



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, April 22, 2019
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

- [1.](#) ARB-19-01, 166 Buford Drive, New City Church, Inc.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: ARCHITECTURAL REVIEW BOARD

AGENDA CATEGORY: OLD BUSINESS

Item: ARB-19-01, 166 Buford Drive, New City Church, Inc.

Department: Planning and Development

Date of Meeting: Monday, April 22, 2019

Applicant Request: Variance to allow a change in the façade of the existing building

Presented By: Gary Lancaster

Department Recommendation: N/A

Summary: Variance to allow a change in the façade of the existing building

Attachments/Exhibits:

Report

Attachments



LAWRENCEVILLE

WINNETT METRO ATLANTA

ARCHITECTURAL REVIEW PROCESS

APPLICANT: DUKE BUILDERS, INC. PROPERTY OWNER: NEW CITY CHURCH, INC.
 ADDRESS: 2851 CARDINAL LAKE DR DUBLIN, GA 30096 ADDRESS: PO BOX 162 LAWRENCEVILLE
PASTOR RYAN JOHNSON
 TELEPHONE NUMBER: 678-428-2958 TELEPHONE NUMBER: _____
 CONTACT PERSON: GARY LANCASTER
 CONTACT PERSON PHONE NUMBER 678-428-2958

PROPERTY IN QUESTION

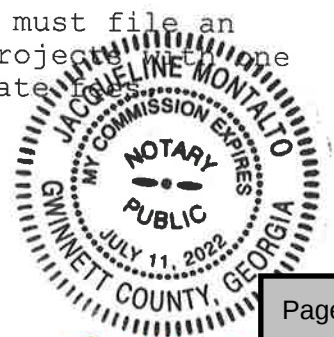
STREET ADDRESS: 166 BUFORD DRIVE
 PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) 514 168 1097
514 031 47
 CODE SECTION OF REQUEST: _____ CODE SECTION OF REQUEST: _____
 CODE SECTION OF REQUEST: _____ CODE SECTION OF REQUEST: _____
 DISCRIPTION OF VARIANCE REQUESTED: BUILD FACADE ON EXISTING METAL
CHURCH BUILDING
 PROPOSED USE: CHURCH

[Signature] CEO Duke Builders, Inc.
 SIGNATURE OF APPLICANT DATE 3/1/2019
GARY LANCASTER
 TYPED OR PRINTED NAME DATE

[Signature] 3/1/19
 SIGNATURE OF PROPERTY OWNER DATE
RYAN JOHNSON
 TYPED OR PRINTED NAME DATE

[Signature] 3/1/19
 NOTARY PUBLIC DATE

[Signature] 3/1/19
 NOTARY PUBLIC DATE



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

ARB-19-01

City of Lawrenceville Architectural Review

Letter of Intent

March 1, 2019

Property:

New City Church

166 Buford Drive, Lawrenceville GA 30046

City of Lawrenceville Architectural Review Board,

New City Church is requesting a variance to build an exterior façade on three sides of the existing metal building located at 166 Buford Drive as described below and per attached plans and finish schedule.

Due to the overall size of the building and the high percentage of the building requiring a new façade the cost of brick or stone would be prohibitive to the project. We believe the overall design using built-out stone veneer corners and columns, wide pattern horizontal fiber cement siding on the upper portions, a flat metal canopy, vertical pattern siding on lower portions between stone columns, and timber trim elements creates an industrial/factory element for exterior that will achieve the goals of improving the community and blend will blend well with other buildings in this area while helping keep the overall project costs down.

We thank you for your review of this proposal and look forward to being a part of the downtown Lawrenceville community.

Best Regards


Gary Lancaster , CEO

Duke Builders, Inc

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District of Gwinnett County, Georgia and within the City of Lawrenceville, Georgia, containing approximately 1.6690 acres and being shown as Tract One, Tract Two, and Tract Three on that certain survey entitled "Boundary Survey for: Ennagol Holdings LLC", prepared by GA Land Surveyor, LLC, bearing the seal and certification of Caleb A. McGaughey, Georgia Registered Land Surveyor No. 3174, dated February 19, 2016, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found at the southeastern point of a mitered intersection of the westerly right-of-way line of Buford Drive (a.k.a. S.R. 20 and S.R. 124) (right-of-way varies) and the southerly right-of-way line of Born Street (50-foot right-of-way), said concrete monument found being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING run thence along said right-of-way line of Buford Drive South 00 degrees 51 minutes 47 seconds East a distance of 25.17 feet to a concrete monument found; thence continue along said right-of-way line and following the arc of a curve to the right an arc distance of 152.03 feet to an iron pin set (said arc having a radius of 5,692.57 feet and being subtended by a chord bearing South 00 degrees 05 minutes 53 seconds East a distance of 152.03 feet); thence continue along said right-of-way line and following the arc of a curve to the right an arc distance of 63.46 feet to a point (said arc having a radius of 5,692.57 feet and being subtended by a chord bearing South 00 degrees 59 minutes 11 seconds West a distance of 63.46 feet); thence continue along said right-of-way line South 01 degree 16 minutes 20 seconds West a distance of 56.01 feet to an iron pin set; thence leaving said right-of-way line of Buford Drive, run North 89 degrees 41 minutes 35 seconds West a distance of 162.15 feet to a one-half inch rebar found; run thence North 06 degrees 31 minutes 48 seconds West a distance of 67.63 feet to a one-half inch rebar found; run thence South 84 degrees 37 minutes 41 seconds West a distance of 89.64 feet to an iron pin set; run thence North 10 degrees 19 minutes 26 seconds West a distance of 199.70 feet to an iron pin set on the southerly right-of-way line of Born Street; thence continuing along said right-of-way line, run North 79 degrees 06 minutes 21 seconds East a distance of 86.17 feet to an iron pin set; thence continue along said right-of-way line North 79 degrees 06 minutes 21 seconds East a distance of 199.99 feet to an iron pin set at the northwestern point of the mitered intersection of the westerly right-of-way line of Buford Drive and the southerly right-of-way line of Born Street; run thence along said mitered intersection South 48 degrees 58 minutes 21 seconds East a distance of 20.68 feet to a concrete monument found, said concrete monument being the TRUE POINT OF BEGINNING.



Exhibit "A"
Legal Description

PARCEL ONE of three parcels:

All that tract or parcel of land lying and being in the City of Lawrenceville, Georgia, in Land Lot No. 146 of the 5th Land District of Gwinnett County, being formerly a part of the Lawrenceville Cotton Mill property, particularly described according to a plat and survey of G.L. Veal, Surveyor, July 29, 1940, which plat is recorded in Plat Book C, Page 15, Clerk's Office, Gwinnett County, Georgia, as follows, to wit: Being lot designated on said plat as Lot No. Nineteen (19); said lot fronting on Buford Highway 129 feet; south boundary line running back to a depth of 184 feet to an iron pin at Hudson property; thence in a northwesterly direction 70 feet along Hudson property line a distance of 70 feet to an iron pin corner; thence northeasterly 211 feet to an iron pin at Buford Highway; thence in a southerly direction along highway right of way to beginning point. Being bounded on the East by Buford Highway; on the South by Lot No. 20; on the West by Hudson property and on the North by Lot No. 18.

Less and Except:

All that tract or parcel of land described in that certain Right of Way Deed from M.A. Allison to Gwinnett County, Georgia, dated July 14, 1958, recorded August 22, 1958 in Deed Book 146, Page 66, Gwinnett County, Georgia deed records.

And Less and Except:

All that tract or parcel of land described in that certain Right of Way Deed from the Estate of Marvin A. Allison to Department of Transportation dated April 27, 1999, recorded May 4, 1999 in Deed Book 18300, Page 133, Gwinnett County, Georgia deed records.

PARCEL TWO of three parcels:

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, in the City of Lawrenceville, Gwinnett County, Georgia, and containing 0.411 acres as per plat made by Hayes, James & Associates on April 14, 1975 and being a part of Block "5" of the Seaboard Urban Renewal Area and said Land is described as follows:

BEGINNING at a point on the south side of Born Street and said of beginning being 123.62 feet Northeast from an iron pin located at the intersection of South Born Street and the East side of Chestnut Street; thence North 77 degrees 50 minutes East 86.17 feet to a concrete marker; thence South 12 degrees 38 minutes East 209.21 feet to a concrete marker; thence South 83 degrees 53 minutes West 89.64 feet to an iron pin; thence North 11 degrees 48 minutes West 199.77 feet to the point of beginning.

[Continued On The Following Page]



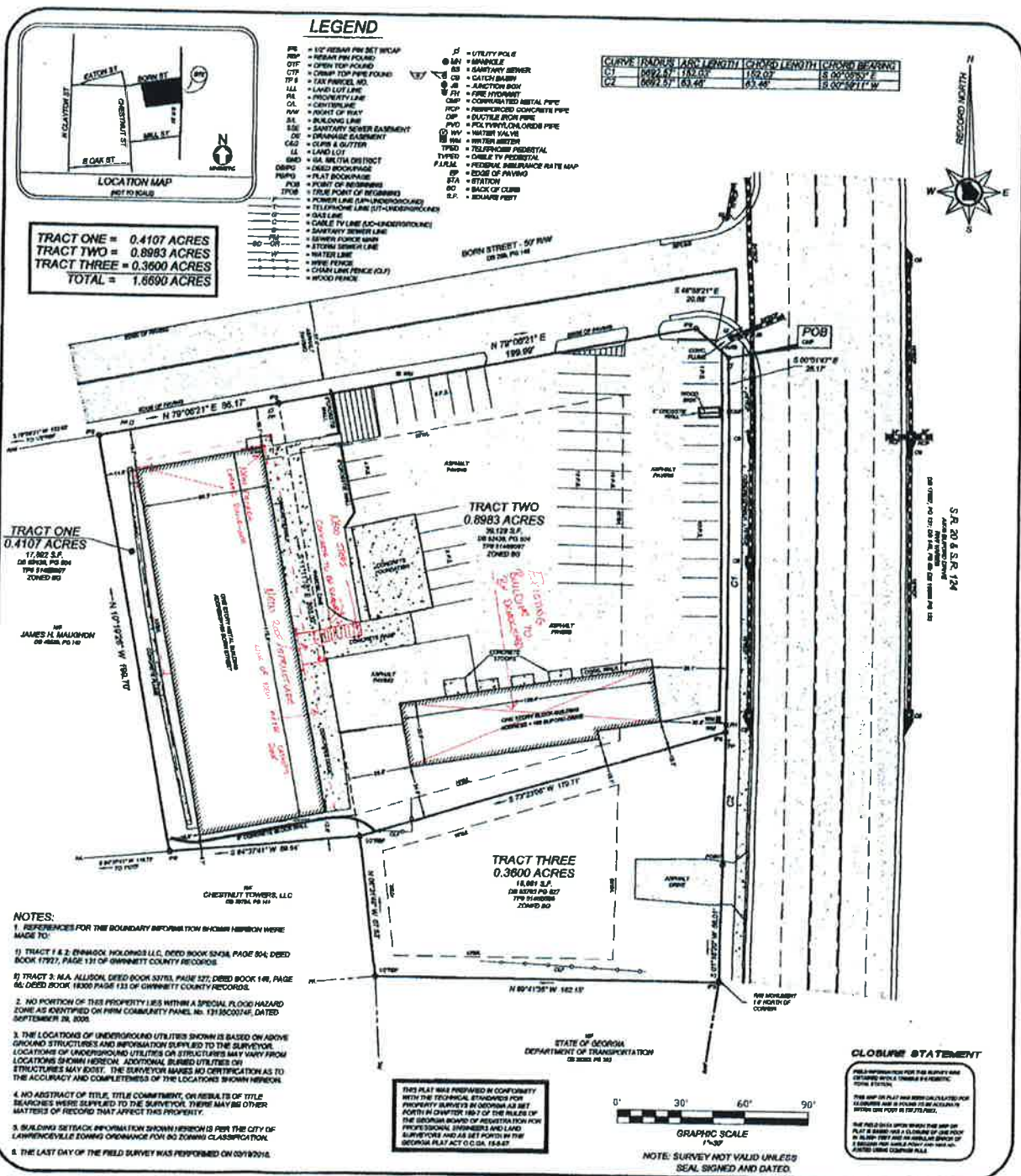
PARCEL THREE of three parcels:

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

BEGINNING at the Southwest corner of the intersection of Buford Highway and Born (formerly Sammons) Street, thence South 77 degrees 30 minutes West along the South side of Born Street a distance of 228.55 feet to an iron pin; thence Southeasterly along a line forming an interior angle of 89 degrees 32 minutes with the South side of Born Street a distance of 208.72 feet to an iron pin, thence Northeasterly along a line forming an interior angle of 84 degrees 29 minutes 45 seconds with the last described course a distance of 188.95 feet to the West side of Buford Highway, thence Northerly along the West side of Buford Highway to the corner aforesaid at the point of beginning (said distance being 192.79 feet as measured along the line extending North 1 degree 30 minutes 45 seconds West) being the same property conveyed to Carolyn M. Pratt, now known as Carolyn M. Streetman, by warranty deed in Deed Book 133, Page 438, Gwinnett County, Georgia Records, less and except that property conveyed in warranty deed recorded in Deed Book 269, Page 145, Gwinnett County, Georgia Records.

LESS AND EXCEPT AND SPECIFICALLY EXCLUDING that portion of caption property conveyed for right of way by the following: (a) Easement from Larry Fleeman et al to Department of Transportation dated November 19, 1974 and recorded in Deed Book 911, Page 40, Gwinnett County, Georgia Records; and (b) Easement from Carolyn M. Pratt to Department of Transportation dated March 9, 1999 and recorded at Deed Book 17927, Page 131, Gwinnett County, Georgia Records.





DATE	ISSUE	ISSUE	DATE
FEBRUARY 19, 2016	NO.	DESCRIPTION	
SCALE: 1" = 30'			
ACRES: 1.669 (TOTAL)			
LAND LOT: 146			
DISTRICT: 5A			
CITY: LAWRENCEVILLE			
COUNTY: GWINNETT			
STATE: GEORGIA			
SURVEYED BY: DR. JAMES H. MAUGHON			
CHECKED: APPROVED: GJM			
PROJECT #: 18-122			

BOUNDARY SURVEY FOR:
ENNAGOL HOLDINGS LLC

188 BORN STREET & 188 BURNFORD DRIVE
 LAND LOT 146, 8A DISTRICT, GWINNETT COUNTY, GEORGIA
 TAX PARCEL NO. 81488 007 AND 81488 001
 BEING IN THE CITY OF LAWRENCEVILLE

GA LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 283 SWANSON DRIVE SUITE 108
 LAWRENCEVILLE, GA 30043

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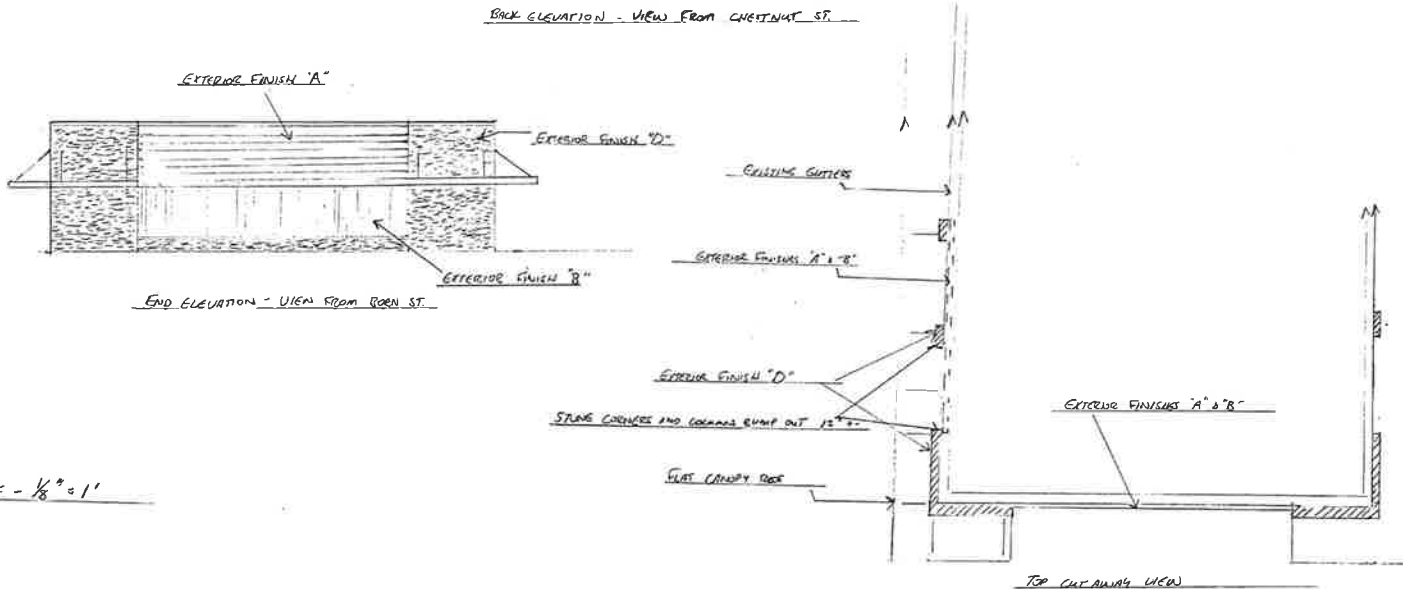
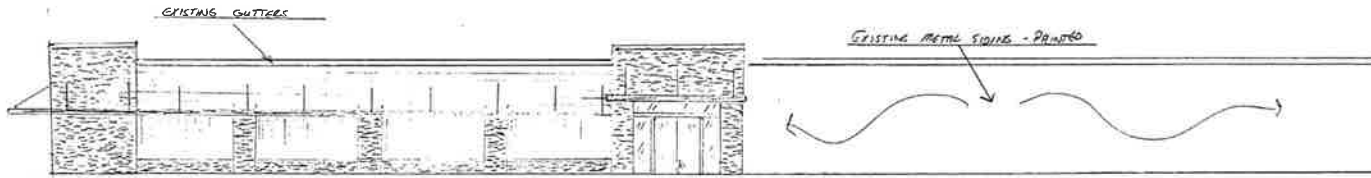
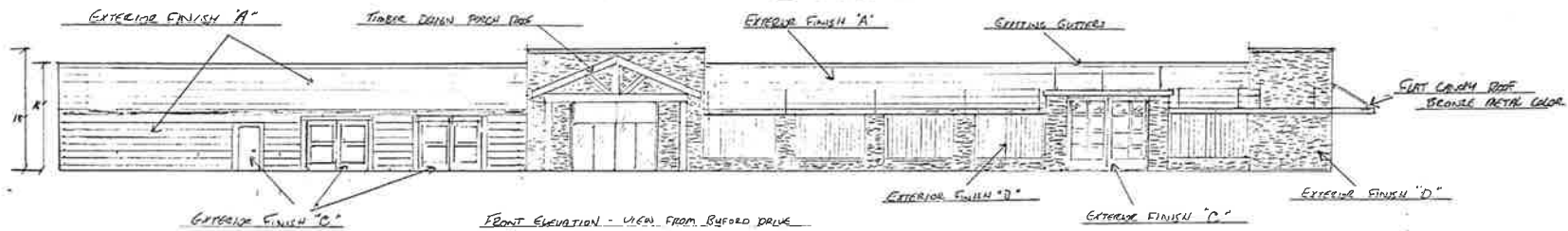
PROPERTY CURRENTLY OWNED BY
 NEW CITY CHURCH

PROCESS CHANGES

ARB-19-01

NEW CITY CHURCH 166 BUFFORD DRIVE

PROPOSED EXTERIOR ELEVATIONS



EXTERIOR FINISH 'A'
SHEPHERD WOODWORK SHUTTERS
"LARGE STREET"
FIBER CEMENT SIDING - 11"

EXTERIOR FINISH 'B'
SHEPHERD WOODWORK SHUTTERS
"HARBOR SIDE"
ENGINEERED WOOD SIDING
4x8 SIDING - 8" PATTERN

EXTERIOR FINISH 'C'
SHEPHERD WOODWORK SHUTTERS
"GREEN BRIDGE"
EXTERIOR ITEM

EXTERIOR FINISH 'D'
CORONADO ROUND
MANUFACTURED STONE

SCALE - 1/8" = 1'

New City Church – 166 Buford Drive Lawrenceville GA

Proposed Exterior Finish Schedule

Build out at front corners and around doors to be Exterior Finish "D" as shown below.



Exterior Finish "A"

Horizontal Fiber Cement – 11"
Sherwin Williams SW7665
"Wall Street"

Exterior Finish "B"

Vertical Pattern Engineered
Wood Siding
Sherwin Williams SW2840
"Hammered Silver"

Exterior Finish "C"

Exterior Trim color
Sherwin Williams SW7048
"Urbane Bronze"
To blend with metal canopy

Exterior Finish "D"

Manufactured Stone
Coronado Brand
Carolina Rubble Pattern
"Aspen" color

