTRACTORS
020 Garland Dr. - Suite 400
PO BOX 370
Goffbart, GA 30622
www.garland-associates.com
Phone: 770-725-9000
Fax: 770-725-9800
Commercial • Industrial • Design/Build

DOOR SCHEDULE											
No.	TYPE	DOOR					FRAME			REMARKS	
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	TYPE		THRESH
1	A	1'-4"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
2	A	2'-0"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
3	A	2'-4"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
4	A	2'-6"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
5	A	2'-8"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
6	A	2'-10"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
7	B	PR. 2'-6"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	INSUL. ENTRY DOOR, SEE NOTE 1 & 3
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FRENCH, SEE NOTE 2 & 3
10											NOT USED
11	B	PR. 1'-4"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
12	A	3'-0"	6'-8"	1 3/8"	HORBL.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FLUSH STEEL DOOR
14											NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	NO	FLUSH
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	PAINTED	K.D.	YES	FLUSH, LEVER ENTRANCE LOOK, WEATHER STRIPPING
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FRENCH

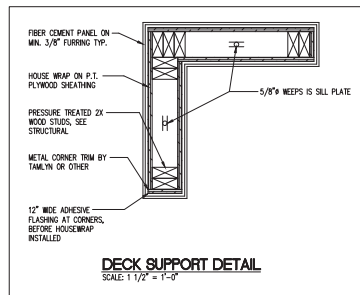
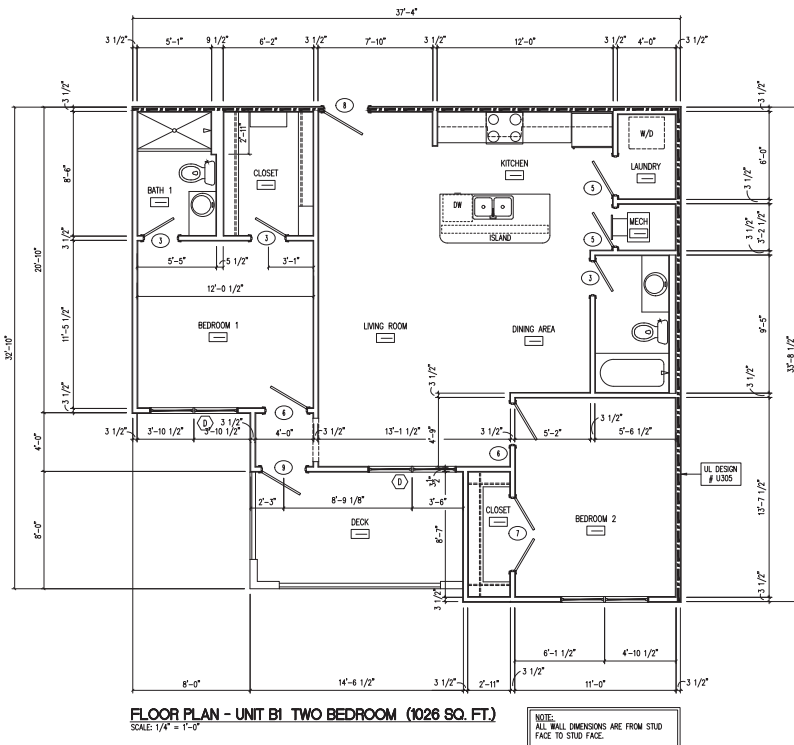
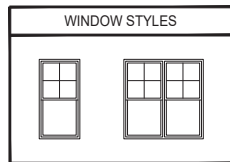
- NOTES:
- ENTRY DOOR TO BE 30 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
 - LOOK SET ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
 - ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
 - ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
 - NOT USED
 - ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.



WINDOW SCHEDULE			
TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

- NOTES:
- WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. - OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 1025.6.
 - FOR SECTION 1025.9 OF THE IBC UPPER FLOOR WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICE COMPLYING WITH ASTM F 2096 OR ASTM F 2092.
 - BOTTOM SASH WHEN IN OPEN POSITION SHALL HAVE A NET OPEN AREA OF 5.7 S.F. IN ACCORDANCE WITH SECTION 1025.2 2012 IBC.
 - INSULATED LOW "I" GLASS.
 - WINDOWS TO BE MAINT. TOGETHER AT FACTORY.
 - NO VALUE ENGINEERING OF WINDOWS MAY BE DONE WITHOUT BUILDING DEPARTMENT APPROVAL, MAY REQUIRE REVISED ENERGY FORMS.

ROOM FINISH SCHEDULE							
ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
	LIVING ROOM	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	DINING AREA	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	KITCHEN	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BEDROOM	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	CLOSET	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BATH	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	LAUNDRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	PANTRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



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NO.	DATE	REVISION/REMARKS
02.21.22		REVISED PER CITY COMMENTS
11.30.21		ISSUED FOR CONSTRUCTION
10.04.21		REVISED EXTERIOR ELEVATIONS
08.25.21		ISSUED FOR CLIENT REVIEW
NO.	DATE	REVISION/REMARKS

NEW
APARTMENT
BUILDING
FOR:
RIDGEWOOD
APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
2 BEDROOM UNIT (B1)
FLOOR PLAN
AND SCHEDULES

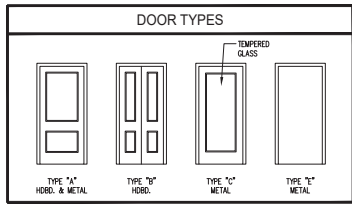
PROJECT NUMBER

SHEET NUMBER

A1.1

DOOR SCHEDULE										
No.	TYPE	DOOR			FRAME			TYPE	THRESH	REMARKS
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL			
1	A	1'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
2	A	2'-0"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
3	A	2'-4"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
4	A	2'-8"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
5	A	2'-8"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
6	A	2'-10"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
7	B	PR. 2'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	P.J.L.	YES	INSUL. ENTRY DOOR, SEE NOTE 1 & 3
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	P.J.L.	YES	FRENCH, SEE NOTE 2 & 3
10										NOT USED
11	B	PR. 1'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
12	A	3'-0"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	P.J.L.	NO	2 PANEL
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	P.J.L.	YES	FLUSH STEEL DOOR
14										NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	P.J.L.	NO	FLUSH
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	K.D.	YES	FLUSH, LEVER ENTRANCE LOOK, WEATHER STRIPPING
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	P.J.L.	YES	FRENCH

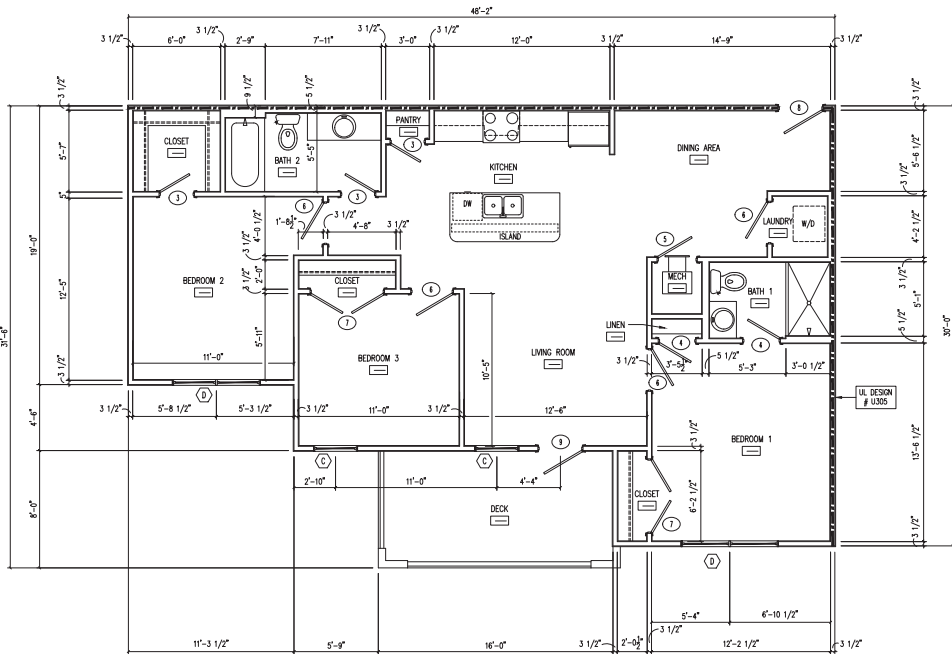
- NOTES:
- ENTRY DOOR TO BE 30 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
 - LOOK SET ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
 - ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
 - ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
 - NOT USED
 - ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.



WINDOW SCHEDULE			
TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

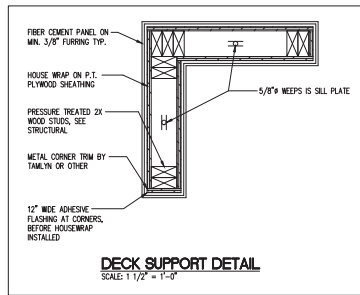
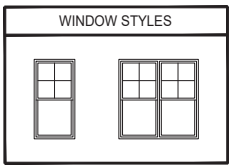
- NOTES:
- WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. - OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 105.8.8.
 - FOR SECTION 105.8.9 OF THE IBC UPPER FLOOR WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICE COMPLYING WITH ASTM F 2096 OR ASTM F 2096.2.
 - BOTTOM SASH WHEN IN OPEN POSITION SHALL HAVE A NET OPEN AREA OF 5.7 S.F. IN ACCORDANCE WITH SECTION 1029.2 2012 IBC.
 - INSULATED LOW "E" GLASS.
 - WINDOWS TO BE MAINTAINED AT FACTORY.
 - NO VALUE ENGINEERING OF WINDOWS MAY BE DONE WITHOUT BUILDING DEPARTMENT APPROVAL, MAY REQUIRE REVISED ENERGY FORMS.

ROOM FINISH SCHEDULE							
ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
LIVING ROOM		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
DINING AREA		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
KITCHEN		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
BEDROOM		CARPET COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
CLOSET		CARPET COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
BATH		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
LAUNDRY		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
PANTRY		LUXURY VINYL TILE COLOR: TBO	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBO	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



FLOOR PLAN - UNIT C1 THREE BEDROOM (1179 SQ. FT.)
SCALE: 1/4" = 1'-0"

NOTE:
ALL WALL DIMENSIONS ARE FROM STUD
FACE TO STUD FACE.



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02.21.22	REVISED PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVISED EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW
08.25.21	ISSUED FOR CLIENT REVIEW

NO.	DATE	SUBMITTAL/REVISION
1	02.21.22	REVISED PER CITY COMMENTS
2	11.30.21	ISSUED FOR CONSTRUCTION
3	10.04.21	REVISED EXTERIOR ELEVATIONS
4	08.25.21	ISSUED FOR CLIENT REVIEW

NEW APARTMENT BUILDING
FOR:
RIDGEWOOD APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
3 BEDROOM UNIT (C1)
FLOOR PLAN
AND SCHEDULES

PROJECT NUMBER

SHEET NUMBER
A1.2



FLOOR PLAN
SCALE: 3/32" = 1'-0"

BUILDING 1 = (12) THREE BEDROOM UNITS
(24) TWO BEDROOM UNITS

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	02.21.22	REVISED PER CITY COMMENTS
	01.31.22	REVISED PER CITY COMMENTS
	01.05.22	REVISED PER CITY COMMENTS
	11.30.21	ISSUED FOR CONSTRUCTION
	10.04.21	REVISED EXTERIOR ELEVATION
	08.25.21	ISSUED FOR CLIENT REVIEW
MK	DATE	SUBMITTAL/REVISIONS

NEW
APARTMENT
BUILDING

FOR:
**RIDGEWOOD
APARTMENTS**
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE

BUILDING 1
LOWER LEVEL
FLOOR PLAN

PROJECT NUMBER

SHEET NUMBER
A2.1



SCALE: $3/32" = 1'-0"$



SCALE: 3/32" = 1'-0"

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[illegible]

419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE

BUILDING 1
INTER. & UPPER
FLOOR PLAN

PROJECT NUMBER

SHEET NUMBER
A2.2

[illegible]

ABBREVIATIONS
RV - RIDGE VENT
HRV - HIP RIDGE VENT

ORV - OFF RIDGE VENT
BW - BEARING WALL

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[illegible]

NEW
APARTMENT
BUILDING

FOR:
RIDGEWOOD
APARTMENTS

419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE

BUILDING 1
ROOF PLAN

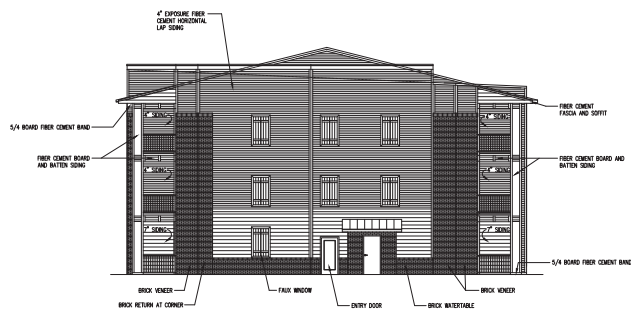
PROJECT NUMBER

SHEET NUMBER
A3.1

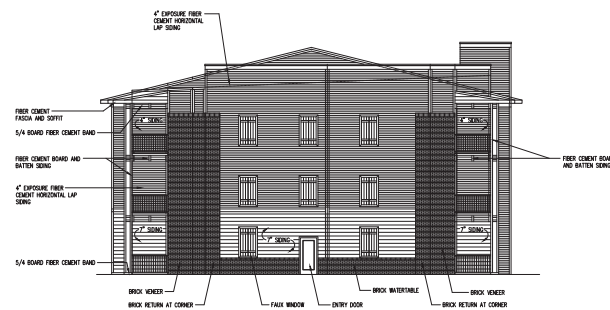
1



FRONT ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



REAR ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"

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08.25.21	ISSUED FOR CLIENT REVIEW
MK	DATE
	SUBMITTAL/REVISION

NEW
APARTMENT
BUILDING
FOR:
RIDGEWOOD
APARTMENTS
419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
BUILDING 1
EXTERIOR
ELEVATIONS

PROJECT NUMBER

SHEET NUMBER
A4.1

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MK	DATE	SUBMITTAL/REVISION

FOR:
**RIDGEWOOD
APARTMENTS**
419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

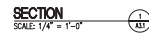
PROJECT NUMBER

OF _____

TYPICAL SECTION AT DECK AND APARTMENT
SCALE: 1/2" = 1'-0"



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SEE STRUCTURAL DRAWINGS FOR
ALL FOUNDATION DESIGN, ALL
FRAMING AND CONNECTIONS.

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[illegible]

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MK	DATE	SUBMITTAL/REVISION

FOR:
RIDGEWOOD
APARTMENTS
419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

PROJECT NUMBER

SHEET NUMBER
A5.2

Client Information

Management Company: Balfour
Residential
419 Hurricane Shoals RD NW,
Lawrenceville, GA 30045
Management Rep: Karrah
Created By: Haleigh

Ridgewood Sign Package

PROPOSAL #4375

V5

SALES REP: Alex

DATE: 01.05.22

PRODUCT	SIZE	QTY	COST	TOTAL
CMU / Brick Built Structure, Double Sided Logo & Address 1/2 Painted Acrylic	8'x4'	1	\$18,995.00	\$18,995.00
6" Cement Base		1	\$1,500.00	\$1,500.00
Permit & Handling fees		1	\$1,500.00	\$1,500.00
Building ID Sign ACM Print with Satin Laminate Includes address Sign for Leasing office	18"x24"	13	\$165.00	\$2,145.00
Unit ID Sign ACM Print with Laminate	6"x4"	52	\$35.00	\$1,820.00
Unit Ranges (Exterior) ACM Print with Satin Laminate	12"x4"	13	\$65.00	\$845.00
Office Hours Sign with 3 Sliders ACM Print with Laminate	15" x 18"	1	\$395.00	\$395.00
			Subtotal	\$27,200.00
			Out of State - No Sales Tax	\$0.00
			Installation	\$9,995.00
			Total	\$37,195.00

TERMS & CONDITIONS:

Design will begin once the terms and conditions have been approved, please circle item and quantity and sign. Above pricing includes design, up to 3 changes, print and fabrication. Any additional changes will be charged at \$80/hr. Shipping costs on applicable items are not included in the proposal and will be billed upon order completion. On all signs totaling over \$5,000.00, terms are 50% upon approval of design and 50% remaining upon install. Price valid for 30 days, then subject to change.

Approved, please begin design. _____ Date _____

RZM2022-00011

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MATERIALS	INSTALL KEY	RR: Remove existing and replace with new sign PF: paint and fill in holes from removing old IN: Install new sign. No existing sign exists INWP: Install new sign WITH POSTS OV: Overlay existing sign with new sign. No removal. CL: Client is installing	VERSIONS	DESIGN APPROVAL CLAUSE
Hardfoam structure with faux foam white brick. Double-sided. Logo routed out & raised, painted structure to match proof *Final printed colors may vary up to 15% depending on substrate. **If client provided measurements, client is liable if sign is the wrong size.	IN Height from ground to top: ?		1. 11.10.21	5. 1.7.22
			2. 12.17.21	6. 1.20.22
			3. 12.22.21	7. 2.23.22
			4. 1.6.22	8.
			Additional charges will apply after the 4th version	9.
			☐ BY CHECKING THIS BOX YOU CONFIRM THAT THE DESIGN IS READY TO PRINT. ANY CHANGES MADE AFTER APPROVAL WILL BE CHARGED AN ADDITIONAL FEE. Please check this carefully for errors and omissions. Your email approval constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. Designer will not accept liability for errors overlooked at this stage of proofing. Any changes from your previously approved design will be charged extra according to both time and materials. All designs owned and copyrighted by Direct Signs & Designs.	

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Page 129

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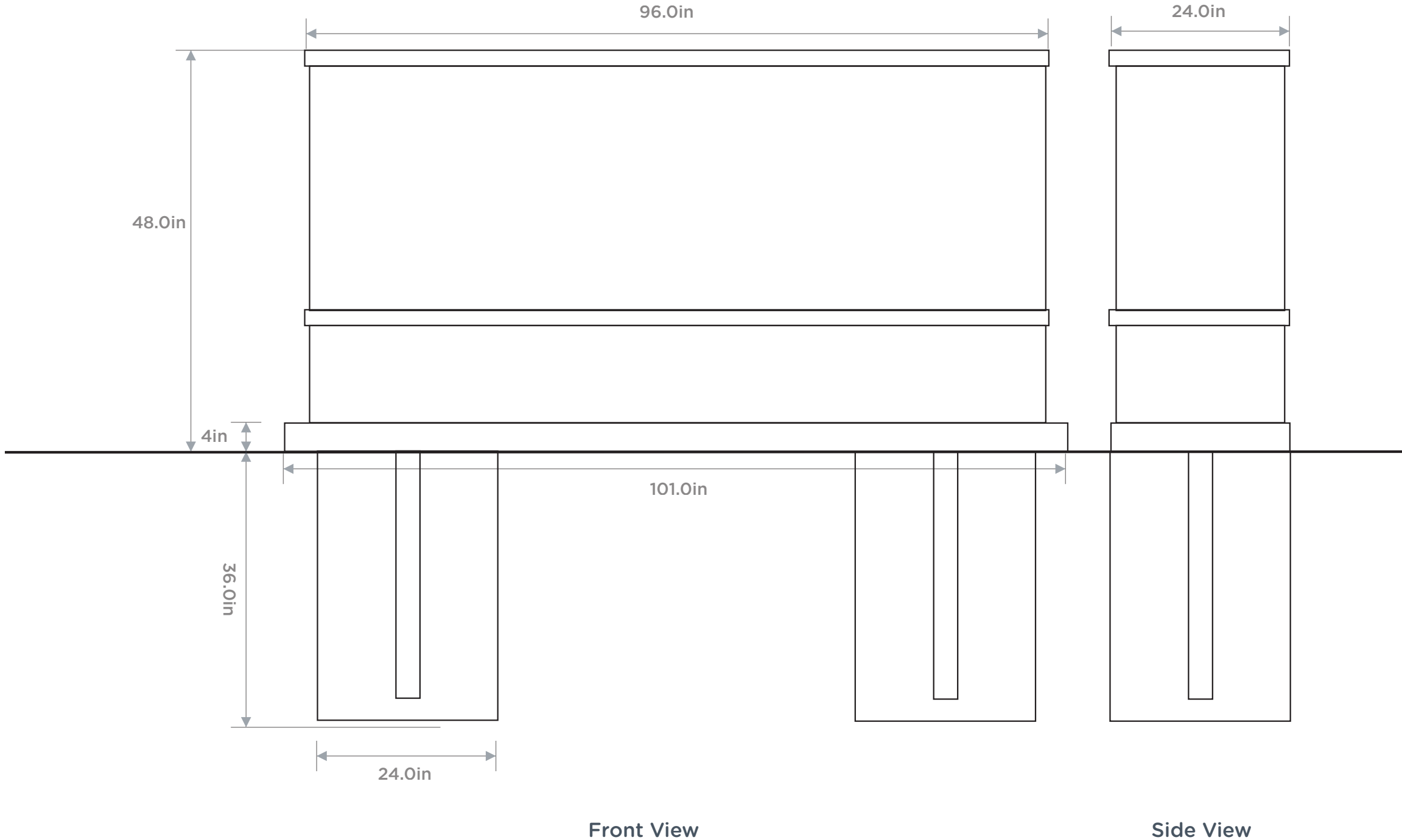
RIDGEWOOD
APARTMENTS
419

Raised Copy Part of Structure

MATERIALS	INSTALL KEY	VERSIONS	DESIGN APPROVAL CLAUSE
CMU Blocks with Brick Face	IN	1. 11.10.21	☐ BY CHECKING THIS BOX YOU CONFIRM THAT THE DESIGN IS READY TO PRINT. ANY CHANGES MADE AFTER APPROVAL WILL BE CHARGED AN ADDITIONAL FEE. Please check this carefully for errors and omissions. Your email approval constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. Designer will not accept liability for errors overlooked at this stage of proofing. Any changes from your previously submitted design will be charged extra according to both time and materials. All designs owned and copyrighted by Direct Signs & Designs.
1" thick Painted Acrylic	Height from ground to top: ?	2. 12.17.21	
	INSTALL WARRANTY	3. 12.22.21	
	Products not installed by Direct SD are not covered under standard warranty. Direct SD is not held responsible for any damage or errors caused by third party installers.	4. 1.6.22	
		Additional charges will apply after the 4th version	
	RR: Remove existing and replace with new sign PF: paint and fill in holes from removing old IN: Install new sign. No existing sign exists INWP: Install new sign WITH POSTS OV: Overlay existing sign with new sign. No removal. CL: Client is installing	5. 1.7.22	Received: February 28, 2022 Planning and Development Dep
		6. 1.20.22	
		7. 2.23.22	
		8.	
		9.	

*Final printed colors may vary up to 15% depending on substrate.
**If client provided measurements, client is liable if sign is the wrong size.





MATERIALS

CMU Blocks with Brick Face

1" thick Painted Acrylic

*Final printed colors may vary up to 15% depending on substrate.

**If client provided measurements, client is liable if sign is the wrong size.

INSTALL KEY

IN

Height from ground to top: ?

INSTALL WARRANTY

Products not installed by Direct SD are not covered under standard warranty. Direct SD is not held responsible for any damage or errors caused by third party installers.

RR: Remove existing and replace with new sign

PF: paint and fill in holes from removing old

IN: Install new sign. No existing sign exists

INWP: Install new sign WITH POSTS

OV: Overlay existing sign with new sign. No removal.

CL: Client is installing

VERSIONS

1. 11.10.21	5. 1.7.22
2. 12.17.21	6. 1.20.22
3. 12.22.21	7. 2.23.22
4. 1.6.22	8.
Additional charges will apply after the 4th version	9.

DESIGN APPROVAL CLAUSE

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Planning and Development Dep

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MATERIALS	INSTALL KEY	VERSIONS	DESIGN APPROVAL CLAUSE
CMU Blocks with Brick Face	IN Height from ground to top: ?	1. 11.10.21	☐ BY CHECKING THIS BOX YOU CONFIRM THAT THE DESIGN IS READY TO PRINT. ANY CHANGES MADE AFTER APPROVAL WILL BE CHARGED AN ADDITIONAL FEE.
1" thick Painted Acrylic	INSTALL WARRANTY Products not installed by Direct SD are not covered under standard warranty. Direct SD is not held responsible for any damage or errors caused by third party installers.	2. 12.17.21	Please check this carefully for errors and omissions. Your email approval constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. Designer will not accept liability for errors overlooked at this stage of proofing. Any changes from your previously approved design will be charged extra according to both time and materials. All designs owned and copyrighted by Direct Signs & Designs.
	RR: Remove existing and replace with new sign PF: paint and fill in holes from removing old IN: Install new sign. No existing sign exists INWP: Install new sign WITH POSTS OV: Overlay existing sign with new sign. No removal. CL: Client is installing	3. 12.22.21	Received: February 28, 2022 Planning and Development Dep
		4. 1.6.22 Additional charges will apply after the 4th version	
		5. 1.7.22	
		6. 1.20.22	
		7. 2.23.22	
		8.	
		9.	

*Final printed colors may vary up to 15% depending on substrate.
**If client provided measurements, client is liable if sign is the wrong size.



CURRENT



MOCKUP



*Mockup is approximate. May not be to exact scale.

MATERIALS

CMU Blocks with Brick Face
1” thick Painted Acrylic

*Final printed colors may vary up to 15% depending on substrate.
**If client provided measurements, client is liable if sign is the wrong size.

INSTALL KEY

IN
Height from ground to top: ?

INSTALL WARRANTY

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RR: Remove existing and replace with new sign
PF: paint and fill in holes from removing old
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VERSIONS

1. 11.10.21	5. 1.7.22
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Received: February 28, 2022
RZM2022-00011
Planning and Development Dep.



LAWRENCEVILLE

GEORGIA

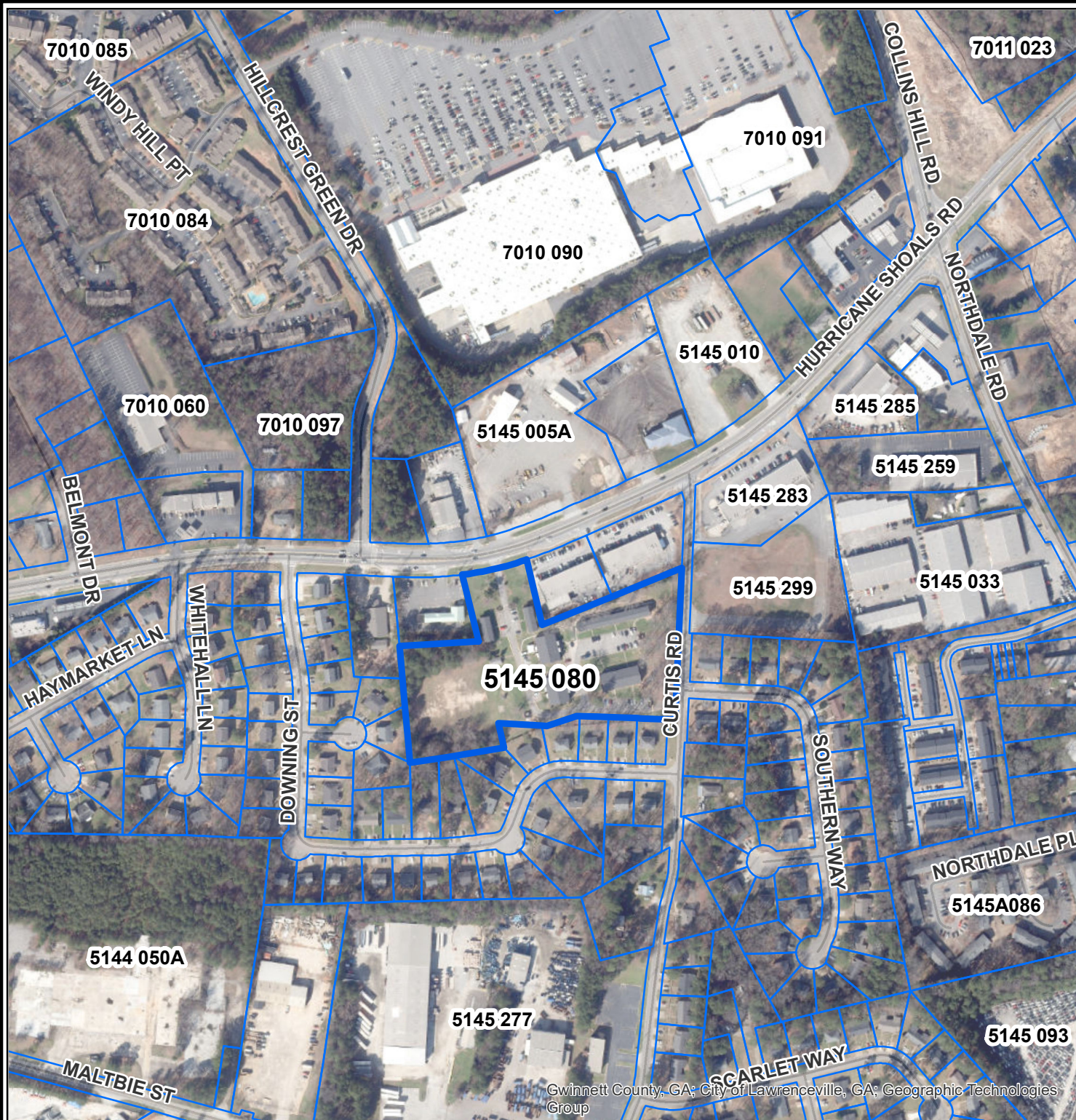
*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZM2022-00011

**Applicant: Avrohom Wolf
C/O Balfour 419, LLC**

Property Owner: Balfour 419, LLC



Legend

-  Subject Parcel
-  Parcels
-  Roads



0 230 460



LAWRENCEVILLE

GEORGIA

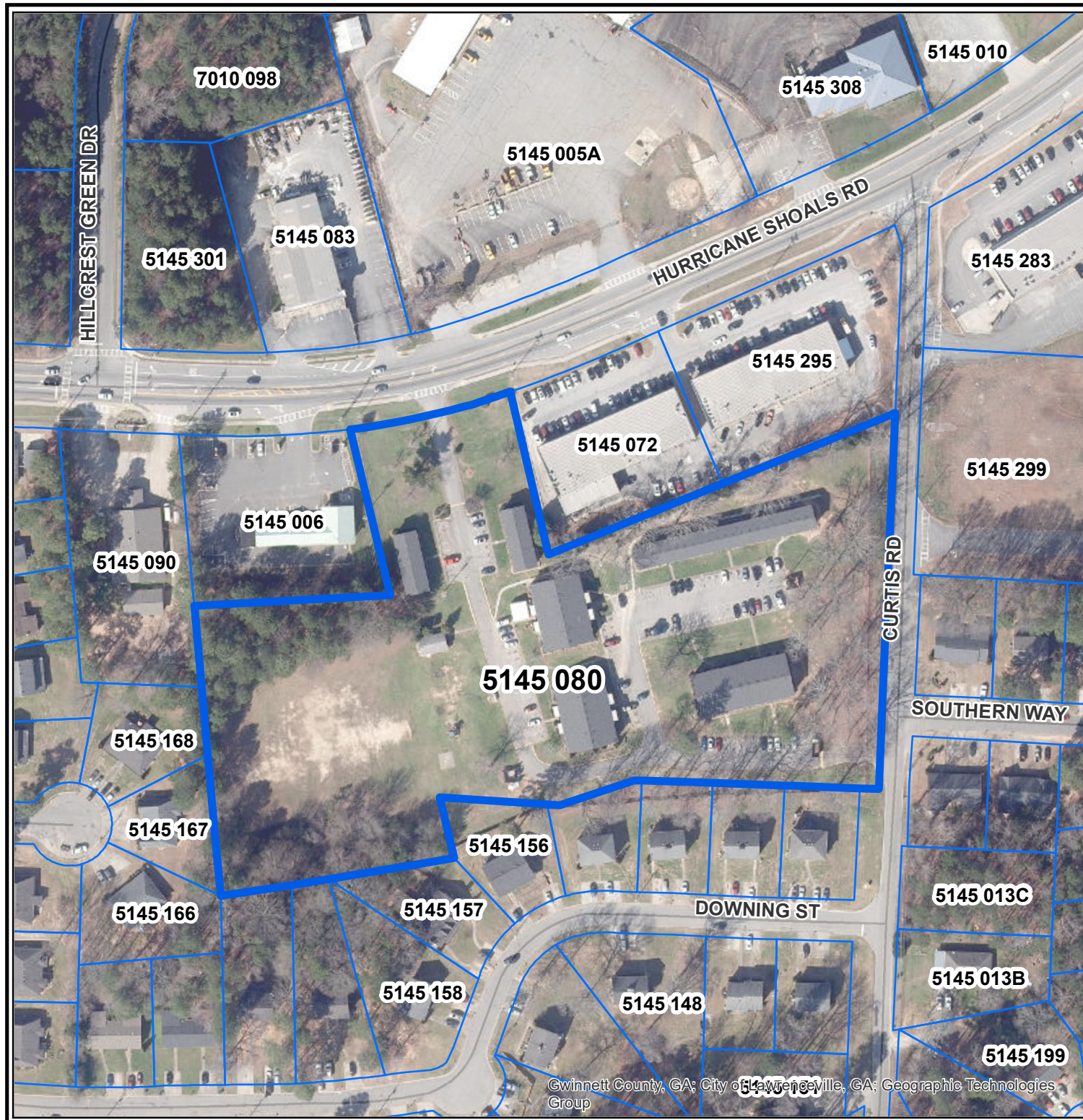
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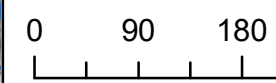
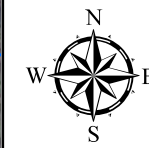
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LAWRENCEVILLE

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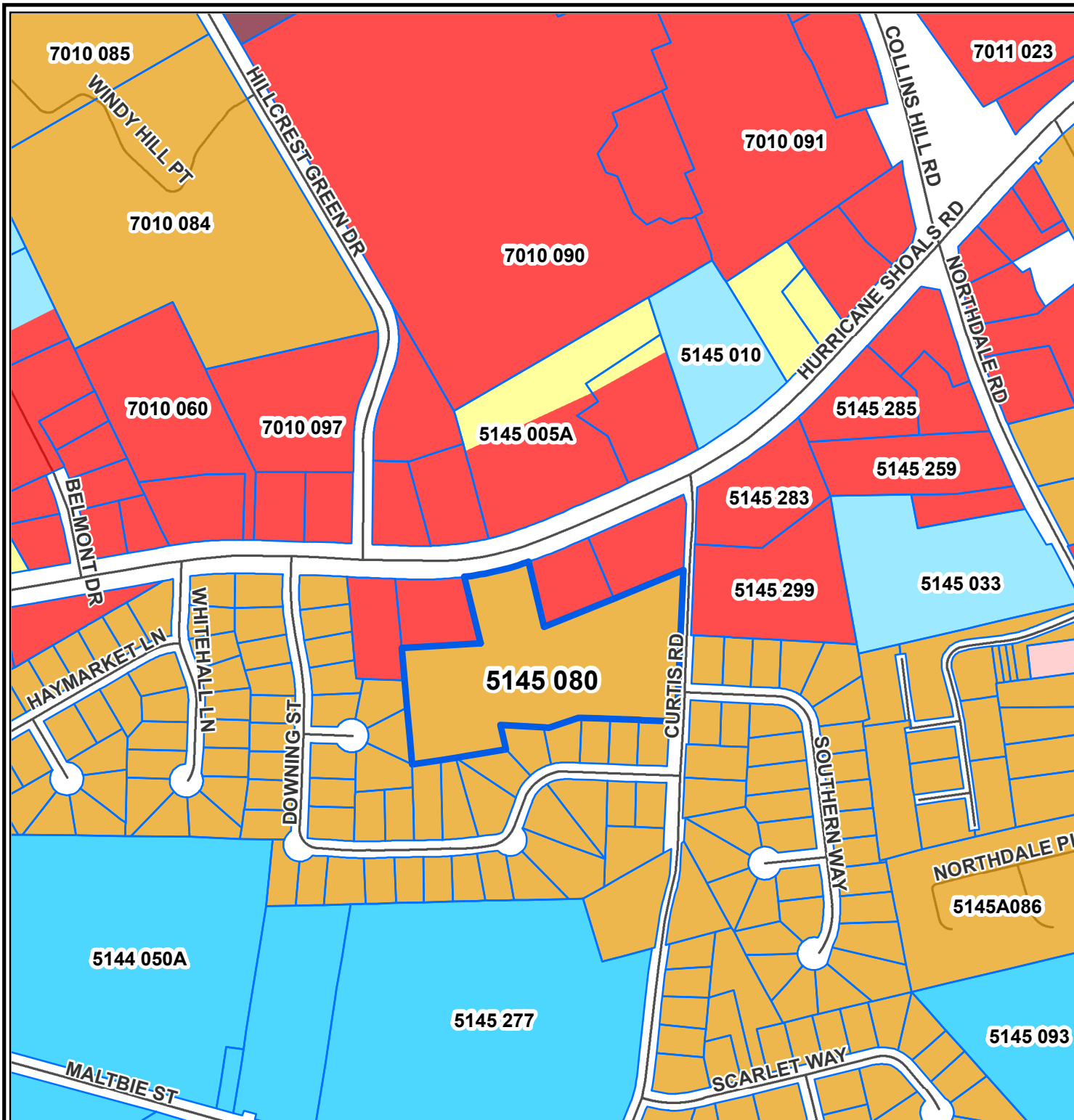
-  Subject Parcel
-  Parcels

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  Roads



0 230 460





LAWRENCEVILLE

GEORGIA

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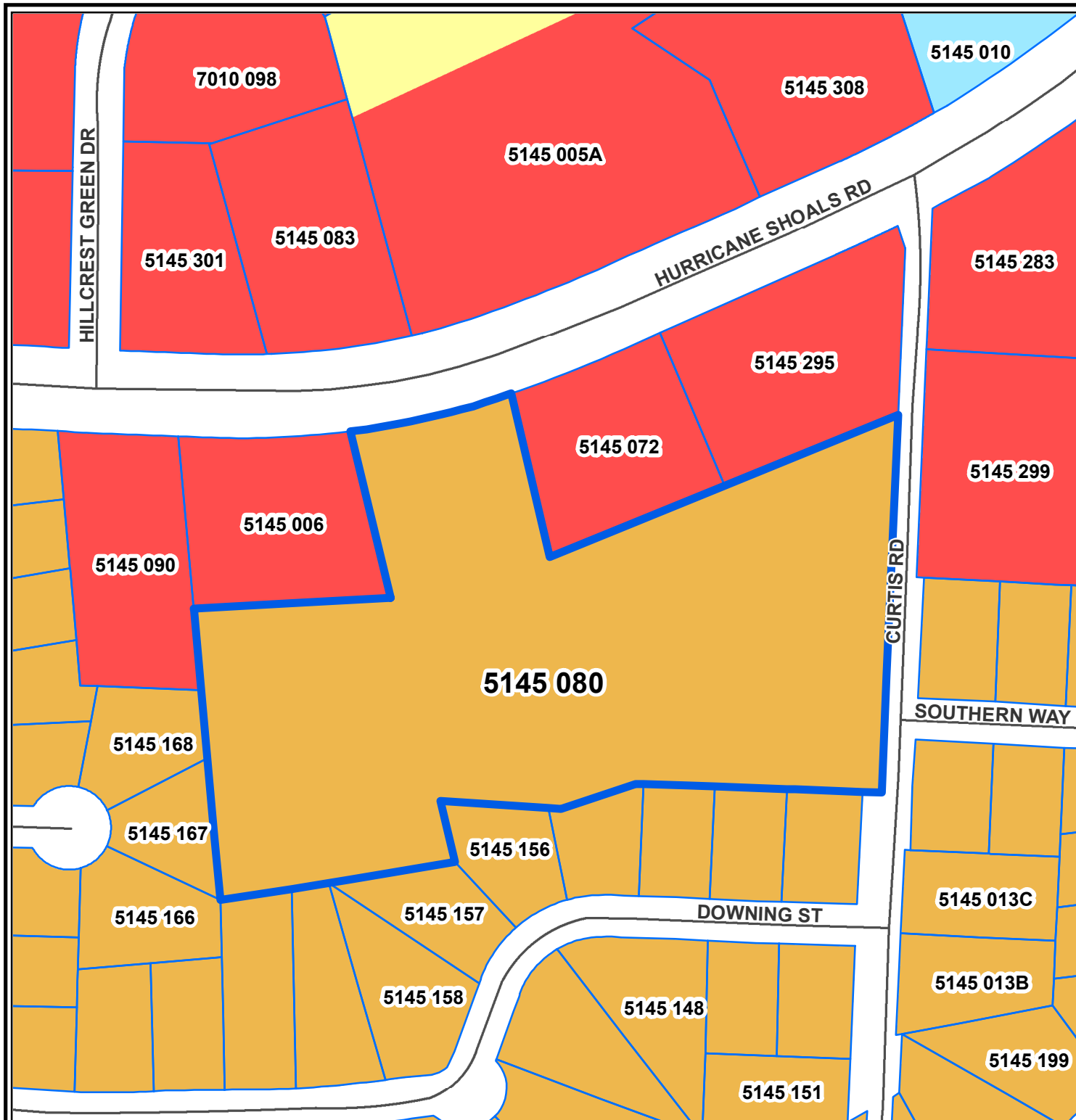
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Zoning Districts

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-  Roads



0 90 180





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: AN ORDINANCE TO AMEND ARTICLE 7, SIGNS SECTION 702

Department: Planning and Development

Date of Meeting: Monday, April 4, 2022

Presented By: Todd Hargrave, Director of Planning and Development

Planning Department Recommendation: Approval of Amendment

Summary: An amendment to Article 7, Section 702 Types of Signs, Subsection 702.1 Billboard: to regulate billboards in relationship to their location, height, separation, setbacks, and zoning classification of the City of Lawrenceville Zoning Ordinance 2020.

Attachments/Exhibits:

- **Ordinance draft**

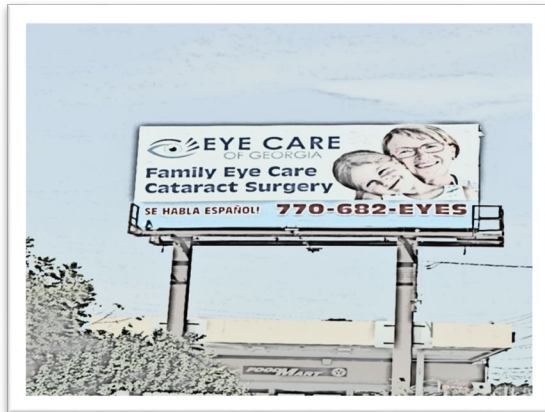
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE

The City Council of the City of Lawrenceville, Georgia hereby ordains that The Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1. Delete Article 7, Signs, Section 702.1 Billboard in its entirety and replace it as follows:

702.1 Billboard

A sign, larger than 200 square feet in area.



Permitted Sign Dimensions

Maximum Height (including structure)

45 feet

Minimum Setback from Right-of-Way

50 feet

Maximum Sign Display Size

672 square feet- 14 feet (H) x 48 feet (W)

Quantity Permitted

Special Use Permit required

The standards for billboards shall also apply to digital billboards and multiple-display area billboards, unless otherwise provided in this Section;

1. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification located along the Georgia Highway 316/University Parkway Corridor with the approval of a Special Use Permit;

2. Restrictions

A. Georgia Highway 316/University Parkway Corridor

1. Billboards shall be strictly limited to parcels of land located along Georgia Highway 316/University Parkway corridor extending from its intersections with Riverside Parkway and High Hope Road;
2. Billboards shall be strictly prohibited along an arterial or collector roadway as classified on the Gwinnett County Long Range Road Classification Map;

3. All billboards (base and sign) shall be within one-hundred (100) feet of the Georgia Highway 316/University Parkway right-of-way;

B. Height

1. Billboards, including base and display area, shall not exceed an overall height of forty-five (45) feet, unless approved through the public hearing process;
2. No portion of a billboard display area shall be less than thirty-one (31) feet above grade;
3. Billboards adjacent to an elevated roadway may increase the height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway immediately adjacent to the subject property;

C. Maximum Sign Display Area

1. Billboards containing a single display area shall be limited to a Maximum Display Area of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width;
2. Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Display Area of 672 square feet. The Maximum Display Area for each display panel shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;
3. Billboard display area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) digital display per direction with a maximum of three (3) signs per structure;
4. Any extension, structure or temporary cutout extending beyond the display area of any billboard, excluding the aprons, is specifically prohibited;

D. Separation

Sign separation standards are not subject to variation;

1. Separation of billboards located along the northern segment of Georgia Highway 316/University Parkway shall be a minimum of 4,000 feet as measured along the right-of-way;

2. Separation of billboards located along the southern segment of Georgia Highway 316/University Parkway shall be a minimum of 4,000 feet as measured along the right-of-way;
3. Separation between billboards at intersections along Georgia Highway 316/University Parkway right-of-way shall be no less than six-hundred (600) feet;
4. Billboards (base or sign) shall not be located within five-hundred (500) feet of any property zoned RS-180, RS-150 or RS-60;

E. Setbacks

1. The base of a Billboard shall be setback a minimum of fifty (50) feet or a maximum of one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, unless approved through the public hearing process;
2. The display area of a Billboard shall be within one-hundred (100) feet of the right-of-way of Georgia Highway 316/University Parkway;
3. Billboard display area shall be setback a minimum of ten (10) feet from the right-way of Georgia Highway 316/University Parkway, unless approved through the public hearing process;
4. Billboard display area shall be setback a minimum of sixty (60) feet from an intersecting or adjacent arterial or collector roadway as classified on the Gwinnett County Long Range Road Classification Map;

F. Design Standards

1. Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
2. Billboards shall be freestanding;
3. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
4. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;

5. No portion of the supporting structure shall be visible above the top of the sign display area;
6. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions;
7. Billboards shall not rotate or have any moving parts;
8. No auditory message or mechanical sounds may be emitted from the sign;

G. EMC Design Standards and Restrictions

Billboards Display Areas may consist of a computer programmable sign capable of displaying figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Display Area;

1. EMCs shall not interfere with any public safety vehicle or traffic control device;
2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
3. Upon the request of the Director of Planning and Development, the agent/applicant/ owner of a Billboard located within the city limits shall provide a certification of the light intensity indicating compliance with the minimum standards of this Section. If the owner of a sign fails to control brightness within these limits the sign permit will be revoked. Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;
4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;

5. All illuminated billboards other than EMC's must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;
6. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
7. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
8. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
9. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
10. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.
11. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.
12. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not limited to, dates and times of meetings of the Mayor and Council of the City, and the date, time, and place of City elections. These announcements would be published in accordance with an agreement consented to by the applicant and made a part of the Special Use Permit.
13. All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

H. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to own a fee simple property interest in the site large enough for a Fall Zone. A Fall Zone shall be defined as an area large enough and set back far enough from any buildings, structures or property lines equal to 133% of the height of the entire structure in every direction. Within the Fall Zone, no buildings or other structures may be constructed;

I. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

J. Maintenance

Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. A billboard and sign display area remaining unused for a period exceeding forty-five (45) days shall be considered a discontinued sign and shall be removed by the sign owner at their expense. All trash and unused materials shall be removed from the area by the sign owner;

K. Issuance of the Special Use Permit.

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been

physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;

3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.K.2 above and an inspection report pursuant to paragraph 702.1.K.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

IT IS SO ORDAINED, this ____ day of _____, 2022.

Mayor David R. Still

Attest: _____
City Clerk