



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Wednesday, September 02, 2020
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. Planning Commission Meeting Minutes; Monday, June 8, 2020

Old Business

New Business

2. RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street and 179 Stone Mountain
3. ANNX2020-00002; TPRF Marathon, LLC, c/o Michael A. Swink; UPS Ground Freight Inc., c/o Robert P. Harder; TR Tipton Corporation, c/o CBRE, Inc, Michael A. Latham; 525 Marathon Parkway, 775 Marathon Parkway and 770 Marathon Parkway
4. RZM2020-00004 & SUP2020-00035; Universal Planning and Development, LLC c/o Eric Johansen; Along the southern right-of-way of Gwinnett Drive, east of Scenic Highway
5. RZC2020-00017 SUP2020-00036; Highlands Residential, LLC, c/o David Loeffel; 77 East Pike Street, 250 McArthur Street and Georgia Department of Transportation Property
6. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-10
7. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-11
8. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-12
9. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2 Supplementary Regulations; ZON-ORD 2020-13

- [10.](#) City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2 Supplementary Regulations; ZON-ORD 2020-14

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: Planning Commission Meeting Minutes; Monday, June 8, 2020

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: Approval of Minutes

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: Planning Commission Meeting Minutes; Monday, June 8, 2020

Attachments/Exhibits:

- Planning Commission Meeting Minutes; Monday, June 8, 2020 - Attachment



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, June 08, 2020
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 5 PM

PRESENT:

Board Member Marshall Boutwell

Board Member Jack "Jay" Johnston, Jr.

Board Member Jim Nash

Board Member Beryl "Smitty" Thomas

Board Member Jen Young

Approval of Agenda

Motion made to **AMEND** the agenda as presented to **ADMINISTRATIVELY WITHDRAW** Item No. 4: RZC2020-00013 & RZC2020-00014, by Board Member Thomas, Seconded by Board Member Nash

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

Motion made to **APPROVE** the agenda as amended presented by Board Member Thomas, Seconded by Board Member Nash

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

Approval of Prior Meeting Minutes

1. Monday, February 3, 2020
2. Tuesday, February 25, 2020
3. Monday, March 2, 2020

Motion made to **APPROVE** the Prior Meeting Minutes by Board Member Nash, Seconded by Board Member Johnston, Jr.

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

New Business

1. RZR2020-00005; Rezoning from RM-12 to BG; Aizaz Shaikh, LLC; 284 Hurricane Shoals Road

Motion made by Board Member Thomas, Seconded by Board Member Young, to recommend **APPROVAL** of RZR2020-00005, with Staff recommended conditions.

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

2. SUP2020-00018; To allow Outdoor Recreation; Jon Stewart; 905 Grayson Highway

Motion made by Board Member Thomas, Seconded by Board Member Nash, to recommend **APPROVAL** of SUP2020-00018, with Planning Commission recommended conditions.

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

3. SUP2020-00029; To allow Truck/Car Rental with associated Carwash; Enterprise Leasing; 600 Grayson Highway

Motion made by Board Member Young, Seconded by Board Member Nash, to recommend **APPROVAL** of SUP2020-00029, with Planning Commission recommended conditions.

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

- ~~4. RZC2020-00013 & RZC2020-00014; Rezoning from OI to BG; 1618 Properties, LLC, c/o Marian Adeimy Avise; 179 E. Crogan Street~~

~~Motion made to **AMEND** the agenda as presented to **ADMINISTRATIVELY WITHDRAW** Item No. 4: RZC2020-00013 & RZC2020-00014, by Board Member Thomas, Seconded by Board Member Nash~~

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

~~Motion made to **APPROVE** the agenda as amended presented by Board Member Thomas, Seconded by Board Member Nash~~

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

4. SUP2020-00030; To allow Outdoor Storage, Parking of Commercial Vehicles and Gravel Parking; Maxsouth Steel Erectors, LLC; 192 Industrial Park Drive

Motion made by Board Member Nash, Seconded by Board Member Thomas, to recommend **APPROVAL** of SUP2020-00030, with Staff recommended conditions.

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

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

Motion made to **ADJOURN** by Board Member Nash, Seconded by Board Member Thomas

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

Minutes Signatures

Marshall Boutwell, Chairperson
Planning Commission

Todd Hargrave, Director
Planning and Development



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street and 179 Stone Mountain

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: Rezoning from OI and RS-150 to OI with a Special Use Permit allowing a Retirement Community, Independent Living Facility

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Pending Planning Commission Recommendation

Summary: The applicant requests rezoning of a 5.19-acre parcel from OI (Office Institutional District) and RS-150 (Single Family Residence District) to OI (Office Institutional District) with a Special Use Permit allowing a Retirement Community, Independent Living Facility, containing a density of approximately 27 units per acre. The subject property is located along the northern right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street.

Attachments/Exhibits:

- RZM2020-00003 SUP2020-00034 Report
- RZM2020-00003 SUP2020-00034 Attachments

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

CASE NUMBER: RZM2020-00003 & SUP2020-00034
APPLICANT: ONE STREET RESIDENTIAL, LLC
CONTACT: SHAWN HICKS
PHONE NUMBER: 770.726.5060
LOCATION: 213 SCENIC HIGHWAY, 171 STONE MOUNTAIN
STREET AND 179 STONE MOUNTAIN STREET
PARCEL ID: R5142 053, 5142 056, 5142 078 AND 5142 079
ACREAGE: 5.19
PROPOSED DEVELOPMENT: RETIREMENT COMMUNITY, INDEPENDENT LIVING
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned OI (Office Institutional District) and RS-150 (Single Family Residence District) since 1960.

PROJECT DATA:

The applicant requests rezoning of an approximately 5.19-acre property zoned OI (Office Institutional) and RS-150 (Single Family Residential District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located on the north right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street. The property is a parcel assemblage containing one single-family dwelling and accessory structure, with the remaining balance of the property being undeveloped and vacant.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The site would be developed with a total of 140-residential units. The development would consist of an approximately 55-foot, four-story building containing 115-units to be used as the independent multifamily living facility, eight duplexes (16 units), and nine single-family residential units, resulting in a density of approximately 27 units per acre; exceeding the allowable tolerance of 24 units per acre. The submitted materials include color renderings of the proposed structures, and it appears the

proposed exterior architectural treatments may be consistent with the minimum architectural and design standards of the recently adopted City of Lawrenceville 2020 Zoning Ordinance. In addition, approximately 7-percent (10 units) of the proposed development would be designated as new housing units for age-eligible residents of the recently demolished Hooper Renwick and Rich Martin public housing. Furthermore, during the course of the last year, the City Council unanimously approved ordinances (Ord. ID #4604 & ZON-ORD 2020-9), replacing antiquated policies relating to the various multifamily residential zoning classifications found throughout the city limits. The consequences of these decisions have resulted in the prohibition of new construction proposals that include duplex units. .

The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 186 parking spaces; assuming the proposal includes 6,500 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along Scenic Highway and the other on Stone Mountain Street. The two points of access would be supplemented with a single driveway providing a direct connection onto both right-of-ways.

In lieu of the required 50-foot zoning buffer adjacent to RS-150 zoned properties, the applicant is requesting a 25-foot zoning buffer along the southern property line and a 15-foot zoning buffer along the northern property line as reflected on the site plan. The applicant is requesting relief from the required 50-foot local Undisturbed Natural Buffer and only observe the 25-foot State Stream Buffer along the stream bisecting the property. In addition, the proposal does not include the installation of the required 10-foot landscape strip adjacent to the right-of-way of Scenic Highway and Stone Mountain Street. Additionally, the proposal includes relief from the required 50-foot front yard setback along Stone Mountain Street. The applicant is also proposing to install on-street parking throughout the development, and therefore is requesting the elimination of the required two-car garage. Therefore, variances will be required to allow a reduction in zoning buffers, the elimination of, and a reduction in the required stream buffers, the elimination of the required landscape strip, and an increase in the maximum lot coverage may be considered by City Council with these requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown 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. Although the proposed redevelopment of an underutilized property may provide some affordable housing

options for seniors on fixed incomes, the request does not necessarily meet the precedent established by the Council. The applicant recently received the approval of a similar request (RZC2020-00012 & SUP2020-00027), which by comparison was similar in density, use, and zoning; which included compatible density considered consistent with city policies and a condition of zoning requiring a percentage of the units to be managed by the Lawrenceville Housing Authority.

The surrounding area is characterized by commercial, institutional and residential uses. The property is bordered by parcels zoned BG (General Business District) with uses such as County Courts, a fire station, single-family residences, and multifamily developments. To the west, are Lawrenceville Housing Authority multifamily units that were constructed to replace aging housing units of the Hooper Renwick and Rich Martin public housing. Additionally, to the east and west, along Stone Mountain Street, are single-family parcels zoned RS-150. Immediately adjacent to the east, is the Gwinnett County Juvenile and Recorder's Court Building and recently constructed Gwinnett County Fire Station 15. Along Scenic Highway are properties zoned BG, developed for automobile services and general commercial uses.

In conclusion, if properly conditioned to the standard established by the Council for similar density, use, and zoning, the proposed development could provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested Rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00003:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 124 residential units, consisting of 115-unit independent multifamily living units, 9 single-family residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 55 feet.
 - C. Duplex units shall be prohibited.
 - D. Accessory structures shall be prohibited.
 - E. The development shall be age-restricted to residents 62 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 29, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - C. The single-family units shall meet the Residential Minimum Architectural and Design Standards set forth in the City of Lawrenceville 2020 Zoning Ordinance with the exceptions outlined herein; which shall include the elimination of the two-car garage requirement. . Building elevations shall be submitted for review

and approval by the Planning and Development Department prior to the issuance of a development permit.

- D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E. Provide 186 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F. Provide a 15-foot wide natural undisturbed buffer along the north property line, and a 25-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- H. The development shall meet all State and City Stream Buffer requirements.
- I. 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.
- J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.
- K. All grassed areas shall be sodded.
- L. The utilities internal to the development must be placed underground.

- M. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- N. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
- O. Outdoor storage shall be prohibited.
- P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate.
- Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- S. The development shall be a gated community, with automated car access 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 in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- T. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.
- U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00034:

Approval of a Special Use Permit for a 124-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 124 residential units (24 Units Per Acre), consisting of 115-unit independent multifamily living units, 9 single-family residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. The units shall meet the following:
 - i. Lawrenceville Housing Authority Managed Units – 15% max.
 - ii. Units leased at 80% AMI – 15% min.
 - iii. 3 and 4 bedrooms are prohibited
 - iv. 1 Bedroom Flat – 700 min. sf
 - v. 2 Bedroom Flat – 960 min. sf
 - vi. 1 Bedroom Cottage – 750 min. sf with min. 9-foot ceilings
 - vii. 2 Bedroom Cottage – 1005 min. sf with min. 9-foot ceilings
 - C. Duplex units shall be prohibited.
 - D. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - E. Interior unit features include stainless steel appliances and stone countertops.
 - F. The development shall include outdoor amenities for residents including active common spaces that include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes, the proposed development would provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>OneStreet Residential, LLC c/o Kathryn M. Zickert</u>	NAME: <u>Gwinnett Housing Corporation</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450</u>	ADDRESS: <u>502 Glenn Edge Drive</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kathryn M. Zickert, Smith Gambrell Russell, LLP</u> PHONE: <u>(404) 815-3704</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>O-I</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>5-142-053, 5-142-056</u> ACREAGE: <u>3.298</u> (of the total 5.195 acres)	
ADDRESS OF PROPERTY: <u>213 Scenic Highway, Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OneStreet Residential, LLC c/o Kathryn M. Zickert	NAME: 171/179 STONE MOUNTAIN STREET LLC
ADDRESS: 1230 Peachtree Street, Suite 3100	ADDRESS: 871 OLD PEACHTREE RD NW
CITY: Atlanta	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30303	STATE: GA ZIP: 30043
CONTACT PERSON: Kathryn M. Zickert, Smith Gambrell Russell LLP PHONE: (404) 815 3704	
* 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): RS 150 REQUESTED ZONING DISTRICT: O I	
PARCEL NUMBER(S): 5142 079 and 5142 079 ACREAGE: 1.897	
ADDRESS OF PROPERTY: 171 & 179 Stone Mountain Street	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

Billy Joe Dickerson

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (Gwinnett Housing Corporation)

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

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



LAWRENCEVILLE

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (OneStreet Residential, LLC)

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

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

07.01.20

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RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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

Kathryn M Zickert

Signature

6/24/20

Date

Kathryn M. Zickert

Printed Name

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

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RZM2020-00003 & SUP2020-00034

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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


Signature

6/24/20
Date

Dennis J. Webb, Jr.
Printed Name

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

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RZM2020-00003 & SUP2020-00034

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LAWRENCEVILLE

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

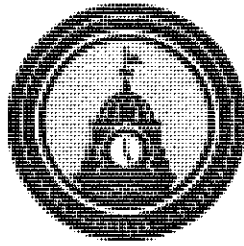
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)


Signature

6-24-2020
Date

J. Alexander Brock
Printed Name

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5

District

- 142 -

Land Lot

078

Parcel

J. Alexander Brock

Signature of Applicant

7/1/20

Date

J. Alexander Brock (Mayor)

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Deshaun M. Npton

NAME

Senior Tax Business Manager

TITLE

07/01/2020

DATE

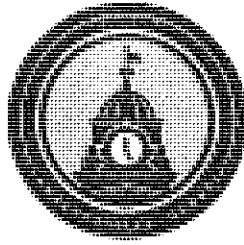
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PARCEL I.D. NUMBER:
(Map Reference Number)

5

District

142

Land Lot

079

Parcel

[Signature]
Signature of Applicant

7/1/20

Date

J. Alexander Brock (Attorney)
Type or Print Name and Title

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

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[Signature]
NAME

Senior Tax Business Manager
TITLE

07/01/2020
DATE

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GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>One Street Residential, LLC</u>	NAME: <u>Gwinnett Housing Corporation</u>
ADDRESS: <u>2000 RiverEdge Parkway, Suite 450</u>	ADDRESS: <u>502 GLENN EDGE DR</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>(770) 850-8280</u>	PHONE: <u>(770) 963-4900</u>
CONTACT PERSON: <u>Shawn Hicks</u> PHONE: <u>(770) 726-5060</u>	
CONTACT'S E-MAIL: <u>shawn@onestreetres.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>OI</u> ACREAGE: <u>3.298</u>	
PARCEL NUMBER(S): <u>5-142-053, 5-142-056</u>	
ADDRESS OF PROPERTY: <u>213 Scenic Highway, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>allowing a multifamily development exceeding 12 units per acre</u>	

B. Barr
SIGNATURE OF APPLICANT

02/27/2020
DATE

Brendan Barr
TYPED OR PRINTED NAME

L. Poljaca
SIGNATURE OF OWNER

02/27/2020
DATE

Lela Poljaca
TYPED OR PRINTED NAME

Jaclyn Spilka
NOTARY PUBLIC

DATE

Paula E. Hollis
NOTARY PUBLIC

DATE

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SUP2020-00034

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Paula E. Hollis
NOTARY PUBLIC
Received: August 7, 2020
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022
Planning and Development Dep



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>OneStreet Residential, LLC c/o Kathryn M. Zickert</u>	NAME: <u>171/179 STONE MOUNTAIN STREET LLC</u>
ADDRESS: <u>1230 Peachtree Street</u>	ADDRESS: <u>871 OLD PEACHTREE RD NW</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-815-374</u>	PHONE: <u>770 513-4558</u>
CONTACT PERSON: <u>Kathryn M. Zickert, Smith Gambrell Russell LLP</u> PHONE: <u>404-815-3704</u>	
CONTACT'S E-MAIL: <u>kzickert@sgrlaw.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>O-I (Proposed)</u> ACREAGE: <u>1.897</u>	
PARCEL NUMBER(S): <u>5142 079 and 5142 079</u>	
ADDRESS OF PROPERTY: <u>171 & 179 Stone Mountain Street</u>	
PROPOSED SPECIAL USE: <u>Senior Housing</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

7/2/2020

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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

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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (OneStreet Residential, LLC)

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

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07.01.20

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Y/N

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

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

Kathryn M. Zickert

Signature

6/24/20

Date

Kathryn M. Zickert

Printed Name

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

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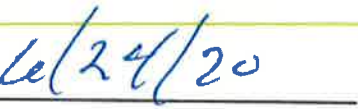
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Y/N

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


Signature


Date

Dennis J. Webb, Jr.

Printed Name

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Y/N

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


Signature


Date

J. Alexander Brock

Printed Name

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

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PARCEL I.D. NUMBER: 5 - 142 - 053
(Map Reference Number) District Land Lot Parcel

Shawn Hicks
Signature of Applicant

2/26/2020
Date

Shawn Hicks, Development Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Megan Kittrell
NAME

Assistant Manager
TITLE

3-2-2020
DATE

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PARCEL I.D. NUMBER: 5 - 142 - 056
(Map Reference Number) District Land Lot Parcel

Shawn Hicks
Signature of Applicant

2/26/2020
Date

Shawn Hicks, Development Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Megan Kittrell
NAME

Assistant Manager
TITLE

3-2-2020
DATE

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FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by
City of Lawrenceville Zoning Ordinance

Rezoning Application,
Special Use Permit, and
Variance Requests

of

ONESTREET RESIDENTIAL, LLC

for

±5.195 acres of land (Rezoning from RS-150 to O-I) and
(SUP for a retirement community)
Variances Requested:

- §102.10:** To increase the maximum building height from 35' to 55'
- §403:** To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080
- §601.B.3.a:** To reduce the required grass and landscape strip between the parking and building from 20' to 10'
- §19.5.1:** Encroachment into the 25' EPD buffer, 50' City Stream Buffer and 75' City Impervious Setback to pipe stream in ditch from County Fire Station detention pond
- §601.B.1.a:** To reduce front, side, and rear facades to a finish with a minimum of 51% brick or stone

RZM2020-00003 & SUP2020-00034

SGR/22941982.2

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located in
Land Lot 142, 5th District
Addresses: 171 and 179 Stone Mountain Street, 213 Scenic Highway

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

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Planning and Development Department

I. INTRODUCTION

The ±5.195 property at issue in these Applications consists of four parcels of land located in Land Lot 142, 5th District, Gwinnett County (Parcels 5142-053, 5142-056, 5142-078, and 5142-079) (“Subject Property”). More specifically, the Subject Property is located at 213 Scenic Highway and 171 & 179 Stone Mountain Street. All but one of these tracts currently is vacant: 171 Stone Mountain Street contains an older 1.5 story, 3-bedroom, 2-bath home. The Applicant seeks a Rezoning to allow for the redevelopment of the Subject Property from RS-150 (Single Family Residential) and O-I (Office Institutional) to O-I (Office Institutional) for a proposed active senior living retirement community. In addition, the Applicant is seeking a Special Use Permit for the Subject Property to allow the proposed senior housing development to exceed 12 units per acre for seniors aged 62+. The community will consist of 115 units in one four-story building, as well as 25 cottage residences (“Development”), for a total of 140 units. The community also will contain outdoor amenities such as a community garden, and grilling/picnic areas, as well as interior amenities such as a fitness center, community room, social gathering areas, and business center.

One Street Residential has owned and operated active adult rental communities for over 15 years in the metropolitan Atlanta region. It owns and operates 1692 Active Adult units and manages another 544 Active Adult units as a property manager. A graphic depiction of the varied locations of these units is attached as Exhibit A. Its most recent development is the 125 unit Hearthside LaFayette community in Fayetteville. Opened in the summer of 2019, by December it was 93 %occupied. Photographs which represent the nature of that One Street product, similar to what will be developed here in the main building, are attached as Exhibit B.

The units within the proposed development will range in size from 706 to 745 square feet (one bedroom units) to 913 to 1,005 square feet (for two bedroom units). There will be 80 one bedroom units, and 60 two bedroom units. 15-20% of the units will be rented by seniors with 80% of Adjusted Median Income (AMI). The balance of the units will be rented at or below 60% AMI. Projected rental rates will reach the following, up to \$1,135 for a one bedroom residence and \$1,360 for a two bedroom residence. The residents will live independently, and no mandated meal plan or medical care assistance will be provided. Every resident must be at least 62 years of age. That said, throughout One Street's active adult portfolio, their typical resident profile is a single person female household in her mid-70s. Property management staff will be on site during regular business hours. Emergency maintenance staff are on call after hours.

The project will be developed and owned through a public-private partnership between the Lawrenceville Housing Authority and One Street Residential. Age-eligible residents of the Hooper Renwick and Rich Martin public housing communities, anticipated to be 10 residents, will be housed in this community.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written analysis for the rezoning SUP and variance criteria listed in the City of Lawrenceville Zoning Code ("Zoning Code") § 908.

II. CRITERIA TO BE APPLIED TO REZONING

A) WHETHER A PROPOSED REZONING AND SUP WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

Yes. The Subject Property is surrounded by compatible zoning districts and uses. To the

north is property zoned BG (Business General), containing the Gwinnett County Courthouse Annex and Gwinnett County Fire and Emergency Services Station 15. To the south, the property borders property zoned BG and owned by the City of Lawrenceville Housing Authority, containing attached residential; Multifamily Residential (RM-12), containing attached housing; and a property zoned RS-150, which is undeveloped. To the east, the Subject Property abuts property zoned BG and the right-of-way of Scenic Highway. To the west the Subject Property abuts the right-of-way of Stone Mountain Street. The Proposed Development blends harmoniously with the surrounding mix of developments and offers a transition from the residential to the south to the office and civic uses to the north.

B) WHETHER A PROPOSED REZONING AND SUP WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. See answer to subparagraph A above.

C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING AND SUP HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

All but one of these tracts has been vacant for years, and the larger tract has been zoned O-I since at least 1960. No one has attempted to develop the vacant lot or the O-I tract, notwithstanding its access to Scenic Drive. The absence of development is indicative of an absence of reasonable economic use.

D) WHETHER THE PROPOSED REZONING AND SUP WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS;

No. There will be no impact upon schools given that the project serves a 62+ year-old population. It has two excellent points of access: Stone Mountain Street (a minor arterial) and Scenic Highway (a principal arterial). According to the Institute of Traffic Engineers' Trip Generation Manual (ITE Code 251 Senior Living Attached) total daily traffic volume will be approximatively 520 vehicle trips per day (50% out, and 50% in). Peak hour impact is negligible, with 48.4 am trips and 49 pm trips. Utilities are available to serve the site and detention shall be underground.

E) WHETHER THE PROPOSED REZONING AND SUP IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. The City of Lawrenceville 2030 Comprehensive Plan ("Comp Plan") designates the Subject Property as being within the Downtown Master Plan character area. The Comp Plan's states goal for development in this areas is a "combination of greenspace, office, governmental, commercial, residential, residential-commercial uses." See 2030 Comprehensive Plan, pg. 2-6. The Proposed Development will add a senior affordable housing component to the mix of uses sought in the Downtown character area.

F) 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 PROPOSED REZONING.

Metro Atlanta's older adult population continues to grow rapidly as overall better health enables us to live longer. It is estimated that by 2030, 1 in 4 residences will be over age 60 versus 1 in 6 today. Further, the number of residents age 65 and over will nearly triple to 1.6 million by 2030. This demographic shift presents the Atlanta region and its leadership with the challenge of providing services and designing communities in a manner that meets the

needs of residents of all ages and abilities.

III. VARIANCES REQUESTED

§102.10: **To increase the maximum building height from 35' to 55'**

The site's irregular topography requires height in the main building since the narrow "sides" cannot be developed for anything but cottage structures.

§403: **To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080**

The provision of this buffer is not needed. It will be replaced with landscape strips. This is a predominantly commercial area and the buffering is unwarranted.

§601.B.3.a: **To reduce the required grass and landscape strip between the parking and building from 20' to 10'.**

The Applicant seeks to reduce the landscape strip width and allow the building closer to the parking to lessen distance the senior residents must walk between the parking space and the building. Many of the residents are not as mobile as the general public and the shorter distance also reduces the likelihood of slips or falls during inclement weather. The Applicant intends to landscape the remaining 10' to provide an attractive buffer around the building while reducing the travel length for seniors.

§19.5.1: Encroachment into the 251 EPD buffer, 50' City Stream Buffer and 75' 25' Impervious Setback to pipe stream

An intermittent stream flows from a County Fire Station detention pond to the east of the site across part of the acreage into a recovery residence property to the west. See Exhibit C. One Street proposes to pipe this stream 181' to allow a perpendicular road crossing of it. Piping it requires a variance from the 25' EPD stream buffer, the 50 foot City of Lawrenceville stream buffer, and the additional 25' buffer imposed by the City which may be disturbed but replanted. Piping the stream will also require a USACE Nationwide Permit 29. Compensatory mitigation will be required in the form of the purchase of stream mitigation credits prior to construction.

§601.B.1.a: To reduce front side and rear facades to a finish with a minimum of 51% brick or stone

This project is an affordable housing project to be funded by DCA LIHTC dollars. The size of the units, architectural treatment, and interior appointments directly relate to affordability. For example, a 100 SF increase in unit size adds \$14,000 to the unit cost. A façade of 75% brick or stone increases each unit cost by at least \$1,419. These costs preclude the provision of housing at 60% of AML. And DCA in their review process often penalizes an applicant which has a larger unit size or façade treatments it regards to be unnecessary. This penalty is imposed by outside forces and is not the Applicant's creation. It is a hardship.

IV. PRESERVATION OF CONSTITUTIONAL RIGHTS

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a retirement community's right to use the Subject Property established in the City of Lawrenceville's Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Rezoning and Special Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property Owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be

denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

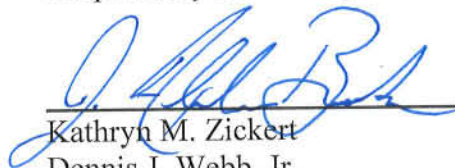
Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Special Use Permit and Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Lawrenceville so that such recommendations or input might be incorporated as conditions of approval of these Applications.

This 9th day of July, 2020.

Respectfully submitted,



Kathryn M. Zickert

Dennis J. Webb, Jr.

J. Alexander Brock

Attorneys For Applicant

LAND DESCRIPTION TRACTS 1, 2 & 3 COMBINED

All that tract or parcel of land lying and being in Land Lot 142 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

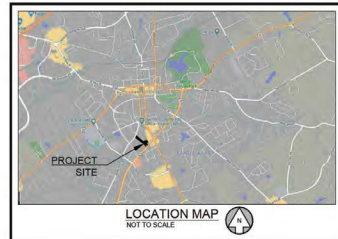
To find the **POINT OF COMMENCEMENT**, begin at the Southeasterly end of the Mitered Intersection of the Northwesterly Right-of-Way of Georgia Highway 124 (a.k.a. Scenic Highway, R/W varies) and the Northeasterly Right-of-Way of Constitution Boulevard (f.k.a. Hillside Drive, 80' R/W); THENCE continuing along said Right-of-Way of Georgia Highway 124 in a Northerly direction for 403.24 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said Right-of-Way of Georgia Highway 124, North 36 degrees 27 minutes 24 seconds West for a distance of 187.03 feet to a Point; THENCE North 36 degrees 27 minutes 28 seconds West for a distance of 93.39 feet to a PK Nail Found; THENCE North 01 degrees 14 minutes 00 seconds East for a distance of 26.21 feet to a 1/2" Rebar Found; THENCE North 41 degrees 29 minutes 42 seconds East for a distance of 118.00 feet to a 1/2" Rebar Found; THENCE North 48 degrees 30 minutes 18 seconds West for a distance of 240.00 feet to a 1/2" Rebar Found; THENCE South 35 degrees 45 minutes 56 seconds West for a distance of 85.41 feet to an Axle Found; THENCE North 46 degrees 01 minutes 59 seconds West for a distance of 64.97 feet to a 1" Open Top Pipe Found; THENCE North 36 degrees 31 minutes 31 seconds West for a distance of 86.95 feet to a 1" Bar; THENCE North 21 degrees 27 minutes 35 seconds West for a distance of 122.40 feet to a Point; THENCE North 45 degrees 05 minutes 16 seconds West for a distance of 204.25 feet to an Axle Found on the Southeasterly Right-of-Way of Stone Mountain Street (R/W Varies); THENCE continuing along said Right-of-Way of Stone Mountain Street along a curve to the left having a radius of 710.00 feet and arc length of 188.00 feet being subtended by a chord of North 35 degrees 13 minutes 19 seconds East for a distance of 187.45 feet to an Axle Found; THENCE leaving said Right-of-Way of Stone Mountain Street, South 46 degrees 24 minutes 36 seconds East for a distance of 94.68 feet to a 1/2" Rebar Found; THENCE South 34 degrees 01 minutes 41 seconds East for a distance of 383.27 feet to an Axle Found; THENCE North 71 degrees 27 minutes 19 seconds East for a distance of 350.15 feet to an Iron Pin Set; THENCE South 25 degrees 13 minutes 52 seconds East for a distance of 204.96 feet to a 5/8" Open Top Pipe Found; THENCE South 42 degrees 37 minutes 20 seconds West for a distance of 200.05 feet to a 1" Open Top Pipe Found; THENCE South 25 degrees 38 minutes 16 seconds East for a distance of 196.17 feet to a Concrete Monument Found on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 22 minutes 47 seconds West for a distance of 78.40 feet to a 5/8" Rebar Found; THENCE leaving said Right-of-Way of Georgia Highway 124, North 42 degrees 40 minutes 29 seconds West for a distance of 184.48 feet to a 1/2" Rebar Found; THENCE South 42 degrees 33 minutes 47 seconds West for a distance of 128.00 feet to a PK Nail Found; THENCE South 36 degrees 27 minutes 18 seconds East for a distance of 190.26 feet to a Point on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 23 minutes 37 seconds West for a distance of 6.06 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 5.195 Acres.

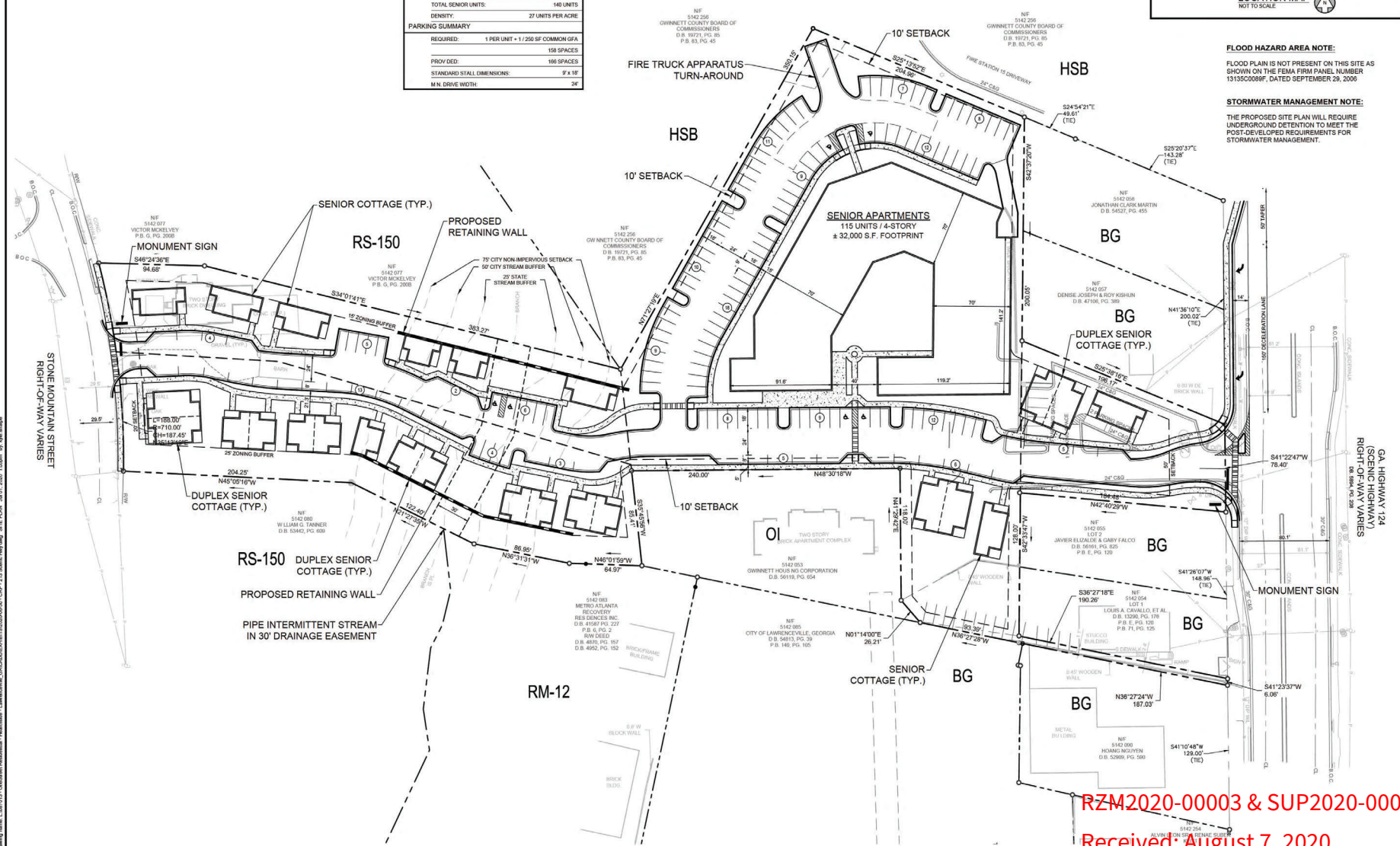


SITE SUMMARY	
SITE AREA	
SITE AREA:	5.19 ACRES (228,327 S.F.)
IMPERVIOUS AREA:	3.43 ACRES (149,827 S.F.)
IMPERVIOUS RATIO (MAX / PROVIDED):	70% / 60%
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	RS-15
ADJACENT ZONING:	BG, HSB, OL, RS-150
BUILDING SETBACKS	
FRONT / SIDE / REAR:	30' / 10' / 10' OR 40'
BUILDING SUMMARY	
SENIOR APARTMENTS:	115 UNITS
SENIOR COTTAGE UNITS:	12 - 1 BR / 13 - 2 BR
TOTAL SENIOR UNITS:	140 UNITS
DENSITY:	27 UNITS PER ACRE
PARKING SUMMARY	
REQUIRED:	1 PER UNIT + 1 / 250 SF COMMON GFA
PROVIDED:	158 SPACES
STANDARD STALL DIMENSIONS:	8' x 18'
M/N DRIVE WIDTH:	36'



FLOOD HAZARD AREA NOTE:
FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0006F, DATED SEPTEMBER 28, 2009.

STORMWATER MANAGEMENT NOTE:
THE PROPOSED SITE PLAN WILL REQUIRE UNDERGROUND DETENTION TO MEET THE POST-DEVELOPED REQUIREMENTS FOR STORMWATER MANAGEMENT.



PROPOSED BY THE OFFICE OF

LECRAW ENGINEERING

3415 CORPORATE WAY
DUBLIN, GA 30098
PHONE: 770.441.0289
FAX: 770.441.0289
WWW.LECRAWENGINEERING.COM

CLIENT

ONESTREET RESIDENTIAL

2000 RIVERDALE PARKWAY - SUITE 400 - ATLANTA, GA 30328

PROJECT

HEARTHSIDE - LAWRENCEVILLE

215 S. GUNN STREET, SUITE 100
LAWRENCEVILLE, GEORGIA 30046

SEAL

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

DATE: 08/01/20

DESIGN TEAM

DRAWN BY: CER

DESIGNED BY: TKS

REVIEWED BY: TKS

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW

NORTH ARROW

SCALE: 1" = 40'

DATE: 08/01/20

REZONING SITE PLAN

RSP-1

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

CLIENT
ONESTREET RESIDENTIAL
0000 RIVEREDGE PARKWAY - SUITE 450 - ATLANTA, GA 30328

PROJECT
HEARTHSIDE - LAWRENCEVILLE
213 SCENIC HWY
LAND LOT 142 OF THEFTH DISTRICT, PARCEL NO. 53

SEAL:



DESIGN TEAM:	
DRAWN BY:	C
DESIGNED BY:	T
REVIEWED BY:	T



SCALE & NORTH ARROW



4

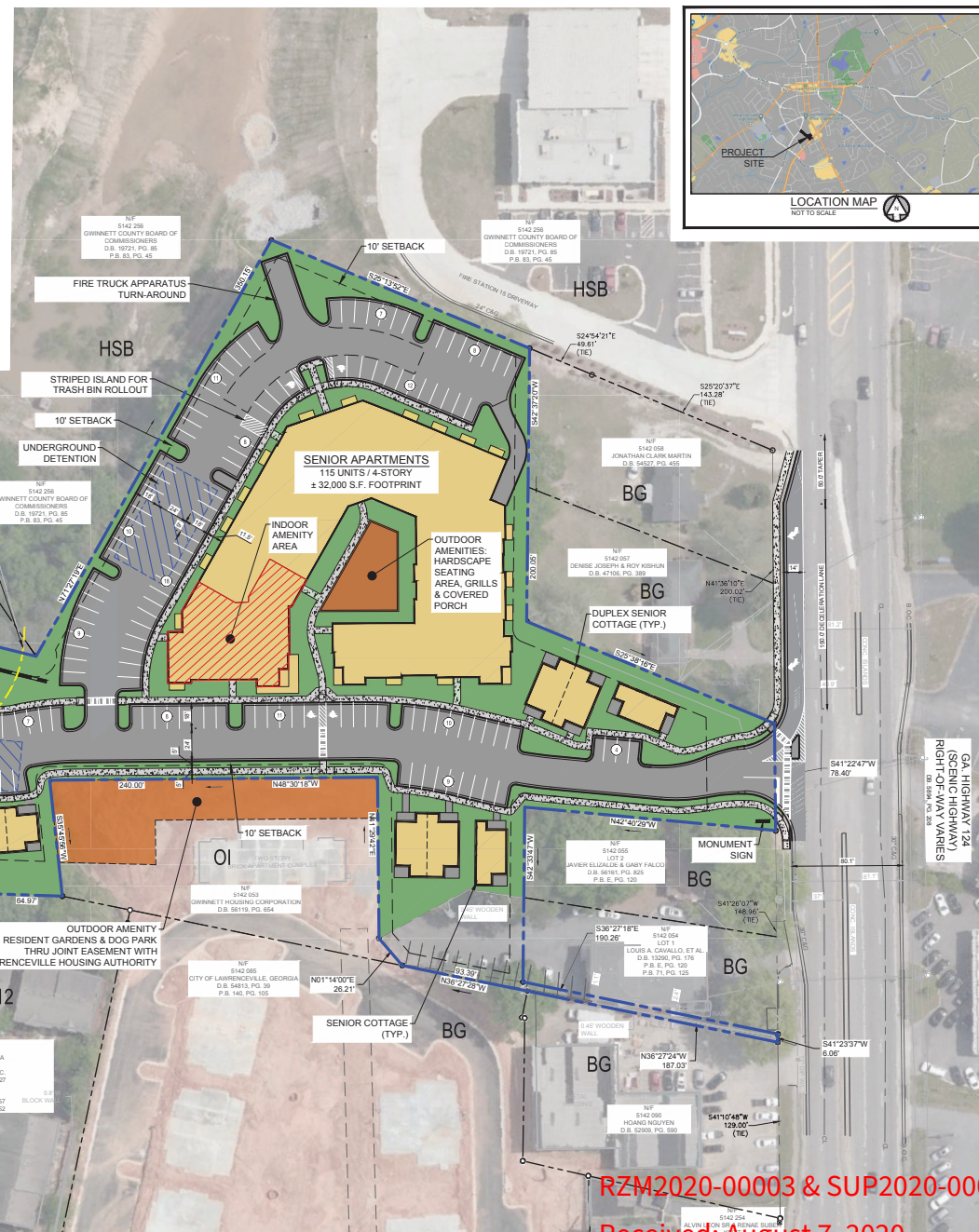
SCALE: 1" = 40'

JOB #: 087

DATE: July 29, 2011

SUP PLAN
1 OF 1

SITE AREA	
SITE AREA:	5.19 ACRES
IMPERVIOUS AREA:	3.80 ACRES
IMPERVIOUS RATIO (MAX / PROVIDED):	70% / 60%
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAURENSVILLE
ZONING:	Q1
ADJACENT ZONING:	BIO, BHO, OR, RES-150
BUILDING SETBACKS	
FRONT / SIDE / REAR:	50' / 10' / 10' OR 40'
RENDERING SUMMARY	
BUILDING APARTMENTS UNITS:	115 UNITS (15' BDR, 42' BDR, 25' BDR)
SENIOR SUITE UNITS:	20 UNITS (13' BDR, 13' BDR)
TOTAL SENIOR UNITS:	140 UNITS (10' BDR, 16' BDR, 20' BDR)
DENSITY:	27 UNITS PER ACRE
PARKING SUMMARY	
REQUIRED:	1 PER UNIT + 1/250 SF COMMON GFA + 15B SPACES
PROVIDED:	18B SPACES @ 1 PER UNIT
STANDARD STALL DIMENSIONS:	
MIN. DRIVE WIDTH:	9' x 18'
	24'



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Received: August 7, 2020

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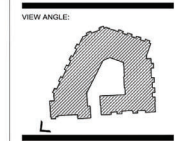


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CLIENT:
ONESTREET
RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY: MMF	CHECKED BY:
SCALE: AS NOTED	DATE: 08/05/2020
PROJECT NUMBER: 2006	
DRAWING NUMBER: A5-5	



1 PERSPECTIVE
A5-5 NTS

RZM2020-00003 & SUP2020-00034

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#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: _____ CHECKED BY: _____

MMF

SCALE: _____ DATE: _____

AS NOTED 08/05/2020

34 PROJECT NUMBER:

2006

DRAWING NUMBER: **A50**

A5-8

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Page 58



1 PERSPECTIVE
A5-8 NTS

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A5-8

110



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RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSTONE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: CHECKED BY:

MMF

SCALE: AS NOTED DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER:

A5-9

REVISION



1 PERSPECTIVE
A5-9 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

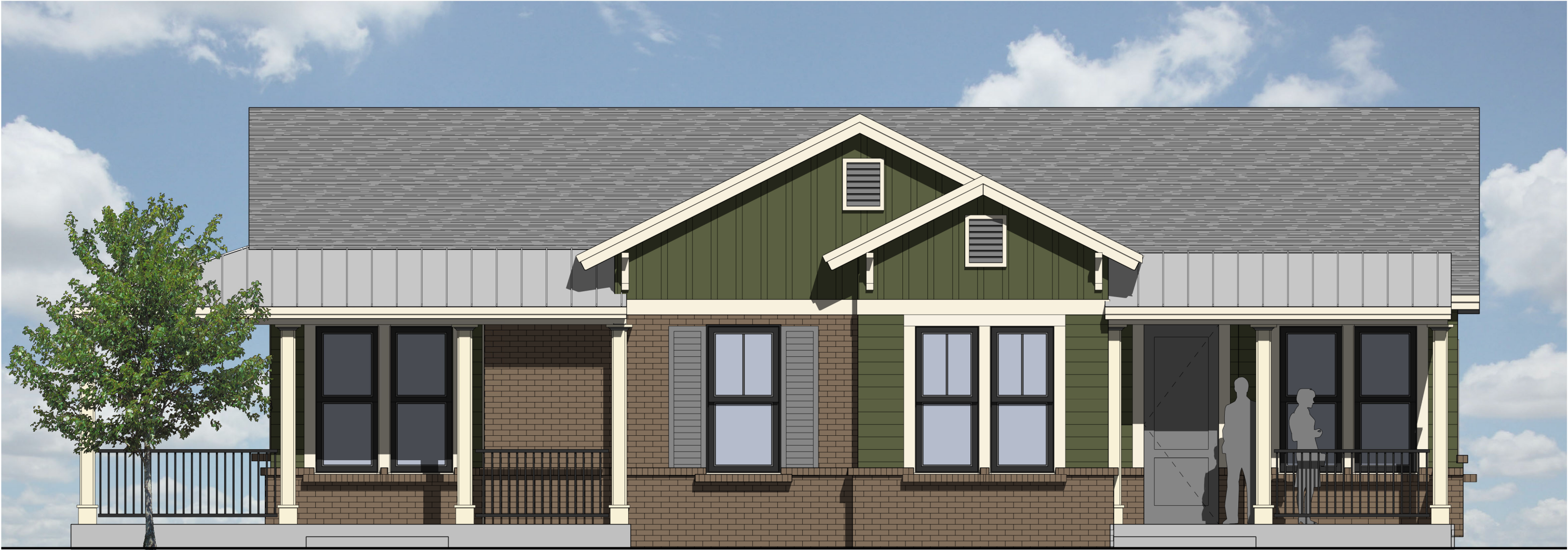
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Hearthside Lawrenceville Cottages - Elevation Key Plan

08/05/2020

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Hearthside Lawrenceville Cottages - Type A (695/712 sf)

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7/31/2020

for: OneStreet
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Hearthside Lawrenceville Cottages - Type A2

Scale 1/4" = 1'-0"
8/05/2020

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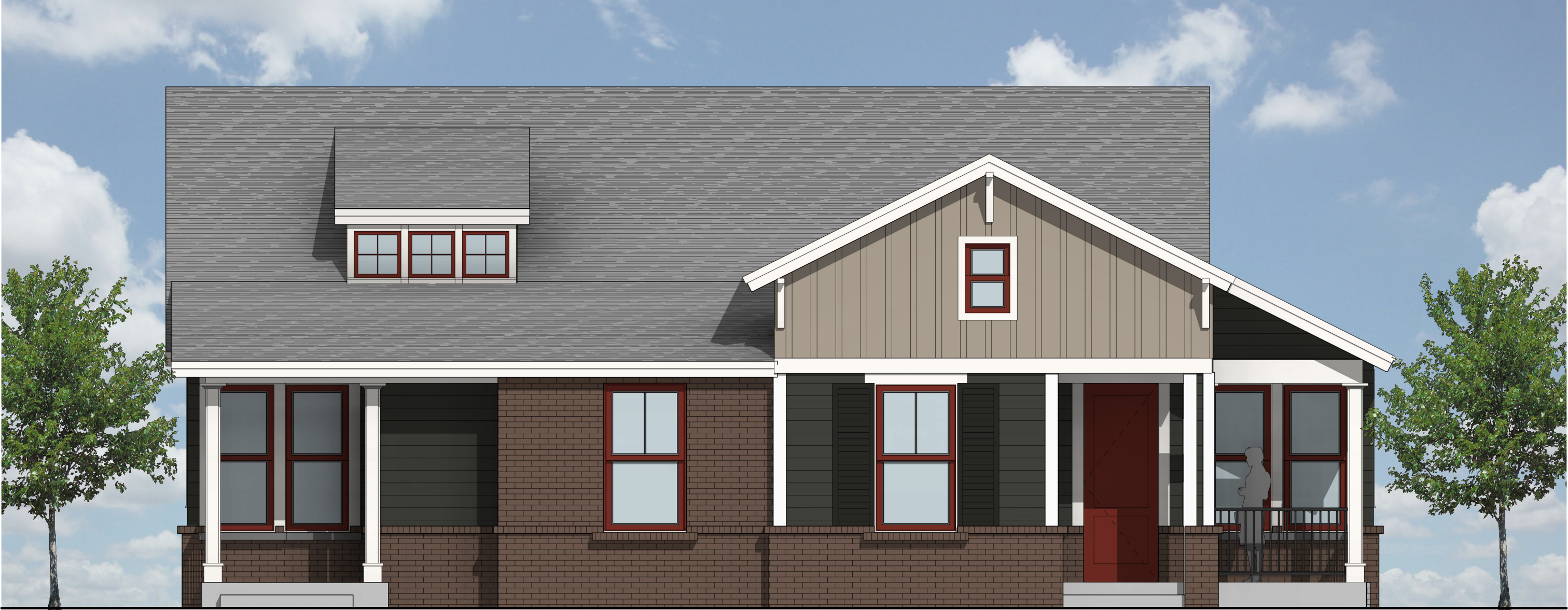
Hearthside Lawrenceville Cottages - Type A3

Scale 1/4" = 1'-0"
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Hearthside Lawrenceville Cottages - Type C (895/905 sf)

Scale 1/4" = 1'-0"
7/28/2020

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Hearthside Lawrenceville Cottages - Type C2

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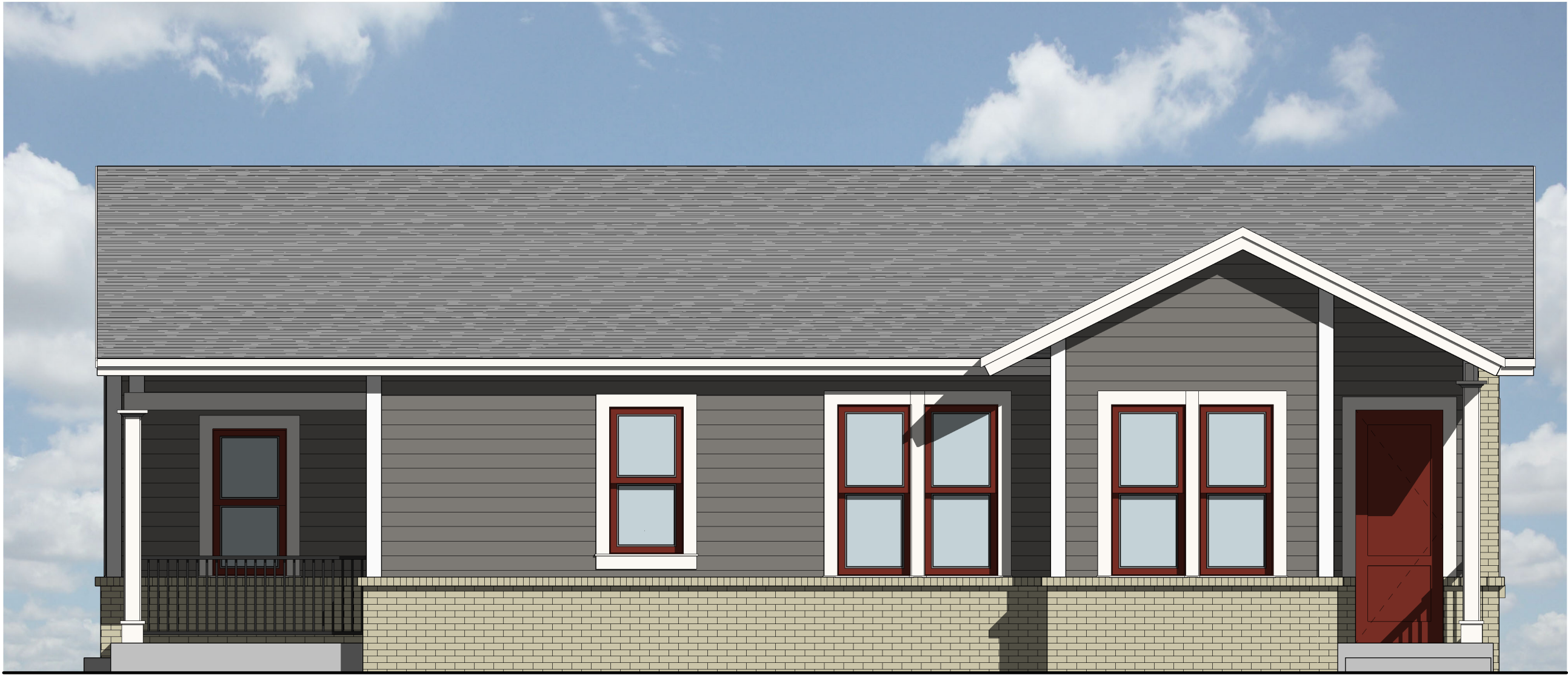
Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
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① Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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STAMP:

CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PROPOSED ELEVATIONS

DRAWN BY: _____ CHECKED BY: _____

MMF

SCALE: _____ DATE: _____

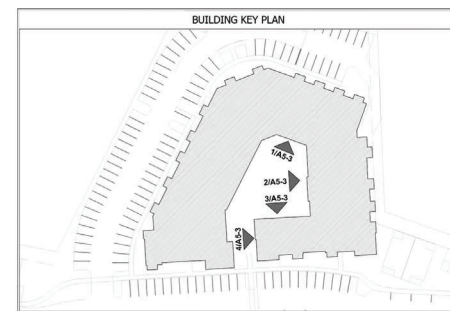
AS NOTED	08/05/2020
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PROJECT NUMBER:

2006

A5-3

INSTRUCTION



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EXHIBIT A

RZM2020-00003 & SUP2020-00034

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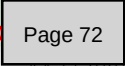


EXHIBIT B

TYPICAL UNIT INTERIORS







OUTSIDE AMENITIES



RZM2020-00003 & SUP2020-00034

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INTERIOR AMENITIES









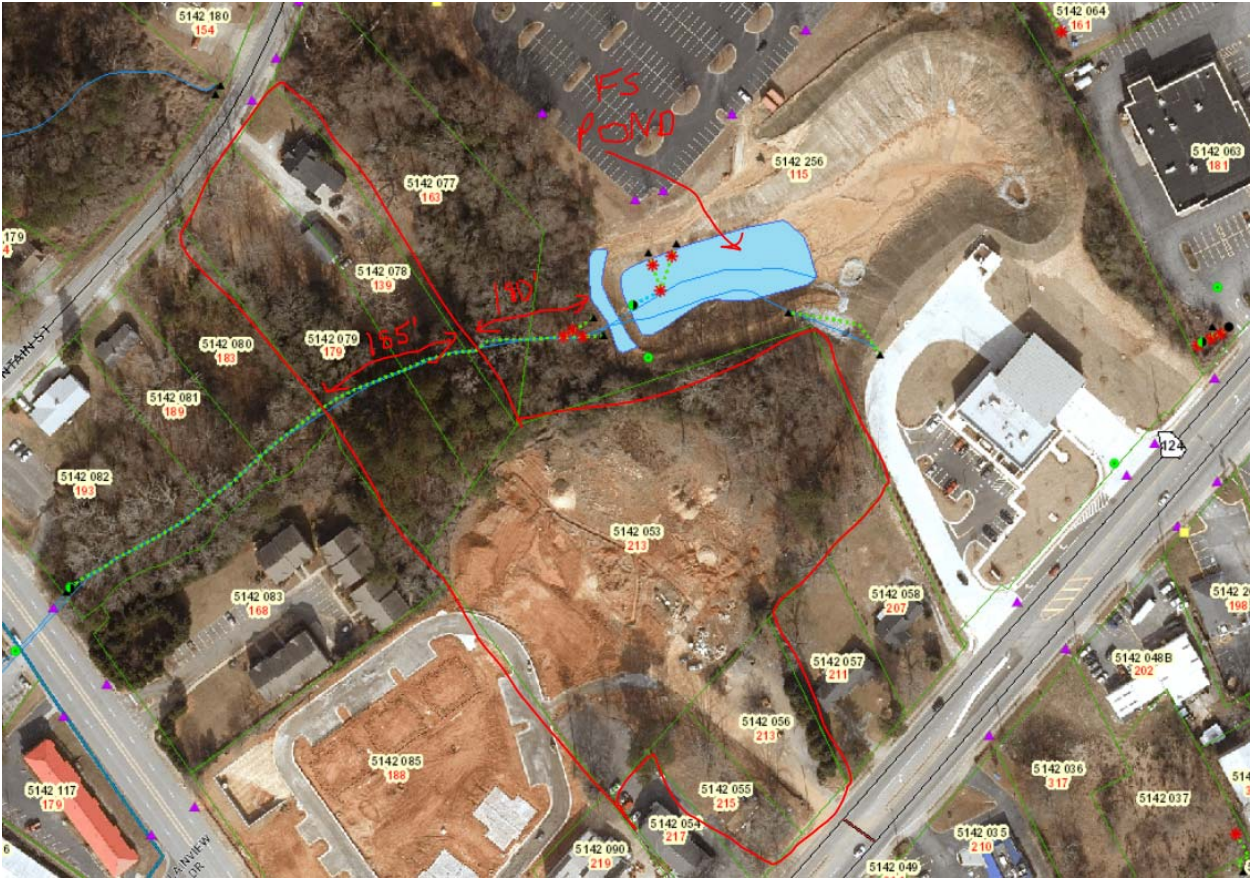
EXHIBIT C

RZM2020-00003 & SUP2020-00034

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Approximate Location of Stream



RZM2020-00003 & SUP2020-00034

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The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

Subject Property

Roads

Parcels

PRIMARY ZONING

BG

HSB

OI

ON

RM-12

RS150



RZM2020-00003 & SUP2020-00034

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CLIENT:

ONESTREET
RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: MMF	CHECKED BY:
SCALE: AS NOTED	DATE: 08/05/2020
PROJECT NUMBER: 2006	
DRAWING NUMBER:	

A5-4

PILOT



1 PERSPECTIVE
A5-4 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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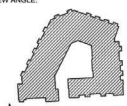
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REV	#	DATE	DESCRIPTION



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CLIENT:

ONESTREET
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2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: CHECKED BY:

MMF

SCALE: AS NOTED DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER:

A5-5

REVISION



1 PERSPECTIVE
A5-5 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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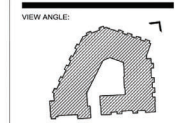


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REV	#	DATE DESCRIPTION



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#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY: MMF
SCALE: AS NOTED
DATE: 08/05/2020
PROJECT NUMBER: 2006
DRAWING NUMBER: A5-8



1 PERSPECTIVE
A5-8 NTS

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

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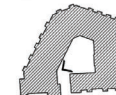
RELEASE DATES:

REV # DATE DESCRIPTION

REV #	DATE	DESCRIPTION



VIEW ANGLE:



CLIENT:

 ONESTREET
 RESIDENTIAL

 2000 RIVEREDGE PKWY
 #450
 ATLANTA, GA 30328

PROJECT:

 HEARTHSTONE
 LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY: CHECKED BY:

MMF

SCALE: AS NOTED DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-9

REDUCTION


 1 PERSPECTIVE
 A5-9 NTS

RZM2020-00003 & SUP2020-00034

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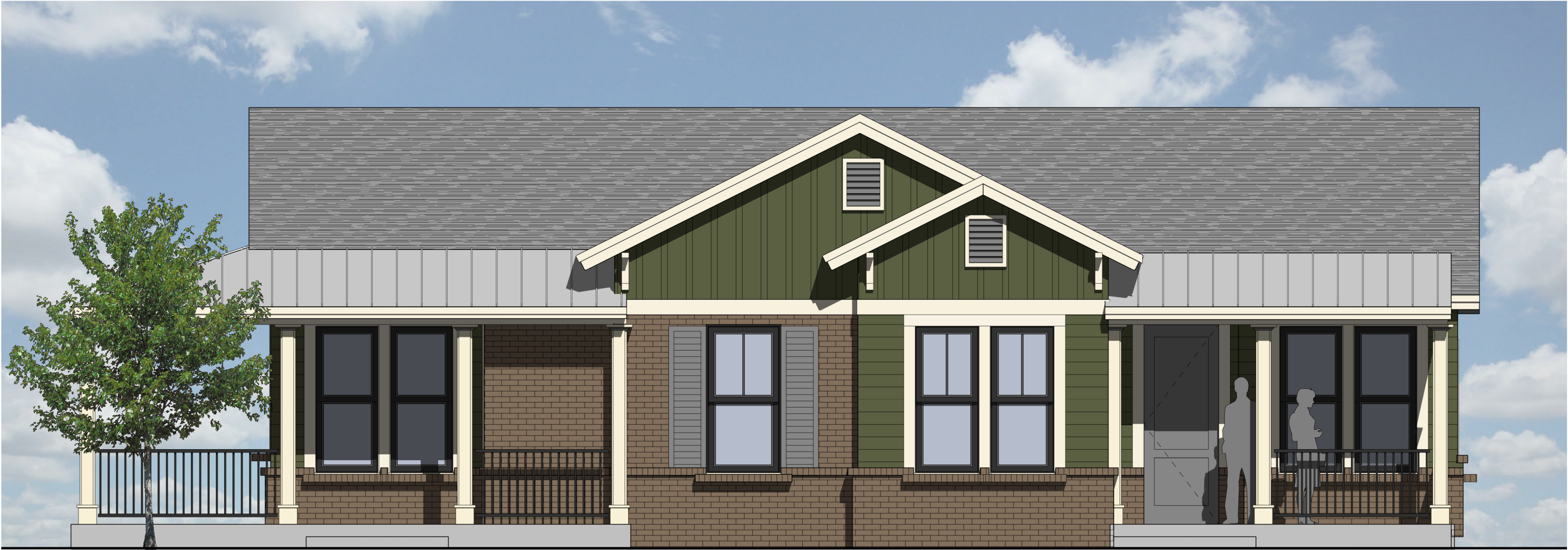


Hearthside Lawrenceville Cottages - Elevation Key Plan

08/05/2020

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 Page



Hearthside Lawrenceville Cottages - Type A (695/712 sf)

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7/31/2020

for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep



Hearthside Lawrenceville Cottages - Type A2

Scale 1/4" = 1'-0"
8/05/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

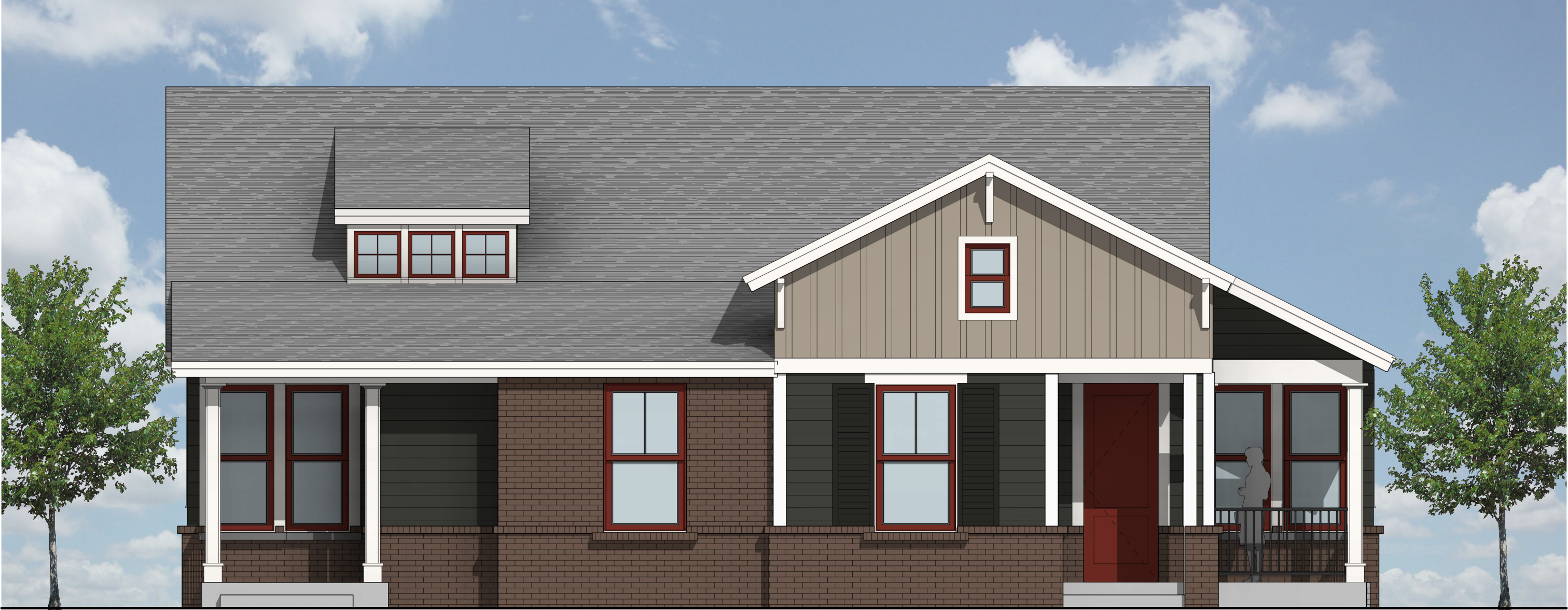


Hearthside Lawrenceville Cottages - Type A3

Scale 1/4" = 1'-0"
7/27/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De



Hearthside Lawrenceville Cottages - Type C (895/905 sf)

Scale 1/4" = 1'-0"
7/28/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De





Hearthside Lawrenceville Cottages - Type C2

Scale 1/4" = 1'-0"
7/29/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De





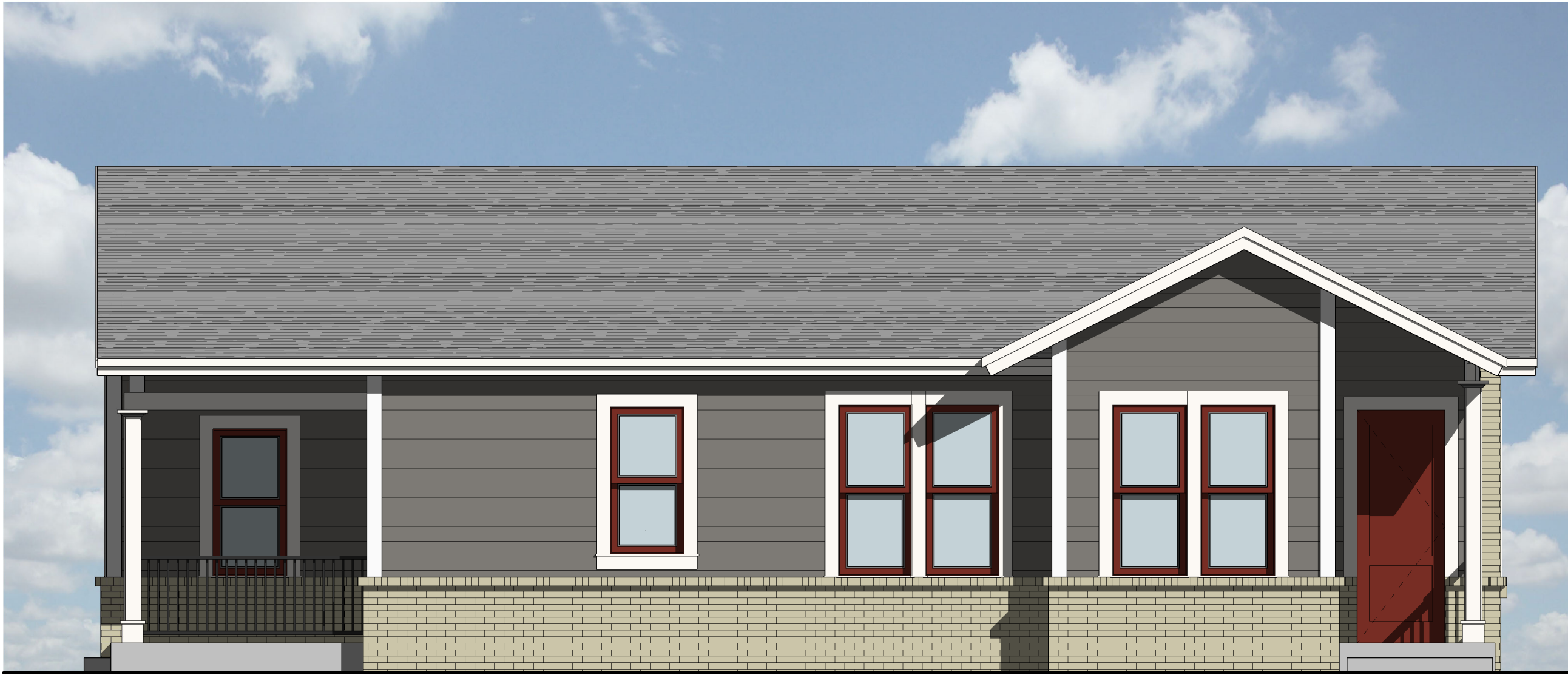
Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De





① Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

Scale 1/4" = 1'-0"
7/31/2020

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for: OneStreet
RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

Subject Property

Roads

Parcels

PRIMARY ZONING

BG

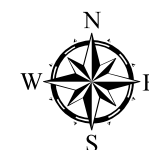
HSB

OI

ON

RM-12

RS150



0 50 100

Page 105



2.

The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Area

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

-  Subject Property
-  Roads
-  Parcels



RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Department



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: ANN2020-00002; TPRF Marathon, LLC, c/o Michael A. Swink; UPS Ground Freight Inc., c/o Robert P. Harder; TR Tipton Corporation, c/o CBRE, Inc, Michael A. Latham; 525 Marathon Parkway, 775 Marathon Parkway and 770 Marathon Parkway

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: Annexation and Rezoning M-1 Light Industry District (Gwinnett County) to LM Light Manufacturing District (City of Lawrenceville)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests annexation, and rezoning of three parcels of land (R7035 008, R7035 021, and R7035 031) within unincorporated Gwinnett County, totaling approximately 35.70-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located within the Arbor Business Park, just east of Sugarloaf Parkway, bounded by Georgia Highway No. 316, Marathon Parkway, and Cruse Lane. The properties are currently developed and utilized for light industrial activities.

Attachments/Exhibits:

- ANN2020-00002 – Report
- ANN2020-00002 - Attachments

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

CASE NUMBER	ANNX2020-00002
APPLICANT	TPRF MARATHON, LLC, C/O MICHAEL A. SWINK, UPS GROUND FREIGHT, INC., C/O ROBERT P. HARDER, TR TIPTON CORPORATION, C/O CBRE, INC, MICHAEL A. LATHAM
CONTACT	TPRF MARATHON, LLC, C/O MICHAEL A. SWINK, UPS GROUND FREIGHT, INC., C/O ROBERT P. HARDER, TR TIPTON CORPORATION, C/O CBRE, INC, MICHAEL A. LATHAM
PHONE NUMBER	MICHAEL A. SWINK – 404.754.3292 ROBERT P. HARDER – 630.215.7761 MICHAEL A. LATHAM -
ZONING CHANGE	GWINNETT COUNTY, M-1 (LIGHT INDUSTRY DISTRICT) TO CITY OF LAWRENCEVILLE LM (LIGHT MANUFACTURING DISTRICT)
LOCATION	525 MARATHON PARKWAY, 775 MARATHON PARKWAY, AND 770 MARATHON PARKWAY
PARCEL ID	R7035 008 (11.16 ACRES), R7035 021 (15.675 ACRES), AND R7035 031 (8.867 ACRES)
ACREAGE	APPROXIMATELY 35.70 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned M-1 (Light Industry District).

PROJECT DATA:

The applicant requests annexation, and rezoning of three parcels of land (R7035 008, R7035 021, and R7035 031) within unincorporated Gwinnett County, totaling approximately 35.70-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located within the Arbor Business Park, just east of Sugarloaf Parkway, bounded by Georgia Highway No. 316, Marathon Parkway, and Cruse Lane. The properties are currently developed and utilized for light industrial activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located close to the Office, Distribution, and Technology Character Area. This character area encourages a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. Additionally, the Plan accommodates freight traffic associated with industrial activities and recommends traffic being diverted away from residential areas and towards the most efficient access to local highway networks such as Georgia Highway No. 316. Furthermore, the subject properties were developed in the 1990s to accommodate warehousing and distribution facilities associated with light industrial activities. During this period, the pattern of development along Sugarloaf Parkway has consisted of a variety of commercial, light industrial, and residential uses and zoning. Therefore, the long-standing use of the subject properties and their compatibility with the variety of uses and zoning in the immediate area could be considered to be consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the east, within the city limits of Lawrenceville and adjacent to the Arbor Business Park is the Georgia 316 development zoned HM (Heavy Manufacturing District). To the south, across Cruse Lane, is the Sugarloaf Commons multifamily development zoned RM-13 (Gwinnett County Multifamily Residential District) and the Traditions at Sugarloaf office park development zoned C-2 (Gwinnett County General Business District). To the west, along Sugarloaf Parkway and Marathon Boulevard are commercial, multifamily and office uses and zoning. The variety of uses and zoning in the immediate area further supports the applicants' request.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which are designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city's growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation and Rezoning.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

ANNX2020-00002

Approval of annexation as LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A. Uses permitted in the LM (Light Manufacturing District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

[HA1]

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes, and the proposed annexation and rezoning would be consistent with*
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?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*



LAWRENCEVILLE

GEORGIA

Via Priority Mail and Certified Mail

August 6, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2020-00002

Dear Ms. Charlotte Nash:

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. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator

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

ANNX2020-00002

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

GEORGIA

August 6, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2020-00002

Owners:

TRPF 325 Marathon LLC (R7035 008)
Overnite Transportation Co (R7035 021)
TR Tipton Corp (R7035 031)

Requested Zoning: LM (Light Manufacturing District)

Dear Chairman Nash:

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 30046-2200
770.963.2414 • www.lawrencevillega.org

ANNX2020-00002

Received: August 4, 2020

Planning and Development

The Honorable Charlotte Nash, Chairman
 August 6, 2020
 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. A public hearing on the rezoning of the property, which is to be annexed is set for 7:00 P.M. on Monday, September 28, 2020. The proposed City zoning classification of the property is LM (Light Manufacturing District). The hearing on the annexation will also be held on Monday, September 28, 2020. 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 Descriptions; Surveys

ANNX2020-00002

Received: August 4, 2020

Planning and Development

C: Ms. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator

ANNX2020-00002

Received: August 4, 2020

Planning and Development



August 14, 2020

The Honorable David Still, Mayor
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation in Land Lot 035 of the 7th Land District;
Parcel ID #: 7035-008, Owner/Applicant Marathon, LLC, 11.16 acres +/-;
Parcel ID# 7035-021, Owner/Applicant UPS Ground Freight, Inc., 15.675 acres +/-; and
Parcel ID# 7035-031, Owner/Applicant TR Tipton Corp., c/o CBRE, Inc., 8.87 acres +/-

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments have reviewed the subject property with respect to county facilities located on the subject property. Our records indicate that there are sewer facilities on the subject property as described below.

The Gwinnett County Department of Water Resources notes there is a 12-inch water main and an 8-inch sewer collector in the right-of-way of Marathon Boulevard along the frontage of all three parcels. In addition, there is a 30-inch pressure main along the west boundary of parcel 7035-008, an 8-inch sewer collector inside of parcel 7035-008 along its northern boundaries, and a 12-inch sewer collector along the southern boundaries of parcel 7035-021.

The Gwinnett County Department of Transportation (GCDOT) reviewed the proposed City of Lawrenceville annexation ANX-2020-0010 and notes that no GCDOT facilities are located within the property proposed for annexation.

The proposed annexation involves three parcels within Arbor Business Park and have road frontage on Marathon Boulevard, Marathon Parkway and SR 316/University Parkway. Marathon Boulevard and Marathon Parkway are currently Gwinnett County Department of Transportation maintained roads. Should both sides of either of these roads be annexed into the City of Lawrenceville, then that portion of the road would become City maintained. SR 316/University Parkway is a limited access Georgia Department of Transportation maintained roadway.

The Gwinnett County Department of Community Services notes that no Department of Community Services facilities are on the subject property or known to be affected by this annexation.

ANNX2020-00002

Revised August 4, 2020

Planning and Development

The Gwinnett County Department of Planning and Development notes that all three parcels are zoned M-1(Light Industrial District and are located in the *Innovation District* character area on the Future Development Map of the Gwinnett 2040 Unified Plan.

If this annexation occurs, please notify Police Communications Manager, Major Christina Schiralli of the street address of the subject property so that the E-911 database can be updated. Major Schiralli can be reached at (770) 513-5771. Also please forward a copy of the resolution documenting the City's final action on the annexation proposal to James Pugsley in the Gwinnett County Department of Planning and Development, 446 West Crogan Street, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX-2020-0010; CERTIFIED MAIL #: 9214 8901 0661 5400 0153 6603 31

c: Charlotte J. Nash, Commission Chairman	Tyler Richards, Director of Water Resources
Marlene Fosque, Commissioner, District 4	Alan Chapman, Director of Transportation
Maria Woods, Deputy County Administrator/CFO	Angelia Parham, Director of Support Services
Kathy Holland, Director of Planning & Development	Tina Fleming, Director of Community Services
Chuck Warbington, City Manager, Lawrenceville	Melanie Wilson, Senior Assistant County Attorney
Long-range files, ANX-2020-0010	Theresa Cox, Deputy County Attorney

ANNX2020-00002

Received: August 4, 2020

Planning and Development nt



LAWRENCEVILLE

City of Lawrenceville Planning Department
 P.O. Box 2200
 Lawrenceville, GA 30046
 Phone: 678-407-6583
 E-Mail: Planning@lawrencevillega.org

Date Received _____
 Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE

4/23/20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of M1

Address of Property to be annexed:

525 Marathon Parkway

Area:

11.16

acres or

square feet.

Tax Map Number:

R7035 008

Owners of Property:

TRRF Marathon LLC

Address if different from Property:

2300 North Field Street
Suite 1650, Dallas, TX 75201

Phone:

404-754-3292

Applicant Name and Address:

Mike Swink
5005 Red Robin Ridge
Johns Creek, GA

Phone:

404-754-3292

30022

Signature of Applicant

Date

Michael A. Swink

Print Name of Applicant

Date

Signature of Owner

Date

Michael A. Swink

Print Name of Owner

Date

Signature of Notary

Date

Signature of Notary

Date

ANNX2020-00002

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Signature of Applicant

Date

Print Name of Applicant

Signature of Applicant's Attorney or Representative

Print Name of Applicant's Attorney or Representative

ANNX2020-00002

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Michael H. Swink

Print Name of Applicant Date

Signature of Owner Date

Michael H. Swink

Print Name of Owner Date

Signature of Notary Public Date

Stamp:

ANNX2020-00002

Received: August 4, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michael A. Swink</u>	NAME: <u>TPRF Marathon LLC</u>
ADDRESS: <u>5005 Red Robin Ridge</u>	ADDRESS: <u>2300 North Field Street, Suite 1650</u>
CITY: <u>Johns Creek</u>	CITY: <u>Dallas</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>TX</u> ZIP: <u>75201</u>
CONTACT PERSON: <u>Michael A. Swink</u> PHONE: <u>404.754.3292</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>R7035 008</u> ACREAGE: <u>11.16</u>	
ADDRESS OF PROPERTY: <u>525 Marathon Parkway</u>	

SIGNATURE OF APPLICANT DATE

Michael A. Swink

TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

Michael A. Swink (Agent)

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

Return To:

Fidelity National Title Group
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
Attn: Emily Tanner *BS*

DEED B: 56196 P: 00298

10/05/2018 09:46 AM Pgs: 7 Fees: \$0.00

TTax: \$0.00

**Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA**

PT-61 #: 0672018026766

3.

After Recording Return to:

~~Munsch Hardt Kopf & Harr, P.C.
700 Milam Street, Suite 2700
Houston, Texas 77002
Attention: Mark S. Biskamp~~

LIMITED WARRANTY DEED

MARATHON 525, LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **TRPF 525 MARATHON LLC**, a Delaware limited liability company ("**Grantee**"), the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Gwinnett County, Georgia and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of September 28, 2018 to be effective as of October 2, 2018.

[Remainder of page intentionally blank]

307013

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
2018 OCT -5 PM 1:39
RICHARD ALEXANDER, CLERK

ANNX2020-00002

Received: August 4, 2020

Planning and Development

Signature Page to Limited Warranty Deed

Signed, sealed and delivered in the
presence of:


Unofficial Witness

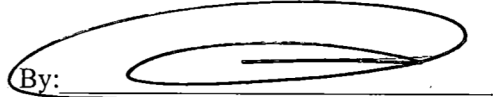
Notary Public

My Commission Expires: _____

[Notary Seal]

GRANTOR:

MARATHON 525, LLC,
a Texas limited liability company

By: 
Tobias Lawry, Manager

SEE ATTACHED CERTIFICATE

S-1

ANNX2020-00002

Received: August 4, 2020

Planning and Development

Page 123

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On October 4th, 20 18 before me, **F. RODRIGUEZ NOTARY PUBLIC**, personally appeared

Tobias Alan Lawry who signed the above-referenced Instrument in my presence

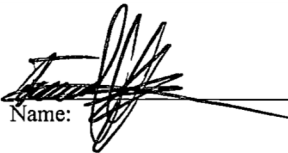
and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Name:



10/04/2018

, Notary Public

(Seal)

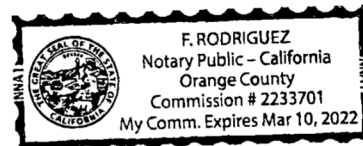


EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 35 of the 7th Land District, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #11-078; Drawing/File #11-078), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a computed point at the Southerly corner of the mitered intersection or the Northerly right-of-way line of Marathon Boulevard (100' public r/w), and the Northwesterly right-of-way line of Marathon Parkway (62' public r/w), said computed point being witnessed by a 1/2" rebar found 0.09 feet Northwest thereof.

THENCE proceeding along said Northerly right-of-way line of Marathon Boulevard the following courses and distances:

North 88 degrees 19 minutes 21 seconds West (Grid bearing, Ga West Zone, typical) for a distance of 63.15 feet to a computed point;

THENCE along a curve to the left having a radius of 338.71 feet for an arc distance of 109.79 feet (said arc being subtended by a chord of South 82 degrees 23 minutes 30 seconds West for a distance of 109.31 feet) to a computed point, said computed point being witnessed by a 1/2" rebar found 0.40 feet Northwest thereof;

THENCE departing said Northerly right-of-way line of Marathon Boulevard North 30 degrees 18 minutes 51 seconds West for a distance of 36.87 feet to a 1" open-top pipe found, said 1" open-top pipe found being witnessed by a 5/8" rebar found 0.09 feet Northeast thereof;

THENCE North 30 degrees 13 minutes 58 seconds West for a distance of 792.49 feet to a 1"X 1.25" iron bar round;

THENCE North 59 degrees 53 minutes 19 seconds East for a distance of 253.14 feet to a 1/2" rebar found on the Southerly right-of-way line of University Parkway (A.K.A. State Route #316; 300' limited access r/w; Plat Book "H", Pages 76 & 77);

THENCE proceeding along said Southerly right-of-way line of University Parkway South 82 degrees 54 minutes 34 seconds East for a distance of 575.71 feet to a 1/2" rebar found;

THENCE departing said Southerly right-of-way line of University Parkway South 27 degrees 51 minutes 24 seconds East for a distance of 449.75 feet to a 1/2" rebar found on the Northwesterly right-of-way line of Marathon Parkway;

THENCE proceeding along said Northwesterly right-of-way line of Marathon Parkway the following courses and distances:

A-1

ANNX2020-00002

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Planning and Development nt

Page 125

Along a curve to the left having a radius of 335.67 feet for an arc distance of 224.96 feet (said arc being subtended by a chord of South 71 degrees 37 minutes 34 seconds West for a distance of 220.77 feet) to a computed point;

THENCE South 52 degrees 25 minutes 36 seconds West for a distance of 113.03 feet to a computed point;

THENCE along a curve to the left having a radius of 232.84 feet for an arc distance of 205.64 feet (said arc being subtended by a chord of South 27 degrees 07 minutes 34 seconds West for a distance of 199.02 feet) to a computed point;

THENCE South 01 degrees 49 minutes 32 seconds West for a distance of 27.17 feet to a computed point, said computed point being witnessed by a 1/2" rebar found 0.54 feet Northwest thereof;

THENCE South 46 degrees 45 minutes 05 seconds West for a distance of 28.32 feet to a computed point, said computed point being the point of beginning.

Said tract or parcel of land contains 11.163 acres or 486,246 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 10920, Page 112, Gwinnett County Georgia Records.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants, as tenants only, under unrecorded leases, without rights of first refusal or options to purchase the Real Property.
2. Easement by H. C. Deaton to Georgia Power Company dated June 20, 1946, recorded at Deed Book 77, page 504, Gwinnett County, Georgia records.
3. Easement by B. L. Greason to Georgia Power Company, dated June 19, 1946, recorded at Deed Book 77, page 510, aforesaid records.
4. Easement by Mrs. E. T. Greason to Georgia Power Company, dated April 17, 1947, recorded at Deed Book 83, page 523, aforesaid records.
5. Easements contained within that certain Right of Way Deed - Limited Access between H. C. Deaton and State Highway Department of Georgia, dated August 3, 1959, recorded at Deed Book 151, page 122, aforesaid records.
6. Easement from H.C. Deaton to Georgia Power Company, dated November 17, 1959, recorded at Deed Book 156, page 130, aforesaid records.
7. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated October 6, 1988, recorded at Deed Book 5168, page 165, aforesaid records, as amended by First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 1, 1989, recorded at Deed Book 5730, page 71, aforesaid records, as affected by Assignment and Assumption Agreement between Marathon U.S. Realities, Inc. and Arbor Associates Limited Partnership, dated November 26, 1991, recorded at Deed Book 6917, page 188, aforesaid records, as affected by Grant of Exceptions/Variances Regarding Declaration of Protective Covenants dated May 7, 1992, recorded at Deed Book 7445, page 66, aforesaid records, as affected by Grant of Exceptions/Variances Regarding Declaration of Protective Covenants, dated October 4, 1993, recorded at Deed Book 9396, page 173, aforesaid records, as amended by Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive, dated January 20, 1998, recorded at Deed Book 15361, page 204, aforesaid records, as affected by Acknowledgment and Consent to Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive, dated February, 1998, recorded at Deed Book 15482, page 250, aforesaid records, as affected by Consent and Subordination, dated February 16, 1998, recorded at Deed Book 15482, page 256, aforesaid records, as amended by Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated May 31, 2001, recorded at Deed Book 23691, page 60, aforesaid records.

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Planning and Development nt

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8. Access rights relinquished by Construction Easement between Nine Arbor Partners, LLC and the Department of Transportation, dated January 11, 1994, recorded at Deed Book 12202, page 28, aforesaid records.
9. Easement among Nine Arbor Partners, LLC, MF Sugarloaf, LLC, Commercial Sugarloaf, LW and Sanford H. Orkin, dated February 19, 2007, recorded at Deed Book 47605, page 107, aforesaid records.
10. Water Metering Device Easement dated May 26, 1994 from Thomas R. Hopson Broker, Inc. to Gwinnett County, recorded at Deed Book 10362, page 267, aforesaid records.
11. The following matters shown on Plat recorded at Plat Book 88, page 69, aforesaid records:
 - a. 10 foot buffer along the northern property line;
 - b. 50 foot building setback along the northern property line; and
 - c. 50 foot building setback along the southern property line.

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Planning and Development nt

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LAWRENCEVILLE

WINNEIT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 4/21/20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of HM

Address of Property to be annexed: 775 Marathon Parkway, Lawrenceville, GA 30046

Area: 15.675 acres or 682,803 square feet.

Tax Map Number: 7035021

Owners of Property: UPS Ground Freight, Inc.

Address if different from Property: 55 Glenlake Parkway, N.E. Phone: 630.215.7761
Atlanta, GA 30328

Applicant Name and Address: Robert P. Harder Phone: 630.215.7761
4556 Barr Creek Lane
Naperville, IL 60564

Robert P. Harder 4/21/20
Signature of Applicant Date

Robert P. Harder 4/21/20
Signature of Owner Date

Robert P. Harder 4/21/20
Print Name of Applicant Date

Robert P. Harder 4/21/20
Print Name of Owner Date

N/A
Signature of Notary Date

N/A
Signature of Notary Date

ANNX2020-00002

Received: August 4, 2020

Planning and Development nt



LAWRENCEVILLE

GWINNETT - METRO ATLANTA

3.

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Robert P. Harder
Signature of Applicant

4/21/20
Date

Robert P. Harder
Print Name of Applicant

N/A
Signature of Applicant's Attorney or Representative

N/A
Print Name of Applicant's Attorney or Representative

ANNX2020-00002

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Robert P. Harder 4/21/20
Signature of Applicant Date

Robert P. Harder 4/21/20
Signature of Owner Date

Robert P. Harder 4/21/20
Print Name of Applicant Date

Robert P. Harder 4/21/20
Print Name of Owner Date

N/A
Signature of Notary Public Date

Stamp:



LAWRENCEVILLE

GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Robert P. Harder</u>	NAME: <u>UPS Ground Freight, Inc.</u>
ADDRESS: <u>4556 Barr Creek Lane</u>	ADDRESS: <u>55 Glenlake Parkway, NE</u>
CITY: <u>Naperville</u>	CITY: <u>Atlanta</u>
STATE: <u>IL</u> ZIP: <u>60564</u>	STATE: <u>GA</u> ZIP: <u>30328</u>
CONTACT PERSON: <u>Robert P. Harder</u> PHONE: <u>630.215.7761</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>R7035 021</u> ACREAGE: <u>15.675</u>	
ADDRESS OF PROPERTY: <u>775 Marathon Parkway</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Robert P. Harder
TYPED OR PRINTED NAME

SIGNATURE OF OWNER _____ DATE _____

Robert P. Harder (Agent)
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

NOTARY PUBLIC _____ DATE _____

Form 10-6

85.00 REM 1-141070.7

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

BOOK 7445 PAGE 65

LIMITED WARRANTY DEED

STATE OF

COUNTY OF

THIS INDENTURE, Made the _____ day of _____, in the year _____, between

ARBOR ASSOCIATES LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

OVERNITE TRANSPORTATION COMPANY

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION _____ DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 35, 7th District, Gwinnett County, Georgia, being Lot 7, Block B, Arbor Business Park, as shown on plat of survey recorded in Plat Book 55, page 87, Gwinnett County, Georgia records, which plat is incorporated herein by reference for a more complete description.

Together with a perpetual, nonexclusive easement in common with other owners in Arbor Business Park to have access to and use of storm water drainage lines and retention ponds or basins constructed or to be constructed within Arbor Business Park, all as more particularly shown on the plans made by Lowe Engineers, Inc., dated January 22, 1990, entitled "As-Built Final Plat for Arbor Business Park".

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

\$ 750.00

Date 5-14-92

By Gary R. Yates

Clerk of Superior Court

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
92 MAY 14 AM 9:00
GARY R. YATES, CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

ARBOR ASSOCIATES LIMITED PARTNERSHIP

Signed, sealed and delivered in presence of:

By: TALA CORP.

WITNESS

41231

GENERAL PARTNER

By: ANNX2020-00002

NOTARY PUBLIC
My Commission Expires Oct. 19, 1992

MOHANNAD S. MALAS,
PRESIDENT

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

WINNETT - METRO ATLANTA

Date Received _____ Case File #: _____

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.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE 7/24/2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of M-1

Address of Property to be annexed: 770 Marathon Parkway, Lawrenceville, GA. 30046

Area: 8.87 acres or _____ square feet

Tax Map Numbers: R7035 031

Owners of Property: TR Tipton Corporation

Address if different from Property: c/o CBRE, Inc.
192 Technology Pkwy, Suite 130
Peachtree Corners, GA 30092

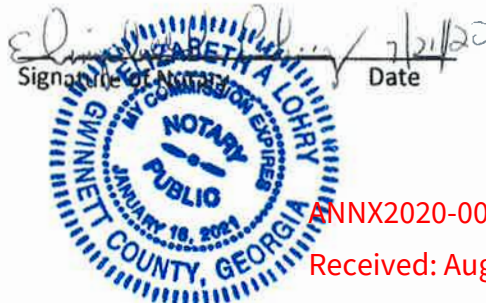
Applicant Name and Address: TR Tipton Corp. Phone: _____
c/o CBRE, Inc.
192 Technology Pkwy, Suite 130
Peachtree Corners, GA 30092

Michael A. Latham 7/24/2020
Signature of Applicant Date

Michael A. Latham, Director - CBRE,
as agent for TR Tipton Corporation 7/24/2020
Print Name of Applicant Date

Michael A. Latham 7/24/2020
Signature of Owner Date

Michael A. Latham, Director - CBRE,
as agent for TR Tipton Corporation 7/24/2020
Print Name of Owner Date



ANNX2020-00002

Received: August 4, 2020

Planning and Development



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Michael A. Latham 7/24/2020
Signature of Applicant Date

Michael A. Latham, Director - CBRE,
as agent for TR Tipton Corporation 7/24/2020
Print Name of Applicant Date

Michael A. Latham 7/24/2020
Signature of Owner Date

Michael A. Latham, Director - CBRE,
as agent for TR Tipton Corporation 7/24/2020
Print Name of Owner Date

Elizabeth A. Lohry
Signature of Notary Public Date

Stamp:



ANNX2020-00002

Received: August 4, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation</u>	NAME: <u>TR Tipton Corp. c/o CBRE, Inc.</u>
ADDRESS: <u>192 Technology Pkwy, Suite 130</u>	ADDRESS: <u>192 Technology Pkwy, Suite 130</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
CONTACT PERSON: <u>Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation</u> PHONE: _____	
* 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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>R7035031</u> ACREAGE: <u>8.867</u>	
ADDRESS OF PROPERTY: <u>770 Marathon Parkway</u>	

SIGNATURE OF APPLICANT DATE

Michael A. Latham, Director, CBRE -
as agent for TR Tipton Corporation

TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

Michael A. Latham, Director, CBRE -
as agent for TR Tipton Corporation

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

BK 43408 PG 0001

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

05 JUL -6 PM 3:48

TOM LAWLER, CLERK

067-2005-026059
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 6,054.00
TOM LAWLER CLERK OF
SUPERIOR COURT

307202

Space Above This Line for Recorder's Use

052-078412

After recording, please return to:
Rippatrick Stockton LLP
Suite 2800
1100 Peachtree Street
Atlanta, Georgia 30309
Attn: M. Andrew Kauss

Return To:
REGINALD A. HUDSPETH, LLC
6340 Sugarloaf Pkwy, Suite 150
Duluth, Georgia 30097
(770) 925-1400

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE is made this 30th day of June, 2005, by and between **RACO 316 VENTURES, L.L.C.**, a Georgia limited liability company ("Grantor"), and **TR TIPTON CORP.**, a Delaware corporation ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

105292

0678289.2

18

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Received: August 4, 2020

Planning and Development nt

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TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Isabella G. Murray
Notary Public

My Commission Expires:

April 25, 2008

(NOTARY SEAL)

ISABELLA G. MURRAY

GEORGIA

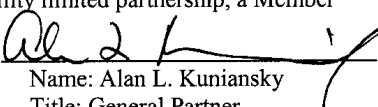
APRIL 25, 2008

PUBLIC

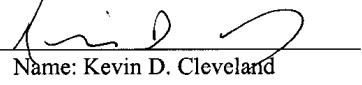
FULTON COUNTY

RACO 316 VENTURES, L.L.C., a Georgia
limited liability company

**By: Alan L. Kuniansky Family
Investments, LLLP**, a Georgia limited
liability limited partnership, a Member

By: 
Name: Alan L. Kuniansky
Title: General Partner

**By: Kevin D. Cleveland Family
Investments, LLLP**, a Georgia limited
liability limited partnership, a Member

By: 
Name: Kevin D. Cleveland
Title: General Partner

ANNX2020-00002

Received: August 4, 2020

Planning and Development nt

BK 43408 PG 0003

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 35 of the 7th Land District, Gwinnett County, Georgia, being shown as 8.867 acres, according to a survey prepared by Armstrong Land Surveying, Inc., for Peachtree Packaging, Inc. and Chicago Title Insurance Company dated April 9, 1995, and last revised April 9, 1996, and being more particularly described according to said survey as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at the intersection of the westerly right of way of Marathon Parkway (62 foot right of way) with the northerly right of way of Marathon Boulevard; run thence along the aforesaid right of way of Marathon Parkway in a generally north, northeasterly direction a distance of 321.50 feet to a point; thence leaving the northwesterly right of way of Marathon Parkway run South 37°25'39" East a distance of 62.43 feet to a point marked by a 1/2-inch rebar found on the southeasterly right of way of Marathon Parkway, said point being the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 52°34'21" East a distance of 24.34 feet to a point; run thence along the aforesaid right of way of Marathon Parkway along an arc of a curve to the right, an arc distance of 198.91 feet to a point, said arc having a radius of 273.67 feet and being subtended by a chord bearing and distance of North 73°23'41" East 194.56 feet; continue thence along the aforesaid right of way South 85°47'00" East a distance of 393.59 feet to a point; continue thence along the aforesaid right of way South 85°47'00" East a distance of 106.03 feet to a point; continue thence along the aforesaid right of way along an arc of a curve to the right an arc distance of 167.70 feet to a point, said arc having a radius of 189.15 feet and being subtended by a chord bearing and distance of South 60°23'01" East 162.26 feet; continue thence along the aforesaid right of way along the arc of a curve to the right an arc distance of 501.13 feet to a point, said arc having a radius of 273.90 feet and being subtended by a chord bearing and distance of South 17°25'48" seconds West 434.10 feet; continue thence along the aforesaid right of way South 69°50'25" West a distance of 21.60 feet to a point marked by a 1/2-inch rebar found; continue thence along the aforesaid right of way South 69°50'25" West a distance of 115.91 feet to a point; continue thence along the aforesaid right of way along the arc of a curve to the left an arc distance of 228.74 feet to a point, said arc having a radius of 768.14 feet and being subtended by a chord bearing and distance of South 61°18'34" West 227.89 feet; continue thence along the aforesaid right of way South 52°46'43" West a distance of 80.93 feet to a point; continue thence along the aforesaid right of way along the arc of a curve to the right an arc distance of 66.32 feet to a point marked by a 1/2-inch rebar found, said point being located on the northwesterly right of way line of said Marathon Parkway, said arc having a radius of 254.00 feet and being subtended by a chord bearing and distance of South 60°15'42" West 66.13 feet; thence leaving the aforesaid right of way of Marathon Parkway run North 01°18'26" East a distance of 449.54 feet to a point marked by a 1/2-inch rebar found; run thence North 47°41'26" West a distance

ANNX2020-00002

Received: August 4, 2020

Planning and Development nt

BK 43408 PG 0004

of 371.15 feet to a point marked by a 1/2-inch rebar found on the southeasterly right of way of Marathon Parkway, said point being the TRUE PLACE OR POINT OF BEGINNING.

ANNX2020-00002

Received: August 4, 2020

Planning and Development

BK43408PG0005

EXHIBIT "B"

1. (i) Taxes for 2005 which are a lien not yet due and payable; (ii) such matters as would be disclosed by a current and accurate survey and inspection of the Property, including, without limitation, those matters disclosed on this Exhibit "B"; (iii) zoning ordinances affecting the Property; (iv) all easements, covenants, restrictions, reservations, rights-of-way and any other similar matters of record as of May 1, 2005, including, without limitation, those matters disclosed on this Exhibit "B"; and (v) the rights of parties in possession under any leases or rental agreements.
2. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated 10-6-88, filed for record 10-24-88 and recorded in Deed Book 5168, Page 165, aforesaid records; as amended or affected by:
 - (i) First Amendment, dated 10-1-89, filed for record 10-27-89 and recorded in Deed Book 5730, Page 71, aforesaid records;
 - (ii) Assignment and Assumption Agreement by and between Marathon U.S. Realities, Inc., ("Assignor") and Arbor Associate Limited Partnership ("Assignee"), dated as of 11-26-91, filed for record 12-2-91 and recorded in Deed Book 6917, Page 188, aforesaid records;
 - (iii) Second Amendment, dated 1-10-98, filed for record on 1-27-98 and recorded in Deed Book 15361, Page 204, aforesaid records;
 - (iv) Acknowledgement and Consent, dated 2-xx-98, filed for record on 2-19-98 and recorded in Deed Book 15482, Page 250, aforesaid records; and
 - (v) Third Amendment, dated 5-31-01, filed for record on 7-2-01 and recorded in Deed Book 23961, Page 60, aforesaid records.
3. Matters disclosed by As-Built Final Plat for Arbor Business Park, dated 12-18-87, last revised 6-26-00 and recorded in Plat Book 85, Page 146, aforesaid records.

ANNX2020-00002

Received: August 4, 2020

Planning and Development

ENTRANCE APPROXIMATELY 2100' FROM
INTERSECTION OF GA 316 AND ATKINSON ROAD

3 DEPARTMENT OF DEVELOPMENT DATE
 12 TAX DEPARTMENT DATE
 CONC. LOTS 1A-1, 1A-2, 4A, 4B HAVE THE
 ID Numbers:

1100

NOW OR FORMERLY
 CLARENCE ALBERT
 CHURCHWELL,
 D.B. 6176 / P 264

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA

DATE 12/20/00 TIME 2:20
 PLAT BOOK 445 PAGE 146

TOM LAWLER, CLERK

34

567-951

PROPERTY LINE

NOW OR FORMERLY
WILLIAM B. ORIGIN

[illegible]

515.78

52A

A

203.0

SOUTHEASTERN SECTION
IN ZONE 'A' (AREA OF
FLOOD INSURANCE RATE
PANEL 185 OF 325,
15 C, REVISED AUGUST
PROPERTY LIES WITHIN

FP - 19 - 86.
87, 2/88 & 9/88

ED IN

NOW OR FORMERLY
LARRY J. & CECILE M. WILLIAMS

290 D.E. 1966/ P120
5, 1997

IN	TO	LENGTH ft.	PIPE DIA. & MAT. *
101	28-700	355	108 CMP
125	C2-402	169	78 CMP
126	C2-215	150	78 CMP
127	C2-216	121	72 CMP

THIS PLAT IS RECORDED IN
 PLAT BOOK 60, PAGE 48
 GWINNETT COUNTY RECORDS
 ON SEPT. 22, 1993

19	CP-217	201	72 CWP
20	CP-218	300	54 CWP
21	CP-219	236	24 CWP
22	CP-220	45	24 CWP
23	CP-102	45	18 CWP
24	CP-116	45	24 CWP
25	CP-218	45	18 CWP
26	CP-219	45	18 CWP

6

THIS PLAT IS RECORDED IN
PLAT BOOK 67 PAGE 29

35	CS-218	310	66 CMP
36	JB-235	448	66 CMP
37	CS-202	205	66 CMP
38	CS-203	305	60 CMP
39	JB-204	175	60 CMP
40	JB-204	8	24 CMP
41	CS-205	202	48 CMP

WINNETT COUNTY
RECORDS ON 7-5-1995

09-206	171	48 CNP	7 THIS PLAT IS RECORDED IN PLAT BOOK 68, PAGE 77 GWINNETT COUNTY RECORDS ON 10/11/1998
09-207	108	48 CNP	
09-208	260	36 CNP	
09-209	193	18 CNP	
09-210	38	18 CNP	
09-211	34	18 CNP	
09-212	1	18 CNP	
09-213	16	18 CNP	
09-214	1	18 CNP	

1218	CS-1003	45	18	CHP
1219	JR-1004	38	24	CHP
1220	CS-1004	45	18	CHP
1221	CS-1008	45	18	CHP
1222	CS-1008	45	18	CHP
1223	CS-1009	45	18	CHP
1224	CS-1009	45	18	CHP
1225	CS-1005	45	24	CHP
1226	SK-1237	15	30	CHP

140	00-138	34	30 CMP	PLAT BOOK <u>202</u> , PAGE <u>130</u>
141	00-139	14	30 CMP	
142	00-240	35	30 CMP	WINNETT COUNTY
143	00-241	10	24 CMP	RECORDS ON <u>11/9, 1995</u>
144	00-242	20	24 CMP	
145	00-243	15	18 CMP	
146	00-244	20	24 CMP	
147	00-245	20	24 CMP	
148	00-246	20	24 CMP	
149	00-247	20	24 CMP	

91	SW-132	30	78 CMP
	SW-130	40	66 CMP

DRAIN PIPES FULLY COATED BITUMINOUS METAL PIPES.

GRAPHIC SCALE

100 50 0 100 200

WINNETT BUSINESS PARK

Page 145

g and Development Department



3.

The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Area
File # ANN2020-00002

Applicant:
TPRF Marathon, LLC,
C/O Michael A. Swink,
UPS Ground Freight,
INC., C/O Robert P.
Harder, TR Tipton
Corporation, C/O
CBRE, INC, Michael A.
Latham

Legend

-  Subject Parcels
-  City Boundary
-  Parcels
-  Roads



0 150 300

Page 146



The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # ANN2020-00002

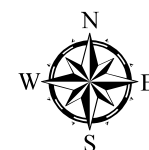
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Harder, TR Tipton
Corporation, C/O
CBRE, INC, Michael A.
Latham

Legend

-  Subject Parcels
-  Parcels
-  Roads

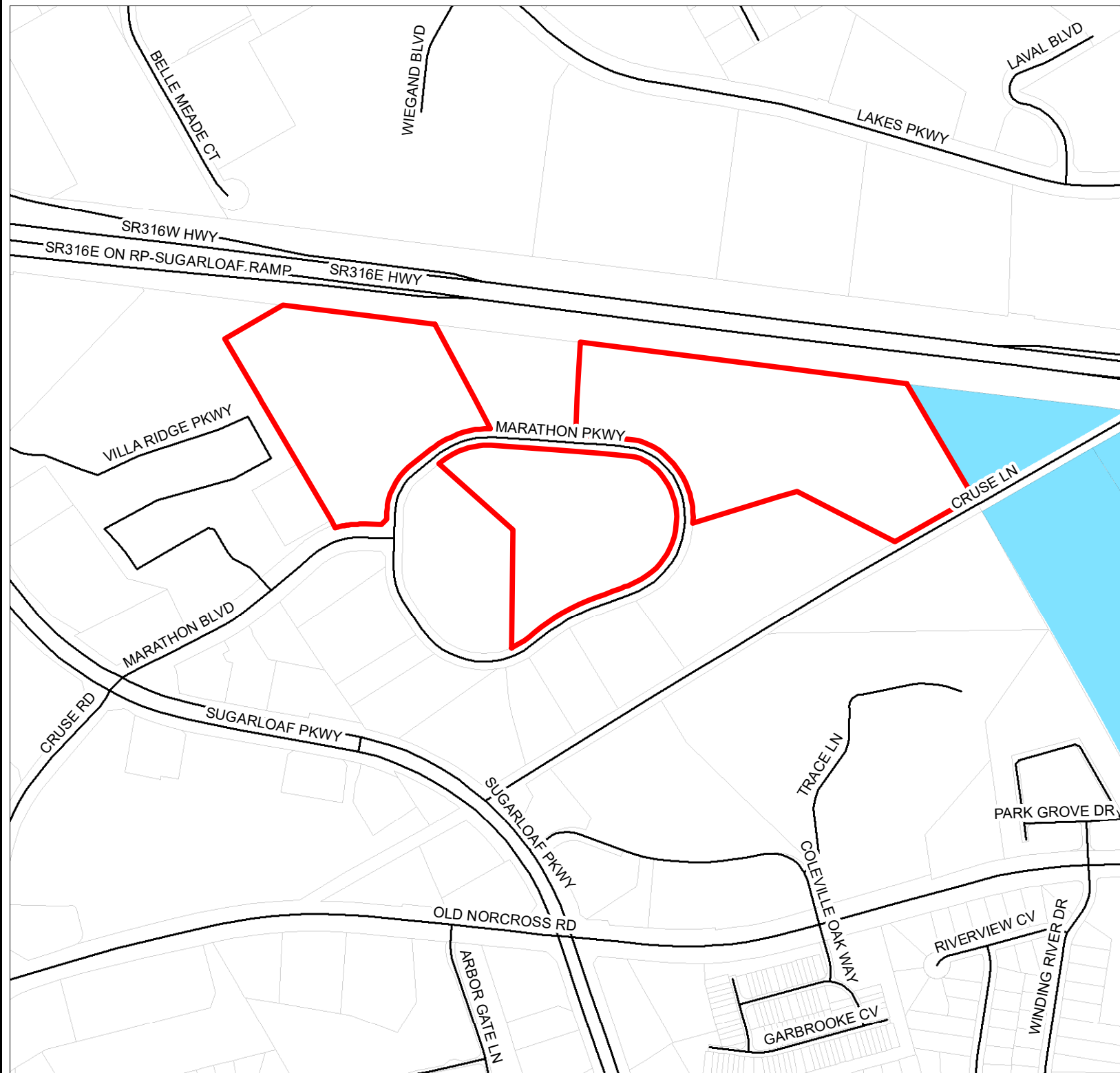
ZONING

-  HM Heavy Manufacturing



0 150 300

Page 147





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZM2020-00004 & SUP2020-00035; Universal Planning and Development, LLC c/o Eric Johansen; Along the southern right-of-way of Gwinnett Drive, east of Scenic Highway

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: 63-Unit Townhouse Development with a Special Use Permit to allow 27 Front Entry Units

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests rezoning of a 7.94-acre parcel assemblage from OI (Office Institutional District) to RM-8 (Townhome Residential District) zoning to construct a 63-unit townhouse development along with a Special Use Permit to allow 27 townhouses to be front entry. The subject property is located along the southern right-of-way of Gwinnett Drive, east of Scenic Highway and west of Grayson Highway. The property is graded, with a re-planted residential buffer along the southern property line; undeveloped and wooded.

Attachments/Exhibits:

- RZM2020-00004 & SUP2020-00035 – Reports
- RZM2020-00004 & SUP2020-00035 - Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2020-00004 & SUP2020-00035
APPLICANT	UNIVERSAL PLANNING AND DEVELOPMENT, LLC c/o ERIC JOHANSEN
CONTACT	ERIC JOHANSEN
PHONE NUMBER	678.571.4843
ZONING CHANGE	OI AND BG TO RM-8
LOCATION	ALONG THE SOUTHERN RIGHT-OF-WAY OF GWINNETT DRIVE EAST OF SCENIC HIGHWAY
PARCEL ID	R5141 316, R5141 327 AND R5141 328
ACREAGE	7.94
PROPOSED DEVELOPMENT	63-UNIT TOWNHOUSE DEVELOPMENT WITH A SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1988, subject property was zoned OI (Office Institutional District) and a section of the property has been zoned BG (General Business District) since 1986. In 2006, the property was granted a change-in-conditions to allow an office condominium development per RZ-06-11.

PROJECT DATA:

The applicant requests rezoning of a 7.94-acre parcel assemblage from OI (Office Institutional District) to RM-8 (Townhome Residential District) zoning to construct a 63-unit townhouse development along with a Special Use Permit to allow 27 townhouses to be front entry. The subject property is located along the southern right-of-way of Gwinnett Drive, east of Scenic Highway and west of Grayson Highway. The property is graded, with a re-planted residential buffer along the southern property line; undeveloped and wooded.

The applicant proposes to construct 63 townhouses (36 rear entry units, 27 front entry units). Per the site plan submitted, townhouses are shown to be rear entry along Gwinnett Drive, and

front entry in the interior of the development. The townhouses would be attached with a maximum of eight units per building. Access to the development would be via two curb cuts on Gwinnett Drive; one existing driveway on the western border and one new driveway on the east side of the property directly across from the Lawrenceville Church of God entrance; with a monument sign on each entrance. All units would have the required 2-car garages. The concept plan shows 33 parking spaces are proposed for guests and resident overflow parking. This development is intended to be a gated community. Per the concept plan, there is an existing master detention pond intended for both the townhouses and the previously developed City Enclave Phase 1 development (office buildings) to the northwest of the property. Three community open spaces are proposed which make up the required 15-percent open space, totaling 1.19 acres. Additionally, the site would be developed with a common mail kiosk centrally located for the convenience of the residents. The applicant is proposing several considerations by the City Council that would require 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:

- Encroachment into the front setback by 10 feet along Gwinnett Drive.
- Allow the existing 25-foot buffer along the western property line adjacent to the Martin Farm Subdivision to remain as is. This buffer had been approved to be re-graded and re-planted per case RZ-06-11.
- Buffer reduction on the southern property line from the required 50-foot buffer to a 25-foot buffer adjacent to the Windsor Forest Subdivision that would be re-graded and replanted with evergreens to match the existing buffer on the western property line.
- 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 is 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 possibility 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 the north across Gwinnett Drive are undeveloped properties and a place of worship zoned BG (General Business District). Adjacent to the east, is a shopping center also zoned BG, with uses such as a grocery store, Gwinnett County Health Department and restaurants. Immediately adjacent to the south are subdivisions Martin Farm and Windsor Forest, zoned RS-180 (Single-Family Residence District). To the west of the property is the developed phase 1 of the original City Enclave proposal for office buildings zoned OI (Office Institutional District). Reducing the zoning district to a lower intensity such as RM-8 between office and commercial uses will 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 Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZM2020-00004:

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

1. To restrict the use of the property as follows:
 - A. Single-family attached dwellings.
 - B. The maximum number of units shall be 63.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Encroachment into the front setback by 10 feet is permitted.
 - F. Encroachment into the rear buffer by 25 feet is permitted.
 - G. Property may have private roads.
 - H. The electric utilities internal to the development must be placed underground.
 - I.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00034:

Approval of a Special Use Permit allowing 27 Front Entry Townhouse Units, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - a. The proposed development shall be limited to a total of 63 residential units (8 Units Per Acre), consisting of 36 Rear Entry Townhouse Units and 27 Front Entry Townhouse Units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - b. Front Entry Townhouse Units shall be prohibited along the right-of-way of Gwinnett Drive.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *Yes.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The area is characterized by single-family, office institutional and commercial developments.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC</u>	NAME: <u>City Enclave, LLC</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>PO Box 450233</u>
CITY: <u>Buford</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>31145</u>
CONTACT PERSON: <u>Eric Johansen, Agent for Applicant</u> PHONE: <u>678-571-4843 cell</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>O-I</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 327 & 5141 328</u> ACREAGE: <u>6.951 acres</u>	
ADDRESS OF PROPERTY: <u>Gwinnett Drive (no address assigned)</u>	

John B. Williams 8/5/20
SIGNATURE OF APPLICANT DATE

John B. Williams, Manager
TYPED OR PRINTED NAME

Villa Hizer 7/23/2020
SIGNATURE OF OWNER DATE

Villa Hizer, Manager
TYPED OR PRINTED NAME



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LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC</u>	NAME: <u>City Enclave, LLC</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>PO Box 450233</u>
CITY: <u>Buford</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>31145</u>
PHONE: <u>404-803-5000 cell</u>	PHONE: <u>706-295-0564 office</u>
CONTACT PERSON: <u>Eric Johansen, agent for Applicant</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <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.	
ZONING DISTRICT(S): <u>RM-8</u> ACREAGE: <u>6.951 acres</u>	
PARCEL NUMBER(S): <u>R5141 328 & R 5141 327</u>	
ADDRESS OF PROPERTY: <u>No addresses assigned, as this is undeveloped property</u>	
PROPOSED SPECIAL USE: <u>Front Entry Townhouses as part of a proposed RM-8 rezoning application</u>	

John B. Williams 8/5/20
SIGNATURE OF APPLICANT DATE

John B. Williams, Manager
TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

Villa Hizer, Manager
TYPED OR PRINTED NAME



NOTARY PUBLIC DATE

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770.963.2414 • www.lawrencevillega.org

RZM2020-00004

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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



LAWRENCEVILLE

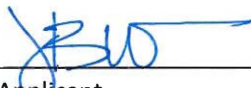
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 141 - 327
(Map Reference Number) District Land Lot Parcel

 8/5/2020
Signature of Applicant Date

John B. Williams, Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME TITLE

DATE

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LAWRENCEVILLE

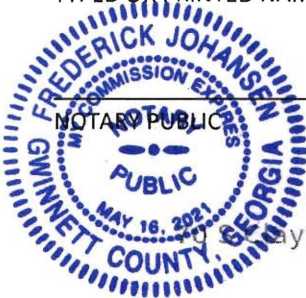
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC</u>	NAME: <u>JDN Development Company, Inc</u> c/o Site Centers
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>3300 Enterprise Parkway</u>
CITY: <u>Buford</u>	CITY: <u>Beachwood</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>OH</u> ZIP: <u>44122</u>
CONTACT PERSON: <u>Eric Johansen, Agent for Applicant</u> PHONE: <u>678-571-4843 cell</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>O-I</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 316</u> ACREAGE: <u>0.98 acres</u>	
ADDRESS OF PROPERTY: <u>Gwinnett Drive (no address assigned)</u>	

John B. Williams 8/5/20
SIGNATURE OF APPLICANT DATE

John B. Williams, Manager
TYPED OR PRINTED NAME



EJ 8/5/20
NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
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PRESENT ZONING DISTRICT(S): <u>O-I</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 316</u> ACREAGE: <u>0.98 acres</u>	
ADDRESS OF PROPERTY: <u>Gwinnett Drive (no address assigned)</u>	

SIGNATURE OF APPLICANT DATE

John B. Williams, Manager

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

DocuSigned by:

John Cattonar

815DC4296FF94F5...
SIGNATURE OF OWNER DATE

John Cattonar

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

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LAWRENCEVILLE

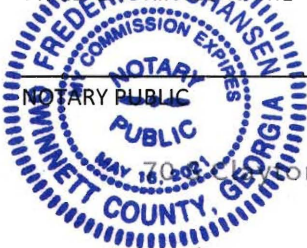
GEORGIA

SPECIAL USE PERMIT APPLICATION

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CITY: <u>Buford</u>	CITY: <u>Beachwood</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>OH</u> ZIP: <u>44122</u>
PHONE: <u>404-803-5000 cell</u>	PHONE: <u>610-349-1142 cell</u>
CONTACT PERSON: <u>Eric Johansen, agent for Applicant</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <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.	
ZONING DISTRICT(S): <u>RM-8</u> ACREAGE: <u>0.987 acres</u>	
PARCEL NUMBER(S): <u>R5141 316</u>	
ADDRESS OF PROPERTY: <u>No addresses assigned, as this is undeveloped property</u>	
PROPOSED SPECIAL USE: <u>Front Entry Townhouses as part of a proposed RM-8 rezoning application</u>	

John B. Williams 8/5/20
 SIGNATURE OF APPLICANT DATE

John B. Williams, Manager
 TYPED OR PRINTED NAME



8/5/20
 DATE

 SIGNATURE OF OWNER DATE

 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE

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RZM2020-00004

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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

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

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 141 - 316
(Map Reference Number) District Land Lot Parcel

 8/5/2020
Signature of Applicant Date

John B. Williams, Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME TITLE

DATE

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RZM2020-00004

Received: August 7, 2020

Planning and Development Department

CITY ENCLAVE TOWNHOUSES

ZONING CHANGE:
O-I & B-G (EXISTING)
RM-8 (PROPOSED)

APPLICANT:
LAWRENCEVILLE LAND HOLDINGS, LLC

GWINNETT COUNTY TAX PARCELS:
5141 328, 5141 327, & 5141 316
±7.938 ACRES (COMBINED)

LOCATION:
GWINNETT DRIVE
CITY OF LAWRENCEVILLE, GA

RZM2020-00004

Received: August 7, 2020

Planning and Development Department

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

August 5, 2020

Mayor David Still
Mayor Pro Tem Robert Clark, Post 3
Council Member Glenn Martin, Post 1
Council Member Victoria Jones, Post 2
Council Member Keith Roche, Post 4
70 South Clayton Street
Lawrenceville, GA 30046

**Re: Letter of Intent for Rezoning Application and Special Use Permit Application
City Enclave Townhouses located on Gwinnett Drive (the "Project")
Gwinnett County Tax Parcels: 5141 328, 5141 327, and 5141 316 (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 O-I to RM-8** on Gwinnett County Tax Parcels 5141 328 and 5141 327, see Exhibit "A", and for a change in zoning from B-G to RM-8 on Gwinnett County Tax Parcel 5141 316, see Exhibit "B". The combined Property is approximately ± 7.938 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 and land disturbance permitting for intended land use of Residential Townhouses on the Property.

History of the City Enclave Property

The Property referenced in Exhibit "A", commonly referred to as City Enclave, has been zoned O-I dating back to 1988, according to City records previously reviewed by the Applicant. The City Enclave Property has been granted two (2) development permits, see Exhibit "C-1" and "C-2", by the City for the complete site development as a master planned office development that included buffer reductions, utility extensions, mass grading, retaining walls, a common detention facility, shared parking, interparcel access, and full access driveways onto Gwinnett Drive. The latest zoning action taken by the City was under RZ-06-11, whereby, approvals were granted for the Phase 2 portion of City Enclave, see Exhibit "D", that consisted of the following:

- (13) Two-Story Office Buildings, each building being $\pm 6,250$ SF = $\pm 81,250$ SF (Gross)
- Office Building Density = $\pm 9,837$ SF/Acre
- Proposed Parking Spaces = 353 parking spaces

To date, City Enclave Phase 1 which consisted of the existing two (2) office buildings, the Martin Farm 25' re-graded and re-planted residential buffer, a master detention facility for the overall Phase 1 and Phase 2 portions of the proposed office development, both of the sewer extensions into the City Enclave Property from Stokesay Drive and from Gwinnett Drive were completed, mass grading across both Phase 1 and Phase 2 due

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to earthwork balancing needs at the time, and all of the required parking and related vehicular infrastructure was completed under the Phase 1 portion of the office development.

For the current owner of the City Enclave Property to sell office buildings, they would have to complete all of the remaining site work in Phase 2 just to construct a single office building. This is simply not a feasible option at this time for them, and they are looking to move the entire property as-is. The balance of the City Enclave Property has remained vacant ever since its original conception in 2006-2007 largely due to the previous economic recession in the late 2000's and when financial recovery finally occurred several years later, it did not involve much professional office growth in the Lawrenceville area around the immediate vicinity of Gwinnett Drive. Additionally, the original developer and visionary of the master planned office development, Mr. Forrest Adair, died causing a loss of momentum for the continuation of the Phase 2 offices. The City Enclave Property has remained "For Sale" ever since with not many takers for the professional office product and has most recently become the base camp for several homeless groups and squatters around the City forcing extra efforts of the City's Code Enforcement and Police Departments to expend additional resources for the protection of the residents who live in the immediate and adjacent properties surrounding the City Enclave Property.

The Property referenced in Exhibit "B", commonly referred to as the Site Centers Property, is currently zoned B-G, mass graded, is vacant with vehicular access to two curb cuts onto Gwinnett Drive, and is ready for "prime" development! The only issue with the Site Centers Property is that it is located on the side of the Gwinnett County Voter and Elections Board offices and it shares interparcel access with the loading dock of the same building and has been sitting in its vacant state for over 25 years. The Site Centers Property is basically a remnant corner property left over from the development of the adjacent shopping center in the late 1980's and early 1990's where some hopeful developer probably thought they were creating a viable outparcel for future commercial growth along Gwinnett Drive.

Townhouse Rezoning Proposal

The Applicant is requesting the City to change the zoning of the Property from O-I and B-G to RM-8 to permit the use as Residential Townhouses. We are assuming, given no activity has taken place since 2007 on the City Enclave Property that the demand for professional offices has moved to other areas of the City and Gwinnett County, rendering the only other use of the Property as a transitional residential use. Townhouses provide a perfect transitional land use to step down from the surrounding intensely traveled roadways, commercial, institutional, retail, restaurant, office, and governmental land uses to the low density single family homes in the Forrest Hills community that all co-exist within one mile of the Property.

We are proposing three-story townhouse units fronting Gwinnett Drive with rear access two car garages similar to the architectural elevations provided in Exhibit "D". The townhouse units facing Gwinnett Drive would have direct pedestrian access from the front doors of each unit to the existing sidewalks along Gwinnett Drive. Internal to the Project, all of the remaining townhouse units would be either two-story or three-story townhouse units, similar to the architectural elevations provided in Exhibit "E", with front access two car garages and front access porches directly facing inward to the Resident Open Spaces provided throughout the development for the use and enjoyment of the residents. All of the proposed townhouse units, whether rear entry units or front entry units, will meet the Architectural Standards of the City's RM-8 zoning ordinance.

The Applicant expects the proposed townhouses to rival other similar two-story and three-story townhouse development projects located near and adjacent to city center projects (Suwanee, Duluth, and Norcross) around the Gwinnett County area with minimum sales prices exceeding \$300,000.00 per unit. The quality of the townhouse unit, the useable square footage, the number of bedrooms, the architectural treatments, outdoor living space options, the finished price of the developed property, and the continued growth of the

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City in a positive manner with the revitalized Downtown area and the Lawrenceville Lawn project(s) will all have significant positive impacts to the overall sales price of the respective units. The townhouse units located in the City Enclave development will be attractive to professionals relocating to the City for the higher paying jobs that continue to come to the 85 and 316 corridors, second homes for those looking for a house in the “burbs”, empty nesters with children and grandchildren in the area who want to live nearby, doctors looking for a close residence to the growing hospital campus, professors at the nearby colleges and universities, and others who are simply looking to maintain a high quality living standard without all of the maintenance concerns that come with single family houses.

Our proposal consists of sixty-three (63) townhouse units that are twenty-two (22) feet wide by fifty (50) deep per units spread out over ±7.938 acres providing as net density of 7.94 units per acre. Each townhouse unit will have a two-car garage and a concrete driveway that is a minimum of sixteen (16) feet wide by twenty-two (22) feet long capable of parking up to two (2) vehicles outside of the garages of each unit. Access to the Project will be shared with the City Enclave office development at the existing full access curbcut located on Gwinnett Drive and one (1) additional full access curbcut is proposed to be located on the northern end of the Project directly across from the Lawrenceville Church of God entrance on Gwinnett Drive. Additionally, there will be a master detention facility that will provide above ground storage of stormwater for the existing two (2) office building in the City Enclave Phase 1 development, along with all of the proposed townhouse units associated with this Project. As required in RM-8, each of the townhouse units will either directly face the Resident Open Space areas provided throughout the Property, the proposed 25' Residential Buffer Areas, or Gwinnett Drive. Additionally, there will be a common mail kiosk located centrally to the development and surface parking spaces for guests and overflow parking as needed by the residents. Finally, we are requesting the use of Private Streets with Gated Entrances throughout the development with the minimum road width being twenty-six (26) feet as measured from the face of curbs.

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 of the proposed buildings fronting Gwinnett Drive are rear entry garages with no vehicular access permitted from the units to the adjacent road other than through the designated ingress/egress points associated within the Project. This Variance, if approved, will increase the useable Resident Open Space located throughout the development and will provide a stronger residential presence along Gwinnett Drive with the townhouse units.
2. **Martin Farms Residential Buffer.** The Applicant is requesting to leave the existing and established 25 foot re-graded and re-planted evergreen buffer intact and undisturbed during the construction and development of the Project that was previously approved under RZ-06-11 and constructed under Phase 1 of the City Enclave project, see Exhibit “C-1”, instead of the City requiring the 50 foot buffer due to the proposed rezoning of the Property to RM-8. There is no need to modify, increase or decrease this residential buffer as most of the evergreen trees planted are in excess of thirty (30) tall as they have had close to fifteen (15) years of growth since initially installed.
3. **Windsor Forrest Residential Buffer.** The Applicant is requesting to reduce the required 50 foot buffer due to the proposed zoning of the Property to RM-8, and replace it with the same buffer previously used on the Martin Farms side of the Property which would consist of a 25 foot re-graded and re-planted evergreen buffer planted with double (not triple) staggered row of evergreen trees that are a minimum of eight (8) feet tall at the time of installation and spaced on fifteen (15) foot centers. The

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existing tree canopy is very mature and is not providing much of a visual screening buffer, *plus there is a significant portion of the 50-foot undisturbed buffer (as required under RZ-06-11) that has been removed directly behind the residential property located at 425 Sandringham Lane, see Exhibit "F".*

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 townhouse units that do not directly abut Gwinnett Drive.

Summary

The Property is vacant! The City Enclave Property has been previously mass graded, master planned, partially developed with utilities, and has since fallen victim to the changing conditions in the economy and the decline professional office real estate market sales dating back to 2006-2007 since the last site development activity occurred on that property. The Site Centers Property has been previously mass graded, master planned, carved out of the larger shopping center parcel, was not sold to Gwinnett County when they purchased the adjacent ±10 acres for the Gwinnett County Voters and Registrations Offices and has sit dormant ever since it was created as and outparcel of the Lawrenceville Town Center project dating back to the late 1980's and early 1990's. The Property combined will create a unique opportunity for a transitional land use with Residential Townhouses providing the perfect buffer to the existing low density single family homes located within the Forrest Hills community from the adjacent retail, restaurant, office, institutional, governmental land uses, and the extensive road networks of Highway 29, Scenic Highway 124, Georgia 20 and all of the other connecting roads that take commuters through the City to Interstate 85 and 316.

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. We respectfully request the approval of our proposal to change the zoning of the Property from O-I and 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
 Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
 Scott Hoopes, Mills and Hoopes, LLC
 File

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CITY ENCLAVE TOWNHOUSES
LEGAL DESCRIPTION

All of the proposed tract consisting of the existing Gwinnett County Tax Parcels (5141 328, 5141 327, and 5141 316) of land lying and being in Land Lot 141 of the 5th District in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Gwinnett Drive (80' right of way), said pin being 1,138.76 feet westerly along said right of way from the intersection of said right of way and west right of way of Georgia Highway 20 (105' right of way) to the **POINT OF BEGINNING**; then South 19° 03' 26" West a distance of 152.32 feet to a point; then South 64° 12' 33" West a distance of 125.00 feet to a point; thence North 25° 47' 27" West a distance of 188.43 feet to a point; thence South 64° 13' 53" West a distance of 844.88 feet to a point; thence North 25° 46' 08" West a distance of 818.89 feet to a point; thence North 19° 27' 24" East a distance of 49.74 feet to a point; thence North 65° 13' 01" East a distance of 49.44 feet to a point; thence along a curve having an Arc distance of 90.62 feet, a Radius of 328.63 feet, and a Chord bearing of South 22° 00' 05" East a distance of 90.33 feet to a point, thence along a curve having an Arc distance of 222.54 feet, a Radius of 667.18 feet, and a Chord bearing of South 39° 04' 32" East with a distance of 221.15 feet to a point; thence North 41° 22' 49" East a distance of 45.09 feet to a point; thence along a curve having an Arc distance of 25.05 feet, a Radius of 612.96 feet, and a Chord bearing of South 50° 00' 26" East a distance of 25.04 feet to a point; thence along a curve having an Arc distance of 522.06 feet, a Radius of 612.96 feet, and a Chord bearing of South 75° 34' 38" East a distance of 506.42 feet to a point; thence North 80° 01' 24" East a distance of 118.77 feet to a point; thence along a curve having an Arc distance of 176.71 feet, a Radius of 676.20 feet, and a Chord bearing of North 87° 30' 35" East a distance of 176.21 feet to a point; thence along a curve having an Arc distance of 133.05 feet, a Radius of 676.20 feet, and a Chord bearing of South 79° 23' 12" a distance of 132.83 feet to a point; thence South 73° 15' 00" East a distance of 169.00 feet to a point and the **POINT OF BEGINNING**.

Said tract contains 7.938 acres.

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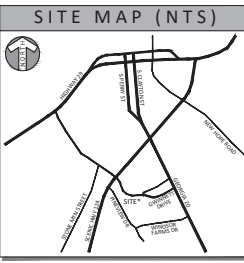
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CITY ENCLAVE TOWNHOUSES

REZONING SITE PLAN FOR: A RESIDENTIAL DEVELOPMENT

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

ZONING CHANGE
EXISTING = O-1
PROPOSED = RM-8



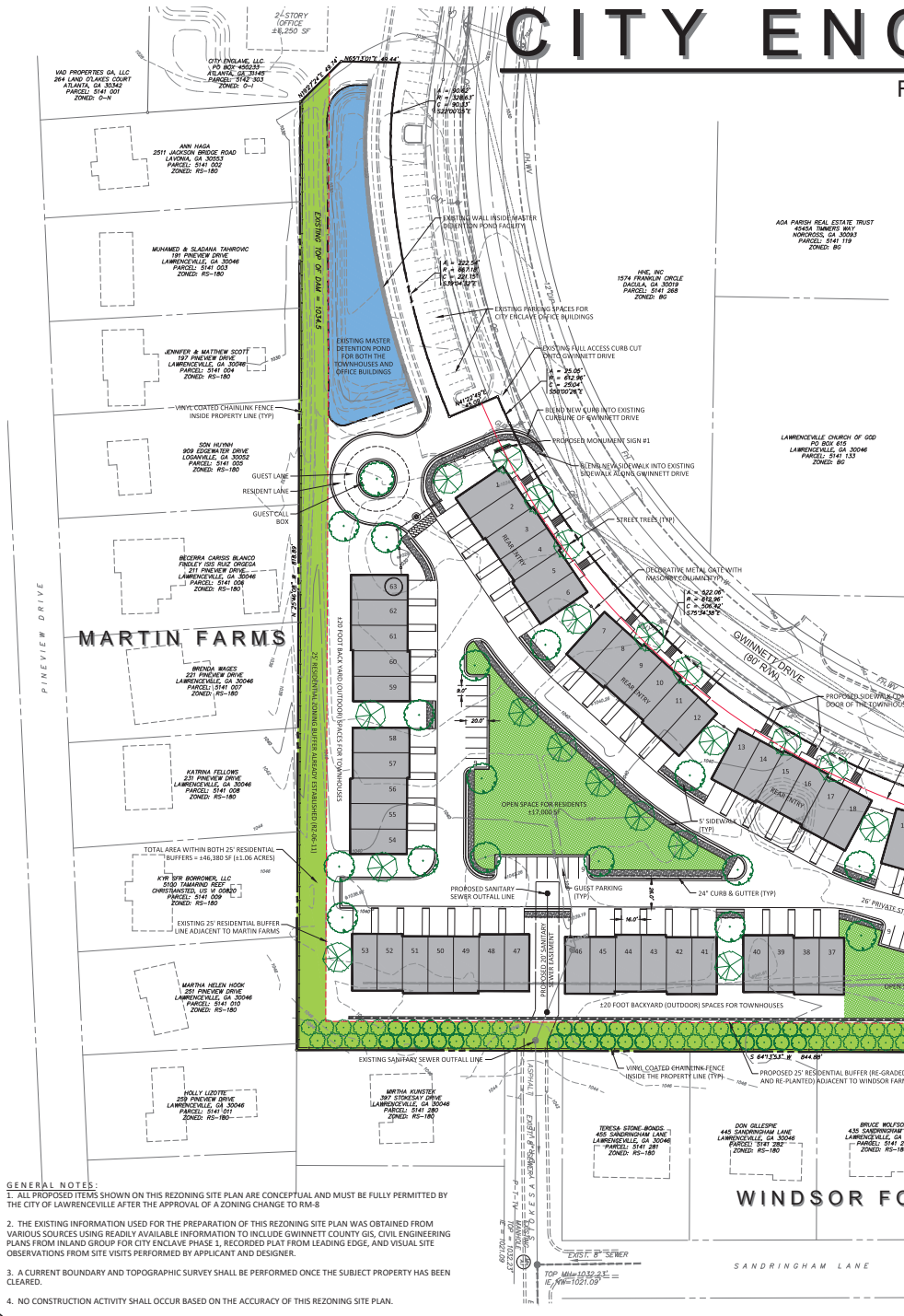
PROPOSED VARIANCES

- TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.
- TO ALL FOR ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT OF WAY.
- TO PERMIT THE REDUCTION OF ANY REQUIRED FIFTY (50) FOOT RESIDENTIAL BUFFERS FROM RM-8 ADJACENT TO RS-180 TO A TWENTY-FIVE (25) FOOT RESIDENTIAL BUFFER AS FOLLOWS FOR EACH OF THE TWO (2) REQUIRED BUFFER AREAS ON THE SUBJECT PROPERTY:

MARTIN FARMS BUFFER:
A) CONTINUE THE EXISTING EVERGREEN BUFFER THAT WAS ESTABLISHED DURING THE RZ-06-11 ZONING DECISION BY THE CITY OF LAWRENCEVILLE CITY COUNCIL REQUIRING A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED EVERGREEN BUFFER.
B) THE APPLICANT FULLY INTENDS TO KEEP THE MARTIN FARMS BUFFER WITH NO CHANGES TO ANY PLANT MATERIALS OR GRADING ACTIVITIES OF SAID EVERGREEN TWENTY-FIVE (25) FOOT BUFFER.

WINDSOR FARMS BUFFER:
A) REQUIRE A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED BUFFER WITH A DOUBLE STAGGERED ROW OF EVERGREEN PLANT MATERIALS TO BE INSTALLED ON 15 FOOT CENTERS AND EIGHT (8) FEET TALL MINIMUM AT THE TIME OF PLANTING.

SITE DATA CHART	
GWINNETT COUNTY TAX PARCELS	(1) 5141 328, (2) 5141 327, & (3) 5141 316
ADDRESS(ES)	NONE ASSIGNED
AREA OF PROPERTIES	±7.938 ACRES
EXISTING ZONING OF PROPERTIES	O-1 (OFFICE INSTITUTIONAL) O-1 (OFFICE INSTITUTIONAL) B-G (GENERAL BUSINESS)
PROPOSED ZONING	RM-8 (TOWNHOUSE RESIDENTIAL)
PROPOSED TOWNHOUSE UNITS	
REAR ENTRY UNITS (UNITS 1-36)	36 UNITS
FRONT ENTRY UNITS (UNITS 37-63)	27 UNITS
TOTAL TOWNHOUSE UNITS	63 UNITS
PROPOSED DENSITY	63 UNITS / 7.938 ACRES = 7.936 UNITS/ACRE
BUILDING SETBACKS SHOWN	
FRONTYARD (REQUIRED 25')	15 FEET
SIDEYARD (REQUIRED 20')	20 FEET
REARYARD (REQUIRED 20')	20 FEET
RESIDENTIAL BUFFERS SHOWN	
MARTIN FARMS (REQUIRED 50')	25' FEET (RZ-06-11)
WINDSOR FORREST (REQUIRED 50')	25' FEET (RE-GRADED & RE-PLANTED)
PROPOSED TOWNHOUSE BUILDING	
BUILDING HEIGHT	2-STORY & 3-STORY
GARAGES	2 CAR GARAGES (16' WIDE MINIMUM)
BUILDING WIDTH (MINIMUM)	22' WIDE
BUILDING DEPTH (MINIMUM)	50' LONG
15% OPEN SPACE REQUIRED	±51,866 SF (±1.19 ACRES)
OPEN SPACE PROVIDED	
RESIDENT OPEN SPACE	±34,400 SF (±0.79 ACRES)
RESIDENTIAL BUFFER AREAS	±46,380 SF (±1.06 ACRES)
TOTAL OPEN SPACE PROVIDED	±80,780 SF (±1.85 ACRES)
OPEN SPACE NOTES:	
1. ADDITIONAL OPEN SPACE IS PROVIDED THROUGHOUT THE PROPOSED RESIDENTIAL DEVELOPMENT THAT IS FOR THE DIRECT BENEFIT OF THE RESIDENTS OF THE COMMUNITY IN THE FORM OF BACK YARD OUTDOOR SPACES, GREEN SPACES BETWEEN THE BUILDINGS, SIDEWALKS, AND OTHER LARGE POCKETS THAT WERE NOT IDENTIFIED AND LABELED AND RESIDENT OPEN SPACES BUT COULD BE USED BY THE RESIDENTS, THUS MAKING THE ACTUAL OPEN SPACE PROVIDED A LARGER LAND AREA WITHIN THE PROJECT.	



GENERAL NOTES:

- ALL PROPOSED ITEMS SHOWN ON THIS REZONING SITE PLAN ARE CONCEPTUAL AND MUST BE FULLY PERMITTED BY THE CITY OF LAWRENCEVILLE AFTER THE APPROVAL OF A ZONING CHANGE TO RM-8
- THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS REZONING SITE PLAN WAS OBTAINED FROM VARIOUS SOURCES USING READILY AVAILABLE INFORMATION TO INCLUDE GWINNETT COUNTY GIS, CIVIL ENGINEERING PLANS FROM INLAND GROUP FOR CITY ENCLAVE PHASE 1, RECORDED PLAT FROM LEADING EDGE, AND VISUAL SITE OBSERVATIONS FROM SITE VISITS PERFORMED BY APPLICANT AND DESIGNER.
- A CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE PERFORMED ONCE THE SUBJECT PROPERTY HAS BEEN CLEARED.
- NO CONSTRUCTION ACTIVITY SHALL OCCUR BASED ON THE ACCURACY OF THIS REZONING SITE PLAN.

APPLICANT:
LAWRENCEVILLE LAND HOLDINGS, LLC
6083 SHADBURN FERRY ROAD
BURLINGTON, GA 30518
(404) 803-0000 cell
eric@universalplanningllc.com

LAND PLANNER:
UNIVERSAL PLANNING AND DEVELOPMENT, LLC
6083 SHADBURN FERRY ROAD
BURLINGTON, GA 30518
(678) 571-4843 cell
eric@universalplanningllc.com

PROPERTY OWNER(S):
(1) CITY ENCLAVE, LLC
PARCELS: 5141 382 and 5141 327
± 6.951 acres
(2) JDN DEVELOPMENT COMPANY, INC.
PARCEL: 5141 316
± 0.98 acres

THESE REZONING CONCEPTUAL SITE PLANS WERE PREPARED BY UNIVERSAL PLANNING AND DEVELOPMENT, LLC UNDER THE DIRECTION AND GUIDANCE OF ERIC JOHANSEN, RLA

Exhibit "A"
City Enclave Property
Gwinnett County Tax Parcels: 5141 328 & 5141 327

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Property Detail

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General Info

CITY ENCLAVE LLC PO BOX 450233 ATLANTA GA 31145-0233	Property ID	R5141 328
	Alternate ID	33279846
	Address	GWINNETT DR
	Property Class	Commercial Residual Land
	Neighborhood	9510
	Deed Acres	0.7900

GIS Map



Value History

Year	2020	2019	2018	2017	2016
Reason	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Land Assd	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600

Transfer History

Sales history does not exist for this account.

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	0.79	0	0

Legal Description

Line	Description
1	TR 3 GWINNETT DRIVE

I Want To... Tax Assessor



Property Detail

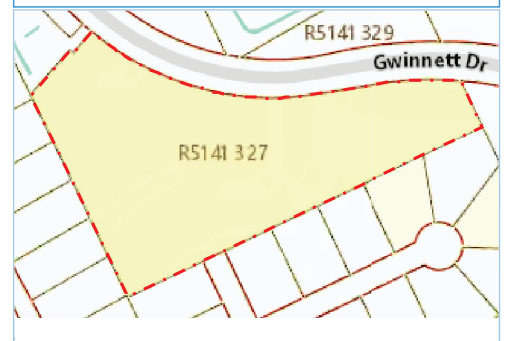
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General Info

CITY ENCLAVE LLC
PO BOX 450233
ATLANTA GA 31145-0233

Property ID	R5141 327
Alternate ID	33249905
Address	GWINNETT DR
Property Class	Commercial Vacant Land
Neighborhood	9510
Deed Acres	6.1500

GIS Map



Value History

Year	2020	2019	2018	2017	2016
Reason	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$535,800	\$475,000	\$475,000	\$475,000	\$475,000
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$535,800	\$475,000	\$475,000	\$475,000	\$475,000
Land Assd	\$214,320	\$190,000	\$190,000	\$190,000	\$190,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$214,320	\$190,000	\$190,000	\$190,000	\$190,000

Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
45554	252	12/6/2005	HHE INC	CITY ENCLAVE LLC	WD	QY	Yes	\$1,029,500

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	6.15	0	0

Legal Description

Line	Description
1	TR 4 GWINNETT DRIVE

RZM2020-00004

Exhibit "B"
Site Centers Property
Gwinnett County Tax Parcel: 5141 316

RZM2020-00004

Received: August 7, 2020

Planning and Development Department

I Want To... [Tax Assessor](#)

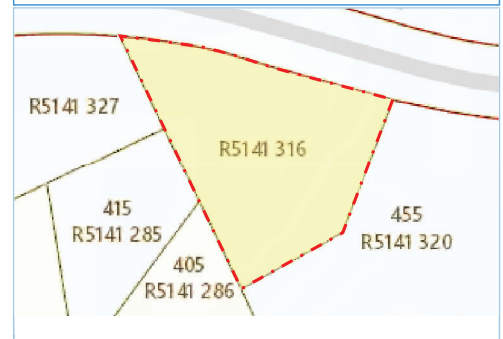

Property Detail

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[Property Report](#)

General Info

JDN REALTY CORPORATION 3300 ENTERPRISE PKWY BEACHWOOD OH 44122-7200	Property ID	R5141 316
	Alternate ID	2309431
	Address	GWINNETT DR
	Property Class	Commercial Residual Land
	Neighborhood	9510
	Deed Acres	0.9800

GIS Map



Value History

Year	2020	2019	2018	2017	2016
Reason	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Land Assd	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000

Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
		3/29/1994		JDN REALTY CORPORATION	<u>WD</u>	<u>00</u>	Yes	\$0
10167	141	3/29/1994		JDN REALTY CORPORATION	<u>WD</u>	<u>N0</u>	Yes	\$0
10167	00141	3/29/1994	JDN REALTY CORPORATION	JDN REALTY CORPORATION	<u>WD</u>	<u>NN</u>	Yes	\$0

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	0.98	0	0

Legal Description

Line	Description
1	GWINNETT DRIVE RZM2020-00004

Received: August 7, 2020

Planning and Development Department

Exhibit "C-1"

City Enclave – Phase 1 Development Permit Approval
City of Lawrenceville

RZM2020-00004

Received: August 7, 2020

Planning and Development Department

Exhibit "C-2"

City Enclave – Phase 2 Development Permit Approval
City of Lawrenceville

RZM2020-00004

Received: August 7, 2020

Planning and Development Department

PROJECT CONTACT: FORREST ADAIR (770) 498-7777

SITE MAP (NTS)



SITE DATA CHART:

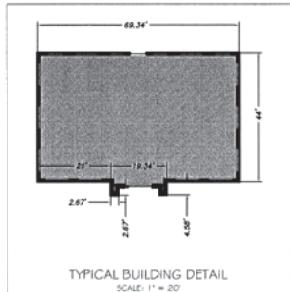
CURRENT ZONING	O-1 (DECEMBER 12, 1988)
AREA OF SUBJECT PROPERTY	±6.26 ACRES
PROPOSED USE(S)	PROFESSIONAL AND MEDICAL OFFICES
PROPOSED BUILDING HEIGHT	2-STORY OFFICES
PROPOSED SQUARE FOOTAGE	±61,250 SQUARE FEET
PROPOSED DENSITY (SUBJECT TO CHANGE)	±9,637 SF/ACRE
PARKING SPACES REQUIRED	325 SPACES
PARKING SPACES SHOWN (INCLUDING HC)	353 SPACES
- HC SPACES	14 PROVIDE (6 REQ'D)
- PARKING RATIO	1 SPACE / 230 SF

SITE PLAN NOTES:

1. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2003 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLE 501 AND 402 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
2. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH SHALL BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHALL BE REQUESTED BY PHONING 678-215-4277.
3. LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS, GRASSING MATERIALS, TYPE OF SITE LIGHTING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS.
4. PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNED LETTER WHICH STATES THAT: "I HAVE OBSERVED THE SITE LIGHTING FOR THIS PROJECT IN OPERATION AT NIGHT IN THE ABSENCE OF DAWNLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLAN."
5. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
6. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERNAL LAND DISTURBANCE PERMITS SHALL BE ISSUED.
7. STRUCTURAL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH RETAINING WALL AND FOR EACH DETENTION POND WALL SHALL BE SUBMITTED TO THE CITY FOR ISSUANCE OF A SEPARATE BUILDING PERMIT.
8. GWINNETT COUNTY IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 852-7474 WHEN LOCATING UTILITIES AND LOCUS RECORDS.
9. EXISTING ZONING WAS REPELISHED AND APPROVED DATE: ZONING CERTIFICATION CODE NUMBER IS: A CHANGE OF THE CONDITIONS WAS GRANTED AND APPROVED ON DEC. 4, 2006.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL MONUMENTS ON SITE.
12. ALL HANDICAP SPACES ARE VAN ACCESSIBLE.
13. BUILDING SIDEWALKS ARE AS FOLLOWS: 10' FRONT, 10' SIDE, 15' REAR AND IF ADJACENT RESIDENTIAL.
14. MAXIMUM BUILDING HEIGHT 35' OR 5 STORIES.
15. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 5' FEET IN WIDTH AND 4" THICK. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25% MINIMUM. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2,500 PSI AT 28 DAYS.
16. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM BACK OF CURB. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR IF ROAD IMPROVEMENTS ARE PROVIDED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION.
17. SIDEWALKS SHALL BE INSTALLED ON ADJUTING STREETS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DIRT, TRASH AND DEBRIS.
19. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
20. HIGH RADIATION LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
21. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
22. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
23. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
24. NO BILLBOARDS ARE PERMITTED.

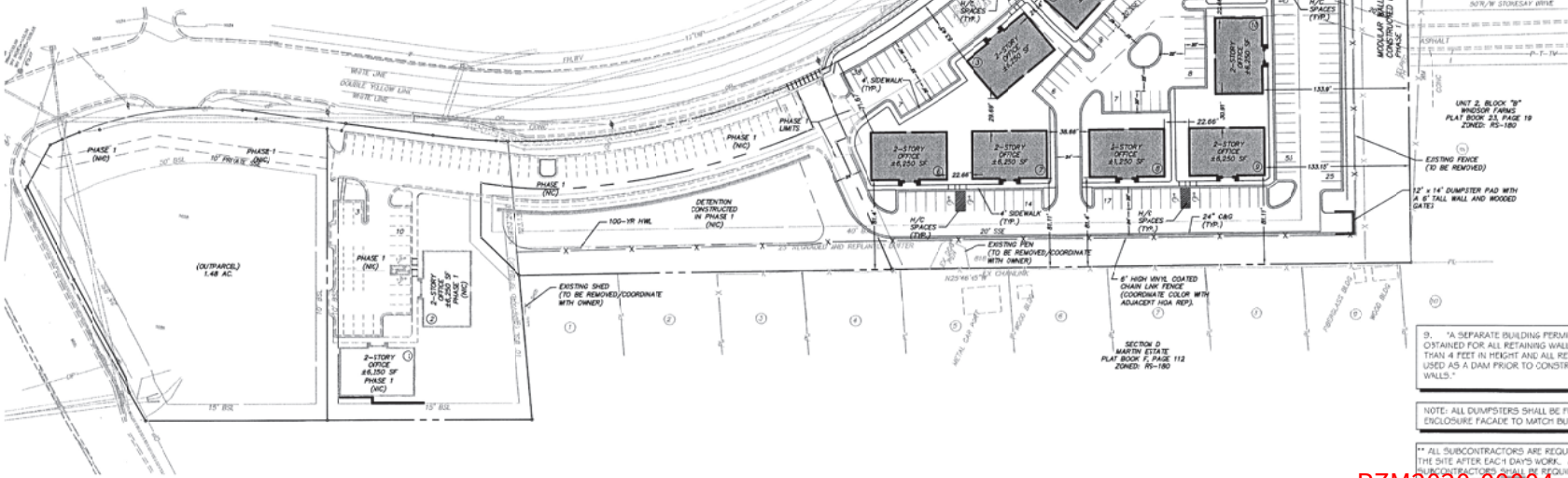
GWINNETT COUNTY FIRE DEPT NOTES:

1. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2003 EDITION.
2. SIGNAGE SHALL BE PROVIDED PER THE ATTACHED DETAILS IN THIS SET OF PLANS. VAN ACCESSIBLE SPACES SHALL BE MOUNTED IMMEDIATELY BELOW THE STANDARD SIGN FOR VAN ACCESSIBLE SPACES. SIGNS FOR AUTOMOBILE ACCESSIBLE SPACES SHALL BE A MINIMUM OF 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE FOR VAN ACCESSIBLE SPACES SHALL BE A MINIMUM OF 84 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE.
3. FIRE HYDRANTS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY CONSTRUCTIVE CONSTRUCTION IS STARTED.



STREET ADDRESS CHART:

BLDG	NUMBER	ROAD
1	331	GWINNETT DRIVE
2	311	GWINNETT DRIVE
3	341	GWINNETT DRIVE
4	331	GWINNETT DRIVE
5	321	GWINNETT DRIVE
6	351	GWINNETT DRIVE
7	321	GWINNETT DRIVE
8	371	GWINNETT DRIVE
9	351	GWINNETT DRIVE
10	391	GWINNETT DRIVE
11	421	GWINNETT DRIVE
12	411	GWINNETT DRIVE
13	421	GWINNETT DRIVE



9. "A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS."

NOTE: ALL DUMPSTERS SHALL BE FULLY ENCLOSED. ENCLOSURE FACADE TO MATCH BUILDINGS.

** ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN THE SITE AFTER EACH DAY'S WORK. ALL SUBCONTRACTORS SHALL BE REQUIRED TO WASH AND DECONTAMINATE THEIR PROPERTY.

INLAND GROUP
planning - design - construction management

Oakbrook V
5300 Oakbrook Parkway
Building 300 / Suite 300
Norcross, Georgia 30092
404-355-6700 phone
404-355-6700 fax

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THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM INLAND GROUP.



CITY ENCLAVE PHASE 2
AN OFFICE DEVELOPMENT
CITY ENCLAVE, LLC
205C WEST PARK PLACE
SUITE A
STONE MOUNTAIN, GA 30087
770-498-7777 phone
770-469-3089 fax

REVISIONS:

NO.	DATE	REVISION
1	7/11/07	INITIAL SUBMITTAL
2	9/10/07	RESUBMITTAL TO GWINNETT, FIRE MARSHALL, & GOWD

SHEET TITLE:

SITE PLAN

0 25 50 100 150
1" = 50'

SCALE:
DATE: FEBRUARY 10, 2007
PROJECT: 07-111

SHEET NUMBER

C1.0

MAGNETIC

RZM2020-00004

Exhibit “D”
Similar Architectural Elevations – Examples
Rear Entry Units



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



R2M2020-00004

Received: August 7, 2020

Planning and Development Department

Exhibit “E”
Similar Architectural Elevations – Examples
Front Entry Units



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

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RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department



RZM2020-00004

Received: August 7, 2020

Planning and Development Department

Exhibit "F"
Windsor Farms Buffer Encroachment
425 Sandringham Lane

Windsor Forrest Buffer Exhibit





4.

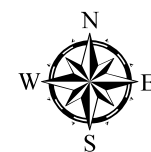
*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Area**
File # RZM2020-00004
SUP2020-00035

Applicant:
**Universal Planning and
Development, LLC, C/O
Eric Johansen**

Legend

-  Subject Parcels
-  Parcels
-  Roads



0 75 150

Page 199



4.

*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # RZM2020-00004
SUP2020-00035

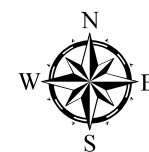
Applicant:
**Universal Planning and
Development, LLC, C/O
Eric Johansen**

Legend

-  Subject Parcels
-  Parcels
-  Roads

ZONING

-  BG General Business
-  OI Office Institutional
-  ON Office/Neighborhood
-  RS150 Single-Family Residence
-  RS180 Single-Family Residence



0 75 150

Page 200



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2020-00017 SUP2020-00036; Highlands Residential, LLC, c/o David Loeffel; 77 East Pike Street, 250 McArthur Street and Georgia Department of Transportation Property

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: Retirement Community, Independent Living

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests rezoning of an approximately 3.28-acre parcel assemblage zoned BG (General Business District) and LM (Light Manufacturing District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed, and consist of two industrial buildings, associated driveways and parking.

Attachments/Exhibits:

- RZC2020-00017 SUP2020-00036 - Report
- RZC2020-00017 SUP2020-00036 - Attachments

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

CASE NUMBER: RZC2020-00017 & SUP2020-00036

APPLICANT: HIGHLANDS RESIDENTIAL, LLC

CONTACT: DAVID LOEFFEL

PHONE NUMBER: 404.969.5367

LOCATION: 77 EAST PIKE STREET, 250 MCARTHUR STREET
AND GEORGIA DEPARTMENT OF
TRANSPORTATION PROPERTY

PARCEL ID: R5146B110, R5146B111A, R5146B113, R5146B117,
R5146B118, R5146B153 AND GEORGIA
DEPARTMENT OF TRANSPORTATION PROPERTY

ACREAGE: 3.28

PROPOSED DEVELOPMENT: RETIREMENT COMMUNITY, INDEPENDENT LIVING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) and LM (Light Manufacturing District) since 1960.

PROJECT DATA:

The applicant requests rezoning of an approximately 3.28-acre parcel assemblage zoned BG (General Business District) and LM (Light Manufacturing District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed and consist of two industrial buildings, associated driveways and parking.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The development would consist of an

approximately 65-foot, five-story building containing 132-units to be used as an independent multifamily living facility, resulting in a density of approximately 40 units per acre; exceeding the allowable tolerance of 24 units per acre. Unit types will range from one-bedroom and two-bedrooms at an average unit size of approximately 965 square feet. The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 165 parking spaces; assuming the proposal includes 8,250 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along East Pike Street and the other on Jarman Street.

As proposed, the applicant is requesting variances to allow a 30 foot building height increase, an increase in the maximum impervious surface requirement of 70-percent, the elimination or reduction of the required 50-foot front yard setback and 10-foot landscape strip adjacent adjacent to all right-of-ways. Therefore, variances will be required to for each of the encroachments and may be considered by City Council with these requests.

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 to promote residential and mixed-use development in close proximity to the Courthouse Square, and the request is compatible with the zoning and development pattern of its surrounding neighbors. The project is also considered consistent with the City's Livable Centers Initiative (LCI) Plan, introducing residential housing density a short distance from the downtown square, establishing an enhanced street grid system, and promoting access to local parks, as well as walking and biking alternatives.

The immediate surrounding area includes a mix of commercial, institutional, office, residential and mixed-use developments and zoning. To the south, across East Pike Street, are commercial uses and zoning; which includes a financial institution, a restaurant and several vacant parcels of land. Further to the south, along Jackson Street is the Lawrenceville Lawn; which host a variety of events on routine basis, as well as the Lawrenceville South Lawn mixed-use development consisting of variety of housing options, as well as a similar density to the proposed. To the west, across Buford Drive, are other commercial retail establishments appropriately zoned BG, BGC (Central General Business District) and OI (Office Institutional District). To the north and east, across Jarman Street, is a building materials supply company

and auto repair facilities zoned LM. Further to the east, across the CSX Railway is mixture of light industrial and residential uses and zoning. The scale of the development may be consistent with the developments in the immediate vicinity.

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 City of Lawrenceville 2040 Comprehensive Plan policies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00017:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 132 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 25 foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent
 - E. The development shall be age-restricted to residents 62 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated August 5, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.

- D. Parking spaces shall be limited to 165 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.
- E. Provide a 10-foot landscape strip along right-of-ways of East Pike Street, Buford Drive, Jarmar Street and McArthur Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- F. 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.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate.

- N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access 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 in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00036:

Approval of a Special Use Permit for a 132-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 132 residential units The final site and building design shall be subject to review and approval of the Planning and Development Department.

- B. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
- C. Interior unit features include stainless steel appliances and stone countertops.
- D. The development shall include outdoor amenities for residents including active common spaces that include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No. The proposed development is compatible with surrounding uses in the immediate area.*
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*

5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes, the proposed development would provide housing options for seniors, promote walkability, and potentially spur redevelopment in the immediate area.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Highlands Residential, LLC</u>	NAME: <u>ETC Custodian FBO Account Brian Petershagen IRA</u>
ADDRESS: <u>2100 Powers Ferry Road</u>	ADDRESS: <u>5885 Cumming Hwy, Suite 108-91</u>
CITY: <u>Atlanta</u>	CITY: <u>Sugar Hill</u>
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
CONTACT PERSON: <u>Dave Loeffel</u> PHONE: <u>404-969-5367</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>Lm/BG</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>R5146B111A, R5146B118, R5146B113</u> ACREAGE: <u>2.534</u>	
<u>R5146B110</u>	
ADDRESS OF PROPERTY: <u>77 East Pike Street, Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT

DATE

8/5/20

SIGNATURE OF OWNER

DATE

7-28-20

TYPED OR PRINTED NAME

DAVE LOEFFEL

TYPED OR PRINTED NAME

BRIAN PETERSHAGEN

NOTARY PUBLIC

DATE

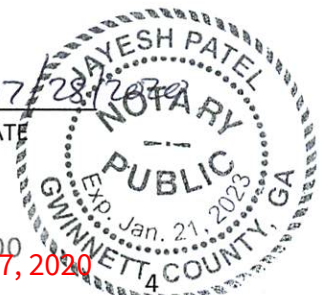
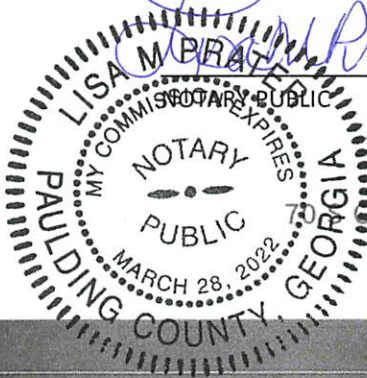
Lisa M. Prater 8-5-2020

NOTARY PUBLIC

DATE

JAYESH PATEL

07/28/2020



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

RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Highlands Residential, LLC</u>	NAME: <u>250 McArthur, LLC</u>
ADDRESS: <u>2100 Powers Ferry Road</u>	ADDRESS: <u>1924 Piedmont Circle NE STE 100</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: <u>GA</u> ZIP: <u>30324</u>
CONTACT PERSON: <u>Dave Loeffel</u> PHONE: <u>404-969-5367</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>LM</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>R5146B117</u> ACREAGE: <u>0.157</u>	
ADDRESS OF PROPERTY: <u>250 McArthur Street, Lawrenceville, GA 30146</u>	

SIGNATURE OF APPLICANT

DATE

8/5/20

DAVE LOEFFEL

TYPED OR PRINTED NAME

SIGNATURE OF OWNER

DATE

8/5/20

DAVE LOEFFEL

TYPED OR PRINTED NAME

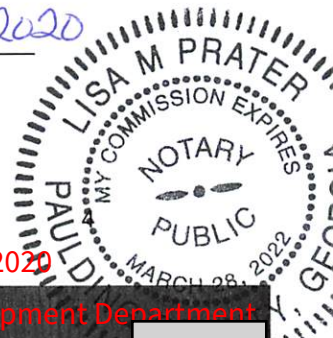


Lisa M. Prater 8-5-2020
DATE

NOTARY PUBLIC

DATE

Lisa M. Prater 8-5-2020
DATE



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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME <u>Highlands Residential, LLC</u>	NAME <u>Mary Joan Harris</u>
ADDRESS <u>2100 Powers Ferry Road</u>	ADDRESS <u>1860 Lee Patrick Drive</u>
CITY: <u>Atlanta</u>	CITY: <u>Dacula</u>
STATE <u>GA</u> ZIP: <u>30339</u>	STATE <u>GA</u> ZIP: <u>30019</u>
CONTACT PERSON: <u>Dave Loeffel</u> PHONE: <u>404-969-5367</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>BG</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>R5146B153</u> ACREAGE: <u>0.095</u>	
ADDRESS OF PROPERTY: <u>Highway 20, Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT

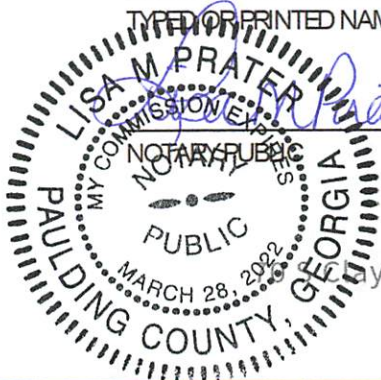
DATE

TYPED OR PRINTED NAME

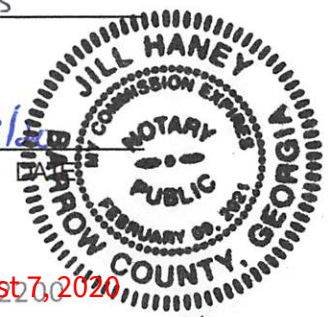
SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME



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RZC2020-00017

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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZC2020-00017



Park Place
Updated August 7, 2020
by Dave Loeffel

Project Overview

As a senior living developer focused on creating timeless and lasting communities for active adults, Highlands Residential is excited to propose a senior living development in the heart of Downtown Lawrenceville. In recent years, Highlands has seen growing demand for housing in walkable cities and neighborhoods throughout the Metro Atlanta area. Downtown Lawrenceville, with its mix of uses and a vision for walkable streetscapes and a neighborhood feel, is highly desirable to prospective residents.

Highlands's proposed development is an Age Exclusive Lifestyle Community with approximately 132 senior living units, including approximately 165 parking stalls. The proposed Age Exclusive use is designed to attract Empty Nesters and other "recently retired grandparents and their friends". According to FreddieMac, over 5 million baby boomers will rent their next home by 2020. This is a growing trend that Highlands is seeing across the Metro Atlanta area and the subject property provides exactly what our clientele desires.

The proposed development will offer a housing option for empty-nesters to stay in Lawrenceville and downsize their homes, acting as a catalyst to recycling the existing housing stock. These communities serve the empty nesters' growing desire to fully realize the freedoms associated with their stage of life. The market for this segment is increasing not only with the aging baby boomers, but also with the increase in healthy life expectancy. Currently, there is a shortage of adequate housing options that specifically targets the needs and wants of this demographic in the City of Lawrenceville.

The building will be constructed utilizing a wood-framed structure, and the exterior materials will consist of stone, brick, stucco, composite siding and glass. Drawing on the existing surroundings, the exterior facades will feature contextual details and a simple system of balconies that allow residents to take advantage of the outdoors.

Streetscape and Public Realm

The redevelopment will dramatically improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous greenspace along its outer borders on Pike Street and Buford Drive and supports a pedestrian-friendly perimeter.

Adding senior living units at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site which creates an energetic, safe and people-friendly environment, in place of the existing vehicular-oriented conditions today. The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. In providing this connectivity, Highlands has the opportunity to create a gateway to Rhodes Jordan Park from the downtown area. The surrounding properties will benefit from the new improvements which include pedestrian walkways, yards and porches at street level, dense landscaping, and a strong design aesthetic. The parcel's sidewalk conditions will be improved, thus supporting nearby sites and encouraging area residents to walk for their shopping and entertainment needs.

Sustainable Design and Lifestyle Living

This project will support the residents' sustainable living experience by meeting sustainable standards and incorporating energy-efficient appliances, low-flow water fixtures, and low-VOC paints. The building will be designed to incorporate assemblies that ensure high thermal and airtightness performance between units (wall and floor assemblies).

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The abundance of resident amenities will extend residents' living space by providing a club room, commercial quality demonstration kitchen, library, game room, personal training studio, and an exterior courtyard. The building will offer its residents on-site management to help ensure activities are planned and encourage active participation. On-site parking stalls will total approximately 1.25:1 parking stall to unit ratio to serve its residents and visitors.

This residential community will offer various unit types for its diverse resident profile, tailored to the empty nester demographic in search of flexible luxury living. Unit types will range from small 1-bedroom units to large 2-bedroom units. This variety in housing types will help to accommodate a variety of household formations, sizes and incomes. The average unit size is approximately 965 RSF with a monthly cost of approximately \$1,500-\$2,500+/month.

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Received: August 7, 2020

Planning and Development Department

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
HIGHLANDS RESIDENTIAL, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning and special use permit applications (the "Applications") on behalf of Highlands Residential, LLC (the "Applicant") in order to permit the development of a luxury active-adult/senior living community on an approximately 3.28-acre tract of land located on the easterly side of Buford Drive (State Route 20) and the northerly side of East Pike Street (US Route 29) (the "Property"). The Property is bounded by Jarman Street to the north and McArthur Street and the CSX Railway right-of-way to the east. The Applicant is also requesting the abandonment of a portion of McArthur Street as depicted on the site plan submitted with the Application.

The surrounding area is characterized by a mix of existing land uses, property age classes, and zoning classifications. The Little Barn barbecue restaurant is across the street to the south and there are several older industrial and heavy commercial uses nearby, including auto repair. Older residential developments also exist in the area along Benson Street and Cherry Street. However, new development has occurred in the area, including the Peach State Federal Credit Union across Pike Street from the Property. Of course, downtown Lawrenceville has seen multiple new developments and redevelopments of the core downtown area including City View, South Lawn, and the upcoming boutique hotel. These projects have activated downtown Lawrenceville and dramatically enhanced its walkability and sense of place. Naturally, the revitalization of the downtown core is working to enhance all of downtown. Accordingly, the Applicant is requesting to redevelop and revitalize a prominent corner of downtown with a first-class, luxury, senior living community. The proposed 5-story building would feature attractive architecture and building materials to drastically improve the aesthetics the East Pike Street and Buford Drive intersection.

Lawrenceville's street grid system and historic architecture naturally accommodated the downtown revitalization developments and those projects reflect smart urban planning and land

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Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

use management. Another of Lawrenceville's inherent amenities is the Rhodes Jordan Park just east of downtown. While the park has great features including sports fields, a large lake, and extensive walking trails, it feels somewhat disconnected from downtown. However, the proposed development carries the high-quality redevelopment of downtown towards the park and fills a major gap in the Downtown-to-Park connection. The proposed development will enhance the aesthetics and walkability of East Pike Street and will encourage people to walk to bike from Downtown to the Park and vice versa.

Accordingly, the Applicant is requesting the City to rezone the Property to the O-I zoning classification and grant a special use permit to allow the development of the Property for use as a "Retirement Community, Independent Living" as depicted on the site plan submitted with the Application (the "Site Plan"). In addition to the rezoning and special use permit for the use of Retirement Community, Independent Living, the Applicant is specifically requesting relief from certain provisions and development standards set forth in the City of Lawrenceville Zoning Ordinance (the "Ordinance") including a building height increase, an increase of impervious surface area, elimination of building setbacks and buffers, relief necessary to provide 165 parking spaces, et al., in order to develop the property in general accordance with the Site Plan. The proposed retirement community would provide approximately 132 units of high-end, luxury, age-exclusive homes with an internal courtyard for the use and enjoyment of residents. While the proposed development will include internal amenities such as the courtyard and clubhouse with fitness center, social areas, and lounge, residents of the proposed development would also be attracted to diverse nearby community amenities such as Downtown and Rhodes Jordan Park. Moreover, since most of the proposed residents are retired, they will have ample time to enjoy nearby parks, shopping, and dining opportunities.

The proposed senior community is compatible with the policies set forth in the Lawrenceville 2040 Comprehensive Plan (the 2040 Plan) which encourage the development of a mix of uses within the Downtown Character Area and housing designed for seniors. Specifically, the 2040 Plan provides that Downtown is "a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome." The proposed development is also compatible with multiple 2040 Plan "Key Policies" including Policy LU1.1 which is to "Encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs." Policy LU1.4 is to "Encourage buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features." And further, Policy ED6.1 is to "Expand Downtown's live-work-play opportunities."

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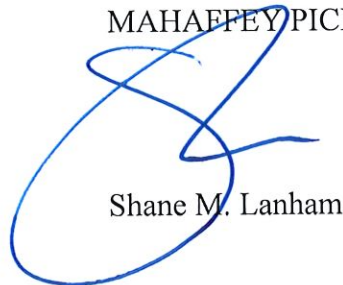
Residents of the proposed community would have direct pedestrian access to nearby shopping, dining, recreational, and entertainment uses therefore improving the walkability of the East Pike Street and Buford Drive corridors. The proposed development will create a community for seniors to “age in place” and remain in their communities with convenient access to their daily needs. Accordingly, not only is the proposed development compatible with surrounding land uses and the 2040 Plan, it would also represent a decrease in the intensity of potential development on the Property. Continuing the currently-entitled industrial and heavy commercial uses could have a negative impact on surrounding properties, pedestrian experience, and roadway aesthetics. The proposed development would replace an older automotive-related land use and bring the Property in line with the land uses that are encouraged by the Comprehensive Plan.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Lawrenceville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 7th day of August, 2020.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

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HIGHLANDS RESIDENTIAL ZONING TRACT "A"

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, and being more particularly described as follows;

Beginning at a point along the easterly right of way margin of Buford Drive (R/W varies), said point being witnessed by a nail set North 87 degrees 50 minutes 03 seconds East a distance of 60.04 feet and by a concrete right of way monument 1.3 feet to the northwest, said point being the POINT OF BEGINNING; Thence from the point of beginning as thus established and following said easterly right of way margin of Buford Drive the following four courses and distances: North 02 degrees 59 minutes 01 seconds West a distance of 51.28 feet to a point; Thence North 01 degrees 17 minutes 18 seconds West a distance of 134.56 feet to a concrete monument; Thence North 01 degrees 32 minutes 53 seconds East a distance of 63.04 feet to a point; Thence North 01 degrees 15 minutes 31 seconds East a distance of 57.07 feet to a concrete right of way monument found at the southwesterly mitered right of way intersection of said easterly right of way margin of Buford Drive and the southerly right of way margin of Jarman Street (R/W varies); Thence departing said easterly right of way margin of Buford Drive and following the mitered right of way of said Buford Drive and Jarman Street North 39 degrees 46 minutes 24 seconds East a distance of 15.60 feet to a concrete right of way monument found; Thence departing said mitered right of way of said Buford Drive and said Jarman Street and following said southerly right of way margin of Jarman Street the following six courses and distances: North 80 degrees 08 minutes 23 seconds East a distance of 49.99 feet to a #4 rebar set; Thence North 80 degrees 14 minutes 46 seconds East a distance of 23.77 feet to a point; Thence North 01 degrees 13 minutes 08 seconds East a distance of 10.02 feet to a concrete right of way monument found; Thence North 80 degrees 01 minutes 34 seconds East a distance of 75.66 feet to a point; Thence North 02 degrees 43 minutes 00 seconds West a distance of 7.26 feet to a #4 rebar set; Thence North 81 degrees 46 minutes 54 seconds East a distance of 80.50 feet to a nail set at the right of way intersection of said southerly right of way of Jarman Street and the westerly right of way of McArthur Street (R/W varies); Thence departing said southerly right of way margin of Jarman Street and following the said westerly right of way margin of McArthur Street the following two courses and distances: South 03 degrees 24 minutes 40 seconds East a distance of 311.80 feet to a nail set; Thence South 03 degrees 30 minutes 20 seconds East a distance of 178.44 feet to a nail set at the right of way intersection of said westerly right of way of McArthur Street and the northerly right of way of East Pike Street (R/W varies); Thence departing said westerly right of way of McArthur Street and following said northerly right of way of East Pike Street the following five courses and distances: South 84 degrees 53 minutes 15 seconds West a distance of 13.33 feet to a nail found; Thence South 41 degrees 17 minutes 05 seconds West a distance of 28.55 feet to a concrete right of way monument found; Thence South 84 degrees 53 minutes 15 seconds West a distance of 79.54 feet to a point; Thence along a curve to the right having an arc length of 26.02 feet and a radius of 1,676.51 feet and being subtended by a chord bearing South 84 degrees 28 minutes 21 seconds West a chord distance of 26.02 to a concrete right of way monument found; Thence North 73 degrees 20 minutes 23 seconds West a distance of 52.96 feet to a concrete monument found at the intersection of said northerly right of way of East Pike Street and the easterly right of way margin of Buford Drive (R/W varies); Thence departing said northerly right of way of East Pike Street and following said apparent easterly right of way

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margin of Buford Drive the following three courses and distances: North 42 degrees 28 minutes 12 seconds West a distance of 94.45 feet to a #4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 19.69 feet to a # 4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 45.83 feet to the POINT OF BEGINNING as witnessed by a nail set North 87 degrees 50 minutes 03 seconds East a distance of 60.04 feet and by a concrete right of way monument 1.3 feet to the northwest.

Said tract or parcel contains 2.72 acres (118,753 square feet) more or less, and comprises Gunter Tract "A", ETC Tract "C" and GDOT Tract "F" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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HIGHLANDS RESIDENTIAL ZONING TRACT "B"

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, and being more particularly described as follows;

Beginning at a nail set, said nail being shown as the POINT OF BEGINNING for Gunter Tract "B" on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019, said point being the POINT OF BEGINNING; Thence from the point of beginning as thus established North 03 degrees 28 minutes 11 seconds West a distance of 32.49 to a nail set on the easterly right of way margin of McArthur Street (R/W Varies), said nail being the point of beginning; Thence following said easterly right of way margin of McArthur Street the following four courses and distances: North 03 degrees 28 minutes 11 seconds West a distance of 178.60 feet to a nail set; Thence North 01 degrees 15 minutes 18 seconds West a distance of 59.61 feet to a nail set; Thence South 88 degrees 41 minutes 17 seconds East a distance of 4.45 feet to a #4 rebar set; thence North 02 degrees 19 minutes 07 seconds West a distance of 69.91 feet to a #4 rebar set; Thence departing said easterly right of way margin of McArthur Street South 89 degrees 03 minutes 17 seconds East a distance of 113.78 feet to a #4 rebar found along the westerly right of way margin of CSX Railroad (50' R/W); Thence following said westerly right of way margin of CSX Railroad the following three courses and distances: South 22 degrees 47 minutes 08 seconds West a distance of 75.76 feet to a point; Thence along a curve to the left having an arc length of 56.74 feet and a radius of 1,379 feet and being subtended by a chord bearing South 19 degrees 24 minutes 51 seconds West a chord distance of 56.74 feet to a #4 rebar set; Thence along a curve to the left having an arc length of 221.20 feet and a radius of 1,379 feet and being subtended by a chord bearing South 13 degrees 38 minutes 24 seconds West a chord distance of 220.96 feet to a nail set; Thence departing said westerly right of way margin of CSX Railroad South 85 degrees 09 minutes 35 seconds West a distance of 1.00 feet to the POINT OF BEGINNING.

Said tract or parcel contains 0.40 acres (17,541 square feet), and comprises Gunter Tract "B", Gunter Tract "C" and Maughon Tract "D" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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Received: August 7, 2020

Planning and Development Department

HIGHLANDS RESIDENTIAL ZONING TRACT "C"

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, and being more particularly described as follows;

Commencing at a nail set, said nail being shown as Point Of Commencement for McArthur Tract "G" on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019; Thence North 03 degrees 28 minutes 11 seconds West a distance of 32.49 to a nail set along the easterly right of way margin of McArthur Street (R/W Varies), said nail being the POINT OF BEGINNING; Thence from the point of beginning as thus established and departing said easterly right of way margin of McArthur Street South 86 degrees 31 minutes 49 seconds West a distance of 20.02 feet to a nail set along the westerly right of way margin of McArthur Street (R/W Varies); Thence following said westerly right of way margin of McArthur Street the following two courses and distances: North 03 degrees 30 minutes 20 seconds West a distance of 178.44 feet to a nail set; Thence North 03 degrees 24 minutes 40 seconds West a distance of 131.42 feet to a point; Thence departing said westerly right of way margin of McArthur Street South 89 degrees 03 minutes 17 seconds East a distance of 28.22 feet to a #4 rebar set along the easterly right of way margin of McArthur Street (R/W Varies); Thence following said easterly right of way margin of McArthur Street the following four courses and distances: South 02 degrees 19 minutes 07 seconds East a distance of 69.91 feet to a #4 rebar set; Thence North 88 degrees 41 minutes 17 seconds West a distance of 4.45 feet to a nail set; Thence South 01 degrees 15 minutes 18 seconds East a distance of 59.61 feet to a nail set; Thence South 03 degrees 28 minutes 11 seconds East a distance of 178.60 feet to the POINT OF BEGINNING.

Said tract or parcel contains 0.15 acres (6,792 square feet), and comprises McArthur Tract "G" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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Received: August 7, 2020

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This drawing may be used for the express
purpose of constructing the work shown
for the site and owner specified for the
site. Any other use of this drawing
including any reproduction or alteration of
this drawing without the prior written
approval of Gaskins Surveying Company,
Inc. is prohibited.

77 PIKE STREET
SENIOR LIVING RESIDENTIAL
LAND LOT 146, 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA
ZONED

[illegible]

01 | SHEET TITLE
ZONING PLAN

SEAL

PROJECT I.D. 1904082	FIELD BOOK N/A
DRAWN BY MMB	CHECKED BY MMB
SCALE 1"=30'	ISSUE DATE 8/5/20

SHEET NO. 1

NOT ISSUED FOR CONSTRUCTION

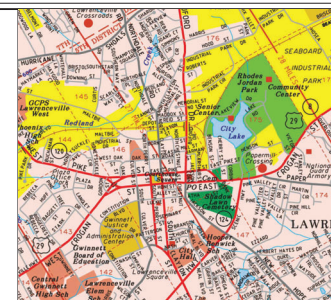
RZC2020-00017

Received: August 7, 2020

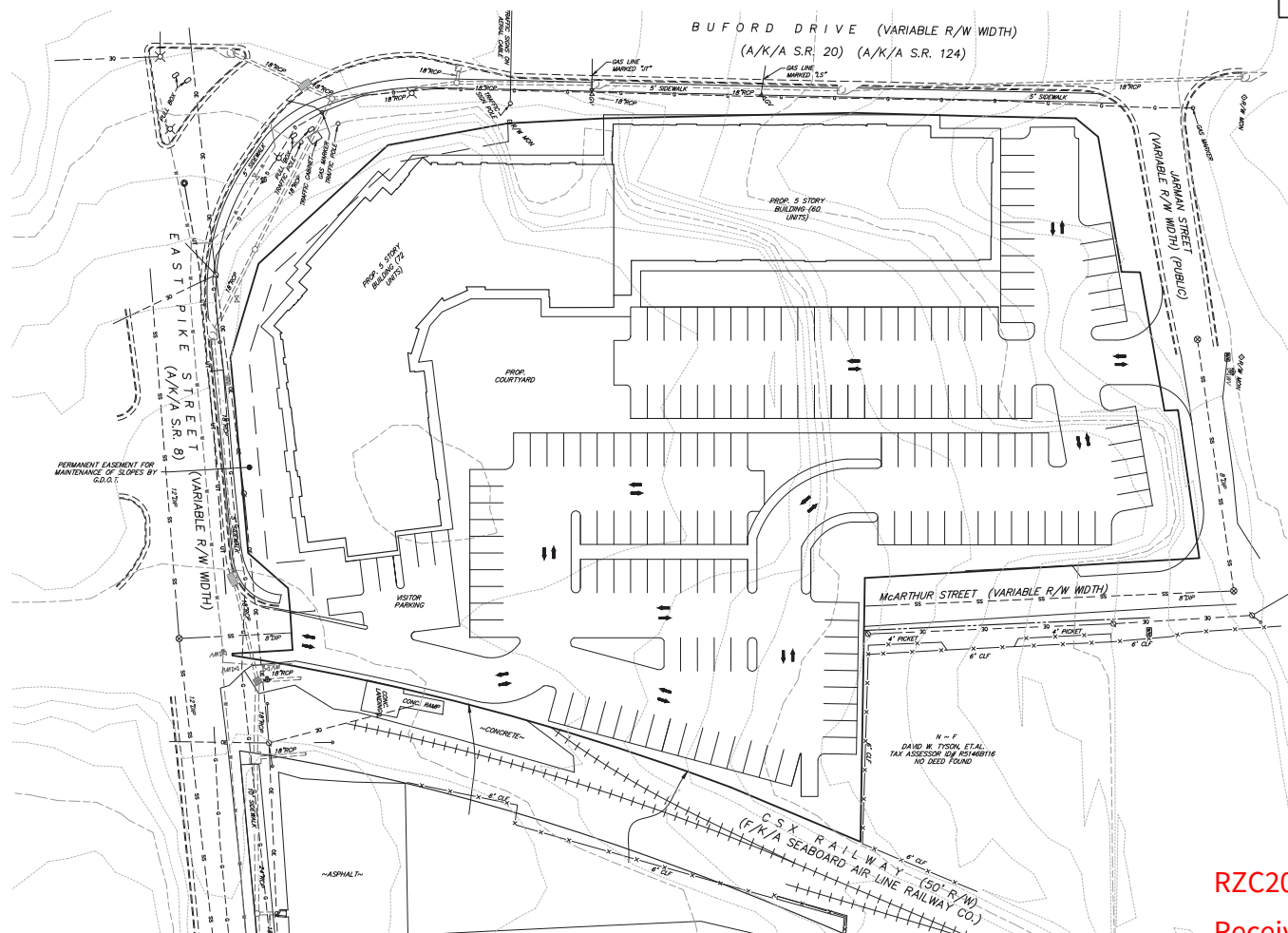
Planning and Development Department

SITE NOTES:

1. SITE AREA: 3.28 ACRES
2. CURRENT ZONING: LM (LIGHT MANUFACTURING) AND HSB (HIGHWAY SERVICE BUSINESS)
3. PROPOSED DEVELOPMENT IS O-1 (OFFICE AND INDUSTRIAL), INDEPENDENT LIVING COMMUNITY
4. PROPOSED UNITS: 132
5. DENSITY = 132 UNITS/3.28 AC = 40.2 U/A
6. NO SETBACKS OR BUFFERS PROPOSED
7. PROPOSED PARKING: 165 SPACES
8. BUILDING HEIGHT = 5 STORIES MAX. AS FEET
9. SURVEY BY GASKINS SURVEYING ON FEBRUARY 11, 2020
10. NO WETLANDS OR CREEKS EXIST ON-SITE



LOCATION MAP 1" = 2000



DEVELOPER:
HIGHLANDS RESIDENTIAL, LLC
2100 POWERS FERRY ROAD
ATLANTA, GA 30339

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.L.A.)
COMMUNITY NUMBER # 130099, MAP NUMBER
13135 C 0074 DATED SEPTEMBER 29, 2006

24 HR. PHONE & EMERGENCY CONTACT:
DAVE LOEFFEL
404-969-5367

GRID NORTH
GA. WEST ZONE

SCALE IN FEET

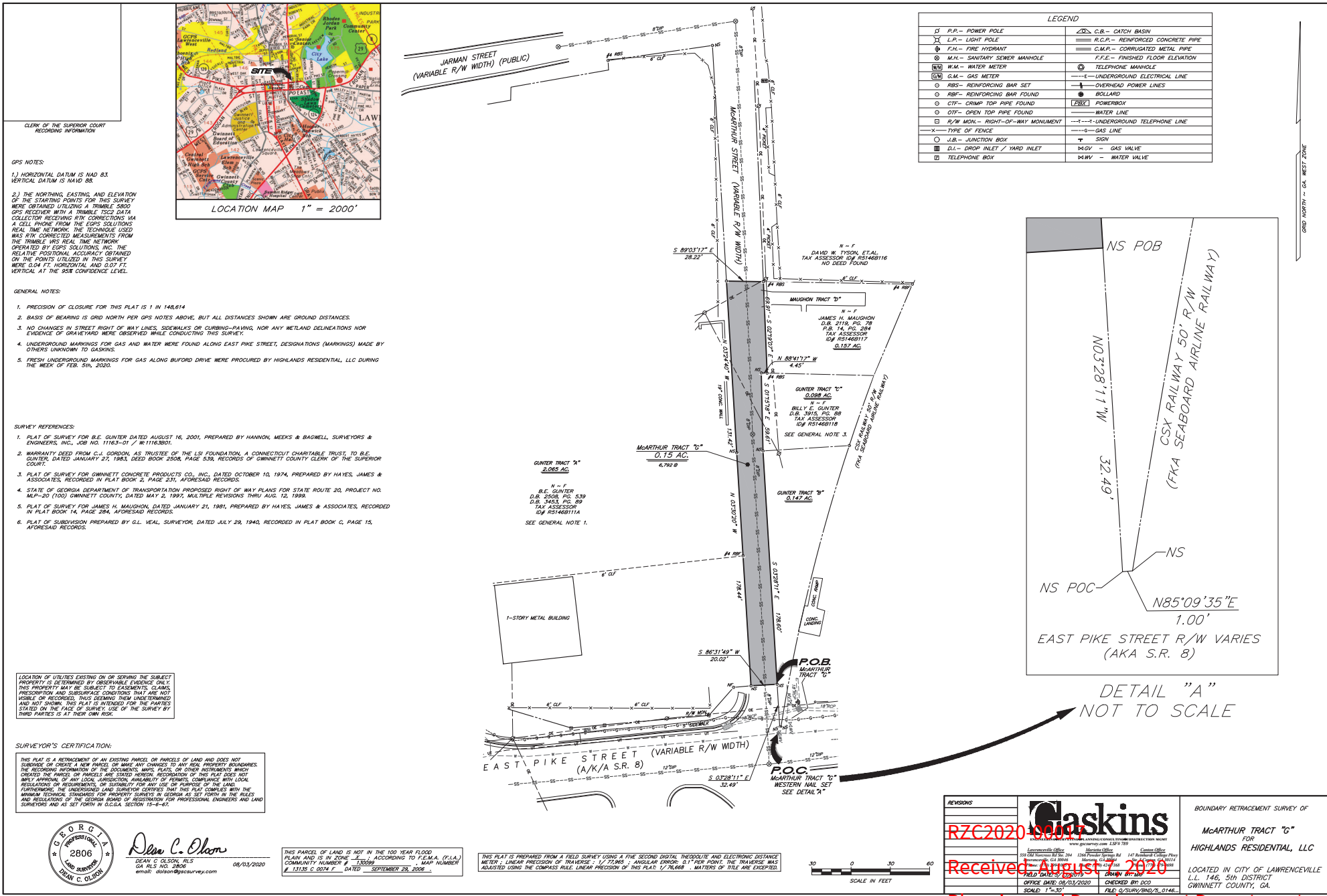
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : $1/77,965$; ANGULAR ERROR: $0.1''$ PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/76,668$. MATTERS OF TITLE ARE EXCEPTED.



Know what's below.
Call before you dig.

Drawing name: G:\Highland Resident\077 Pine Street Apartments - 19040003\Land Planning\Zoning\77 PINE STREET ZONING PLAN.dwg
 Printed on: Aug 05 2020 - 8:26am







LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B111A
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/6/2020
Date

DAVE L SEFFEL, CEO

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME

TITLE

DATE

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

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Planning and Development Department

Check tag office wait times here.

Preview the tag office COVID-19 process here:
English Spanish



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN PETERSHAGEN IRA
77 E PIKE ST
LAWRENCEVILLE , GA 30046-4930

☒ [Change Mailing Address](#)

SITUS:

77 EAST PIKE ST

Tax District:

LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B111A	Real Property	8/6/2020 3:24:02 PM

Legal Description

E PIKE ST

Tax Bills

RZC2020-00017

Received: August 7, 2020

Planning and Development Department



Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$7,666.11	\$7,666.11	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$6,288.30	\$6,288.30	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$6,355.62	\$6,355.62	\$0.00	\$0.00	1/1/2018	\$0.00
2016	\$6,793.61	\$6,793.61	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: _____
(Map Reference Number) District Land Lot Parcel

Signature of Applicant _____
Date

Type or Print Name and Title

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

TAX COMMISSIONER’S USE ONLY

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

NAME TITLE

DATE

Check tag office wait times [here](#).

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[English](#) [Spanish](#)



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN PETERSHAGEN IRA
77 E PIKE ST
LAWRENCEVILLE , GA 30046-4930

☒ [Change Mailing Address](#)

SITUS:

77 EAST PIKE ST

Tax District:

LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B110	Real Property	8/6/2020 3:22:44 PM

Legal Description

EAST PIKE ST

Tax Bills

RZC2020-00017

Received: August 7, 2020

Planning and Development Department



Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$891.72	\$891.72	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$698.70	\$698.70	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$706.18	\$706.18	\$0.00	\$0.00	1/1/2018	\$0.00
2016	\$1,040.09	\$1,040.09	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B113
(Map Reference Number) District Land Lot Parcel

Signature of Applicant [Signature] Date 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER’S USE ONLY

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

NAME TITLE
DATE

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[English](#) [Spanish](#)



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

ETC CUSTODIAN FBO ACCOUNT BRIAN PETERSHAGEN IRA
6652 GARRETT RD
BUFORD , GA 30518-1112

SITUS:

280 JARMAN ST

Tax District:

LAWRENCEVILLE

☒ [Change Mailing Address](#)

Parcel ID	Property Type	Last Update
R5146B113	Real Property	8/6/2020 3:25:11 PM

Legal Description

40 41 LVILLE DEV CO

Tax Bills

RZC2020-00017

Received: August 7, 2020

Planning and Development Department



Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$166.96	\$166.96	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$167.68	\$167.68	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$169.48	\$169.48	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$168.43	\$172.10	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

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Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B118
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/6/2020
Date

DAVE LOEFFEL, CEO

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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NAME

TITLE

DATE

Check tag office wait times here.

Preview the tag office COVID-19 process here:
English Spanish



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

GUNTER BILLY E
4436 MAGNOLIA CLUB CIR
SUGAR HILL , GA 30518-5396

☒ [Change Mailing Address](#)

SITUS:

0 MCARTHUR ST

Tax District:

LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B118	Real Property	8/6/2020 3:26:53 PM

Legal Description

48 LVILLE DEV CO

Tax Bills

RZC2020-00017

Received: August 7, 2020

Planning and Development Department



Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$115.47	\$115.47	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$115.97	\$115.97	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$117.23	\$117.23	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$116.50	\$116.50	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B153
(Map Reference Number) District Land Lot Parcel

Signature of Applicant _____ Date 8/6/2020

DAVE LOFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER’S USE ONLY

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

NAME _____ TITLE _____
DATE _____

Check tag office wait times [here](#).

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ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

HARRIS MARY JOAN
1860 LEE PATRICK DR
DACULA , GA 30019-2688

☒ [Change Mailing Address](#)

SITUS:

0 HWY 20

Tax District:

LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B153	Real Property	8/6/2020 2:37:18 PM

Legal Description

REAR HWY 20

Tax Bills

RZC2020-00017

Received: August 7, 2020

Planning and Development Department

Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$91.84	\$91.84	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$92.23	\$92.23	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$93.22	\$93.22	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$92.64	\$92.64	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

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Pay Now

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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



LAWRENCEVILLE

GEORGIA

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B117
(Map Reference Number) District Land Lot Parcel

Signature of Applicant [Signature] Date 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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NAME TITLE
DATE

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Chat



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:

250 MCARTHUR LLC
1924 PIEDMONT CIR NE STE 100
ATLANTA , GA 30324-4888

☒ [Change Mailing Address](#)

SITUS:

250 MCARTHUR ST

Tax District:

LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B117	Real Property	8/6/2020 2:38:30 PM

Legal Description

LOT 47 207 MC ARTHUR S

RZC2020-00017

Received: August 7, 2020

Planning and Development Department

Tax Bills

Note: Four years of tax information is available online. Email **tax@gwinnettcountry.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$1,416.61	\$1,416.61	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$834.25	\$834.25	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$843.18	\$843.18	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$837.97	\$837.97	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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RZC2020-00017

Received: August 7, 2020

Planning and Development Department



*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Area**
File # RZC2020-00017
SUP2020-00036

Applicant:
Highlands Residential, LLC,
C/O Dave Loeffel

Legend

-  Subject Parcels
-  Parcels
-  Roads





*The City of Lawrenceville
Planning & Development*

Location Map and
Surrounding Zoning
File # RZC2020-00017
SUP2020-00036

Applicant:
Highlands Residential, LLC,
C/O Dave Loeffel

Legend

 Subject Parcels

 Parcels

 Roads

Zoning Districts

 BG General Business

 BGC Central General Business

 LM Light Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

 RS150 Single-Family Residence



0 50 100

Page 247



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-10

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: An ordinance to amend article 1, districts of the City of Lawrenceville Zoning Ordinance 2020 to regulate Minimum Lot Area requirements and exemptions for the RM-8, RM-12, RM-24 and CMU zoning classifications;

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: An ordinance to amend article 1, districts of the City of Lawrenceville Zoning Ordinance 2020 to regulate Minimum Lot Area requirements and exemptions for the RM-8, RM-12, RM-24 and CMU zoning classifications;

Attachments/Exhibits:

- ZON-ORD 2020-10 – Municode
- ZON-ORD 2020-10 – Attachments

ORDINANCE NO. ZON-ORD 2020-10

**AN ORDINANCE TO AMEND ARTICLE 1, DISTRICTS
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020
TO REGULATE MINIMUM LOT AREA REQUIREMENTS AND EXEMPTIONS FOR THE
RM-8, RM-12, RM-24 AND CMU ZONING CLASSIFICATIONS;**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards to be amended as follows:

B. Lot Development Standards

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acre	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	15%

- 40 feet if located on Major Arterial
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft.*

Min. Unit width	
Double-car garage	20 ft.

*Three-bedroom units shall be limited to 40% of the entire townhouse development.

*Four-bedroom units shall be limited to 10% of the entire townhouse development.

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection E. Development Standards to be amended as follows:

E. Development Standards:

The following minimum requirements shall be applied to the property:

2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all building (facades/elevations), and interior private drives.
4. Private Drive shall be installed with the following dimensions:
 - a. Street width shall be 24 feet. Two foot curb and gutter required (dimensions are back to back of curbs).
 - b. A 5-foot sidewalk is required and shall be 2 feet from the required back of the curb.
7. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
 - a. Front entry garages: may not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
 - b. Front entry units shall be setback 27 feet from required 24-foot Private Drive.
 - c. Driveway must provide two external parking spaces (9 ft. x 20 ft.).
9. Rear entry garages:
 - a. May not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
 - b. Require an 18-foot alley width.
 - c. Shall be 20 feet off required alley.
 - d. Driveway must provide two external parking spaces (9 ft. x 20 ft.).
 - e. Front facade shall be setback 20 feet from the required 24-foot Private Drive.

Article 1, Section 102.5 RM-8 Townhouse Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

- a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- f. Conceptual Signage Plan.

Article 1, Section 102.6 RM-12 Multifamily Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-12 Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to Georgia Gwinnett College campus.

Property in the RM-12 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.6 RM-12 Multifamily Residential District, Subsection B. Development Standards to be amended as follows:

B. Lot Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acre	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

Article 1, Section 102.6 RM-12 Multifamily Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

- A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- f. Conceptual Signage Plan.

Article 1, Section 102.7 RM-24 Multifamily Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district.

Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.7 RM-24 Multifamily Residential District, Subsection B. Development Standards to be amended as follows:

B. Lot Development Standards

C. Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
10 acre	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	70 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

Article 1, Section 102.7 RM-24 Multifamily Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

- a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- f. Conceptual Signage Plan.

Article 1, Section 102.9 CMU Community Mixed-Use District, Subsection A. Purpose to be amended as follows:

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.9 CMU Community Mixed-Use District, Subsection C. Lot Development Standards to be amended as follows:

C. Lot Development Standards

Project Area Standard			Off Internal Streets or Private Driveways		
Minimum Lot Area	Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

IT IS SO ORDAINED, this ____ day of _____, 2020.

Mayor David R. Still

Attest: _____

City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-11

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: An Ordinance to amend Article 1 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living;

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: An Ordinance to amend Article 1 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living;

Attachments/Exhibits:

- ZON-ORD 2020-11 – Amendment

ORDINANCE NO. ZON-ORD 2020-11

**AN ORDINANCE TO AMEND ARTICLE 1, DISTRICTS
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020
TO REGULATE MINIMUM REQUIREMENTS FOR RETIREMENT COMMUNITY, CONTINUING
CARE; AND RETIREMENT COMMUNITY, INDEPENDENT LIVING;**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 103.2 Use Table, to be amended by inserting Retirement Community, Continuing Care and Retirement Community, Independent Living to read as follows:

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Retirement Community, Continuing Care	√									P						
Retirement Community, Independent Living	√									P						

IT IS SO ORDAINED, this ____ day of _____, 2020.

Mayor David R. Still

Attest: _____
City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; ZON-ORD 2020-12

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: An Ordinance to amend Article 1 of the City of Lawrenceville Zoning Ordinance 2020 to regulate Tall Structures

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: An Ordinance to amend Article 1 of the City of Lawrenceville Zoning Ordinance 2020 to regulate Tall Structures

Attachments/Exhibits:

- ZON-ORD 2020-12 – Municode
- ZON-ORD 2020-12 – Attachments

ORDINANCE NO. ZON-ORD 2020-12

**AN ORDINANCE TO AMEND ARTICLE 1, DISTRICTS
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020
TO REGULATE TALL STRUCTURES**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 103.2 Use Table, to be amended by inserting Tall Structures to read as follows:

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Tall Structures	√										S	S	S	S	S	S

IT IS SO ORDAINED, this ____ day of _____, 2020.

Mayor David R. Still

Attest: _____
City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2 Districts; ZON-ORD 2020-13

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: An Ordinance to amend Article 2 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living;

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: An Ordinance to amend Article 2 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living;

Attachments/Exhibits:

- ZON-ORD 2020-13 – Municode
- ZON-ORD 2020-13 - Attachments

ORDINANCE NO. ZON-ORD 2020-13

**AN ORDINANCE TO AMEND ARTICLE 2
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020
TO REGULATE MINIMUM REQUIREMENTS FOR
RETIREMENT COMMUNITY, CONTINUING CARE; AND RETIREMENT COMMUNITY,
INDEPENDENT LIVING;**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 be amended as follows:

Article 2, Supplemental and Accessory Use Standards: Insert alphabetically and numerically the following rules and regulations relating to Retirement Community, Continuing Care:

Retirement Community, Continuing Care

- A. In all CMU Community Mixed-Use zoning districts, Retirement Community, Continuing Care facilities shall conform to the following requirements.
 - 1. Shall be limited to the CMU Community Mixed-Use zoning classification.
 - 2. Proposals not meeting the minimum acreage requirement of 5 acres shall be required to obtain a Special Use Permit. Proposal of less than 2 acres shall not be accepted.
 - 3. Shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
 - 4. Duplexes shall be prohibited.

Article 2, Supplemental and Accessory Use Standards: Insert alphabetically and numerically the following rules and regulations relating to Retirement Community, Continuing Care, and Retirement Community, Independent Living:

Retirement Community, Independent Living

- B. In all CMU Community Mixed-Use zoning districts, Retirement Community, Independent Living facilities shall conform to the following requirements.
 - 5. Shall be limited to the CMU Community Mixed-Use zoning classification.
 - 6. Proposals not meeting the minimum acreage requirement of 5 acres shall be required to obtain a Special Use Permit. Proposal of less than 2 acres shall not be accepted.
 - 7. Shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
 - 8. Duplexes shall be prohibited.

IT IS SO ORDAINED, this ____ day of _____, 2020.

Mayor David R. Still

Attest: _____
City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2
Supplementary Regulations; ZON-ORD 2020-14

Department: Planning and Development

Date of Meeting: Wednesday, September 2, 2020

Applicant Request: An Ordinance to amend Article 2 of the City of Lawrenceville Zoning
Ordinance 2020 to regulate minimum requirements for Tall Structure
Permits

Presented By: Todd Hargrave

**Department
Recommendation:** Approval

Summary: An Ordinance to amend Article 2 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Tall Structure Permits

Attachments/Exhibits:

- ZON-ORD 2020-14 – Municode
- ZON-ORD 2020-14 - Attachments

ORDINANCE NO. ZON-ORD 2020-14

AN ORDINANCE TO AMEND ARTICLE 2 OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE TO REGULATE MINIMUM REQUIREMENTS FOR TALL STRUCTURE PERMITS

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 be amended as follows:

Article 2, Supplemental and Accessory Use Standards: Insert alphabetically and numerically the following rules and regulations relating to Tall Structure Permits:

TALL STRUCTURE PERMITS

A. Required

1. Approval of a Special Use Permit.
2. Any person shall obtain a Tall Structure Permit from the City prior to commencement of the erection within the city limits of Lawrenceville of a chimney, cooling tower, elevator bulkhead, fire tower, gas tank, solarium, steeple, stacks, stage tower or scenery loft, tank, water tower, ornamental tower and spire, wireless communication tower, television tower or radio tower or necessary mechanical appurtenances that would be fifty (50) feet or greater in height from the ground.

B. Applications; Contents; Fee

All applications for Tall Structure Permit shall be submitted to the Planning and Development Department. Each application shall contain as a part thereof detailed plans and specifications which show the nature of the Tall Structure Permit, its proposed use, height of the Tall Structure Permit and its proposed location, with all property lines being clearly defined and distances from the proposed Tall Structure Permit to all property lines. An application for a Tall Structure Permit shall not be accepted for processing without the information required in this article. An application fee shall be charged by the department in an amount stated in the schedule of fees and charges.

C. Review of application by Planning Department

If, upon receipt of an application for a Tall Structure Permit, the department deems that the proposed Tall Structure Permit may interfere with the use of the airways of the county by the public or interfere with the operation of existing or proposed airport facilities, a copy of the application shall be submitted by the department to the Gwinnett County Airport Division of the County Department of Transportation for review and recommendation.

D. Public Hearing

Before taking action upon the proposed Tall Structure Permit, the City Council shall hold a public hearing on the matter. At least fifteen (15) days prior to the date of the public hearing, the City Council shall cause the following notice requirements to be instituted by the Planning and Development Department:

1. A sign shall be erected in a conspicuous location, on or adjacent to the property under consideration. The sign shall state the time, place location, and purpose of the public hearing.
2. A letter shall be sent by regular mail to all abutting property owners of record, as indicated by the county tax commissioners' records, giving notice of the public hearing. The letter shall state the same information as required for the sign permit.

E. Federal Requirements

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards.

F. Building Codes and Safety Standards

To ensure the structural integrity of the towers, the owner of a tower shall maintain the tower in compliance with all City building codes and the applicable standards for towers published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City determines that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with the standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense, in the manner provided in O.C.G.A. Section 41-2-8 through 41-2-17.

G. Criteria for Disapproval

All applications for a Tall Structure Permit shall be considered by the City and in the exercise of its discretion under the police power vested in the City Council may disapprove any application where the proposed Tall Structure Permit could interfere with or endanger the public using the existing or proposed air facilities located within the county, or where the Tall Structure Permit to be erected could endanger the person or property of citizens of the county, or where the Tall Structure Permit to be erected would not be compatible from an aesthetic viewpoint with existing or proposed development in the area of the proposed facility, or where the Tall Structure Permit to be erected would not be acceptable or after evaluation would be found to be incompatible from an architectural standpoint with existing or proposed Tall Structure Permits in the area.

H. Penalty for violation of Article

1. Any person who attempts to erect or erects a Tall Structure Permit described in this article without having first obtained a Tall Structure Permit from the City in the manner provided in this article shall be deemed in violation of this article. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this article shall be guilty of violating a duly adopted Ordinance of the county and shall be punished either by a fine not to exceed \$500.00 or by imprisonment not to exceed sixty (60) days, or both. The court shall have the power and authority to place any person guilty of violation of this article on probation and to suspend or modify any fine or sentence. As a condition of the suspension, the court may require payment of restitution or impose other punishment allowed by law.
2. If any Tall Structure Permit is erected, constructed, reconstructed, altered, repaired, converted or maintained in violation of this article or without obtaining the required permits, or if any building, Tall Structure Permit or land is used in violation of this article, the City Attorney or other appropriate authority of the City, in addition to any other remedies, may institute an injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use continues may be deemed a separate offense.

I. Governmental Exemption

The provisions of this article shall not apply to City owned facilities and Tall Structure Permits.

J. Zoning

No permit shall be issued for any Tall Structure Permit unless said Tall Structure Permit is to be located on property with an BG, BGC, HM, HSB, LM, or O-I zoning classification.

K. Severability

If any portion of this regulation is determined to be unconstitutional or otherwise unenforceable, the rest and remainder of this Ordinance shall remain in full force and effect.

IT IS SO ORDAINED, this ____ day of _____, 2020.

Mayor David R. Still

Attest: _____
City Clerk