



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, June 10, 2019
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

New Business

- [1.](#) ANX-19-01 & RZ-19-07, Annexation and Rezoning, LIDL US Operations LLC
- [2.](#) RZ-19-08, Rezoning, Thomas Johnson
- [3.](#) SU-19-12, Accessory Car Wash, Enterprise Leasing Company
- [4.](#) SU-19-10, Mahaffey Pickens Tucker, LLP- Shane Lanham, 3530 Sugarloaf Parkway.

Public Comment

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

Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JUNE 10, 2019

AGENDA CATEGORY: NEW BUSINESS

Item: ANX-19-01 & RZ-19-07, Annexation and Rezoning, LIDL US Operations LLC

Department: Planning and Development

Date of Meeting: Monday, June 10, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The City of Lawrenceville intends to annex and rezone an approximately 5.61-acre parcel assemblage from C-2 (Gwinnett County General Business District) to BG (General Business District) to allow the development of grocery store (LIDL) and outparcel. The property is located along the southern right-of-way of Sugarloaf Parkway, near its intersection with Five Forks–Trickum Road. The property is undeveloped, and consist of a dilapidated structure located along the western property line.

Attachments/Exhibits:

RZ-19-07 Report

RZ-19-07 Attachments

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT ANNEXATION AND REZONING REPORT

CASE NUMBER	ANX-19-01 AND RZ-19-07
PROPERTY OWNER	LIDL US OPERATIONS LLC
APPLICANT NAME	CITY OF LAWRENCEVILLE
CONTACT	TODD HARGRAVE
PHONE NUMBER	678.407.6583
ZONING CHANGE	C-2 (GWINNETT COUNTY) TO BG
LOCATION	3520 SUGARLOAF PARKWAY
PARCEL ID	R5084 526
ACREAGE	5.61
PROPOSED DEVELOPMENT	GROCERY STORE AND OUTPARCEL
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1970, the subject property located within unincorporated Gwinnett County, was zoned R-75 (Single-Family Residence District). In 2006, the Gwinnett County Board of Commissioners approved a request to rezone the subject property from R-75 to C-2 (General Business District), pursuant to RZC2006-00038.

PROJECT DATA:

The City of Lawrenceville intends to annex and rezone an approximately 5.61-acre parcel assemblage from C-2 (Gwinnett County General Business District) to BG (General Business District) to allow the development of grocery store (LIDL) and outparcel. The property is located along the southern right-of-way of Sugarloaf Parkway, near its intersection with Five Forks–Trickum Road. The property is undeveloped, and consists of a dilapidated structure located along the western property line.

The submitted site plans indicate the site would be developed with a one story, 29,136 square foot grocery store, with associated driveways, outparcel and parking. Additionally, the proposed building would have an overall height of approximately 29 feet. Architectural renderings submitted with the application indicate the building would be constructed with

masonry materials, glass and metal. One full access driveway (interparcel access), and one right-in/right-out driveway are proposed as access onto Sugarloaf Parkway. A total of 138 parking spaces would be provided for the proposed grocery store, which satisfies the established ratios for the proposed retail use. Additional calculations will be required for a retail use associated with proposed outparcel. The submitted site plan proposes a 10-foot landscape strip along Sugarloaf Parkway, as well as the driveway providing interparcel access along the western property line. Additionally, a 5-foot landscape strip will be provided along the internal property shown on the submitted plans. Additional landscaping may be required, as regulated by the City of Lawrenceville Development Regulations, Article VII, Buffer, Landscape and Tree Ordinance.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located in close proximity to the Neighborhood Mixed Use and Traditional Character Areas. These character areas encourage low-intensity commercial uses along major corridors, as well as, neighborhood commercial retail uses; which may include small-scale civic/public uses. The proposed development could be compatible with existing neighboring commercial uses and single-family developments located within close proximity to the subject property.

The area along this segment of Sugarloaf Parkway consist primarily of commercial retail uses, with single-family uses located beyond the corridor. Immediately adjacent to the subject property is an undeveloped BG zoned parcel located within the city limits. To the north, across Sugarloaf Parkway, are properties located withing city limits zoned BG and O-I (Office Institutional District). Additionally, to the north, across Sugarloaf Parkway, located within unincorporated Gwinnett County is the Sugarloaf Village shopping center, zoned C-2 (General Business District) and the Kendall Park residential development zoned R-ZT (Single-Family Detached), as well as other civic, institutional and residential use located in the city limts and the county. Immediately adjacent to the east, is an undeveloped, C-2 zoned property located in unincorporated Gwinnett County. Further to the east is the HSB (Highway Service Business District) zoned Village Shoppes of Sugarloaf shopping center. To the south, located in unincorporated Gwinnett County is the R-140 (Single-Family Residential District) Deer Run residential subdivision. The request for rezoning to allow the use of a grocery store and outparcel could be considered consistent with the low-intensity commercial and residential uses found in the immediate area.

In conclusion, if properly conditioned, the requested BG rezoning may be appropriate at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZ-19-07:

Approval as BG (General Business) subject to the following enumerated conditions:

1. The property shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The buildings shall be consistent with City architectural standards. The combined use of stucco and/or architectural block shall not exceed 25% of any building elevation.
3. The development shall meet the standards of Article VIII of the Development Regulations for parking lot trees and a landscape strip along the frontage of West Pike Street. Based on the linear street frontage of the property, the owner shall plant a minimum of 16 street trees and plant a minimum of 48 evergreen shrubs. All plant material must be installed according to specifications outlined in Article VIII.
4. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
5. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Outdoor storage shall be prohibited.
8. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
9. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in close proximity to the Neighborhood Mixed Use and Traditional Character Areas; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The submitted site plan may need revising to meet development standards.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *Single-Family Residences, Commercial/Retail Uses, and Institutional Uses located in the city limits and unincorporated Gwinnett County.*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a BG zoned property allowing a grocery store and outparcel.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *The property has been vacant for decades.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable with the surrounding area.*



LAWRENCEVILLE

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

Date Received 5/2/19
Case File #: ANX 19-01

APPLICATION FOR ANNEXATION

Date 4/26/19

Applicant Name and Address: Kyle Maxwell Phone: 571-458-6088
Real Estate Manager, Aquisitions and Development
Lidl US
400 Interstate N Parkway, Suite 320
Atlanta, GA 30339

I hereby request that the Property described in this application be Annexed into the City Limits of Lawrenceville.

Address of Property to be annexed: Sugarloaf Parkway, Lawrenceville, GA 30044

Area: 5.374 acres or _____ square feet.

Tax Map Number: R5084 526

Owners of Property: Lidl US Operations, LLC

Owner address if different from Property: Lidl US Operations, LLC Phone: 703-755-5476
400 Interstate N Parkway, Suite 320
Atlanta, GA 30339

[Signature] 04/30/19
Signature of Applicant Date

[Signature] 5/2/19
Signature of Owner Date

Kyle Maxwell 04/30/19
Print Name of Applicant Date

Luke Walker 5/2/19
Print Name of Owner Date

[Signature] 4/30/19
Signature of Notary Date

[Signature] 5/2/19
Signature of Notary Date



DEBORAH GILBREATH
Notary Public, Cobb County, Georgia
My Commission Expires June 24, 2022



DEBORAH GILBREATH
Notary Public, Cobb County, Georgia
My Commission Expires June 24, 2022



LAWRENCEVILLE

REZONING APPLICATION

APPLICANT: Lidl US Operations, LLC

PROPERTY OWNER: Lidl US Operations, LLC

ADDRESS: 400 Interstate N Parkway, Suite 320
Atlanta, GA 30339

ADDRESS: 400 Interstate N Parkway, Suite 320
Atlanta, GA 30339

TELEPHONE NUMBER: 571-458-6088

TELEPHONE NUMBER: 703-755-5476

CONTACT PERSON: Kyle Maxwell

CONTACT PERSON PHONE NUMBER: 571-458-6088

EMAIL: kyle.maxwell@lidl.us

PROPERTY IN QUESTION

STREET ADDRESS: Sugarloaf Parkway, Lawrenceville, GA 30044

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) R5084 526

PRESENT ZONING: C-2

REQUESTED ZONING: BG

ACREAGE: 5.374

PROPOSED DEVELOPMENT: Grocery store with outlot.

[Signature] 04/30/19
SIGNATURE OF APPLICANT DATE

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

Kyle Maxwell 04/30/19
TYPED OR PRINTED NAME DATE

Luke Watter 5/2/19
TYPED OR PRINTED NAME DATE

 4/30/19
NOTARY PUBLIC DATE

 5/2/19
NOTARY PUBLIC DATE

* If multiple landowners for one project, each owner must file an application form, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.





May 2, 2019

Helen Appenzeller, Senior Planner
City of Lawrenceville, GA
70 S. Clayton St
Lawrenceville, GA

Subject: Annexation for Lidl Development at 3520 Sugarloaf Parkway

Dear Mrs. Appenzeller:

I am submitting this annexation/rezoning package to you on the behalf of my client, Lidl US Operations, LLC, to demonstrate their intent to annex property they own at 3520 Sugarloaf Parkway, Lawrenceville, GA from Gwinnett County into the City of Lawrenceville, GA.

We are requesting that you accept this package for the July 10, 2019 City Council Public Hearing Agenda.

We look forward to working with you through this process. Should you have any questions, please do not hesitate to contact me at 770.447.8999 or chris.manes@wolvertoninc.com as I will serve as your primary point of contact.

Sincerely,
WOLVERTON & ASSOCIATES, INC.

Christopher Manes, PE
Project Manager

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 84 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH OPEN TOP PIPE FOUND AT THE CORNER COMMON TO LAND LOTS 77, 78, 83, AND 84, THENCE LEAVING SAID CORNER AND CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 77 AND 84 SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 641.84 FEET TO A 5/8 INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 48 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 341.92 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 23 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 116.72 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 44 DEGREES 19 MINUTES 07 SECONDS EAST A DISTANCE OF 319.91 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY OF SUGARLOAF PARKWAY (HAVING A PUBLICLY DEDICATED VARIABLE RIGHT OF WAY); THENCE CONTINUING ALONG SAID PROPOSED RIGHT OF WAY OF SUGARLOAF PARKWAY THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 26 DEGREES 53 MINUTES 11 SECONDS EAST A DISTANCE OF 37.49 FEET TO A POINT; SOUTH 55 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 12.75 FEET TO A 5/8 INCH CAPPED REBAR SET; SOUTH 55 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED REBAR SET; NORTH 38 DEGREES 01 MINUTES 40 SECONDS EAST A DISTANCE OF 68.16 FEET TO A 5/8 INCH CAPPED REBAR SET; NORTH 68 DEGREES 18 MINUTES 33 SECONDS WEST A DISTANCE OF 20.72 FEET TO A 5/8 INCH CAPPED REBAR SET; AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 852.68 FEET, WITH AN ARC DISTANCE OF 21.76 FEET, WITH A CHORD BEARING OF SOUTH 69 DEGREES 11 MINUTES 25 SECONDS EAST AND A CHORD LENGTH OF 21.76 FEET TO A 5/8 INCH CAPPED REBAR SET, SAID CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID PROPOSED RIGHT OF WAY THE FOLLOWING SIX COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 852.68 FEET, WITH AN ARC DISTANCE OF 91.23 FEET, WITH A CHORD BEARING OF SOUTH 65 DEGREES 23 MINUTES 40 SECONDS EAST AND A CHORD LENGTH OF 91.19 FEET TO A 5/8 INCH CAPPED REBAR SET; SOUTH 60 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 33.62 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 53 DEGREES 29 MINUTES 48 SECONDS EAST A DISTANCE OF 34.47 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 55 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 35.44 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 49 DEGREES 46 MINUTES 51 SECONDS EAST A DISTANCE OF 65.11 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 39 DEGREES 50 MINUTES 05 SECONDS EAST A DISTANCE OF 199.99 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE LEAVING SAID PROPOSED RIGHT OF WAY SOUTH 42 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 481.77 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 43 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 416.26 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 10 DEGREES 08 MINUTES 59 SECONDS WEST A DISTANCE OF 71.20 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 47 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 102.90 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, WITH AN ARC DISTANCE OF 20.59 FEET, WITH A CHORD BEARING OF SOUTH 62 DEGREES 26 MINUTES 20 SECONDS EAST AND A CHORD LENGTH OF 20.36 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE

SOUTH 77 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 89.46 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 42 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 157.78 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 47 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 180.50 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 42 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 183.14 FEET TO A 5/8 INCH CAPPED REBAR SET, SAID CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.154 ACRES (180,946 SQUARE FEET).

Lot 2

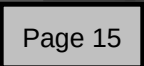
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THENCE CONTINUING ALONG SAID PROPOSED RIGHT OF WAY THE FOLLOWING FOUR COURSES AND DISTANCES SOUTH 55 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED REBAR SET; NORTH 38 DEGREES 01 MINUTES 40 SECONDS EAST A DISTANCE OF 68.16 FEET TO A 5/8 INCH CAPPED REBAR SET; NORTH 68 DEGREES 18 MINUTES 33 SECONDS EAST A DISTANCE OF 20.72 FEET TO A 5/8 INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 852.68 FEET, WITH AN ARC DISTANCE OF 21.76 FEET, WITH A CHORD BEARING OF SOUTH 69 DEGREES 11 MINUTES 25 SECONDS EAST AND A CHORD LENGTH OF 21.76 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE LEAVING SAID PROPOSED RIGHT OF WAY SOUTH 42 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 183.14 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 47 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 180.50 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 42 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 157.78 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 77 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 89.46 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, WITH AN ARC DISTANCE OF 20.59 FEET, WITH A CHORD BEARING OF NORTH 62 DEGREES 26 MINUTES 20 SECONDS WEST AND A CHORD LENGTH OF 20.36 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 47 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 102.90 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 10 DEGREES 08 MINUTES 59 SECONDS WEST A DISTANCE OF 15.70 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 101.80 FEET, WITH AN ARC DISTANCE OF 68.55 FEET, WITH A CHORD BEARING OF NORTH 25 DEGREES 01 MINUTES 38 SECONDS EAST AND A CHORD LENGTH OF 67.27 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 44 DEGREES 19 MINUTES 07 SECONDS EAST A DISTANCE OF 161.59 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 45 DEGREES 26 MINUTES 40 SECONDS WEST A DISTANCE OF 24.38 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 40 DEGREES 28 MINUTES 12 SECONDS EAST A DISTANCE OF

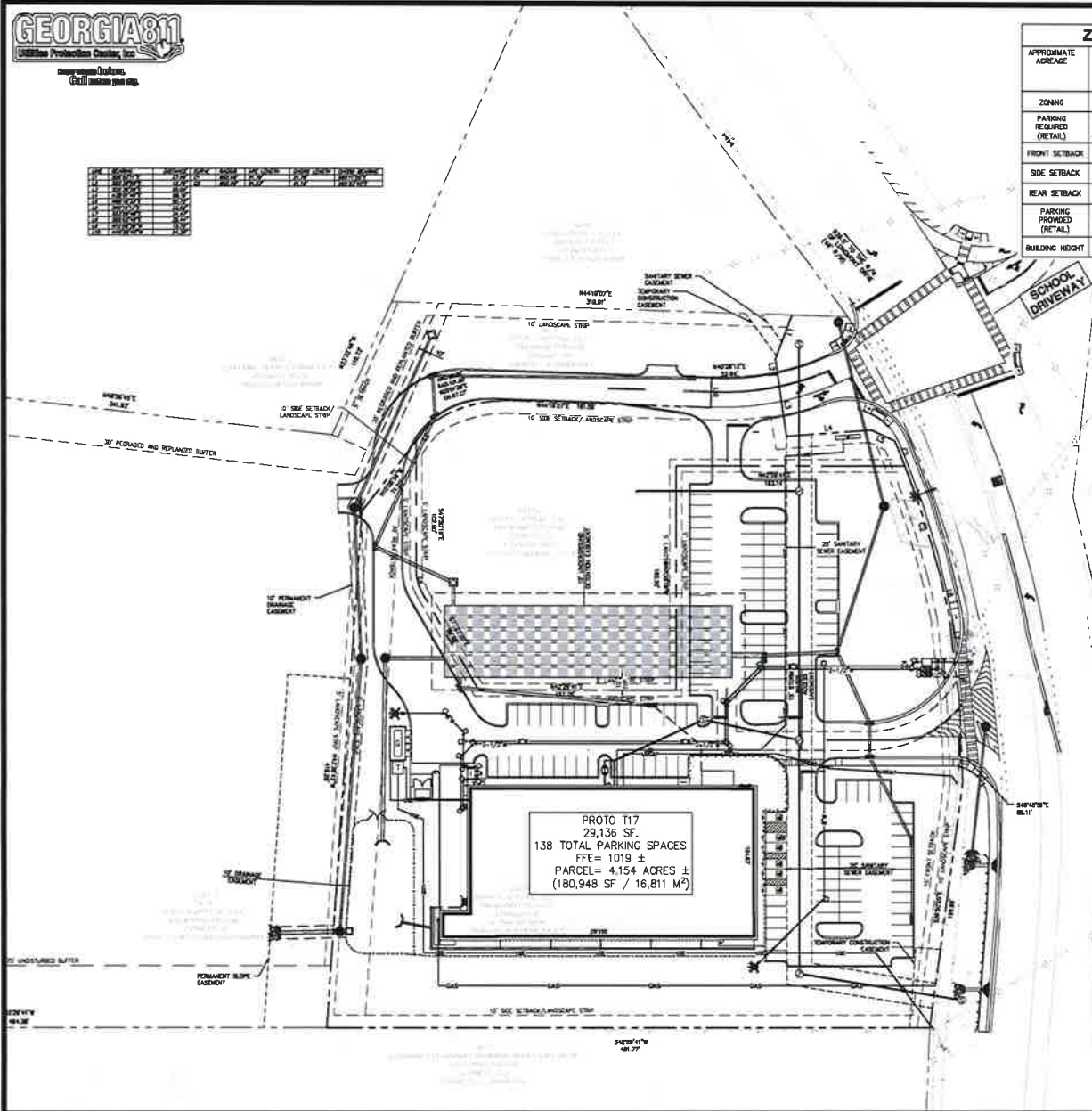
52.94 FEET TO A 5/8 INCH CAPPED REBAR SET, SAID CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.220 ACRES (53,132 SQUARE FEET).





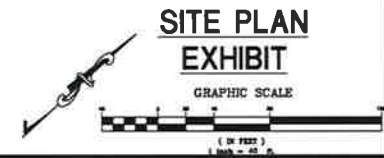
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ZONING INFORMATION		
APPROXIMATE ACREAGE	GROCERY STORE OUTLOT 9/46 TO BE DEDICATED TOTAL	4,154 AC ± (108,948 SF / 16,811 U ¹) 1,220 AC ± 0,237 AC ± 5,811 AC ±
ZONING	C-2 (GENERAL BUSINESS DISTRICT) / (OMNINETT COUNTY)	
PARKING REQUIRED (NETAL)	MIN: 2.0 PER 1,000 SF = 72 TOTAL SPACES (8 ACCESSIBLE SPACES) MAX: 5.0 PER 1,000 SF = 180 TOTAL SPACES (16 ACCESSIBLE SPACES)	
FRONT SETBACK	15' SETBACK	
SIDE SETBACK	10' SETBACK	
REAR SETBACK	30' SETBACK	
PARKING PROVIDED (NETAL)	132 STANDARD SPACES 8 ACCESSIBLE SPACES 138 TOTAL SPACES	
BUILDING HEIGHT	PROPOSED = 20'-0" / 4' / MAX ALLOWED = 45'	



LOCATION MAP
NOT TO SCALE



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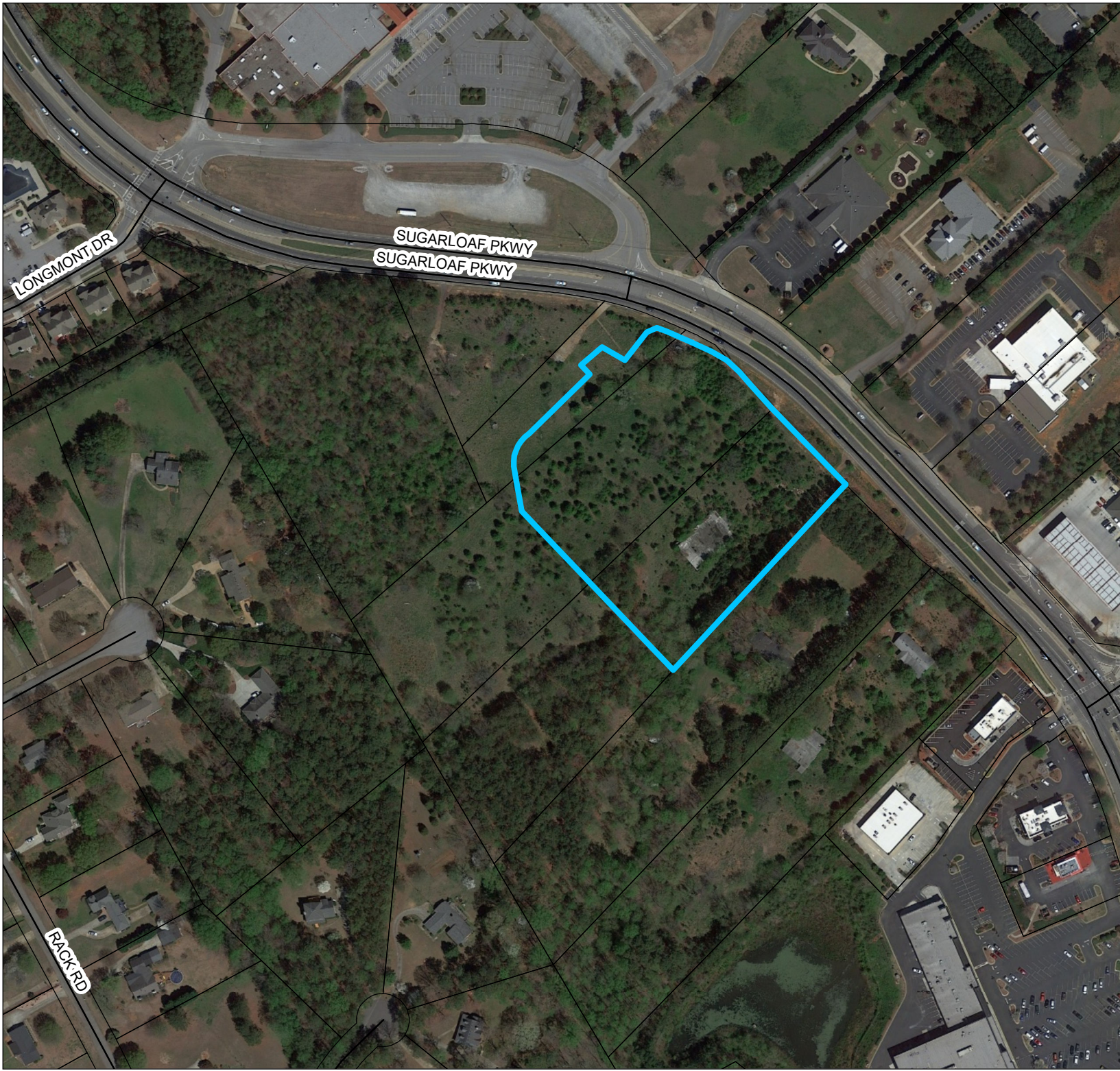
WOLVERTON
Engineering • Design • Construction • Maintenance

Project Title
PROPOSED LIDL GROCERY STORE #1208
5TH DIST., LL. 84, PARCEL # 5084010, 011, 041
LAWRENCEVILLE, GA
BY: LIDL US OPERATIONS, LLC,
ATLANTA, GA

[illegible]

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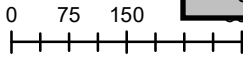
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # RZ-19-07
& File #ANX-19-01**

**Applicant:
Kyle Maxwell**

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*
**Location Map and
Surrounding Zoning**
File # RZ-19-07
& File #ANX-19-01

Applicant:
Kyle Maxwell

Legend

 Subject Property

 Roads

 Parcels

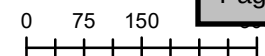
ZONING

 BG

 HSB

 OI

 RS150





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZ-19-08, Rezoning, Thomas Johnson

Department: Planning and Development

Date of Meeting: Monday, June 10, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests the rezoning of an approximately 0.34-acre parcel from OI (Office-Institutional) to BG (General Business) to use the existing structure as a yarn and home goods store.

Attachments/Exhibits:

RZ-19-08 Report
RZ-19-08 Attachments

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT REZONING REPORT

CASE NUMBER	RZ-19-08
APPLICANT	THOMAS JOHNSON
CONTACT	THOMAS JOHNSON
PHONE NUMBER	770.963.7472
ZONING CHANGE	OI TO BG
LOCATION	85 BENSON STREET
PARCEL ID	R5146B 138
ACREAGE	0.34
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS RETAIL SPACE FOR YARN STORE

DEPARTMENT RECOMMENDATION APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests the rezoning of an approximately 0.34-acre parcel from OI (Office-Institutional) to BG (General Business) to use the existing structure as a yarn and home goods store. The property is located on the northeastern corner of Benson Street and East Pike Street. The property is developed with a converted commercial structure with a parking lot in the rear. In 2007, the property was rezoned from RS-150 (Single-Family Residential) to OI (Office-Institutional) pursuant to case RZ-07-06 for a hair salon with the conditions that architectural guidelines of the ON (Office/Neighborhood) zoning district be applied and that the parking lot entrance must be from East Pike Street.

The survey shows the existing structure at a front setback of 18.8 feet and the applicant intends to use the existing 940 square foot building as a yarn and home goods store, therefore, a variance will need to be granted for encroaching into the 50-foot required setback for BG zoning district. Access to the property is via one driveway on East Pike Street. In the letter of intent, the applicant states that granting the request will allow for a business that had operated within Downtown Lawrenceville since 2005 to relocate to the subject property.

Article VIII of the Development Regulations requires a landscape buffer where a BN (Business Neighborhood) or BG (General Business) zoning district directly abuts a residential zoning district, the width of which shall not be less than 30 feet. Section 8.4 of the Zoning Ordinance states that the width of the buffer area shall be recommended by the Planning Commission,

but it shall not be less than 10 feet. The submitted site plan shows a distance of 15 feet from the north side lot line to the edge of the parking lot and a distance of 20 feet from the east side lot line to the edge of the parking lot, therefore, a variance will need to be granted.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed development could be compatible with existing commercial uses and single-family developments in the immediate area.

The area surrounding the subject property consist of single-family and office-institutional uses. To the north is a single-family residence, zoned RS-150 (Single-Family Residence 15,000 Square Foot District). Immediately to the east is a vacant property zoned RS-150. To the south and southwest across East Pike Street is a cemetery and a bank zoned BG (General Business District). To the west across Benson Street is a insurance office zoned LM (Light Manufacturing District). The subject request for rezoning to allow the use of a yarn and home goods store could be considered consistent with the low-intensity commercial uses found in the immediate area.

In conclusion, if properly conditioned, the requested BG rezoning may be consistent at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZ-19-08:

Approval as BG (General Business) subject to the following enumerated conditions:

1. Provide and maintain adjacent to residentially-zoned properties a fifteen-foot enhanced buffer along the northern side property line and a twenty-foot enhanced buffer along the eastern side property line. Additional buffer plantings shall be installed where necessary to ensure an adequate visual screen. The final landscape design shall be subject to review and approval by the Director of Planning and Development.
2. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
3. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
4. Peddlers and/or parking lot sales shall be prohibited.
5. Outdoor storage shall be prohibited.
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The submitted site plan may need revising to meet development standards.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *Single-Family Residences, Bank, Cemetery; RS-150, BG, LM*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a yarn store.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *Late 2018.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable with the surrounding area.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>THOMAS JOHNSON</u>	NAME: <u>THE SHUG JOHNSON FIRM L.L.C</u>
ADDRESS: <u>PO Box 557</u>	ADDRESS: <u>211 LEILA COURT</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>THOMAS JOHNSON</u> PHONE: <u>770 963 7472</u> <u>tajusaf@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>O I</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5146 B 138</u> ACREAGE: <u>0.3443</u>	
ADDRESS OF PROPERTY: <u>85 BENSON STREET LAWRENCEVILLE</u> <u>GA 30046</u>	

[Signature] 4-10-19 [Signature] 4-10-19
SIGNATURE OF APPLICANT DATE SIGNATURE OF OWNER DATE

Thomas Johnson
TYPED OR PRINTED NAME
Melissa Rowe
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
OCT. 11, 2020

Thomas Johnson
TYPED OR PRINTED NAME
Melissa Rowe
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
OCT. 11, 2020

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

Written Description

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

Beginning at an iron pin located at the intersection of the easterly right of way of Benson Street (30' Public right-of-way) and the northerly right of way of E Pike Street (right-of-way Varies); Thence along the right of way of Benson Street North 05°51'45" West a distance of 100.00' to a ½" Rebar Found; Thence leaving said right of way along property now or formerly Jason Wynn Cheek, Deed Book 42713 Page 1, North 83°10'22" East a distance of 150.00' to an Iron Pin Set; Thence along property now or formerly, Sterling Manor Homes, LLC, Deed Book 55652, Page 1, South 05°51'45" East a distance of 100.00' to a ½" Rebar Found; Thence along the right of way of E Pike Street, South 83°10'22" West a distance of 150.00' to an Iron Pin Set, said point being the Point of Beginning.

Said parcel containing 14,998 Square Feet or 0.3443 Acres.

Letter of Intent
For Rezoning

Address: 85 Benson Street,
Lawrenceville, Georgia 30046

Tax Parcel: R5146B138

Rezoning Case No.: _____

Owner: The Shug Johnson Firm LLC

The subject property was used as a hair salon for many years. The last tenant moved out in late 2018, but after diligent effort no other similar tenants have been found to use the property in its current status, however, the Yarn Garden, a long-time business in downtown Lawrenceville since 2005, would like to relocate their business to this property, therefore the request to rezone the property from O & I to BG.

Thank you,
Thomas Johnson

Symbols & Abbreviations

● IRON PIN FOUND	PP/CO POWERPOLE	SS SANITARY SEWER PIPING
● IRON PIN SET	GUY WIRE	SEWER MANHOLE
● P.K. NAIL FOUND	LIGHT POLE	CLEAN OUT
● P.K. NAIL SET	STREET LIGHT POLE	STORM DRAIN PIPING
⊗ FND X MARK / SCRIBE	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
⊗ SET X MARK / SCRIBE	AIR CONDITIONER	STORM INLET
▲ R.R. SPIKE FOUND	BE BURIED ELECTRIC	CURB INLET
▲ R.R. SPIKE SET	OHE-OVERHEAD ELECTRIC	DROP INLET
△ BENCHMARK	UGE-UNDERGROUND ELECTRIC	PAY PHONE
⊠ CONC. R/W MARKER	ELEC. MANHOLE	TELEPHONE BOX
(R) RECORD DATA	ELECTRIC METER	TELEPHONE MANHOLE
(M) MEASURED DATA	WATER LINE	TELEPHONE POLE
(C) CALCULATED DATA	WATER VALVE	UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WATER METER	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	FIRE HYDRANT	CABLE TELEVISION LINE
RCF REINFORCED CONC PIPE	BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	GAS VALVE	CABLE BOX
PVC PLASTIC PIPE	GAS METER	TRAFFIC POLES
MTL METAL	GAS MANHOLE	TRAFFIC SIGNAL
L/S LANDSCAPING	GAS LINE	TRAFFIC MANHOLE
● TREE	BORE HOLE	TRAFFIC SIGNAL BOX
⊙ EXCEPTIONS	MONITORING WELL	STOP SIGN
IPS IRON PIN SET	MAIL BOX	SIGN
RBFB REBAR FOUND	UNKNOWN MANHOLE	BOLLARD
CTP CRIMP TOP PIPE	POWER BOX	BACK OF CURB
OTF OPEN TOP PIPE	FENCE LINE	EP EDGE OF PAVEMENT
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	R PROPERTY LINE
T.B.M. TEMPORARY BENCH MARK	⊙ PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,000,000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS. THE CERTIFICATION SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0089F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Zoning Conditions

THE PURPOSE OF THIS EXHIBIT IS TO CONVERT THE EXISTING PROPERTY AND IMPROVEMENTS FROM OI TO BG ZONING.

CURRENT ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING CONDITIONS:

MAXIMUM HEIGHT OF BUILDING:
MINIMUM FRONT YARD:
MINIMUM REAR YARD:

MINIMUM SIDE YARD:
MINIMUM SIDE YARD (STREET CORNER):

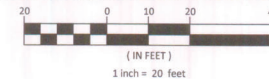
35 FEET
50 FEET
40 FEET (ABUTTING RESIDENTIAL DISTRICT)
10 FEET
25 FEET

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)

Graphic Scale



Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY", AND COMPLETED ON 04/30/2019 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

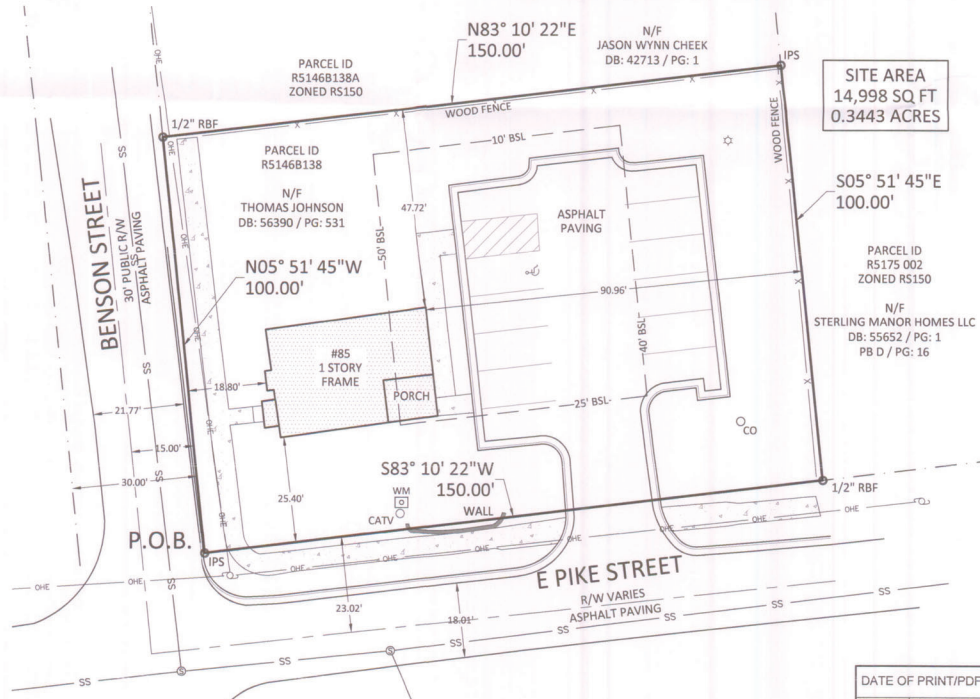
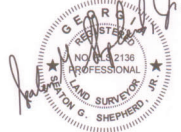
Map or Plat Certification

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

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 01 DAY OF MAY IN THE YEAR OF 2019.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GA RLS No. 2136



SITE AREA
14,998 SQ. FT.
0.3443 ACRES

S05° 51' 45"E
100.00'

PARCEL ID
R5175 002
ZONED RS150

N/F
STERLING MANOR HOMES LLC
DB: 55652 / PG: 1
PB D / PG: 16

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION
No. 1	5/1/19 - MRS	SUBMITTAL

Rezoning Exhibit For: Thomas Johnson
Site Address:
85 Benson Street/17 East Pike Street,
Lawrenceville, GA 30046
Land Lot 146 of the 5th Land District
Gwinnett County

Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
19-04-240

Drawn By / Field Crew
Crew No. 2
MRS 04/30/2019
Sheet No. 01 OF 01

GRANT SHEPHERD & ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsaurveying.com
COA /LSF 000459

THE USE OF THIS DOCUMENT FORM IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.



*The City of Lawrenceville
Planning & Development*

Aerial Map and Surrounding Area File # RZ-19-08

Applicant:
Thomas Johnson

Legend

 Subject Property

 Roads

 Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # RZ-19-08

Applicant:
Thomas Johnson

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 BGC

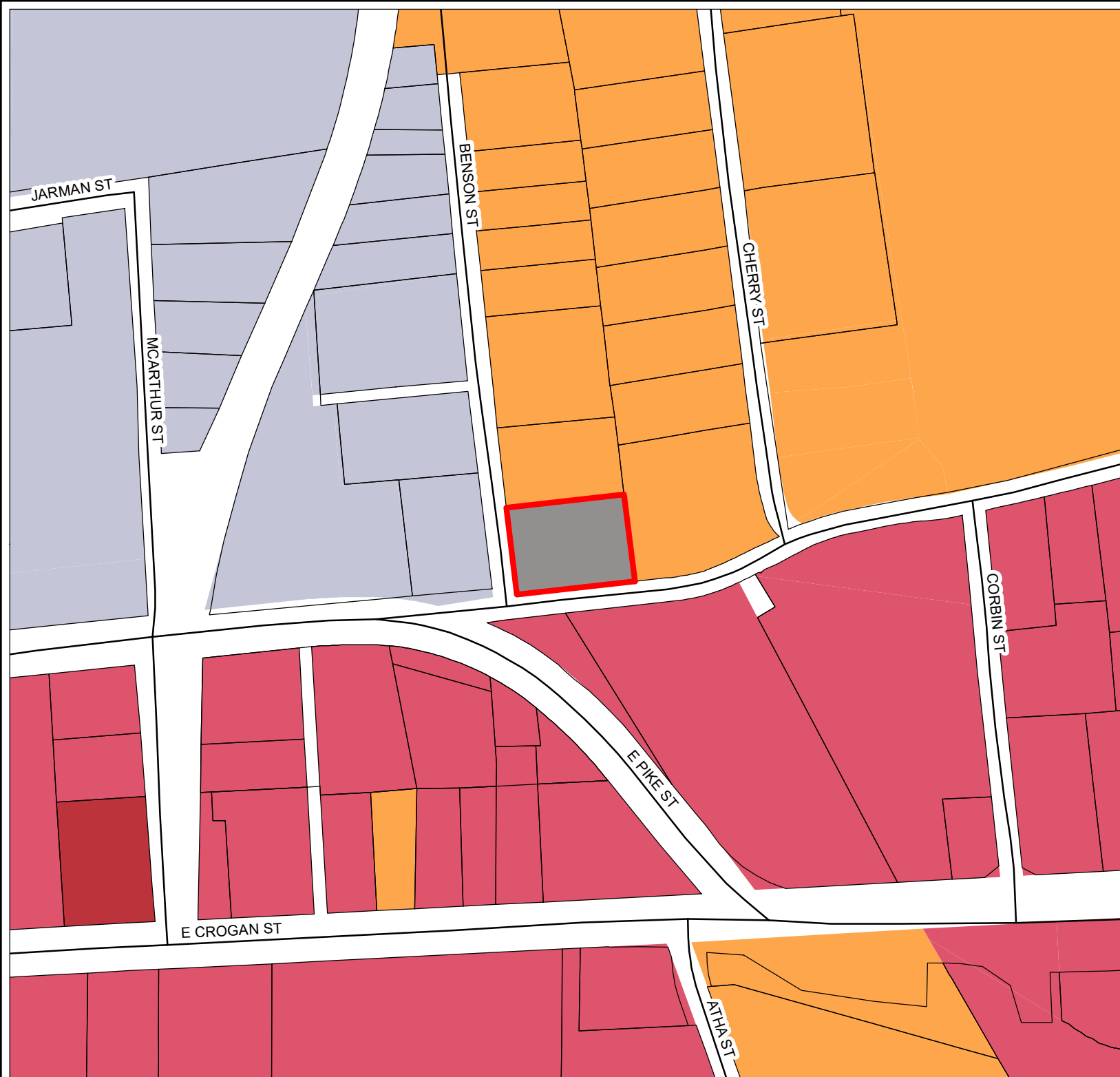
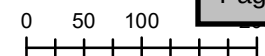
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 RS150



Page 30





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, JUNE 10, 2019
AGENDA CATEGORY: NEW BUSINESS

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

Department: Planning and Development

Date of Meeting: Monday, June 10, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Department Recommendation: Denial

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

Attachments/Exhibits:
SU-19-12 Report
Su-19-12 Attachments

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

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

ZONING HISTORY:

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

ANALYSIS:

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

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

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

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

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

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

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

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

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-12:

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

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

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

1. Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *No, the proposed expansion of the non-conforming carwash may be considered to be an unsuitable accessory use of the property.*
2. Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the Special Use Permit proposal result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.*
5. Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *No.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal? *Yes, the illicit discharge of pollutants into the City's stormwater system.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *N/A.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *None.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed Special Use Permit? *It is not suitable.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *N/A.*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *See comments above.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *Adequate sites are available elsewhere within the city.*
10. What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *See comments above.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing Company of Georgia LLC</u>	NAME: <u>MEA Family Investments, L.P.</u>
ADDRESS: <u>5197 Stone Mountain Hwy.</u>	ADDRESS: <u>4398 Lochsa Lane</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>706-248-7421</u>	PHONE: <u>770-633-5000</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>.49</u>	
PARCEL NUMBER(S): <u>R5147 152</u>	
ADDRESS OF PROPERTY: <u>176 Scenic Hwy. Lawrenceville, GA 30045</u>	
PROPOSED SPECIAL USE: <u>Car wash</u>	

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

Josh Strickland
TYPED OR PRINTED NAME



4/24/19
DATE

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

CHARLES W. ASHWORTH
TYPED OR PRINTED NAME



5/2/19
DATE

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

May 3rd, 2019

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

Re: Letter of Intent to Special Use Permit Application

176 Scenic Hwy. Lawrenceville, GA 30046

Planning Department Staff:

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

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

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

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

Sincerely,



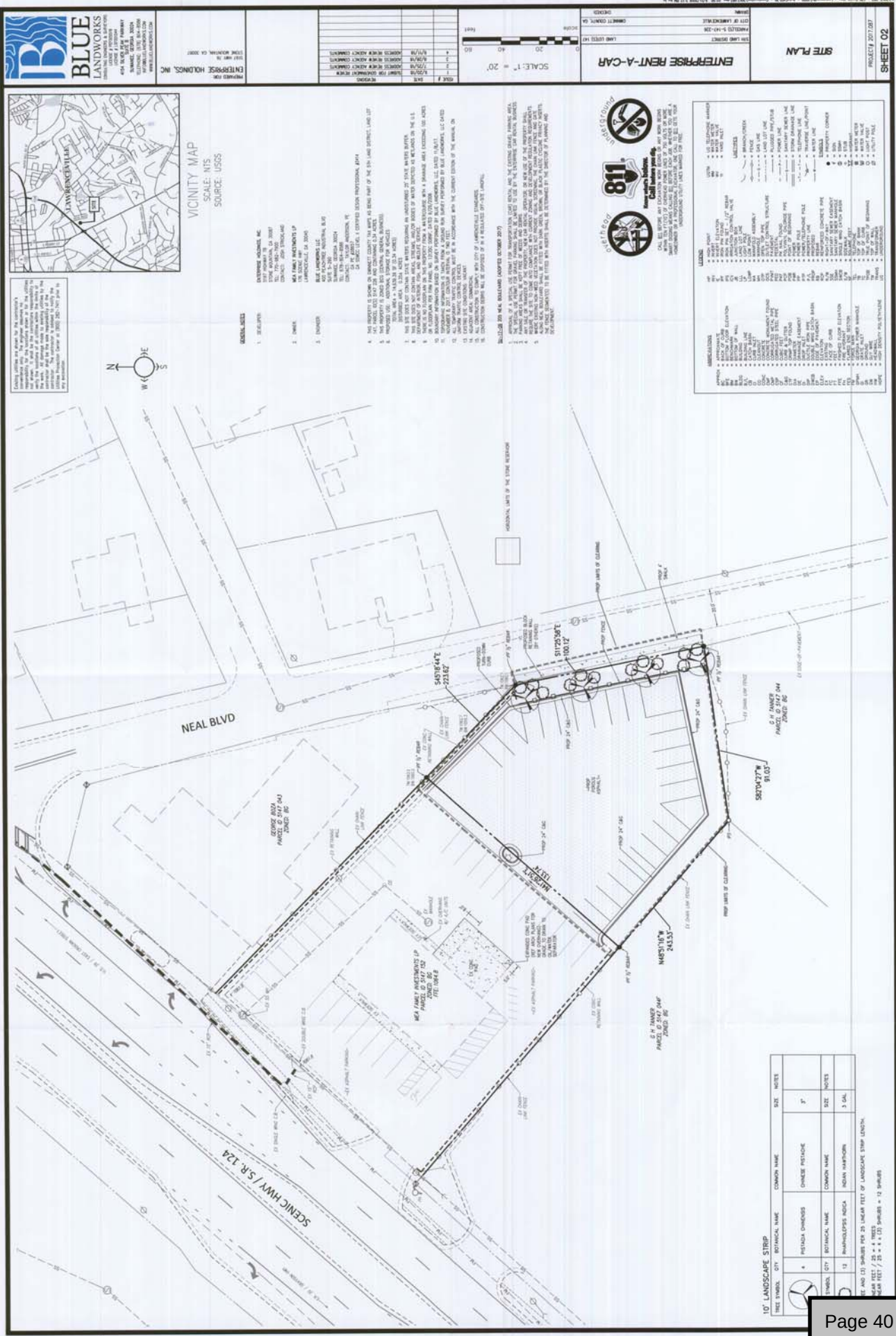
Josh Strickland
Enterprise Leasing Company of Georgia, LLC
Property Development & Facilities

Exhibit "B"

LEGAL DESCRIPTION OF PREMISES

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

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



BLUE LANDWORKS
LANDSCAPE ARCHITECTS & PLANNERS
404 EAST 10TH STREET, SUITE 100
ATLANTA, GA 30309
404.525.1234
WWW.BLUELANDWORKS.COM

ENTERPRISE RENT-A-CAR
10000 NE 10TH STREET, SUITE 100
ATLANTA, GA 30309
404.525.1234
WWW.BLUELANDWORKS.COM

SITE PLAN

PROJECT: 2017.087

SHEET: 02

ENTERPRISE RENT-A-CAR

SCALE: 1" = 20'

DATE: 08/17/17

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

VICINITY MAP

SCALE: NTS

SOURCE: USGS

NEAL BLVD

SCENIC HWY / S.R. 124

ENTERPRISE RENT-A-CAR

GENERAL NOTES

1. SEE PLAN.
2. SEE PLAN.
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PLANT LIST

PLANT	QTY	SIZE	NOTES
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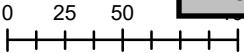
*The City of Lawrenceville
Planning & Development*

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

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

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

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

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

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

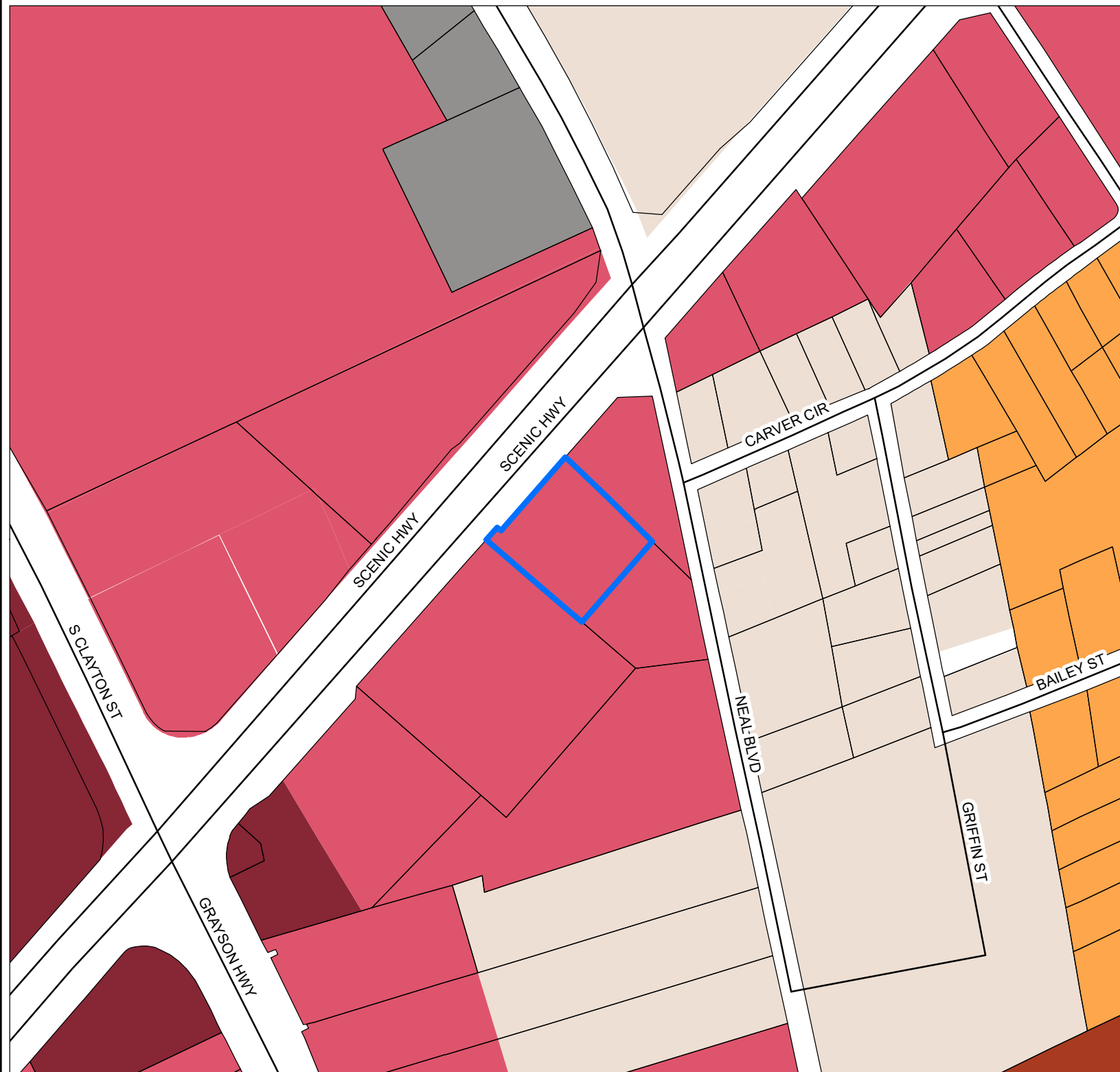
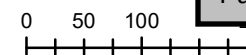
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LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SU-19-10, Mahaffey Pickens Tucker, LLP- Shane Lanham, 3530 Sugarloaf Parkway.

Department: Planning and Development

Date of Meeting: Monday, June 10, 2019

Applicant Request: Allow an office for a Self-Storage Facility in Gwinnett County

Presented By: Todd Hargrave

Department Recommendation:

Summary: Applicant requests the approval of Special Use to allow an office for a Self-Storage facility to an adjacent parcel in Gwinnett County.

Attachments/Exhibits:
Attachments

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

CASE NUMBER	SU-19-10
APPLICANT	MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	-
LOCATION	3530 SUGARLOAF PARKWAY
PARCEL ID	R5084 041
ACREAGE	+/- 1.18
PROPOSED DEVELOPMENT	OFFICE FOR SELF-STORAGE FACILITY
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

The applicant is requesting a Special Use Permit to allow the development and operation of the office component for a self-storage facility that will be developed on the adjacent property in Gwinnett County. The property is a 1.18-acre parcel that is wooded and undeveloped. The property is located along the southern right-of-way of Sugarloaf Parkway, west of its intersection with Five Forks Trickum Road. The property was annexed and rezoned from R-100 (Single-Family Residence District) to BG (General Business District) in 2007 pursuant to case RZ-07-03.

In 2016, Council entered into an Intergovernmental Agreement with Gwinnett County regarding permitting responsibility for a development that will lie in both jurisdictions. The approved conceptual map has a red boundary line where the section of the property in the City’s jurisdiction would be limited to landscaping, roadway and parking as part of the future development. However, the proposed building outside of the red boundary line would be subject to permitting by the City of Lawrenceville which included a leasing office for the self-storage facility requiring a Special Use permit to be approved. According to the applicant’s site plan, the proposed office building would be about 1,200 square feet, to be located on the west side of the tract, west of the red boundary line. The site plan also shows that the applicant would provide six parking spaces on the rear of the building to be used by the employees and patrons of the proposed use. Access to the site would be through one driveway on Sugarloaf Parkway, which would be the interparcel connection to the adjacent commercial uses to be developed in the future.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Traditional Residential Character Area. Given the geographical location of the site, this area would be considered to be in the Neighborhood Mixed Use Character Area once the adjacent properties are developed. This character area encourages neighborhood commercial and small mix-use developments. Once developed, the proposed office for the Self-Storage facility may be part of the overall development that may include a grocery store, and other retail buildings creating a small mix-use development.

The surrounding area is characterized by commercial, institutional and single-family residence developments. To the north across Sugarloaf Parkway are properties with an elementary school as well as two parcels zoned OI (Office Institutional District) developed with a medical office and a church. Adjacent to the east and directly abutting to the south, are commercial zoned tracts of land that the City has the Intergovernmental Agreement with for future development within Gwinnett County. Directly adjacent to the west is a vacant, mostly wooded property zoned BG. The proposed office for a self-storage facility may be consistent with the developments in the area.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-10:

Approval of Special Use permit for Self-Storage Office, subject to the following enumerated conditions:

1. Limited to development as an office for a self-storage facility at the adjacent property in Gwinnett County.
2. Outdoor storage and truck rental shall be prohibited.
3. The development shall be limited to a maximum of 1,200 square feet.
4. The building shall be constructed with architectural treatment of glass and brick on all sides. Final building elevations shall be submitted for review by the Planning and Development Director.
5. Hours of operation for the office shall be limited from 6:00 am to 9:00 pm.
6. Provide a 10-foot wide strip along the access drive to the rear of the site.
7. Provide a 10-foot landscape strip along the front of the property and western side of the property line.
8. Oversized signs shall be prohibited.
9. Any ground signage shall be monument-type, with a brick base of at least 2-feet in height, subject to review by the Planning and Development Director.
10. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by the city, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
11. 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.

- 12. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
- 13. Peddlers and/or parking lot sales shall be prohibited.
- 14. Outdoor storage shall be prohibited
- 15. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 16. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *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 Special Use Permit proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *N/A.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed Special Use Permit?**
Suitable. The County has already approved the self-storage facility (SUP2009-00008) that will be built on the property adjacent to the subject property.
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *See comments above.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Adequate sites are available elsewhere within the city.*
10. **What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?***The proposed development meets requirements in the Zoning Ordinance.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mahaffey Pickens Tucker, LLP</u>	NAME: <u>HTSF Capital, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>4060 Peachtree Road NE, Ste D277</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Brookhaven</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30319</u>
PHONE: <u>770.232.0000</u>	PHONE: <u>770.232.0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u> / <u>bstrong@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-1.18</u>	
PARCEL NUMBER(S): <u>5084 041</u>	
ADDRESS OF PROPERTY: <u>3530 Sugarloaf Parkway</u>	
PROPOSED SPECIAL USE: <u>Office for self-storage facility</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane Lanham, attorney for the applicant

TYPED OR PRINTED NAME

SHANE LANHAM, ATTORNEY

TYPED OR PRINTED NAME

NOTARY PUBLIC
October 2, 2020

DATE

NOTARY PUBLIC

DATE

NOTARY PUBLIC
EXPIRES
October 2, 2020

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

SU-19-10

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

**LETTER OF INTENT FOR
SPECIAL USE PERMIT APPLICATION**

Mahaffey Pickens Tucker, LLP submits the attached Special Use Permit Application (the "Application") on behalf of the owner, HTSF Capital, LLC, for the purpose of obtaining a Special Use Permit for an approximately 1.18-acre tract located on Sugarloaf Parkway just west of its intersection with Five Forks Trickum Road (the "Property"). The requested special use permit would allow the development and operation of the office component of an Indoor Climate-Controlled Storage Facility on the Property. The Property is currently zoned BG.

The subject Property is partially wooded and currently vacant. The proposed office building would include approximately 1,200 square feet of space with 6 parking spaces for use by employees and patrons of the proposed use. The actual storage component of the proposed use is completely contained within the adjacent related tract outside the municipal boundary of the City of Lawrenceville in unincorporated Gwinnett County. The operation of the Property as an office for an Indoor Climate-Controlled Storage Facility under the BG zoning classification is an appropriate use for the subject Property and is consistent with the stated purpose of the BG zoning classification which is to "provide a wide range of retail and service establishments."

Additionally, the proposed development is also compatible with current and proposed land uses on surrounding and nearby properties. The proposed office building would provide an appropriate transitional use stepping down from adjacent commercially-zoned property to the east towards single-family detached uses to the west. The proposed office building would include attractive architectural elements comparable with surrounding buildings. As shown on the site plan submitted with the Application, the proposed office parcel would have a direct driveway

connection to the self-storage facility in Gwinnett County as well as an interparcel connection to adjacent commercial uses including a planned grocery store.

The Applicant welcomes the opportunity to meet with staff of the City of Lawrenceville Planning & Zoning Department 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 the Application.

This 20th day of March, 2019.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 84 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being on the southerly side of Sugarloaf Parkway (80.0' right of way), and running thence South 49 degrees 05 minutes 20 seconds West a distance of 474.21 feet to a point; thence North 23 degrees 07 minutes 20 seconds West a distance of 114.84 feet to a point; thence North 44 degrees 41 minutes 09 seconds East a distance of 355.23 feet to a point, said point being on the southerly side of Sugarloaf Parkway; thence South 75 degrees 36 minutes 03 seconds East a distance of 45.37 feet to a point; thence South 64 degrees 11 minutes 35 seconds East 293.52 feet to a point, said point being the point of beginning.

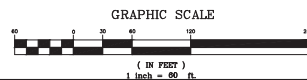


NOTE:
 • THIS SITE PLAN, BEING PRELIMINARY IN NATURE DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THE SITE.
 • PARKING FIELDS AND RATIOS ARE PRELIMINARY
 • ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES.
 WOLVERTON AND ASSOCIATES HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK. ONLY AFTER A THOROUGH ALTA AND TOPOGRAPHIC SURVEY ARE PERFORMED, AND THE REQUISITE REVIEW PROCESS IS COMPLETED, CAN MORE ASSURANCE BE GIVEN TO THIS PLAN AS IT RELATES TO MOVING FORWARD.
 RISK ITEMS:
 • UNDERGROUND STORMWATER FACILITIES WILL BE REQUIRED.
 • LAYOUT ASSUMES ACCESS ONTO ROADWAY NETWORK WILL BE GRANTED.
 • SEWER EXTENSION.

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	GROCERY STORE: 4.52 ACRES ± OUTLOT: 0.93 ACRES ± B/W TO BE DEDICATED: 0.10 ACRES ± TOTAL: 5.55 ACRES ±	
ZONING	C-2	
PARKING REQUIRED	MIN: 2.0 PER 1,000 SF = 72 TOTAL SPACES 3 ACCESSIBLE SPACES	MAX: 5.0 PER 1,000 SF = 181 TOTAL SPACES 6 ACCESSIBLE SPACES
FRONT SETBACK	50'	
SIDE SETBACK	10'	
REAR SETBACK	30'	
PARKING PROVIDED	174 STANDARD SPACES 6 ACCESSIBLE SPACES	

CONCEPTUAL SITE PLAN



Project Title
PROPOSED GROCERY STORE
LAWRENCEVILLE, GA

REVISIONS BY

DRAWN BY DMN

CHECKED BY JGB

DATE 03/24/2016

SCALE 1" = 80'

JOB NO. 16-CE-001

SHEET NUMBER

P-2.0

OF SHEETS

16-CE-001 LAWRENCEVILLE, GA P-2.0.DWG



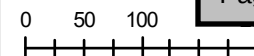
*The City of Lawrenceville
Planning & Development*

Aerial Map and Surrounding Area File # SU-19-10

Applicant:
Shane Lanham

Legend

-  Subject Parcel
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SU-19-10

Applicant:
Shane Lanham

Legend

 Subject Parcel

 Roads

 Parcels

ZONING

 BG

 HSB

 OI



Page 57

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