



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Tuesday, March 01, 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

1. Meeting Minutes, Tuesday, February 1, 2022

New Business

2. RZM2021-00009 & ANNX2022-00001; Charles Garfunkel; 724 Collins Hill Road
3. RZM2021-00032, SUP2021-00057 & SUP2021-00058; Lawrenceville Land Holdings, LLC; 329 Grayson Highway

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: APPROVAL OF PRIOR MEETING MINUTES

Item: Meeting Minutes, Tuesday, February 1, 2022

Department: Planning and Development

Date of Meeting: Tuesday, March 1, 2022

Applicant Request: APPROVAL OF PRIOR MEETING MINUTES

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: APPROVAL OF PRIOR MEETING MINUTES

Summary: APPROVAL OF PRIOR MEETING MINUTES

Attachments/Exhibits:

- Meeting Minutes, Tuesday, February 1, 2022



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Tuesday, February 1, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy

Board Member Jack "Jay" Johnston, Jr.

Board Member James Nash

Board Member Jen Young

Board Member Marshall Boutwell

Approval of Agenda

Motion made **to AMEND the Agenda as PRESENTED**, pursuant to a Staff recommendation to Administratively Hold RZM2021-000032, SUP2021-00057 & SUP2021-00058 to allow the incorporation of acreage into the plan and advertise the agenda item with a new Legal Advertisement to be published on Sunday, February 6, 2022, for the Planning Commission public hearing scheduled on Tuesday, March 1, 2022 by Board Member Nash and Seconded by Board Member Johnston, Jr.,

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

Motion made **to APPROVE the Agenda as AMENDED** by Board Member Hardy, and Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell, Board Member Nash

Approval of Prior Meeting Minutes

Motion made **to approve the Monday, January 3, 2022 Planning Commission Meeting Minutes** by Board Member Nash, and Seconded by Board Member Young

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

New Business

1. **RZM2021-00032, SUP2021-00057 & SUP2021-0005** – Applicant: Lawrenceville Land Holdings, LLC (“LLH”); Property Owner: HHE, Inc And Lawrenceville Church of God dba: Praise Community Church; an application to Rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District); the properties are located along the northern right-of-way of Gwinnett Drive; Parcel Identification Numbers R5141 329, R5141 268 and a portion Of R5141 133; Approximately 12.23 Acres.

Administratively Held pursuant to Staff recommendation.

2. **RZM2021-00009 & ANN2022-00001** – Applicant: Charles Garfunkel; Property Owner: Applelands, LLC; An application to rezone property from HSB (Highway Service District) to CMU (Community Mixed-Use District) to allow a mixed-use development; the property is located at 742 Collins Hill Road; Parcel Identification Number(s) R7010 007, R7010 087, R7010 088 and Tract -2 (n/f Georgia Department of Transportation); Approximately 34.92 Acres.

Motion made **to recommend TABLING of RZM2021-00009 & ANN2022-00001 to the Tuesday, March 1, 2022 Planning Commission public hearing** by Board Member Johnston, Jr., Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 6:08 p.m.** by Board Member Nash, and Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Young, Board Member Boutwell



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING

Item: RZM2021-00009 & ANN2022-00001; Charles Garfunkel; 724 Collins Hill Road

Department: Planning and Development

Date of Meeting: Tuesday, March 1, 2022

Presented By: Todd Hargrave, Director of Planning and Development

**Planning and
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Public Hearing not held. Tabled to March 1, 2022.

Summary: The applicant request rezoning of a 34.92-acre parcel assemblage from HSB (Highway Service Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway). The site is undeveloped and predominately wooded consisting of wetlands (0.04-acres), an existing detention pond and stream located near the southern and western property lines, a 60 foot Colonial Pipeline Easement bisecting the property in an east to west direction, and a property once containing an automobile dealership along southern right-of-way of Georgia Highway 316 (University Parkway NE), which was demolished in 2019.

Attachments/Exhibits:

- **RZM2021-00009 & ANN2022-00001 Report**
- **RZM2021-00009 & ANN2022-00001 Planning and Development Recommendations**
- **RZM2021-00009 & ANN2022-00001 Attachments**

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION & REZONING**

CASE NUMBER: ANN2022-00001 & RZM2021-00009

APPLICANT: CHARLES GARFUNKEL

CONTACT: APPLELANDS, LLC; SAVANNAH LAWRENCEVILLE, LLC

PHONE NUMBER: 912.355.1311 EXT. 103

LOCATION: 742 COLLINS HILL ROAD

PARCEL ID: R7010 007, R7010 087, R7010 088 AND TRACT 2 - (N/F GEORGIA DEPARTMENT OF TRANSPORTATION)

ACREAGE: 34.92

ZONING PROPOSAL: HSB HIGHWAY SERVICE BUSINESS DISTRICT TO CMU COMMUNITY MIXED-USE DISTRICT

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1960, the subject properties were located in unincorporated Gwinnett County and zoned R-75 (Single-Family Residence District). In 1986, the subject properties were located within the City Limits of Lawrenceville and zoned RS-120 (Single-Family Residence District). The subject property has been zoned HSB (Highway Service Business District) since 2002.

PROJECT DATA

The applicant request rezoning of a 34.92-acre parcel assemblage from HSB (Highway Service Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway). The site is undeveloped and predominately wooded consisting approximately 0.04-acres of wetlands, an existing detention pond and a stream located near the southern and

western property lines; a 60-foot Colonial Pipeline Easement bisecting the property in an east to west direction, and a property once containing an automobile dealership along southern right-of-way of Georgia Highway 316 (University Parkway NE), which was demolished in 2019.

The applicant intends to develop the site with 525 multifamily units on approximately 29.68-acres (minus required Land Use Mix Minimum 15%) resulting in a density of 17.7 Units Per Acre (UPA). The plan proposes 9 multistory buildings, with one building consisting of 200 units devoted to an active adult community for individuals 55 years in age and older located near the northwest portion of the property adjacent to Georgia Highway 316 (University Parkway NE). The remaining 5.24-acres (required Land Use Mix Minimum 15%) would be would be developed with 6 multistory buildings ranging in various heights, driveways, parking and sidewalks. The plan proposes a mixture of office, commercial and retail uses located to the east at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway NE).

As proposed the plan would provide green/common space and connectivity throughout the development as depicted on the attached Exhibits, specifically, the Lighting Plan and Streetscape Plan: Section & Site Imagery, which would include fencing, landscaping, lighting, public gathering spaces, sidewalks and trails. In addition, the design would include 5.30-acres (15.2%) of green/common area, incorporating the existing Colonial Pipeline Easement into the overall design as a public gathering space or green space corridor. In addition, the proposal includes sidewalks along Collins Hill Road and throughout the development.

Project access would be provided from two curb cuts (right-in/right-out only) extending from Collins Hill Road, in addition inter-parcel access would be provided to a neighboring retail center to the south as well as providing access to an existing traffic signal located along Collins Hill Road. The proposed plan includes 671 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 787 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. Additionally, the plan does not include building square footage relating to the commercial/retail and office component, by rule the CMU zoning classification requires five parking spaces for every 1,000 square feet of gross floor area. Therefore additional variances may be required pending the submittal of plans.

The proposed plan includes multiple buildings of varying heights throughout the development ranging in height from 22 feet to 57 feet, which exceeds the maximum building height standard of 45 feet. Therefore, as proposed, a variance will be required to increase maximum building height standard allowing an increase of 12 additional feet. Additionally, specifics relating to

commercial/retail and office component are not included in the submitted, and therefore additional variances may be required pending the submittal of plans.

The proposed plan includes a 5-foot Front Yard Setback adjacent to Collins Hill Road and Georgia Highway 316 (University Parkway). 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 southern property line. It should be noted the CMU zoning classification specifically limits internal building setbacks to internal streets and private driveways. Therefore, as proposed, a variance will be required to reduce the minimum building setbacks throughout the development.

The immediate surrounding area includes a mix of commercial, institutional, office and residential developments and zoning. To the south, is the Lawrenceville Crossing shopping center consisting of a multi-tenant commercial/retail center and outparcels along Collins Hill Road. To the west, across Hillcrest Green Road is the RM-12 (Multifamily Residence District) and a vacant tract of land zoned RS-150 (Single-Family Residence District). To the north, across Georgia Highway 316 (University Parkway) is the campus of Georgia Gwinnett College, as well as numerous properties zoned for commercial and light industrial uses. Further to the north and east, is a Gwinnett County recently approved multifamily residential zoning (RZM2020-00028) located in unincorporated Gwinnett County with a similar density and mix of commercial/retail and office uses. To the east, are multiple properties zoned for commercial uses, as well as the recently completed College Corridor. Based on these factors the scale of the development may be consistent with the developments in the immediate vicinity. The request is 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 Downtown Character Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed development is considered consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits. The project could 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 which could result in pedestrian connectivity from downtown to college.

The project exceeds the minimum threshold for a mixed use development requiring regional review as a Development of Regional Impact by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA). The project was submitted, and the GRTA review has been completed with a recommendation of approval. The ARC Final Report and GRTA Notice of Decision, including their conditions of approval will be available in the near future.

In conclusion, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and the updated City's Livable Centers Initiative (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**

No comment.

ELECTRIC DEPARTMENT**GAS DEPARTMENT**

The gas department has a high pressure gas main on the West property line. We have ample capacity to serve the development.

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, institutional, office and residential developments and zoning. The site is surrounded by developed and undeveloped commercial/retail, industrial and residential 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; which encourage the investment in the highest quality pedestrian infrastructure along routes connecting activity centers such as Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District.

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 and updated City's Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00009_11032021

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 500 multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. 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
 - Billiards or Pool Halls
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tatoo Parlors

- Taxidermists
 - Yard Trimmings Composting Facilities
- D. 20% maximum of Commercial SF may be for Indoor Climate Controlled Storage space.
 - E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO shall be provided with this zoning.
 - F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit “A”) received by the Department of Planning and Development, dated October 1, 2021, 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.
 - G. 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.
 - H. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - I. Garages shall be provided for a minimum of 20% of the units. Garage units shall be limited to the interior of the development.
 - J. 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 40-foot wide building setback/natural or enhanced buffer adjacent to the western most property line (PINs 7010 009 & 7010 093).

- C. Provide a minimum 10-foot wide building setback/natural or enhanced buffer adjacent to the southern most property line (PINs 7010 012, 7010 090 & 7010 101).
 - D. Provide a 6-foot concrete sidewalk along the road frontage of Collins Hill Road.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - 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. Billboards or oversized signs shall be prohibited.
 - H. Outdoor storage shall be prohibited.
 - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - J. 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.
 - K. 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.
 - L. Peddlers and/or parking lot sales shall be prohibited.
 - M. 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 through access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road.

- B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a submittal of Development of Regional Impact to ARC that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study and the recommendations of the Development of Regional Impact, 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.
- C. At no cost to the City, Developer shall provide a min. 10' to 12' paved multiuse trail from Collins Hill Road through the development under SR 316 to the City owned parcel on Collins Industrial Way (tax parcel 7010 010) along the existing Gas Easement. Developer shall dedicate at no cost to the City a permanent easement on subject property for the multiuse trail. City will acquire all right-of-way and easements needed outside the subject property. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer. Multiuse trail shall be constructed and approved before the first CO is provided for the project.
- D. Direct access to Collins Hill Road shall be limited to right-in/right out access. Design and Construction shall be approved by the City Engineer.



LAWRENCEVILLE

GEORGIA

2.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Applelands, LLC</u>
ADDRESS: <u>400 mau Blvd suite M</u>	ADDRESS: <u>400 Mau Blvd, suite M</u>
CITY: <u>SWannah</u>	CITY: <u>SWannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355.1311 x103</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): HSB REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7010 007 ACREAGE: 24.25

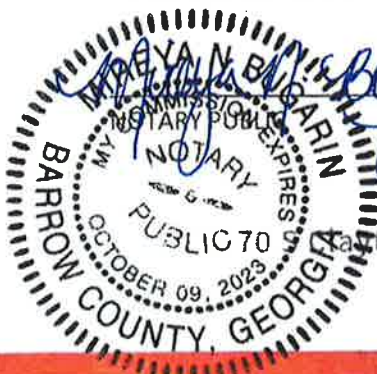
ADDRESS OF PROPERTY: 742 Collins Hill Road, Lawrenceville, GA 30046

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



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ANNX2022-00001 RZM2021-00009

Received: November 8, 2021

Planning and Development Department



LAWRENCEVILLE

GEORGIA

2.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Savannah Lawrenceville LLC</u>
ADDRESS: <u>400 Mall Blvd, Ste M</u>	ADDRESS: <u>400 Mall Blvd Ste M</u>
CITY: <u>Savannah</u>	CITY: <u>Savannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355-1311 x103</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): HSB REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7010087 ACREAGE: 1.61

ADDRESS OF PROPERTY: Collins Hill Road, Lawrenceville, GA 30046

Charles Garfunkel 10/1/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

Charles Garfunkel 10/1/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



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ANNEX 2020-00001 RZM2021-00009

Received: November 6, 2021 4

Planning and Development Department



LAWRENCEVILLE

GEORGIA

2.

REZONING APPLICATION

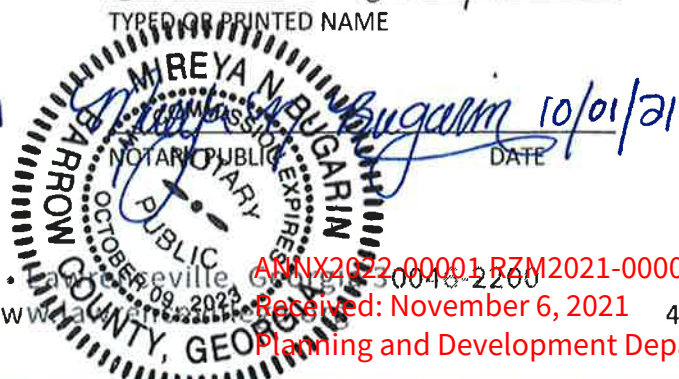
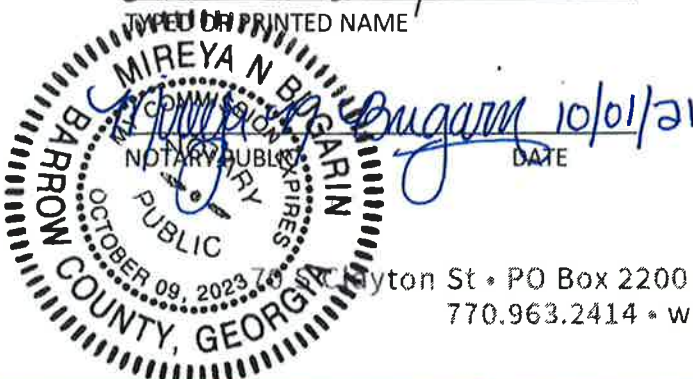
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Savannah Lawrenceville LLC</u>
ADDRESS: <u>400 Mall Boulevard</u> <u>Suite M</u>	ADDRESS: <u>400 Mall Boulevard, Suite M</u>
CITY: <u>Savannah</u>	CITY: <u>Savannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355-1311</u> *103	
* 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>HSB</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010 088</u> ACREAGE: <u>2.00</u>	
ADDRESS OF PROPERTY: <u>Collins Hill Road, Lawrenceville, GA 30046</u>	

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



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APNX2022-00001 RZM2021-00009

Received: November 6, 2021

Planning and Development Department

October 1, 2021

Helen Appenzeller Balch
Deputy Director, Planning and Development
City of Lawrenceville
70 S Clayton St.
Lawrenceville, GA 30046

**RE: Letter of Intent-Rezoning Application
Proposed Rezoning – Lawrenceville Gateway, 742 Collins Hill Rd**

Ms. Balch,

On behalf of Charles Garfunkel of Garfunkel Development ("Applicant", "Owner", "Developer") and ECI Group ("Developer"), I am pleased to present this Letter of Intent as part of the rezoning application for the Lawrenceville Gateway Mixed-Use development on an approximately 34.92 Acre tract (the "Property") located at 742 Collins Hill Road in Lawrenceville. The applicant is proposing to create a mixed-use environment by requesting a rezoning to the CMU zoning classification. Common roadway and pedestrian elements, plantings, and access to common open spaces will be employed to allow the uses to function as a community and to connect them all to the greater surrounding community.

The Property is currently located in the City Limits of Lawrenceville and is zoned HSB. The Property is mostly undeveloped and is bordered to the north by Georgia 316 and to the east by Collins Hill Road. Adjacent and to the south of the Property is a large BG zoned tract which includes the Lawrenceville Crossing Shopping Center with outparcels along Collins Hill Road. The Property is bounded to the west by Hillcrest Green Dr and beyond it The Greens at Hillcrest apartments which is zoned RM12.

The Multi-Family market rate residential component of the proposed development would be comprised of approximately 325 units spread across 7 buildings and would be focused around amenity areas and the Common Green Space Corridor. A single building focused on an Adult Active 55 + residential component with approximately 200 units is proposed on the northwest portion of the site and includes a plaza area and adjacent amenities. A mix of Medical Office, Commercial, and retail uses is proposed in a cluster located at the eastern portion of the site that fronts Collins Hill Road. Access to the site is proposed from entrances off Collins Hill Road as well as an entrance from the adjacent Lawrenceville Crossing Shopping Center. Since the entrances from Collins Hill will be a right-in-right-out only, the access to the existing traffic signal to the south provides full vehicular movement for all visitors and residents to the project.

The proposed residential communities would include both active and passive amenity areas with a clubhouse, pools and courtyards, a dog park and numerous open spaces including the Green

6250 SHILOH ROAD, SUITE 100 • ALPHARETTA • GEORGIA 30005

PHONE 770-667-0094

WWW.SUMMITCON.NET

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021

Planning and Development Department

Space Corridor and Trail for residents' enjoyment. Imagery of the proposed uses is included in our application package for further visualization including concepts of the facade upgrades that are proposed for the adjacent outparcel shops. Pedestrian connectivity and public access are provided throughout the project.

Landscaping and lighting designs throughout the site, as depicted in our Landscape, Lighting and Streetscape Plans included in the application package, will further provide a sense of place and community.

The Applicant, the Developers and our design team welcome the opportunity to meet with City of Lawrenceville staff to answer any questions or concerns related to our request for approval of this rezoning application. Please do not hesitate to give me a call should you need any additional information.

Respectfully Submitted,



Christopher K. Harrell, P.E.

charrell@summitcon.net

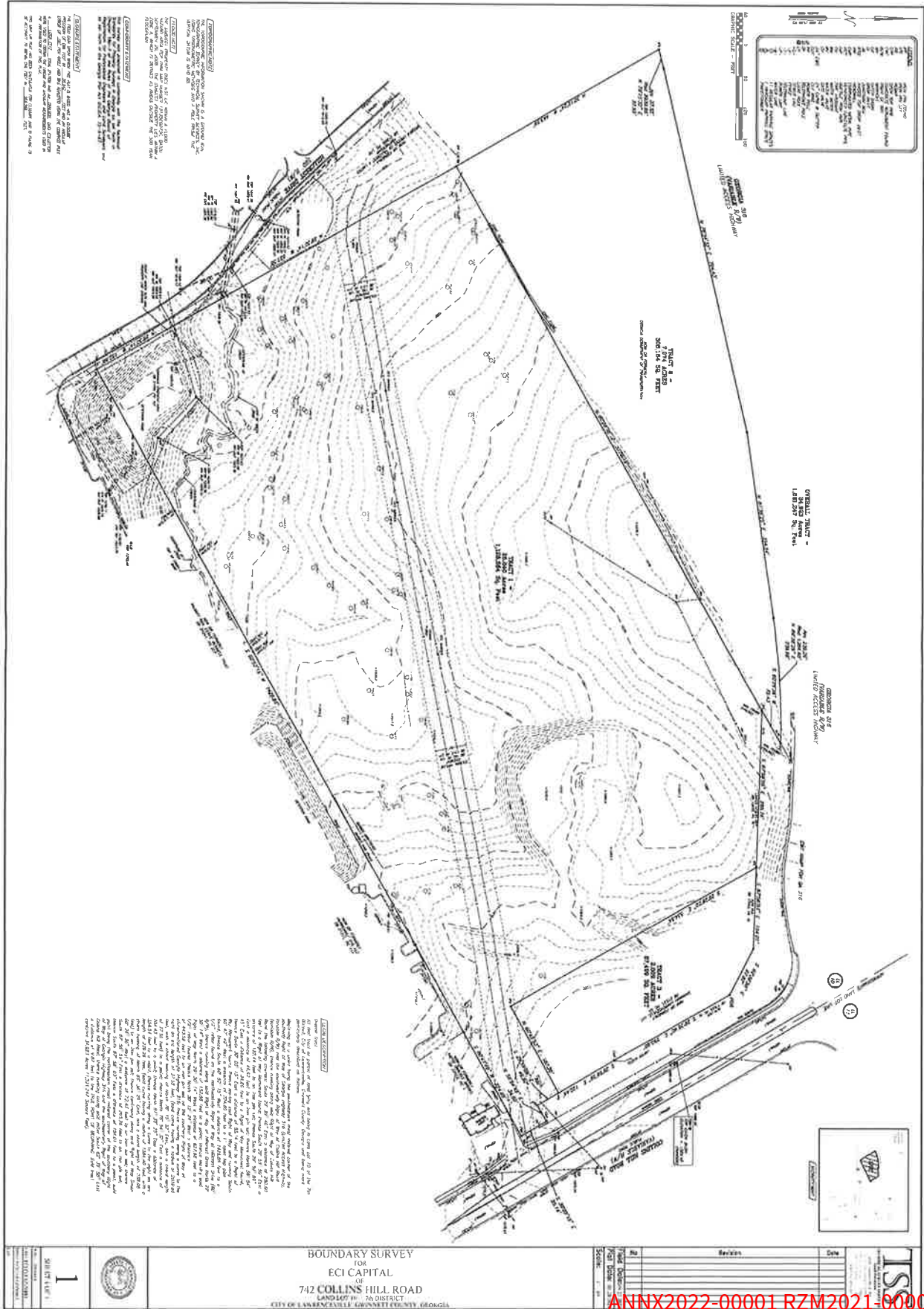
o: 770-667-0094

c: 404-401-9695

Legal Description: Overall Boundary

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

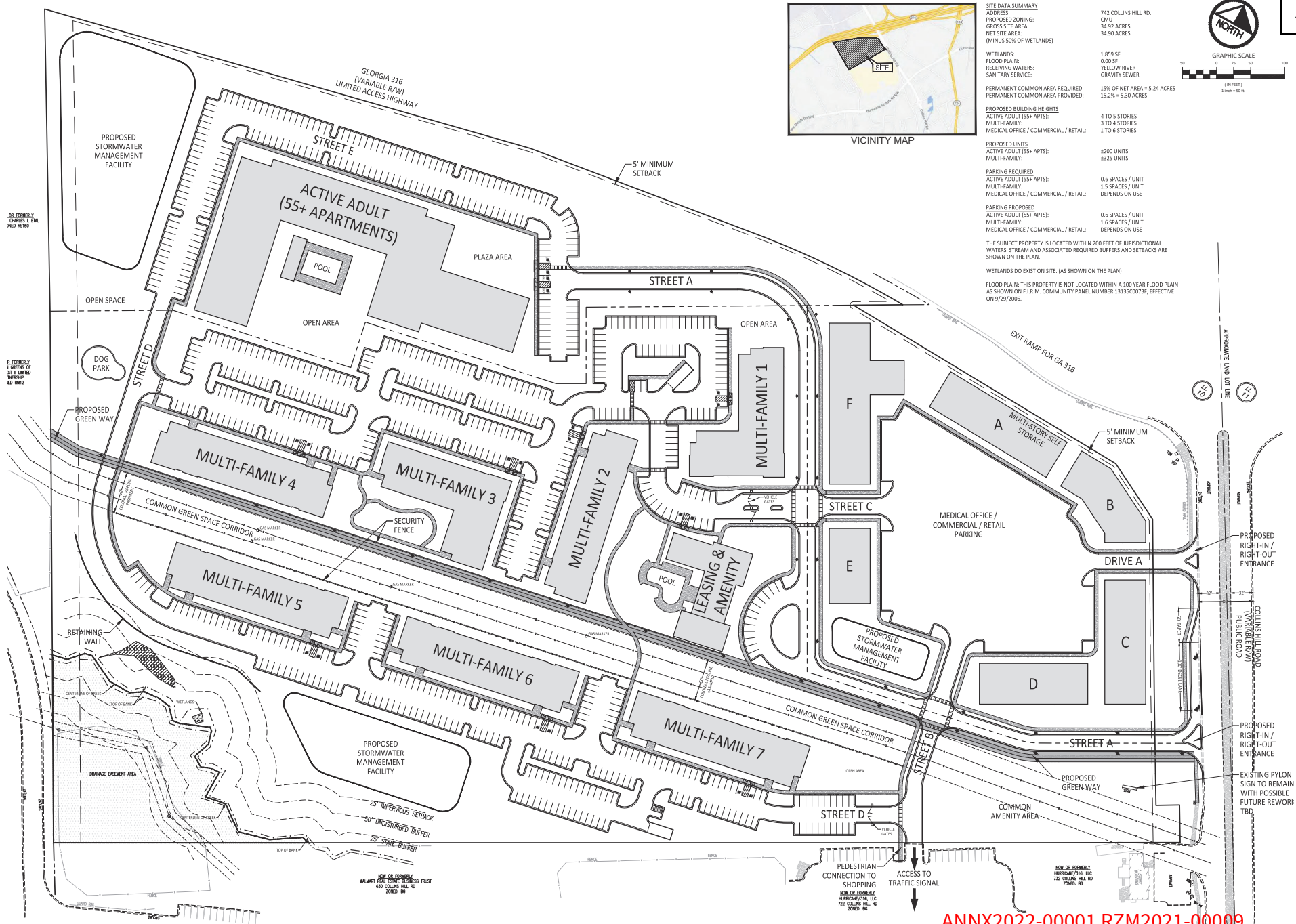
Beginning at a point being the southeastern most mitered corner of the southerly Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) and the southwesterly Right of Way of Collins Hill Road (Variable R/W); thence running along said Right of Way of Collins Hill Road the following courses: South 29° 39' 40" East a distance of 250.60 feet to a Right of Way Monument found; thence South 29° 59' 59" East a distance of 122.44 feet to an iron pin set; thence South 29° 59' 59" East a distance of 46.92 feet to an iron pin set; thence North 59° 54' 45" East a distance of 34.60 feet to a Right of Way Monument found; thence South 30° 05' 15" East a distance of 55.14 feet to a Right of Way Monument found; thence leaving said Right of Way and running South 60° 47' 49" West a distance of 224.60 feet to a 1" open top pipe found; thence South 60° 52' 15" West a distance of 1428.86 feet to a 1/2" rebar found on the northeasterly Right of Way of Hillcrest Drive (60' R/W); thence running along said Right of Way of Hillcrest Drive North 29° 30' 14" West a distance of 152.66 feet to a point; thence leaving said Right of Way North 29° 30' 14" West a distance of 627.58 feet to a 1/2" rebar found; thence North 30° 12' 24" West a distance of 443.59 feet to an iron pin set on the southerly Right of Way of aforementioned Georgia Highway 316; thence running along a curve to the right an arc length of 37.55 feet, (said curve having a radius of 2039.86 feet, with a chord bearing of North 76° 15' 32" East, and a chord length of 37.55 feet) to a point; thence North 76° 54' 32" East a distance of 704.43 feet to a point; thence North 81° 39' 25" East a distance of 354.54 feet to a point; thence running along a curve to the right an arc length of 239.26 feet, (said curve having a radius of 1384.40 feet, with a chord bearing of North 86° 36' 29" East, and a chord length of 238.96 feet) to an iron pin set; thence continuing along said Right of Way South 60° 26' 36" West a distance of 72.43 feet to an iron pin set; thence South 87° 58' 59" East a distance of 295.76 feet to an iron pin set; thence South 87° 58' 03" East a distance of 154.01 feet to a point, said point being the northwestern most mitered corner of the southerly Right of Way of Georgia Highway 316 and the southwesterly Right of Way of Collins Hill Road; thence running along said miter South 62° 39' 58" East a distance of 9.87 feet to the TRUE POINT OF BEGINNING. Said tract contains 34.923 Acres (1,521,247 Square Feet).



Entitlement Package

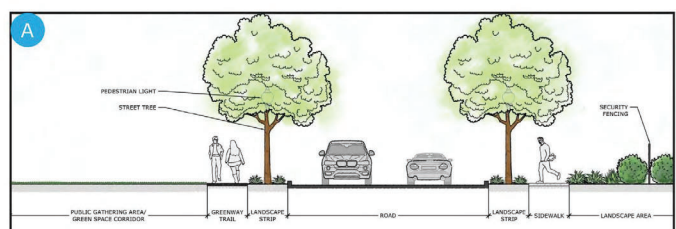
Lawrenceville Gateway

Lawrenceville, Georgia

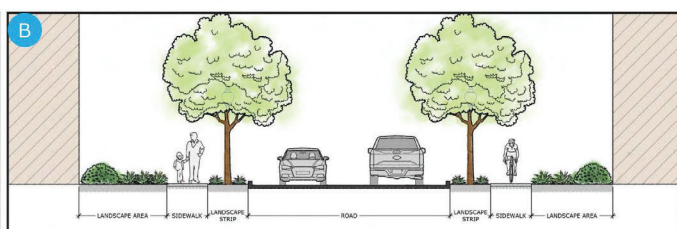


SITE DATA SUMMARY	
ADDRESS:	742 COLLINS HILL RD.
PROPOSED ZONING:	CMUJ
GROSS SITE AREA:	34.92 ACRES
NET SITE AREA:	34.90 ACRES
(MINUS 50% OF WETLANDS)	
WETLANDS:	1,859 SF
FLOOD PLAIN:	0.00 SF
RECEIVING WATERS:	YELLOW RIVER
SANITARY SERVICE:	GRAVITY SEWER
PERMANENT COMMON AREA REQUIRED:	15% OF NET AREA = 5.24 ACRES
PERMANENT COMMON AREA PROVIDED:	15.2% = 5.30 ACRES
PROPOSED BUILDING HEIGHTS	
ACTIVE ADULT (55+ APTS):	4 TO 5 STORIES
MULTI-FAMILY:	3 TO 4 STORIES
MEDICAL OFFICE / COMMERCIAL / RETAIL:	1 TO 6 STORIES
PROPOSED UNITS	
ACTIVE ADULT (55+ APTS):	#200 UNITS
MULTI-FAMILY:	#325 UNITS
PARKING REQUIRED	
ACTIVE ADULT (55+ APTS):	0.6 SPACES / UNIT
MULTI-FAMILY:	1.5 SPACES / UNIT
MEDICAL OFFICE / COMMERCIAL / RETAIL:	DEPENDS ON USE
PARKING PROPOSED	
ACTIVE ADULT (55+ APTS):	0.6 SPACES / UNIT
MULTI-FAMILY:	1.6 SPACES / UNIT
MEDICAL OFFICE / COMMERCIAL / RETAIL:	DEPENDS ON USE
THE SUBJECT PROPERTY IS LOCATED WITHIN 200 FEET OF JURISDICTIONAL WATERS, STREAM AND ASSOCIATED REQUIRED BUFFERS AND SETBACKS ARE SHOWN ON THE PLAN.	
WETLANDS DO EXIST ON SITE, (AS SHOWN ON THE PLAN)	
FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13135C0073F, EFFECTIVE ON 9/29/2006.	

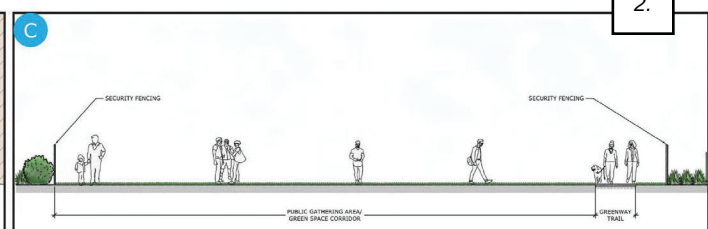




ENTRY DRIVE SECTION AT GREEN SPACE CORRIDOR



ENTRY DRIVE SECTION AT MULTI-FAMILY AND COMMERCIAL



GREEN SPACE CORRIDOR AND TRAIL



Streetscape Plan: Sections & Site Imagery

Lawrenceville Gateway Commercial Design Precedent Imagery





Lawrencville Gateway Proposed Retail Parcel @ Site Entry

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021

Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department

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UNREVIEWED



Lawrenceville Gateway Proposed Commercial Parcel

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UNREVIEWED

Lawrenceville Gateway Active Adult Apartments Design Precedent Imagery





Lawrenceville Gateway Proposed 55+ Active Adult Apartments

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2021
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1 Elevation: Building Type A Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type A Rear
Scale: 1/16" = 1' 0"



3 Elevation: Building Type A Side 1
Scale: 1/16" = 1' 0"



4 Elevation: Building Type A Side 2
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailing shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021
Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department



1 Elevation: Building Type C - "L" Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type C - "L" Side 1
Scale: 1/16" = 1' 0"

3 Elevation: Building Type C - "L" Side 2
Scale: 1/16" = 1' 0"



4 Elevation: Building Type C - "L" Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailings shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations

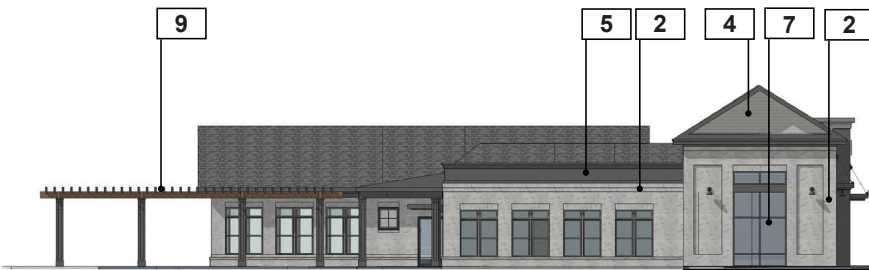
ANNX2022-00001 RZM2021-00009

Received: November 6, 2021
Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department

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1 Elevation: Clubhouse Front
Scale: 1/16" = 1' 0"



2 Elevation: Clubhouse Side 1
Scale: 1/16" = 1' 0"



3 Elevation: Clubhouse Side 2
Scale: 1/16" = 1' 0"



1 Elevation: Clubhouse Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
6.	Standing Seam Metal Roof - Only location
7.	Aluminum Storefront System
8.	Metal Wrapped Canopy with support rods
	Free Standing Wood Trellis
9.	Wood Tone Lap Siding

Multi-Family Clubhouse Elevations

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Multi-Family Clubhouse View

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Multi-Family Clubhouse View

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Multi-Family 3 at Green Space Corridor
ANNX2022-00001 RZM2021-00009
Received: November 6, 2021
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Planning and Development Department
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SERVED



Lawrenceville Crossing Shopping Center Outparcel (Existing Conditions)



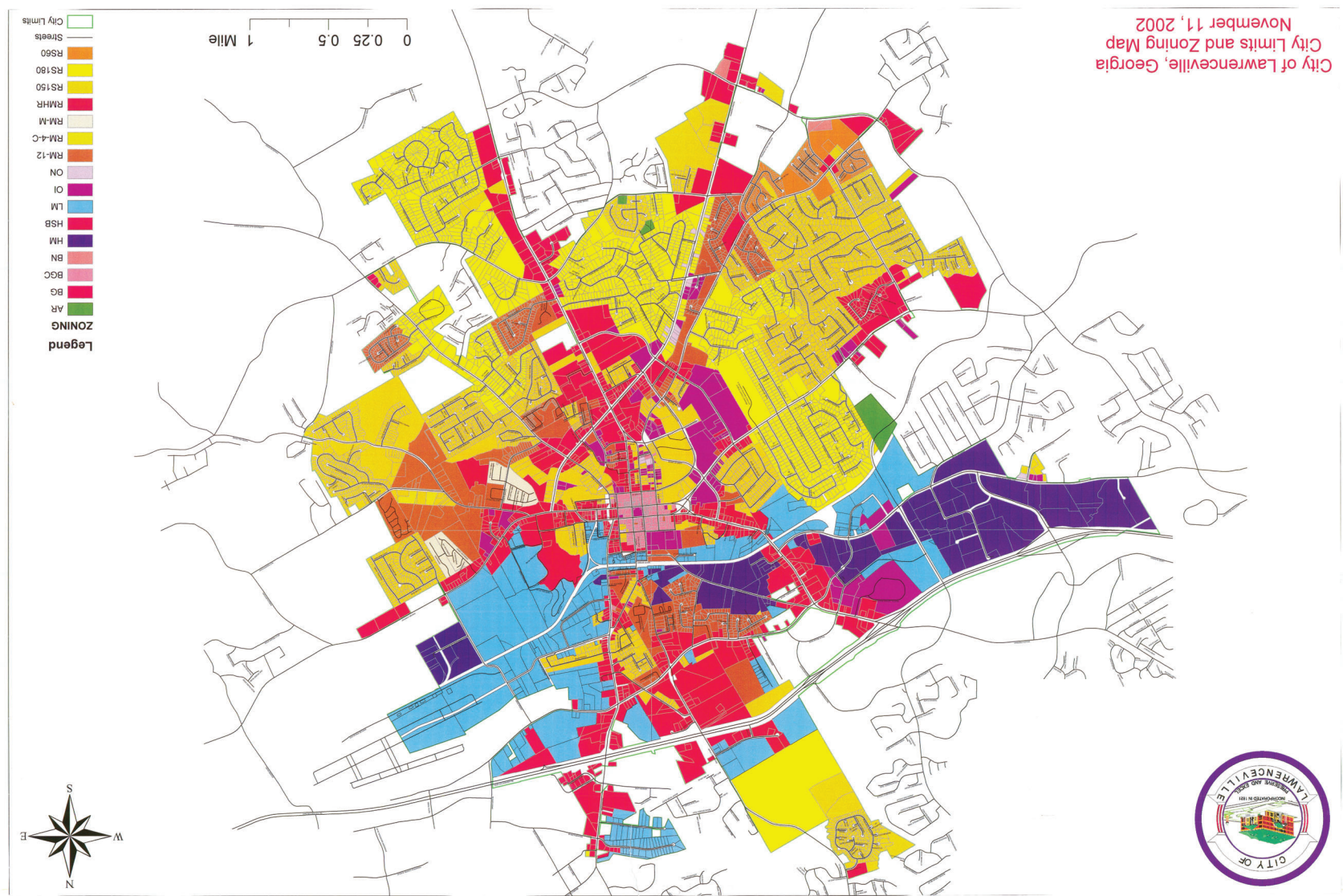
Lawrenceville Crossing Shopping Center Outparcel 2 (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel (Proposed Façade Upgrade)



Lawrenceville Crossing Shopping Center Outparcel 2 (Proposed Façade Upgrade)





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads



0 180 360





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

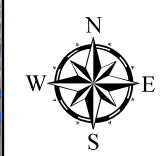
File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

- Subject Properties
- Parcels
- Roads



0 355 710





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

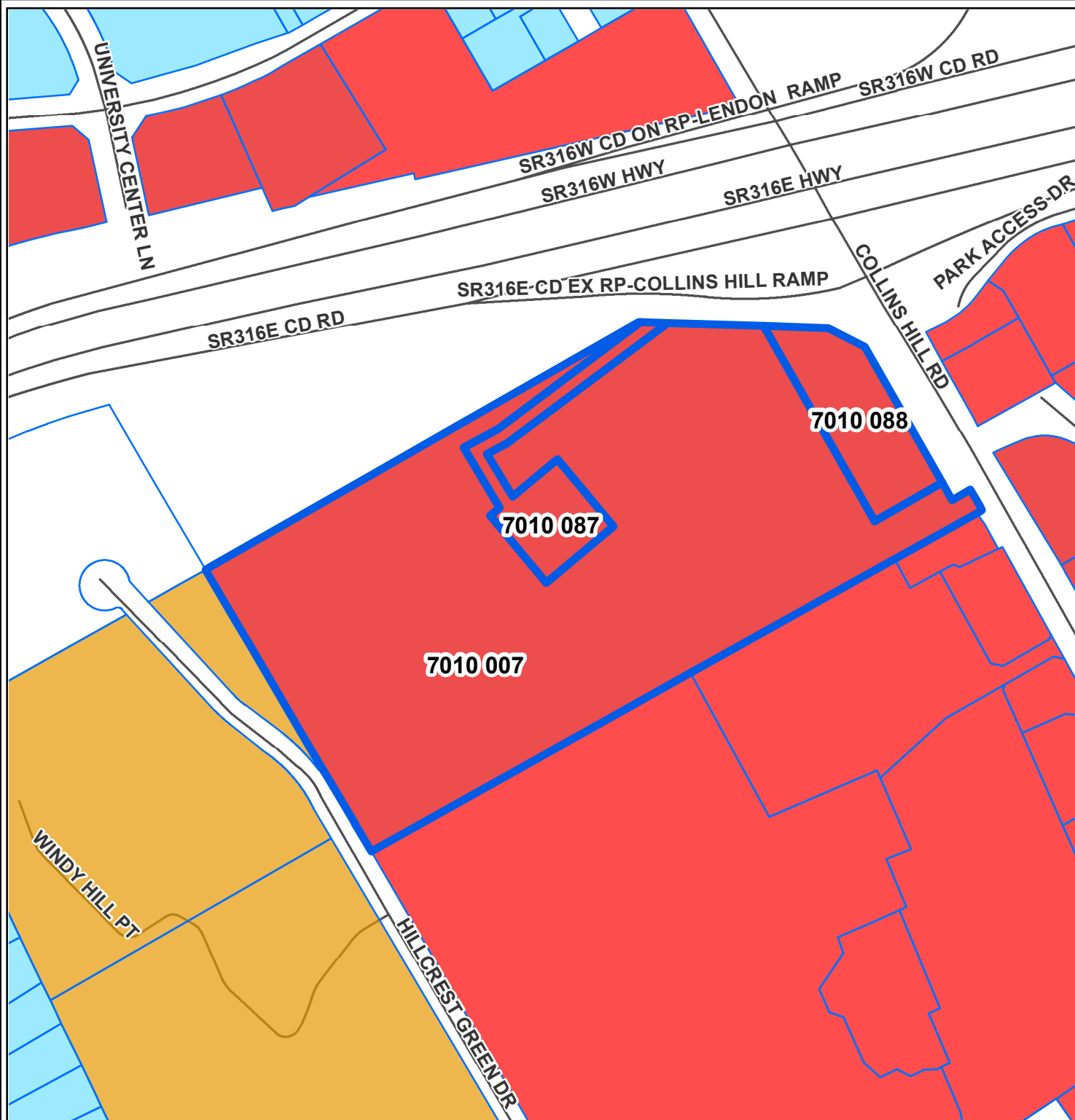
-  Subject Properties
-  Parcels

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RM-12 General Residence
-  Roads



0 180 360





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

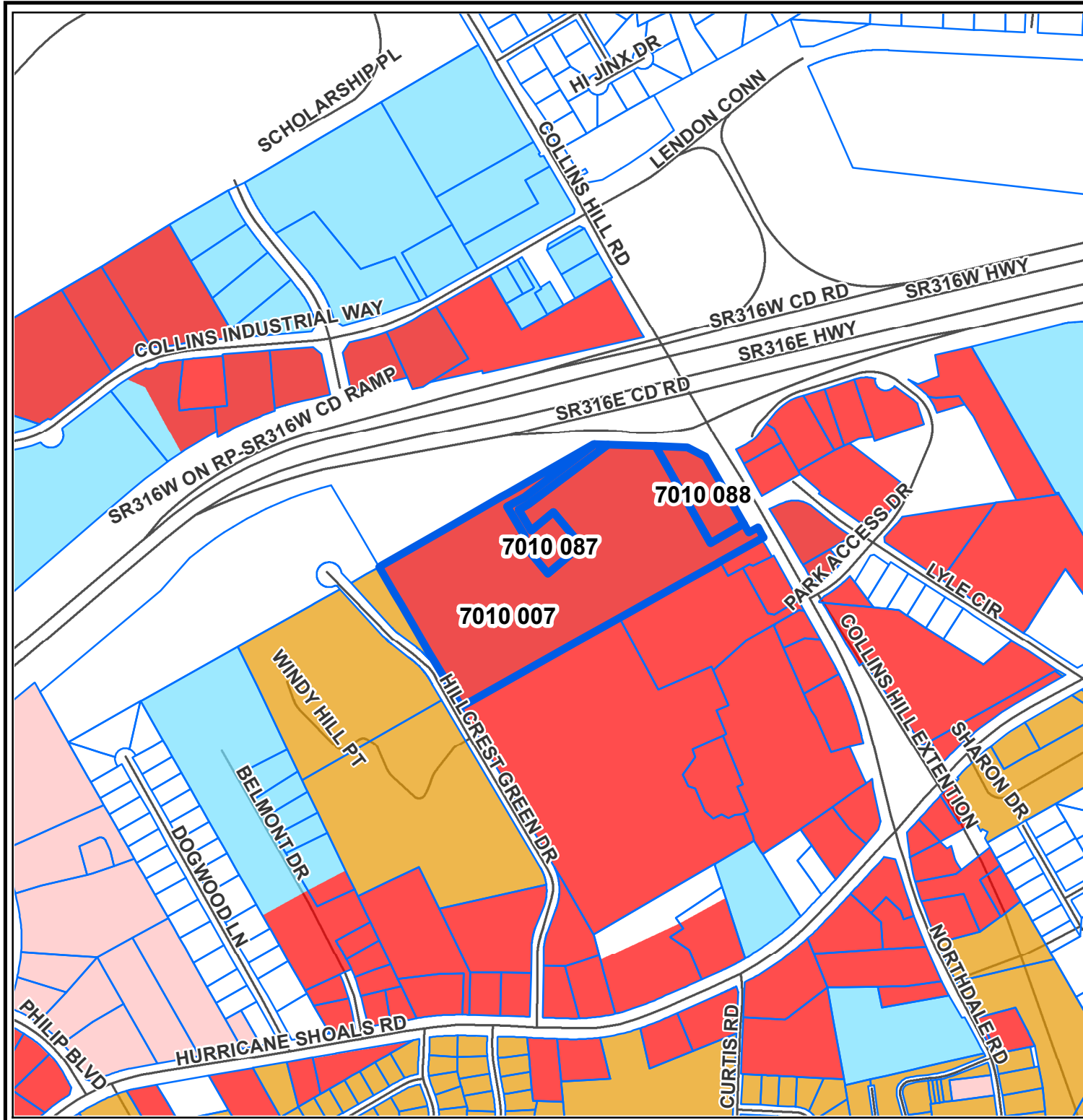
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- OI Office Institutional
- RM-12 General Residence
- Roads



0 355 710





LAWRENCEVILLE

GEORGIA

Via Priority Mail and Certified Mail

December 17, 2021

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2022-00001 & RZM2021-00009

Dear Ms. Nicole Love Hendrickson:

Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department



LAWRENCEVILLE
GEORGIA

70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Susan Canon, Gwinnett County, Director of Department of Planning and Development
Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

GEORGIA

December 17, 2021

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2022-00001 & RZM2021-00009

Owner:
The City of Lawrenceville (see attached legal description and land survey)

Requested Zoning: CMU (Community Mixed-Use District)

Dear Chairwoman Love Hendrickson:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A. §36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

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

ANNX2022-00001 RZM2021-00009

Received December 16, 2021

Planning and Development Department

The Honorable Nicole Love Hendrickson, Chairwoman
 December 17, 2021
 Page 2

In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. Copies of the annexation application and rezoning application are enclosed with this notice. The proposed City zoning classification of the property is CMU (Community Mixed-Use District). The City of Lawrenceville Planning Commission will consider the proposed rezoning and annexation request during a public hearing scheduled for Tuesday, February 2, 2022 at 6:00 P.M. The City of Lawrenceville City Council will consider the proposed rezoning and annexation requests during a public hearing scheduled for Monday, February 28, 2022 at 7:00 P.M. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,

Chuck Warbington, PE | City Manager



70 South Clayton Street | PO Box 2200
 Lawrenceville GA 30046
 Office: 678-407-6415 | LawrencevilleGa.org

Enc: Annexation Application; Legal Description; Survey

C: Ms. Susan Canon, Gwinnett County Director, Department of Planning and Development
 Mr. Glenn Stephens, Gwinnett County Administrator

ANNX2022-00001 RZM2021-00009
 Received: December 16, 2021
 Planning and Development Department



LAWRENCEVILLE

GEORGIA

Received: Monday, December 15, 2021
 City of Lawrenceville
 Planning and Development Department
 70 S. Clayton Street
 P.O. Box 2200
 Lawrenceville, GA 30046
 Phone: 678-407-6583
 E-Mail: PLANNING@LawrencevilleGA.Org

Case File #: ANNX2022-00001 & RZM2021-00009

APPLICATION FOR ANNEXATION

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of CMU (Community Mixed-Use District)

Address of Property to be annexed: 0 Georgia Highway 316 - University Parkway

Area: 7.074 acres or 308,164 square feet

Tax Map Numbers: Georgia Department of Transportation (GDOT) property located at or near the southwest intersection of Collins Hill Road and Georgia Highway 316 – University Parkway

Owners of Property: City of Lawrenceville

Address if different from Property: 70 S. Clayton Street, P.O. Box 2200, Lawrenceville, GA 30046

Applicant Name and Address: Todd Hargrave, 70 S. Clayton Street, P.O. Box 2200, Lawrenceville, GA 30046

Phone: 470.214.8597

Todd Hargrave 12.16.2021
 Signature of Applicant Date

Todd Hargrave 12.16.2021
 Print Name of Applicant Date

Paula Foil 12-16-21
 Signature of Notary Date

Chuck Warbington 12/17/21
 Signature of Owner Date

Chuck Warbington 12.16.2021
 Print Name of Owner Date

Paula Foil 12/17/21
 Signature of Notary Date

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

Received: December 16, 2021

Planning and Development Department

Legal Description: Tract 2

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point being the southeastern most mitered corner of the southerly Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) and the southwesterly Right of Way of Collins Hill Road (Variable R/W); thence running along said Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) the following courses: North 62° 39' 58" West a distance of 97.87 feet to a point; thence North 87° 58' 03" West a distance of 154.01 feet to an iron pin set; thence North 59° 58' 59" West a distance of 295.76 feet to an iron pin set, said point being the True Point of Beginning; thence continuing along said Right of Way South 60° 26' 36" West a distance of 1,179.19 feet to a ½" rebar found; thence continuing along said Right of Way North 30° 12' 24" West a distance of 443.59 to an iron pin set on the southerly Right of Way of aforementioned Georgia Highway 316; thence running along a curve to the right an arc length of 37.55 feet, (said curve having a radius of 2039.86 feet, with a chord bearing of North 76° 15' 32" East, and a chord length of 37.55 feet) to a point; thence North 76° 54' 32" East a distance of 704.43 feet to a point; thence North 81° 39' 25" East a distance of 354.54 feet to a point; thence running along a curve to the right an arc length of 239.26 feet, (said curve having a radius of 1384.40 feet, with a chord bearing of North 86° 36' 29" East, and a chord length of 238.96 feet) to an iron pin set; thence continuing along said Right of Way South 60° 26' 36" West a distance of 72.43 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land being more particularly described on a Boundary Survey, prepared for ECI Capital, dated September 28, 2021 and prepared by Technical Survey Services, containing 7.074 Acres (308,164 Square Feet).

ANNX2022-00001 RZM2021-00009
Received: December 16, 2021
Planning and Development Department

Revision	No.	Field Date	Plat Date	Scale
		09/22/2021	09/28/2021	1"=60'

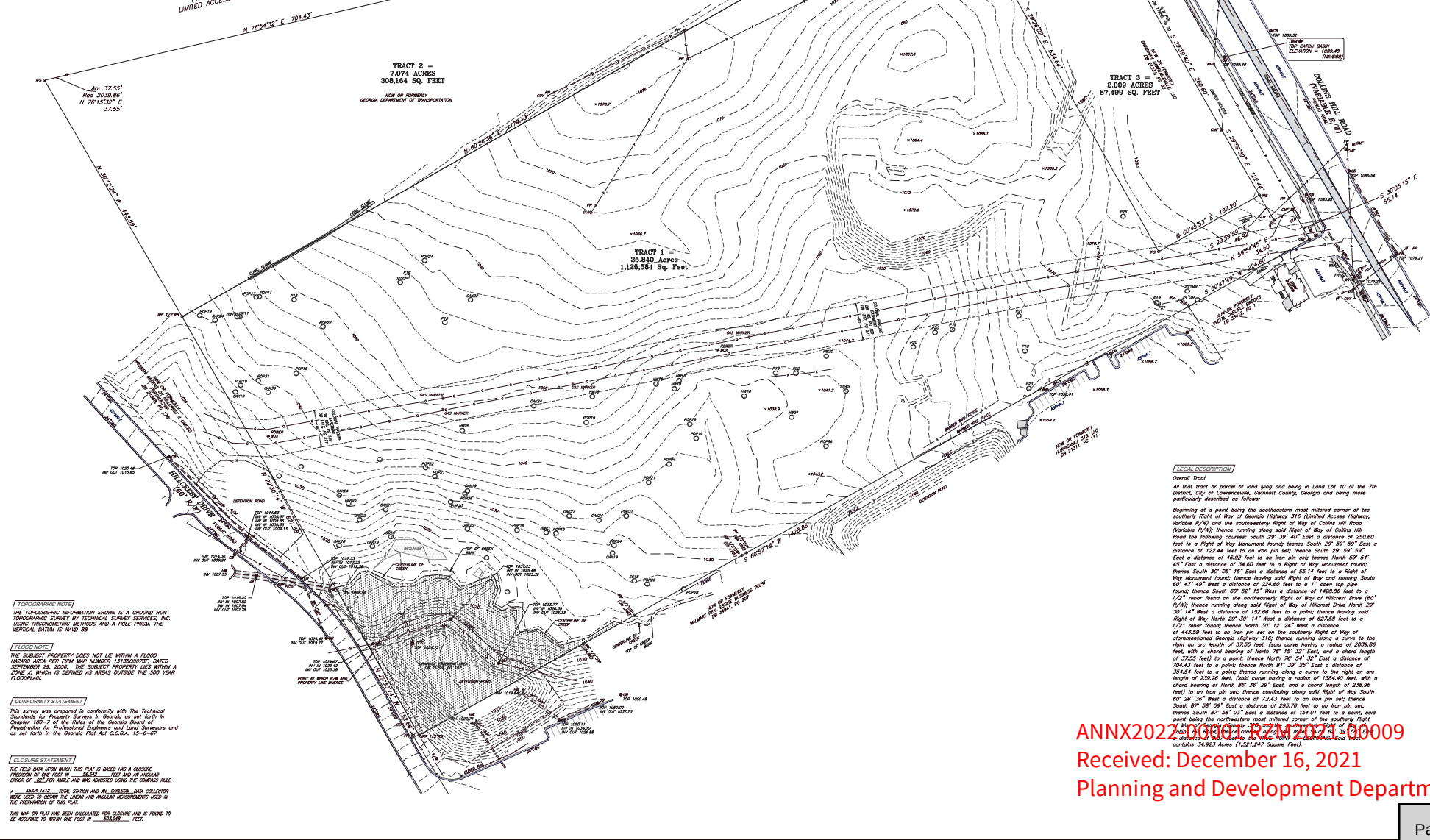
BOUNDARY SURVEY
ECI CAPITAL
742 COLLINS HILL ROAD
LAND LOT 10, 7th DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- IRON
- CONCRETE MONUMENT FOUND
- POINT OF MILE
- MANHOLE
- CATCH BASIN
- UNION INLET
- UNION BOX
- PAVED TOP DROP INLET
- RESOLVED
- CORRUGATED METAL PIPE
- REWORKED CONCRETE PIPE
- DUCTILE IRON PIPE
- PIPE HIGHWAY
- WATER VALVE
- WATER VALVE
- 24" CURB & GUTTER
- 24" CURB
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- SEWER LINE
- TELEPHONE LINE
- POWER LINE
- WATER LINE
- 11 REGULAR PARKING SPACES
- 1 HANDICAPPED PARKING SPACE
- TRANSFORMER

GRAPHIC SCALE - FEET

0 60 120 180



LEGAL DESCRIPTION

Grant Tract

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point being the southeastern most mitered corner of the southerly Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) and the southerly Right of Way of Collins Hill Road (Variable R/W); thence running along said Right of Way of Collins Hill Road the following courses: South 29° 30' 40" East a distance of 250.60 feet to a Right of Way Monument found; thence South 29° 30' 40" East a distance of 122.44 feet to an iron pin set; thence South 29° 58' 59" East a distance of 46.80 feet to an iron pin set; thence North 30° 54' 45" East a distance of 34.60 feet to a Right of Way Monument found; thence South 30° 05' 15" East a distance of 55.14 feet to a Right of Way Monument found; thence leaving said Right of Way and running South 60° 47' 46" West a distance of 224.60 feet to a 1" open top pipe found; thence South 60° 52' 15" West a distance of 1408.86 feet to a 1/2" rebar found on the northeasterly Right of Way of Hillcrest Drive (60' R/W); thence running along said Right of Way of Hillcrest Drive North 29° 30' 14" West a distance of 152.66 feet to a point; thence leaving said Right of Way North 29° 30' 14" West a distance of 627.58 feet to a 1/2" rebar found; thence North 50° 12' 24" West a distance of 443.59 feet to an iron pin set on the southerly Right of Way of aforementioned Georgia Highway 316; thence running along a curve to the right on an arc length of 37.55 feet, (said curve having a radius of 2039.86 feet, with a chord bearing of North 76° 15' 32" East, and a chord length of 37.55 feet) to a point; thence North 76° 54' 32" East a distance of 304.43 feet to a point; thence North 81° 30' 25" East a distance of 354.54 feet to a point; thence running along a curve to the right on an arc length of 238.26 feet, (said curve having a radius of 1304.40 feet, with a chord bearing of North 86° 36' 29" East, and a chord length of 238.86 feet) to an iron pin set; thence continuing along said Right of Way South 60° 24' 34" West a distance of 721.43 feet to an iron pin set; thence South 67° 58' 59" East a distance of 295.76 feet to an iron pin set; thence South 67° 58' 07" East a distance of 154.01 feet to a point, said point being the northeastern most mitered corner of the southerly Right of Way of Collins Hill Road; thence running along said Right of Way North 29° 30' 40" East a distance of 154.01 feet to an iron pin set; thence South 29° 30' 40" East a distance of 250.60 feet to the beginning point. The above described tract contains 34.853 Acres (1,521,247 Square Feet).

ANNX2022-00001-RZM-2021-00009
Received: December 16, 2021
Planning and Development Department



October 21, 2021

Joe Miller
ECI Groups
2100 Powers Ferry Road SE
Atlanta, GA 30339

☒	Approved
☐	Denied
☐	Conditionally Approved
Sewer Capacity Request #C2021-10-306	
Expiration Date: 10/21/2022	
Tie-In Manhole FID: 325160	

RE: Sewer Availability for Proposed Development – Lawrenceville Gateway
Parcel ID District 7 Land Lot 010, Parcels 007, 087, & 088

Dear Mr. Miller:

At present time Gwinnett County Department of Water Resources (GCDWR) can serve the referenced development for sanitary sewer. The existing system has adequate capacity to serve the proposed development on the above parcel(s) consisting of the following:

- 325 apartment units (202 one-bedroom, 110 two-bedroom, & 13 three-bedroom)
- 200 active adult apartment units (72 one-bedroom & 128 two-bedroom)
- Two swimming pools (six employees and 70-swimmers total)
- 84,872 square-foot medical office
- 100,108 square-foot retail space

This confirmation is based on your anticipated peak flow of 287.63 gpm discharging to the sewer tie-in manhole at Facility ID 325160. **The requested capacity is valid for 12 months from the date of this letter.** This certification is not valid if there are any development changes (e.g. land use density, sewer tie-in manhole, and/or rezoning) that could impact downstream sewer capacity. In this case the development must resubmit for a new certification with updated information.

Capacity is available on a first-come-first-serve basis. The County is currently making every effort feasible to ensure that there is sufficient sewer capacity to serve its developmental needs. Every proposed project is reviewed and considered for its impact on the individual basins, as well as its overall system impact. At present there are no sewer moratoriums within that basin in Gwinnett County. However, regulatory or court-imposed restrictions, unanticipated new development, or delays in County infrastructure projects could result in a moratorium, which may limit development in a specific or countywide basin. **Assuming the Sewer Capacity Certification is current, capacity is relegated to the proposed development only upon issuance of the Development Permit.**

Please let me know if you have any questions.

Sincerely,
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE
Division Director, Infrastructure Support, Water Resources, Engineering and Technical Services
678.376.2104

ANNX2022-00001 RZM2021-00009
Received: December 16, 2021

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuri, Engineer IV; Andrew Lo, Engineer IV;
Emily Weber, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Eric Pierson, Engineer III
Planning and Development Department

Select Request Type:

☒ New Request

☐ Revise Existing Request

☐ Renew Request



Gwinnett
Water Resources

DWR Use Only:

2.

DWR Capacity Certification Request
No. **C2021-10-306**

SEWER CAPACITY CERTIFICATION REQUEST

Gwinnett County Planning and Development Permit No. _____

Development Status: ☐ Rezoned ☒ Not Rezoned ☐ Permitted ☒ Awaiting Ownership Change

Check if Development/Project Requires Private Pump Station: ☐

DEVELOPMENT/PROJECT NAME: Lawrenceville Gateway
DEVELOPMENT ADDRESS: 742 Collins Hill Rd (City) Lawrenceville (Zip) _____
PARCEL NUMBER(S): 7010 007, 7010 087, 7010 088 ☒
PROPERTY OWNER NAME: Charles Garfunkel PHONE#: 912-355-1311
PROPERTY OWNER EMAIL: charlie@ajcgarfunkel.com

DEVELOPER NAME: ECI Groups
ADDRESS: 2100 Powers Ferry Road Se (City/State) Atlanta (Zip) 30339
CONTACT NAME: Joe Miller PHONE#: 734-516-6542
DEVELOPER EMAIL: jmillier@ecigroups.com

ENGINEERING FIRM: Summit Engineering Consultants, Inc
ADDRESS: 6250 Shiloh Road, Ste 100 (City/State) Alpharetta, GA (Zip) 30005
CONTACT NAME: Chris Harrell PHONE#: 770-667-0094
ENGINEER EMAIL: charrell@summitcon.net, dgroninger@summitcon.net

Total Requested Flow for Development (gpm): 287.63 ☒

Flow (gpm) 287.63 ~~*Actual 100.68~~ to Tie-in Manhole Facility ID: 325160 ☒
Flow (gpm) _____ to Tie-in Manhole Facility ID: _____
Flow (gpm) _____ to Tie-in Manhole Facility ID: _____
Flow (gpm) _____ to Tie-in Manhole Facility ID: _____

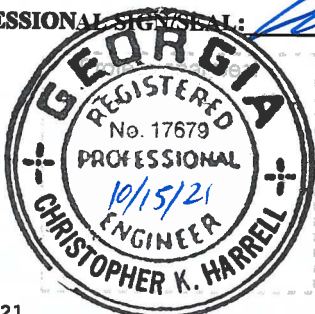
Include the following in the submittal package:

- ☒ GIS map showing proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcountry.com/GISDataBrowser>
- ☒ Detailed flow calculations for proposed development/project.
 - Average annual daily flow (GPD) based on attached guidelines (page 3-4)
 - Peak flow (GPM) for all commercial, mixed-use, and residential projects.
 - Instantaneous peak flow (GPM) for all industrial projects.
- ☒ Proposed utility plan.
- ☒ Name of downstream pump station Patterson ☒
- ☒ Name of Sewer Sub-basin Yellow River

DWR Received
OCT 18 2021

DESIGN PROFESSIONAL SIGNATURE: _____

DATE: 10/15/21



**SUBMIT COMPLETED, SIGNED, SEALED
FORM AND DOCUMENTS TO:**
DWRCapacityCertification@gwinnettcountry.com

678-376-7026
ANNX2022-00001 RZM2021-00009
Gwinnett County Department of Water Resources
684 Winder Highway, Lawrenceville, GA 30045
Received: December 16, 2021
Planning and Development Department



SEWER CAPACITY CERTIFICATION REQUEST (continued)

Development/Project Name: Lawrenceville Gateway

Gwinnett County Planning and Development Permit No. _____ (If available)

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS

X

APPROVED - Downstream sewer facilities have adequate capacity to accommodate projected flows.

CONDITIONALLY APPROVED - Downstream sewer facilities can serve the proposed development/project under the following conditions:

DENIED - Due to the following:

SIGNED:

Jaiyi Su

DATE:

2021-10-21

Division/Deputy Director or Designee, Department of Water Resources

ANNX2022-00001 RZM2021-00009

Received: December 16, 2021 Page 2 of 4

Planning and Development Department

GWINNETT COUNTY GRAVITY SEWER DESIGN FLOW CALCULATION GUIDELINES

Unit Wastewater Contributions from Proposed Land Use (Any major deviations from the following guidelines should be so noted and substantiated by the Engineer in the project report)	Average Annual Daily Residential & Commercial Flow Amount in Gallons per day (GPD)	Per Unit
Airport	25	Employee
Airport- food service not included	25	Employee
Airport- food service not included	5	Passenger
Apartment - one bedrooms 202 + 72=274	175	Unit
Apartment - two bedrooms 110+128=238	250	Unit
Apartment - three bedrooms 13	325	Unit
Auditorium, Convention Center, Assembly Hall - food service not included	10	Person, max. cap.
Bar, Tavern, Cocktail Lounge - food service not included	50	Seat
Beauty/Barber Shop	333	Wet Chair
Bowling Alley- food service not included	125	Lane
Bowling Alley- food service not included	25	Employee
Campground - overnight	175	Space
Carwash - automatic	166	Bay
Carwash - self-operating	100	Bay
Church	5	Sanctuary Seat
Coin Laundry	400	Machine
Commercial Laundry	640	Machine
Country Club	250	1,000 sq. ft.
Country Club - food service not included	100	Resident Member
Country Club - food service not included	25	Non-resident
Hospital	200	Bed
Hospital	25	Employee
Industrial - toilet waste and showers	35	Employee
Industrial - toilet waste only	25	Employee
Mobile Home Park- double wide	400	Space
Mobile Home Park- single wide	300	Space
Motel, Hotel - food service not included	100	Unit

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Planning and Development Department

WINNETT COUNTY GRAVITY SEWER DESIGN FLOW CALCULATION GUIDELINES

Nursing Home	125	Bed
Nursing Home	25	Employee
Office Medical 84,872 sf	500	1,000 sq. ft.
Office Standard - food service not included	175	1,000 sq. ft.
Office - food service not included	25	Employee
Picnic Area, Park	10	Visitor
Picnic Area, Park - with showers	25	Visitor
Police, Fire Station - food service not included	75	Resident Employee
Police, Fire Station- no food service	25	Day Employee
Residence Single Family, Condo, Townhome	400	Unit
Rest Stop, Comfort Station	25	Employee
Rest Stop, Comfort Station	6	Visitor
Restaurant	55	Seat
School	17	Student
School - with gym	21	Student
School -based on average daily attendance (ADA); add 10% for visitors.	25	Teacher, Employee
School, Cafeteria with garbage grinder -based on average daily attendance (ADA); add 10% for visitors.	5	Student
School, Cafeteria -based on average daily attendance (ADA); add 10% for visitors.	4	Student
Service Station	25	Employee
Store, Shopping Center, Retail Only- food service not included 100,108 sf	100	1,000 sq. ft.
Swimming Pool 6 Employees	25	Employee
Swimming Pool 70 Swimmers	20	Swimmer
Theater, Regular - employees included	5	Seat
Warehouse	25	1,000 sq. ft.

Capacity Certification Flow Calculation Guidelines

1. Average Annual Daily Flow (AADF) for each land use from proposed development =
(Number of units in proposed development) x AADF per unit per day
2. AADF from proposed development = Sum of all land use flows from proposed development
3. Peak Flow (GPD) = 2.5 x AADF from proposed development
4. Convert Peak Flow to Gallons Per Minute (GPM): Peak Flow (GPM) = Peak Flow (GPD) / 1440

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 Received: December 16, 2021
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Sewer Flow Calculations for: Lawrenceville Gateway Mixed Use

Downstream Pump Station: Patterson

Tie In Manhole# 325160

Proposed Daily Flow Calculations:

(From Table A.2-Gwinnett County Gravity Sewer Design Flow Calculation Guidelines)*

Apartment (325 units)

1 Bedroom	202 units X 175 GPD/unit	35,350 GPD
2 Bedroom	110 units X 250 GPD/unit	27,500 GPD
3 Bedroom	13 units X 325 GPD/unit	4,225 GPD

Adult Active Apartments (200 units)

1 Bedroom	72 units X 175 GPD/unit	12,600 GPD
2 Bedroom	128 units X 250 GPD/unit	32,000 GPD

Swimming Pool Employee	6 Employees X 25 GPD	150 GPD
Swimming Pool Swimmer	70 Swimmers X 20 GPD	1,400 GPD

Medical Office (84,872 sf)

84,872 sf X 500 GPD/1,000	42,436 GPD
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Retail (100,108 sf)

100,108 sf X 100 GPD/1,000	10,011 GPD
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Total 165,672 GPD

165,672 AADF X 2.5 = 414,180 Peak Flow (GPD)

414,180 Peak Flow(GPD)/1440 = 287.63 Peak Flow (GPM)

Total 414,180 GPD

287.63 GPM ✓

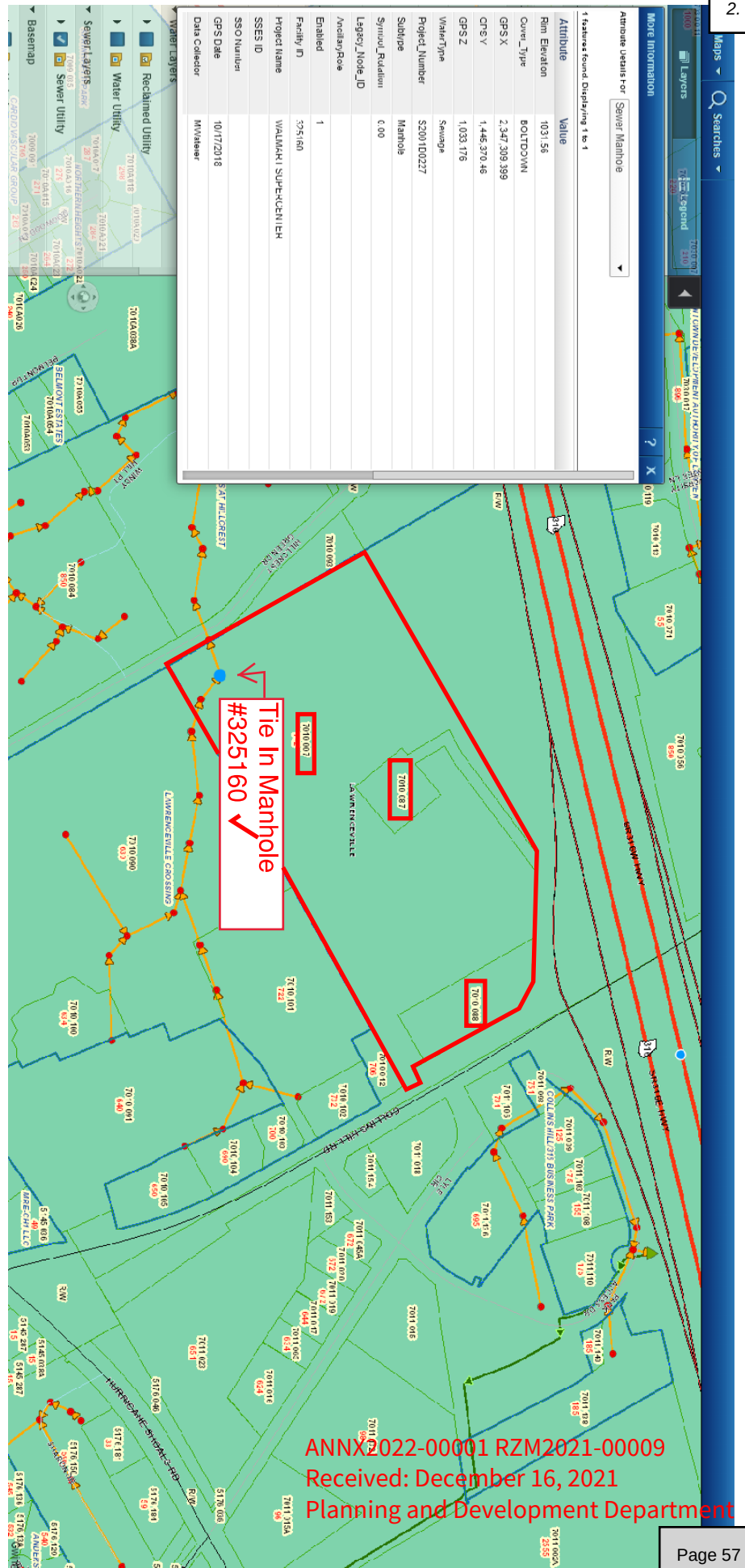
~~*The flow predicted for apartment units from Table A.2 is at least double the actual usage. Data from similar stabilized properties shows average usage of 75-85 GPD across similar mixes of bedrooms. The actual total GPD from the apartments would be more accurately predicted as 0.5(111,675)= 55837.5 GPD.~~

~~If more accurately predicted GPD was used for apartments, project calculations would be:
109, 834.50 AADF X 2.5 = 274,586.30 Peak Flow (GPD)
274,586.30 Peak Flow (GPD)/1440= 190.68 Peak Flow (GPM)~~

ANNX2022-00001 RZM2021-00009

Received: December 16, 2021

Planning and Development Department





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING

Item: RZM2021-00032, SUP2021-00057 & SUP2021-00058; Lawrenceville Land Holdings, LLC; 329 Grayson Highway

Department: Planning and Development

Date of Meeting: Tuesday, March 1, 2022

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests rezoning of an 12.23-acre parcel assemblage from BG (General Business District) to RM-8 (Townhome Residential District) zoning to construct a 127-unit townhouse development along with Special Use Permits allowing thirty-two (32) front-entry townhouse units and an increase in density exceeding eight (8) units per acre (UPA) .

Attachments/Exhibits:

- RZM2021-00032, SUP2021-00057 & SUP2021-00058_REPORT
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_APPLICATION
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_LETTER OF INTENT
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_LEGAL DESCRIPTION
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_SITE PLAN
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_ATTACHMENTS
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_P&D RECOMMENDATIONS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2021-00032, SUP2021-00057 & SUP2021-00058
APPLICANT	LAWRENCEVILLE LAND HOLDINGS, LLC (“LLH”) c/o ERIC JOHANSEN
CONTACT	ERIC JOHANSEN
PHONE NUMBER	678.571.4843
ZONING CHANGE	BG (GENERAL BUSINESS DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
LOCATION	ALONG THE NORTHERN RIGHT-OF-WAY OF GWINNETT DRIVE, EAST OF SCENIC HIGHWAY
PARCEL ID	R5141 268 , R5141 329 AND A PORTION OF R5141 133
ACREAGE	12.23
PROPOSED DEVELOPMENT	127-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT(S) TO ALLOW FRONT ENTRY UNITS AND AN INCREASE IN DENSITY EXCEEDING EIGHT (8) UNITS PER ACRE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties have been zoned BG (General Business District) since 1985.

PROJECT DATA:

The applicant requests rezoning of an 12.23-acre parcel assemblage from BG (General Business District) to RM-8 (Townhome Residential District) zoning to construct a 127-unit townhouse development along with Special Use Permits allowing thirty-two (32) front-entry townhouse units and an increase in density exceeding eight (8) units per acre (UPA) . The subject property is located along the northern right-of-way of Gwinnett Drive, east of Scenic Highway and west

of Grayson Highway. A portion of the property is developed with an institutional use, driveways, parking and stormwater detention facilities, with the remaining balance of the property being undeveloped and wooded.

The applicant intends to develop the site with 127 townhouses in approximately 12.23-acres, resulting a density of 10.38 Units Per Acre (UPA). The plan includes 39-rear entry townhouses located along Gwinnett Drive, with the remaining 56-rear entry units and 32-front entry units located in the interior of the development. As proposed, the applicant is requesting approval of two Special Use Permits allowing an increase in density from eight (8) UPA to 10.38 UPA and allowing 32-front entry units.

The townhouse units would be attached with a maximum of eight units per building. Rear entry units would be three (3) stories with underlying footprints that are 20 feet in width and 45 feet in depth. The front entry units would consist of two (2) and three (3) story units with an underlying footprint consisting of 24 feet in width and 50 feet in depth. Although elevations were not submitted with this application, in order to maintain consistency with the surrounding area, staff recommends conditioning the property with similar standard established with the approval of the Towns at Enclave (RZM2020-00004) project. Additionally, staff recommends townhouse units meeting the minimum requirements of the Zoning Ordinance, Article 1 Districts, Section 102.5 RM-8 regulating the Minimum Heated Floor Area.

Exterior architectural treatments were not submitted with this application; however, if the applicant were successful in obtaining approval of the requests, staff would recommend a set of condition similar to those established with the approval (RZM2020-00004) of the Towns at Enclave project located directly across Gwinnett Drive. Furthermore, in order to maintain consistency with the Towns of Enclave project, the applicant is requesting approval to allow a 10-foot encroachment into the required minimum Front Yard Setback along Gwinnett Drive. Additionally, if the requested encroachment were approved the applicant has indicated this would allow for additional common area throughout the development, perhaps surpassing the minimum requirement of 15 percent.

All units would consist of the required two (2) car garages, as well as the required driveway measuring 17 feet in width and 26 feet in depth, providing sufficient space for two (2) passenger vehicles. Guests and resident overflow parking would be provided throughout the development consisting of approximately 55 parking spaces.

Access to the development would be via curb cut(s) on Gwinnett Drive and Grayson Highway (Praise Community Church). Access to the interior of the development would be extended via existing driveways along the southern and eastern boundary, and being further extended along proposed 26-foot wide private driveways/alleyways traversing throughout the remainder of the development.

Per the rezoning site plan, the site would consist of a master detention pond intended for both the townhouses and the remaining portion of the Praise Community Church development located along Grayson Highway; the facility is shown located near the southern portion of the property along Gwinnett Drive.

The applicant is proposing several considerations by the City Council that would require modification or variances that may be approved at the time of the rezoning approval should the City Council decide to approve the request. The considerations are as follows:

- Allow a maximum density of 10.38 Units Per Acre.
- Allow a 10-foot encroachment into the required Front Yard Setback along Gwinnett Drive.
- Allow 32-front entry units within the interior of the development.
- The applicant seeks permission for all roads internal to the development to be private streets and not require right-of-way.

The property lies within the Community Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Community Mixed Use Character Area is intended to recognize the redevelopment and infill opportunities within the City. The character area accommodates a diversity of development types and density. The emphasis for this character area is on connectivity between areas and access to areas that are developed as shopping centers, with the priority for beautiful landscape and the revitalization of older vacant structures or under-utilized lots. The proposed development may offer opportunities for a healthy lifestyle due to the close proximity of shopping centers that offer grocery stores, retail, and a gym. The rear entry townhouses may encourage and increase walkability in the area for the future residents. Rezoning the property to RM-8 would add diversity to the density in the area and possibly help reduce speed limits on Gwinnett Drive. Therefore, the proposed zoning may result in a development consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family, office institutional and commercial developments. Immediately to north and east are properties containing institutional uses consisting a Places of Worship and medical facilities zoned BG (General Business District), and OI (Office Institutional District). To the south, across Gwinnett Drive is the City Council approved RM-8 Towns at Enclave townhouse development (RZM2020-00004). Further to the south and east, is a shopping center zoned BG, with uses such as a grocery store, Gwinnett County Health Department and restaurants, as well as the Martin Farm and Windsor Forest single-family developments, zoned RS-180 (Single-Family Residence District). The requested RM-8 zoning classification could be considered consistent with the development and zoning pattern in the immediate area; which could serve as an opportunity to provide the live, work, play experience to future residents.

Given the aforementioned factors, the Planning and Development Department recommendation is for **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permits.

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

1. Provide Traffic Impact Study and install any left turn lanes as required by GC Left Turn Lane Guidance.
2. Provide deceleration lane as required.

ELECTRIC DEPARTMENT

The City of Lawrenceville Power will be able to provide electric utilities to this site. It will be fed using underground placement of electric lines from Gwinnett Drive.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
The rezoning and special use proposal could be suitable as established by City Council approval (RZM2020-00004) of the “Towns at Enclave” townhouse development located directly across Gwinnett Drive.
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
The rezoning and special use proposal is consistent with the precedent established by the City Council relating to higher density developments in the immediate area and therefore would not adversely affect the existing use or usability of adjacent or nearby property.
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?**
The property has a reasonable economic use as currently zoned.
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development and planning. The proposal may affect schools.
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?**
As proposed, the rezoning and special use would be considered in conformity with the policies and intent of the Comprehensive Plan.
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?**
The policies of the Comprehensive Plan intend to create and influence positive developments throughout the city limits. As proposed, the development of an assemblage of underutilized land in proximity to the Downtown could symbolize the expansion of progress in the city limits.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC ("LLH")</u>	NAME: <u>Lawrenceville Church of God dba: Praise Community Church</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>329 Grayson Highway</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Eric Johansen, agent for LLH</u> PHONE: <u>(678) 571-4843 cell</u> <u>eric@universalplanningllc.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>B-G</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 133</u> ACREAGE: <u>+/- 9.73 acres</u>	
ADDRESS OF PROPERTY: <u>329 Grayson Highway, Lawrenceville, GA 30046</u>	

John B. Williams 11-30-21
SIGNATURE OF APPLICANT DATE

John B. Williams
TYPED OR PRINTED NAME

Tracy Stone 11-30-21
SIGNATURE OF OWNER DATE

TRACY Stone
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
NOTARY PUBLIC DATE
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

Brenda Taylor 11-30-21
NOTARY PUBLIC DATE
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

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



LAWRENCEVILLE

GEORGIA

3.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC ("LLH")</u>	NAME: <u>HHE, Inc</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>1574 Franklin Circle</u>
CITY: <u>Buford</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
CONTACT PERSON: <u>Eric Johansen, agent for LLH</u> PHONE: <u>(678) 571-4843 cell</u> <u>eric@universalplanningllc.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>B-G</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 268</u> ACREAGE: <u>+/- 1.69 acres</u>	
ADDRESS OF PROPERTY: <u>Gwinnett Drive (no address provided by Gwinnett County GIS)</u>	

John B. Williams 11-30-21
SIGNATURE OF APPLICANT DATE

John B. Williams
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
DATE

NOTARY PUBLIC
NOTARY PUBLIC
Franklin County
State of Georgia

My Comm. Expires May 5th, 2023

David M. Hamby 11/30/21
SIGNATURE OF OWNER DATE

David M. Hamby for HHE, inc.
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
DATE

NOTARY PUBLIC

NOTARY PUBLIC
NOTARY PUBLIC
Franklin County
State of Georgia

My Comm. Expires May 5th, 2023

770.963.2414 • www.lawrencevillega.org

Lawrenceville Land Holdings, LLC
6083 Shadburn Ferry Road
Buford, GA 30518

December 2, 2021
Revised on January 2, 2022
Revised on January 28, 2022

Mayor David Still
Mayor Pro Tem Glenn Martin
Council Member Victoria Jones
Council Member Marlene Taylor Crawford
Council Member Austin Thompson
70 South Clayton Street
Lawrenceville, GA 30046

**Re: Letter of Intent for Rezoning Application and Special Use Permit Application
Gwinnett Drive Towns located on Gwinnett Drive (the "Project")**

**Gwinnett County Tax Parcels: 5141 133 (Lawrenceville Church of God, a portion of), and 5141 268 (HHE, Inc), and 5141 329 (Euro Star investments, LLC) (hereinafter the "Property")
City of Lawrenceville, GA (the "City")**

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting the Rezoning Applications and Special Use Permit Applications (collectively the "Applications") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from B-G to RM-8 (with Special Use Permits)** on Gwinnett County Tax Parcels 5141 133, 5141 268, and 5141 329, see Exhibits "A-1, A-2, and A-3". The combined Property is approximately ±12.23 acres in overall size and is currently owned by multiple landowners. The ***Applicant is the Contract Purchaser*** of the Property subject to the successful rezoning, available sanitary sewer capacity, and land disturbance permitting for intended land use of Residential Townhouses.

The Property consists of an assemblage of three (3) parcels:

Parcel #1 = Praise Community Church (aka Lawrenceville Church of God)

- A ±9.73-acre portion of Gwinnett County Tax Parcel 5141 133 (approximately ±17.41 acres)
- The remaining ±7.68 acres will contain all the existing buildings and will have at least 200 parking spaces to meet the minimum parking requirement for their 800-seat sanctuary
- The existing detention facility for Praise Community Church will be removed and a new stormwater management facility will be combined with the proposed townhouse community
- The existing full access ingress/egress located on Gwinnett Drive will remain in place and shared with the proposed townhouse development
- A Reciprocal Easement Agreement, still to be created, will provide inter-parcel access, shared driveways, and shared storm water management between the remaining Praise Community Church parcel and the proposed townhouse development

RZM2021-00032 SUP2021-00057 SUP2021-00058
Received: January 31, 2022
Planning and Development Department

Parcel #2 = HHE, Inc

- A ±1.69-acre parcel consisting of Gwinnett County Tax Parcel 5141 268
- This property presently has a gravity sanitary sewer manhole located near Gwinnett Drive and flows across Gwinnett Drive thru the Towns at Enclave community (currently under construction)

Parcel #3 = Euro Star Investments, LLC

- A “triangular shaped” ±0.81-acre parcel fronting Gwinnett Drive consisting of Gwinnett County Tax Parcel 5141 329

Townhouse Rezoning Proposal

Previously, the Applicant was successful in assembling, rezoning, and securing the development permits for the adjacent Towns at Enclave consisting of sixty-six (66) residential townhouse units located directly across Gwinnett Drive and zoned as RM-8. Given our knowledge of the area, we felt the assemblage of the Property presented to the City in these Applications would provide a great compliment to the changing Gwinnett Drive area, surrounding Central Gwinnett High School district, and would provide additional higher end housing options that are consistent with the housing study prepared by the City.

The Applicant is requesting the City to change the zoning of the Property from **B-G to RM-8** to permit the use of residential townhouses consisting of one hundred twenty-seven (127) units (the “Units”), see Exhibit “B”. The Units will consist of **both rear entry units and front entry units** on the Property. Given the odd shape of the Property, and the surrounding land uses, we believe it is best to have the rear entry units facing Gwinnett Drive, interior to the existing Praise Community Church remaining property, and the main road entrance into the community. The front entry units would back up to the adjacent catholic church and would be hidden by the surrounding rear entry units.

At the time of this Application, we have not finalized the architecture for the proposed Units. If successful, the Applicant plans to rezone the Property, obtain the Land Disturbance Permit, acquire the Property, perform the site development of the Property, then sell the developed land to a residential builder who could begin vertical construction immediately. The actual builder of the Units is unknown at this time but will follow the minimum development standards established by the City for the Towns at Enclave project located directly across Gwinnett Drive. The Applicant is requesting some flexibility with the exact architectural elevations as all residential builders have slight differences with their building elevations. We will be requesting the City to apply the same architectural standards as previously approved for the Towns at Enclave with respect to building elevations, see approved conditions of rezoning on Exhibit “C”.

Our proposal consists of one hundred twenty-seven (127) Units that are twenty (20) feet wide by forty-five (45) deep for all rear entry units and twenty-four (24) feet wide by fifty (50) deep for all front entry units spread out over ±12.23 acres providing as gross density of ±10.38 units per acre. We would expect all rear entry units to be three stories and all front entry units could be either two stories or three stories in height, depending on the builders’ final elevations and building plan program. Each townhouse unit will have a two-car garage and a concrete driveway that is a minimum of sixteen (16) feet wide by twenty-six (26) feet long capable of parking up to two (2) vehicles outside of the garages of each Unit. Access to the development will be shared with the Praise Community Church utilizing the existing full access curbcut located on Gwinnett Drive and their existing full access curbcut located on Grayson Highway. Additionally, there will be a master detention facility that will provide above ground storage of stormwater for the remaining portions of Praise Community Church, along with all the proposed townhouse units associated with this development. Each of the Units will either directly face the resident green space areas provided throughout the Property, the adjacent undeveloped properties, the remaining Praise Community Church parking lot, or Gwinnett Drive. Additionally, there will be a common mail kiosk located centrally to the

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development and surface parking spaces (consisting of a mixture of parallel parking spaces and traditional header parking spaces) for guests and overflow parking as needed by the residents. Finally, we are requesting the use of Private Streets throughout the development.

Variances Requested

1. **Front Yard Setback Reduction from 25 feet to 15 feet along Gwinnett Drive.** The Applicant is requesting for the front yard setback to be reduced from 25 feet to 15 feet to promote the proposed townhouse buildings to be “pushed” closer to Gwinnett Drive and to allow for a better residential scale of the development with the proximity of the front building elevations to the adjacent roadway. All the proposed buildings fronting Gwinnett Drive are rear entry garages with no direct vehicular access permitted from the units to Gwinnett Drive other than through the designated ingress/egress points associated within the Project. This Variance, if approved, will increase the useable resident green space located throughout the development and will provide a stronger residential presence along Gwinnett Drive with the townhouse units.
2. **Private Drives instead of Public Streets.** The Applicant is requesting the City to approve the proposed townhouse development utilizing private streets with utility easements provided throughout.

Special Use Permit Request

1. To permit the use of Front Entry Townhouse Units located on the interior of the Property. This would apply to all Units that do not directly abut Gwinnett Drive, the main entrance for the development, or the remaining Praise Community Church property.
2. To permit the Property to be rezoned to RM-8 for the purpose of constructing residential townhouses with a gross density not to exceed ten and one half (10.5) units per acre.

Summary

Our proposed transitional use as Residential Townhouses will improve property values, provide a stable and permanent use of the Property, continue with the progressive growth trends of the City, and will provide another housing option within the City for its residents and future residents to consider which aligns with the City’s comprehensive land plans and recent housing study. We respectfully request the approval of our proposal to change the zoning of the Property from B-G to RM-8. Should you need any additional information please reach out to me via email at eric@universalplanningllc.com or by phone at (678) 571-4843.

Thank you for your consideration,



Eric Johansen, RLA
Universal Planning and Development, LLC
 Vice President of Development
 Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
 File

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LEGAL DESCRIPTION OF ASSEMBLED PARCELS

All that tract(s) or parcel(s) of land situate, lying and being in Land Lot 141, 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being Tax Parcel ID 5141 268 (HHE, Inc), Tax Parcel 5141 329 (Euro Star Investments, LLC), and a portion of Tax Parcel ID 5141 133 (Lawrenceville Church of God) and being more particularly described as follows:

Beginning at the Intersection of the Northeasterly right-of-way Line of Gwinnett Drive (80 foot right-of-way) and the Land Lot Line common to Land Lot Line 141 and Land Lot Line 142; thence N 59°52'53" E, leaving said Northeasterly right-of-way line, and along said Land Lot Line, a distance of 230.92 feet to a point; thence S 25°55'07" E, leaving said Land Lot Line, a distance of 249.65 feet to a point; thence N 59°53'31" E, a distance of 1,038.07 feet to a point; thence S 29°54'35" E, a distance of 498.72 feet to a point; thence S 59°50'00" W, a distance of 553.63 feet to a point on said Northeasterly right-of-way line of Gwinnett Drive (80' right-of-way); thence Northwesterly, along a curve to the left (having a radius of 756.20 feet and a chord length of 122.35 feet that bears N 83°35'45" W) an arc length of 122.48 feet to a point; thence continuing along the same curve (having a radius of 756.20 feet and a chord length of 150.62 feet that bears S 85°42'56" W) and arc length of 150.87 feet to a point; thence S 80°00'00" W, a distance of 118.77 feet to a point; the next three (3) calls being coincident with said Northwesterly right-of-way line thence along a curve (having a radius of 532.96 feet and a chord length of 148.70 feet that bears S 88°01'13" W) an arc length of 149.19 feet to a point; thence Northwesterly along a curve to the right (having a radius of 532.96 feet and a chord length of 28.67 feet that bears N 82°25'11" W) an arc length of 28.68 feet to a point; thence Northwesterly, along a curve to the right (having a radius of 532.96 feet and a chord length of 457.87 feet that bears N 55°26'21" W) an arc length of 473.27 feet to a point; thence N 30°00'00" W, a distance of 55.42 feet to a point; thence Northwesterly, along a curve to the right (having a radius of 1,105.92 feet and a chord length of 12.66 feet that bears N 23°38'57" W) an arc length of 12.66 feet to the Point of Beginning.

Said tract containing 12.23 acres, more or less.



SITE MAP (NTS)

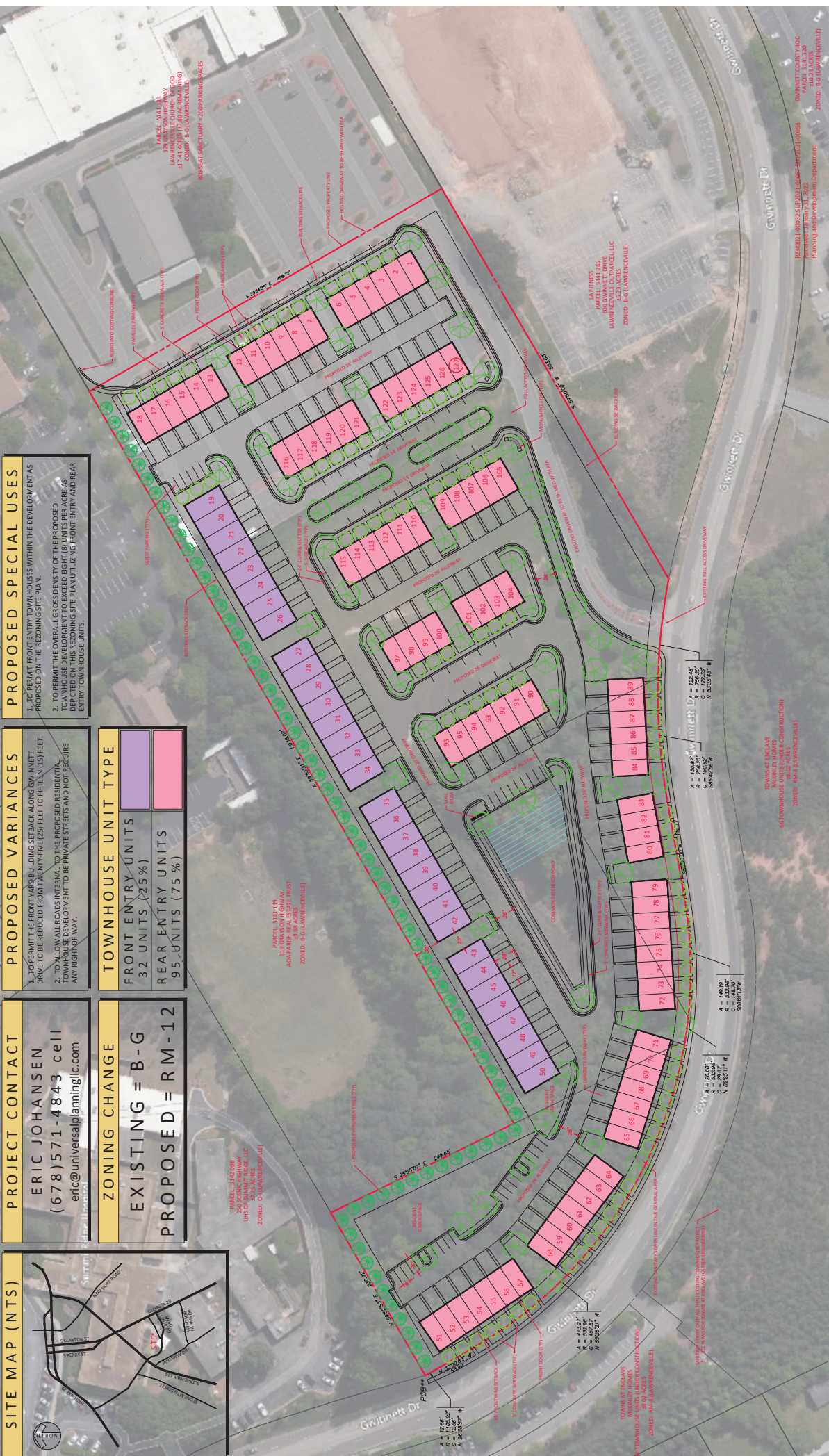
PROJECT CONTACT
ERIC JOHANSEN
(678) 571-4843 cell
eric@universalplanningllc.com

ZONING CHANGE
EXISTING = B-G
PROPOSED = RM-12

PROPOSED VARIANCES
1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.
2. TO ALLOW ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT-OF-WAY.

TOWNHOUSE UNIT TYPE
FRONT ENTRY UNITS (25%)
REAR ENTRY UNITS (75%)

PROPOSED SPECIAL USES
1. TO PERMIT FRONT ENTRY TOWNHOUSES WITHIN THE DEVELOPMENT AS PROPOSED ON THE REZONING SITE PLAN.
2. TO PERMIT THE OVERALL GROSS DENSITY OF THE PROPOSED TOWNHOUSE DEVELOPMENT TO EXCEED EIGHT (8) UNITS PER ACRE AS DEPICTED ON THIS REZONING SITE PLAN UTILIZING FRONT ENTRY AND REAR ENTRY TOWNHOUSE UNITS.



REZONING SITE PLAN - 2

PROPOSED TOWNSHIP
TOWNSHIP 12 NORTH
RANGE 8 WEST

PROPOSED ZONING
RM-8 (TOWNHOMES) W/ SUP

PROPOSED DENSITY
127 UNITS / 12.23 AC = 10.38 UNITS/AC

PROPOSED UNIT SIZES
24' (W) x 50' (D) - FRONT
20' (W) x 45' (D) - REAR

PROPOSED STREETS
PRIVATE STREETS
CITY OF LAWRENCEVILLE

PROPOSED JURISDICTION
CITY OF LAWRENCEVILLE

PROPOSED ZONING
RM-8 (TOWNHOMES) W/ SUP

AREA OF PROPERTIES
PROPOSED TOWNHOUSES
- FRONT ENTRY UNITS
- REAR ENTRY UNITS
PROPOSED DENSITY
127 UNITS / 12.23 AC = 10.38 UNITS/AC

SHOWN
15 FEET
20 FEET
20 FEET

REQUIRED
25 FEET
20 FEET
20 FEET

BUILDING SETBACKS
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK

LAND PARCELS FOR ASSEMBLAGE
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DEVELOPER CONTACT:
C/O ERIC JOHANSEN
678-571-4843 cell
eric@universalplanningllc.com

DATE: JANUARY 28, 2022
SCALE: 1" = 50'

PROFESSIONAL SEAL:
ERIC JOHANSEN
No. 00055
Professional Engineer
State of Georgia

REZONING SITE PLAN - 2

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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

RZM2021-00032

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

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).
 - B. The maximum number of Front Entry Units shall be 32. Front Entry Units shall be prohibited along Gwinnett Drive.
 - C. The development shall be designed and constructed in general accordance with the site plan titled "Rezoning Site Plan – 2, Gwinnett Drive Towns," prepared by Universal Planning & Development, LLC, dated January 28, 2022. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D. The townhouse units shall be designed in general accordance with the submitted attachments presented to the Planning Commission on Tuesday, March 1, 2022, titled "Exhibit "C" Approved Conditions of Rezoning, Towns at Enclave." Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E. The landscaping shall be designed and installed in general accordance with the site plan titled "Rezoning Site Plan – 2, Gwinnett Drive Towns," prepared by Universal Planning & Development, LLC, dated January 28, 2022. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- H. All townhouse units shall consist of a two (2) car garages, with a driveway measuring seventeen (17) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - I. Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - B. All grassed areas on dwelling lots shall be sodded.
 - C. All underground utilities shall be provided throughout the development.
 - D. Allow a ten (10) foot encroachment into the required twenty-five (25) foot Front Yard Setback along Gwinnett Drive.
 - E. The property shall be gated with interior private streets permitted.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00057

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be thirty-two (32). Front Entry Units shall be prohibited along Gwinnett Drive.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00058

Approval of a Special Use Permit for an increase in density, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).