



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Tuesday, July 05, 2022
6:00 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, May 2, 2022

New Business

2. RZC2022-00037 SUP2022-00068; David Waters; 1026 & 1004 Lawrenceville Highway
3. RZC2022-00038; City of Lawrenceville; Portion of R7011 015 (Right-of-Way Abandonment)
4. RZC2022-00039; City of Lawrenceville; Property located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road
5. RZC2022-00040; City of Lawrenceville; Property located along the southerly right-of-way of State Route 316 along Ramp "X", also known as Eastbound Connector Road, with the northeasterly right-of-way of Lightning Access Road.

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: APPROVAL PRIOR MEETING MINUTES

Item: Planning Commission Meeting Minutes, Monday, May 2, 2022

Department: Planning and Development

Date of Meeting: Tuesday, July 5, 2022

Presented By: Todd Hargrave, Director of Planning and Development

**Planning and
Development
Recommendation:** **Approval**

**Planning
Commission
Recommendation:** **Pending Recommendation**

Summary: Planning Commission Meeting Minutes, Monday, May 2, 2022

Attachments/Exhibits:

- **PC MEETING MINUTES**



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, May 2, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy
Board Member Jack "Jay" Johnston, Jr.
Board Member James Nash
Board Member Jen Young
Board Member Marshall Boutwell

Approval of Agenda

Motion made **to APPROVE the Agenda as PRESENTED** by Board Member Johnston, Jr., and Seconded by Board Member Nash

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

Approval of Prior Meeting Minutes

Motion made **to approve the Monday, April 4, 2022 Planning Commission Meeting Minutes** by Board Member Hardy, and Seconded by Board Member Nash

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

New Business

- 1. RZC2022-00036** – Applicant: Lawrenceville Land Holdings, LLC; Property Owners: Downtown Development Authority of the City of Lawrenceville; An application to rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District); Parcel Identification Number R5144 023A, R5144 030, R5144 027, R514031 (portion of); Approximately 4.624 acres.

Motion made **to recommend APPROVAL of RZC2022-00036 with Planning Commission recommended conditions** by Board Member Nash, Seconded by Board Member Young.

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

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 6:35 p.m.** by Board Member Nash, and Seconded by Board Member Hardy.

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



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, April 4, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy

Board Member Jack "Jay" Johnston, Jr.

Board Member James Nash

Board Member Jen Young

Board Member Marshall Boutwell

Approval of Agenda

Motion made to **AMEND the Agenda as PRESENTED**, pursuant to a Staff recommendation to change the order of New Business by moving Item No. 4 "An Ordinance to Amend Article 7 Signs, Section 702.1 Billboards to the beginning of New Business as Item No. 1 and subsequently renumbering the remaining Items in sequential order" by Board Member Nash and Seconded by Board Member Hardy,

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

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

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

Approval of Prior Meeting Minutes

Motion made to **approve the Tuesday, March 1, 2022 Planning Commission Meeting Minutes** by Board Member Nash, and Seconded by Board Member Young

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

New Business

1. An Ordinance to Amend Article 7, Signs, Section 702.1 Billboards

Motion made **to recommend APPROVAL of Ordinance to Amend Article 7, Signs, Section 702.1 Billboards with Staff recommended conditions as presented to the Planning Commission on Monday, April 4, 2022** by Board Member Nash, Seconded by Board Member Young.

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

Abstained: Board Member Boutwell

2. RZC2022-00033, SUP2022-00059 and SUP2022-00065 – Applicant: DeThomas Investments, LLC., City Of Lawrenceville; Property Owners: DeThomas Investments, LLC., City Of Lawrenceville; An application to rezone the subject property from GDOT (GDOT Ramp “Z”) to HSB (Highway Service Business District), with a Special Use Permit to allow a Billboard with an Electronic Message Center (EMC) and a Special Use Permit to allow an increase in the overall height of a Billboard from forty-five (45) feet to seventy-five (75) feet; Street Address: 733 Buford Drive, 346 Reynolds Road, and northeast intersection of State Route 20 (Buford Drive) and State Route 316 (Ramp “Z”); Parcel Identification Number: R7012 016a, R7012 017, R7012 020; Approximately 1.87 acres.

Motion made **to recommend APPROVAL of RZC2022-00033, SUP2022-00059 and SUP2022-00065 with Staff recommended conditions** by Board Member Johnston, Jr., Seconded by Board Member Nash.

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

3. RZM2022-00012 – Applicant: WSE Development LLC, c/o The Worthing Company; Property Owners: Ingles Markets, Inc., Saint Nirankari Mission, c/o Must Sell Realty, Inc., Lawrenceville Center Associates, LLC; An application to rezone the subject property from BG (General Business District) to CMU (Community Mixed-Use District); Street Address: 641 Buford Drive, 655 Buford Drive, 3675 Buford Drive; Parcel Identification Number: R7011 012, R7011 078, R7011 087, R7011 097, R7011 144; Approximately 17.387 acres.

Motion made **to recommend APPROVAL of RZM2022-00012 with Staff recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

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

Abstained: Board Member Young

4. **RZM2022-00011** – Applicant: Avrohom Wolf; Property Owners: Balfour 419; An application to rezone the subject property from (RM-12) General Residence 3,600 SQ FT District to RM-12 (Multifamily Residential District); Street Address: 419 Hurricane Shoals Road; Parcel Identification Number: R5145 080; Approximately 7.31 acres.

Motion made **to recommend APPROVAL of RZM2022-00011 with Planning Commission recommended conditions** by Board Member Young, Seconded by Board Member Nash.

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

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:35 p.m.** by Board Member Nash, and Seconded by Board Member Hardy.

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

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

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

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

702.1 Billboard

A sign, larger than 200 square feet in area.

**Permitted Sign Dimensions****Maximum Height (including structure)**

45 feet

Minimum Setback from Right-of-Way

60 feet

Maximum Sign Display Size

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

Quantity Permitted

Special Use Permit required

The standards for billboards shall also apply to digital billboards, electronic message centers (EMCs) billboards and multiple-display area billboards, unless otherwise provided in this Section;

A. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification with the approval of a Special Use Permit;

B. Restrictions**1. Georgia Highway 316/University Parkway**

- a.** Billboards shall be strictly limited to parcels of land adjacent to and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;
- b.** Billboards shall be strictly prohibited at any other location;

- a.** Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;
- b.** The bottom of a Billboard Sign Surface Display Area shall be thirty-one (31) feet above normal grade to the lowest attached component;
- c.** Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted permission to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway with the approval of a Variance by the Board of Appeals. Variance request shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property;

3. Maximum Sign Surface Display Area

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

- a.** Billboards containing a double-faced Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width;
- b.** Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;
- c.** Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Sign Surface Display Area of 672 square feet. The Maximum Sign Surface Display Area for each Sign Surface

Staff Recommendation Display Area shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;
Presented: April 4, 2022
Planning and Development Department

- d.** Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;

4. Separation

Sign separation standards are not subject to variation;

- a.** Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;
- b.** Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;
- c.** Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

- a.** Billboard base shall be setback a minimum of sixty (60) feet, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);
- b.** Billboard Sign Surface Display Area shall be setback a minimum of twelve (12) feet from the right-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);

6. Design Standards

- a.** Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
- b.** Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;

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Planning and Development Department

- c. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
- d. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;
- e. No portion of the supporting structure shall be visible above the top of the sign display area;
- f. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions (See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area);
- g. Billboards shall not rotate or have any moving parts;
- h. No auditory message or mechanical sounds may be emitted from the sign;
- i. All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

C. EMC Design Standards and Restrictions

Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Surface Display Area;

- 1. EMCs shall not interfere with any public safety vehicle or traffic control device;
- 2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
- 3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall

Staff Recommendation provide a certification of the light intensity indicating compliance with the minimum standards of this Section. If the owner of a sign fails to control brightness within these limits the sign permit will be revoked.
Presented: April 4, 2022
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- Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;
4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;
 5. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
 6. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
 7. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
 8. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
 9. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.
 10. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.
 11. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not

Staff Recommendation limited to, dates and times of meetings of the Mayor and Council of the
 Presented: April 4, 2022 City, and the date, time, and place of City elections. These
 Planning and Development Department announcements would be published in accordance with an agreement
 consented to by the applicant and made a part of the Special Use Permit.

12. All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

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

E. Access

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

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

The addition of a “for rent” panel or a phone number shall not qualify as a message for purposes of this subsection, but a self-promotional copy covering at least one entire sign face, advertising copy benefitting charitable, nonprofit, religious, or other noncommercial groups shall qualify as a message;

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Staff Recommendation: Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. All trash and unused materials shall be removed from the area by the sign owner;

Presented: April 4, 2021
Planning and Development Department

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;
3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.H.2 above and an inspection report pursuant to paragraph 702.1.H.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

IT IS SO ORDAINED, this ____ day of _____, 2022.
Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

Mayor David R. Still

Attest: _____
City Clerk

PLANNING COMMISSION ATTACHMENTS_04042022**RZC2022-00033 SUP2022-00059 SUP2022-00065**

1. Planning Commission Recommendations
2. Applicant Recommendations (SUP2022-00059 & SUP2022-00065)

PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

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

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

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

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be

prohibited;

- B.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

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

1. Satisfy the following site development considerations:

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

SUP2022-00065

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

1. Satisfy the following site development considerations:

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

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

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

SUP2022-00059

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

1. Satisfy the following site development considerations:

- A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of ~~224~~672 square each, or fourteen (14) feet in height and ~~sixteen-forty eight~~ (~~1648~~) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed ~~672~~ 2016 square feet;
- C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

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

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of ~~224~~672 square feet or fourteen (14) feet in height and ~~sixteen~~forty eight (~~16~~48) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed ~~672~~2016 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

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

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

PLANNING COMMISSION ATTACHMENTS_04042022**RZM2022-00012**

1. Planning Commission Recommendations
2. Applicant Power Point Presentation

PLANNING COMMISSION RECOMMENDATION_04042022**RZM2022-00012**

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

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

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

- C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
 - D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - E. Garages shall be provided for a minimum of 20% of the units.
 - F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.
 - B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.
 - C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - F. Billboards or oversized signs shall be prohibited.
 - G. Outdoor storage shall be prohibited.
 - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales shall be prohibited.
 - L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity for future development.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.

Lawrenceville Corners



Lawrenceville Corners

Presentation to Planning Commission

April 4, 2022

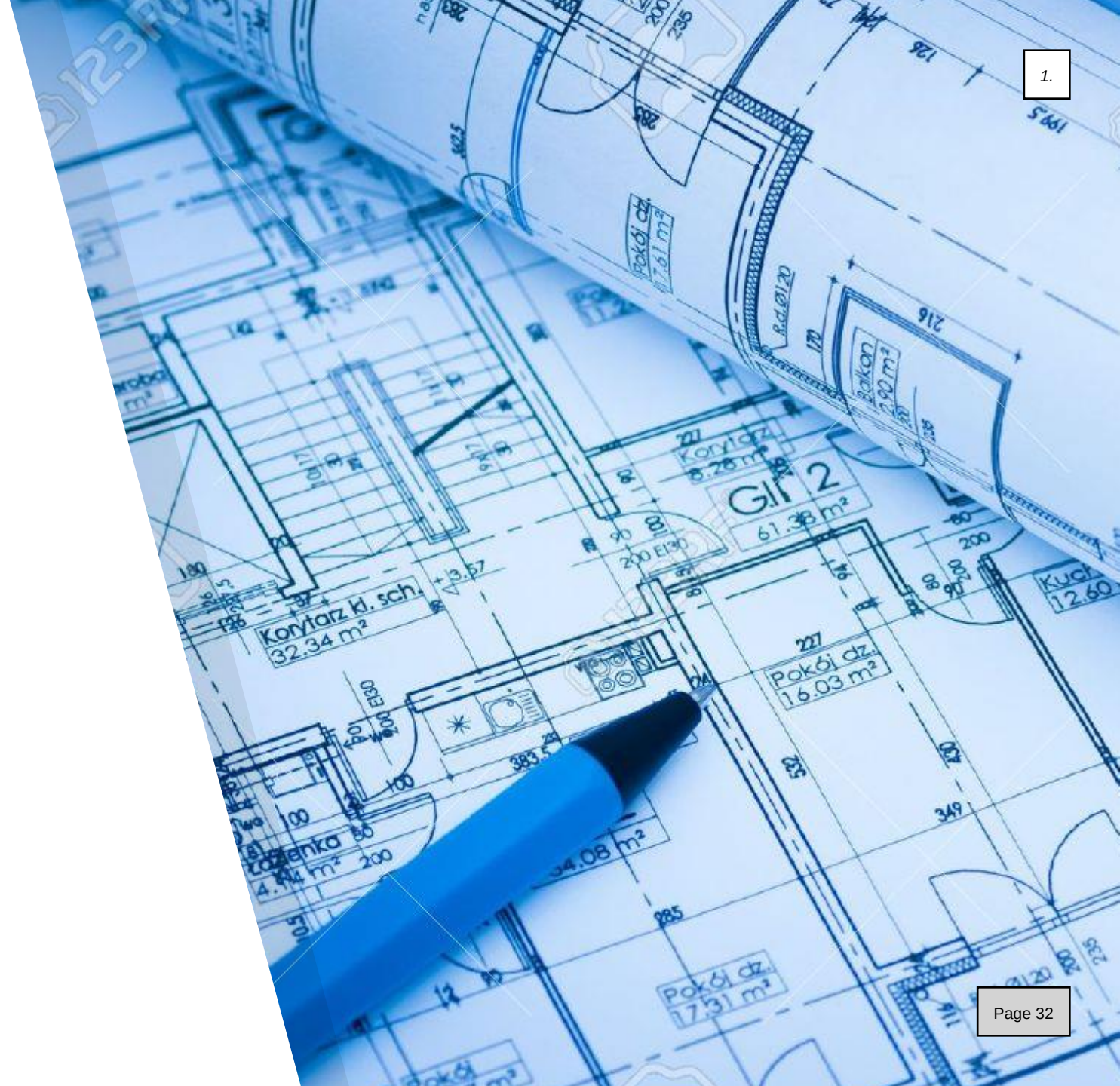
Darin W. Collier
Managing Partner
The Worthing Companies
dwcollier@worthngse.com
www.worthingse.com
770.522.5775

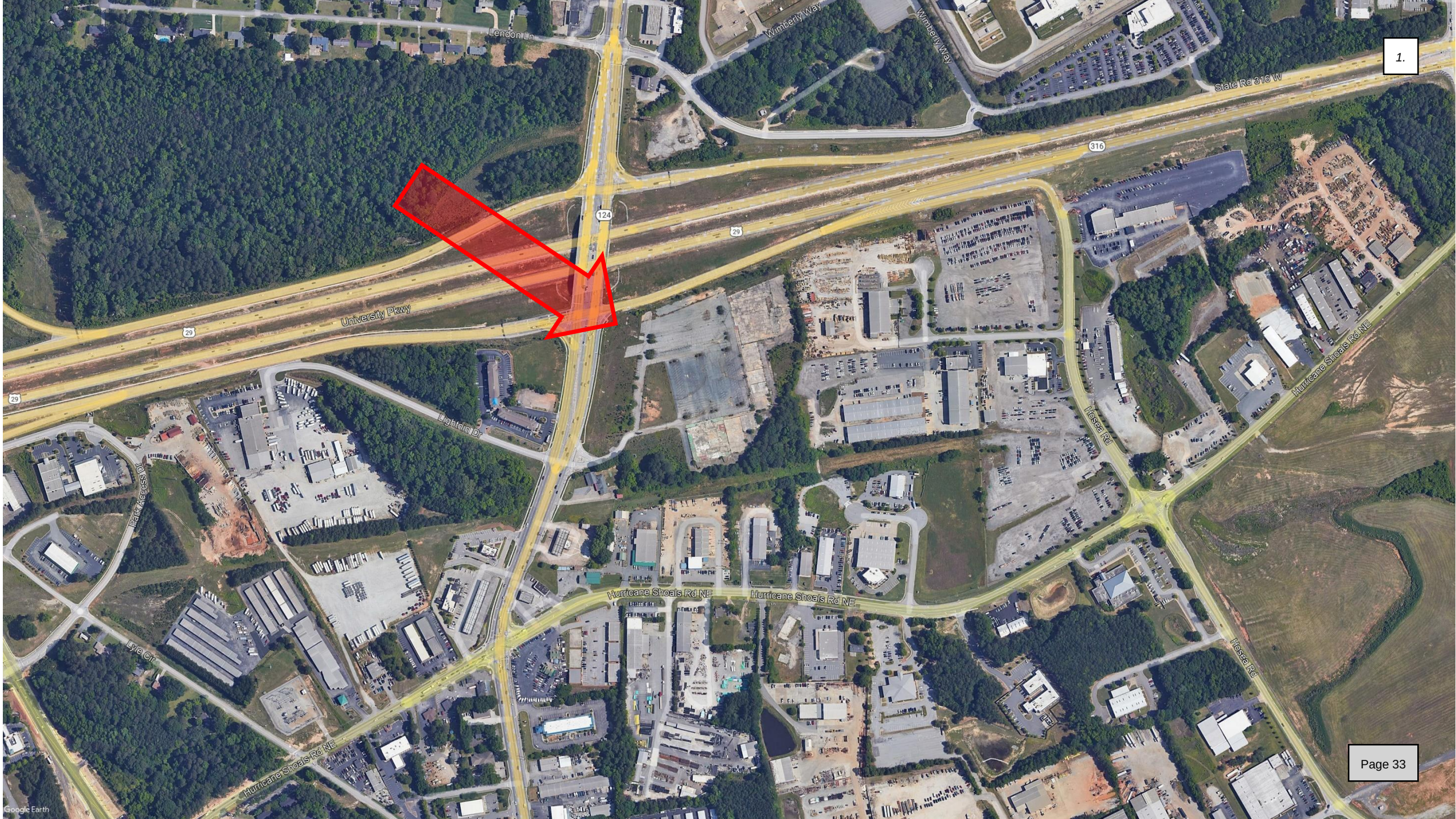




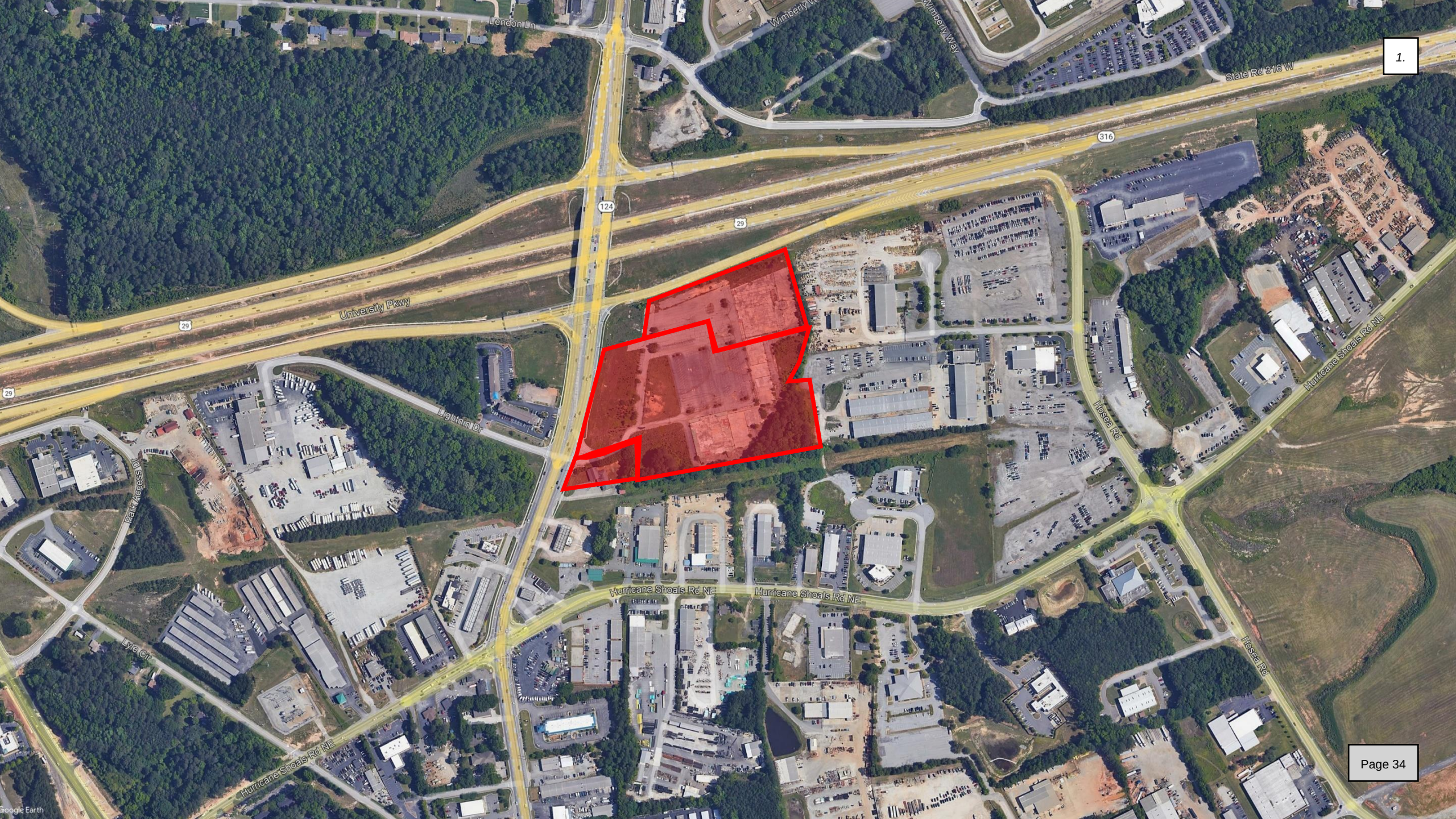
Ready, Willing & Stable

We are a privately-owned, principal-driven, Atlanta-based, boutique multifamily development firm in continuous operation since 1985.





1.



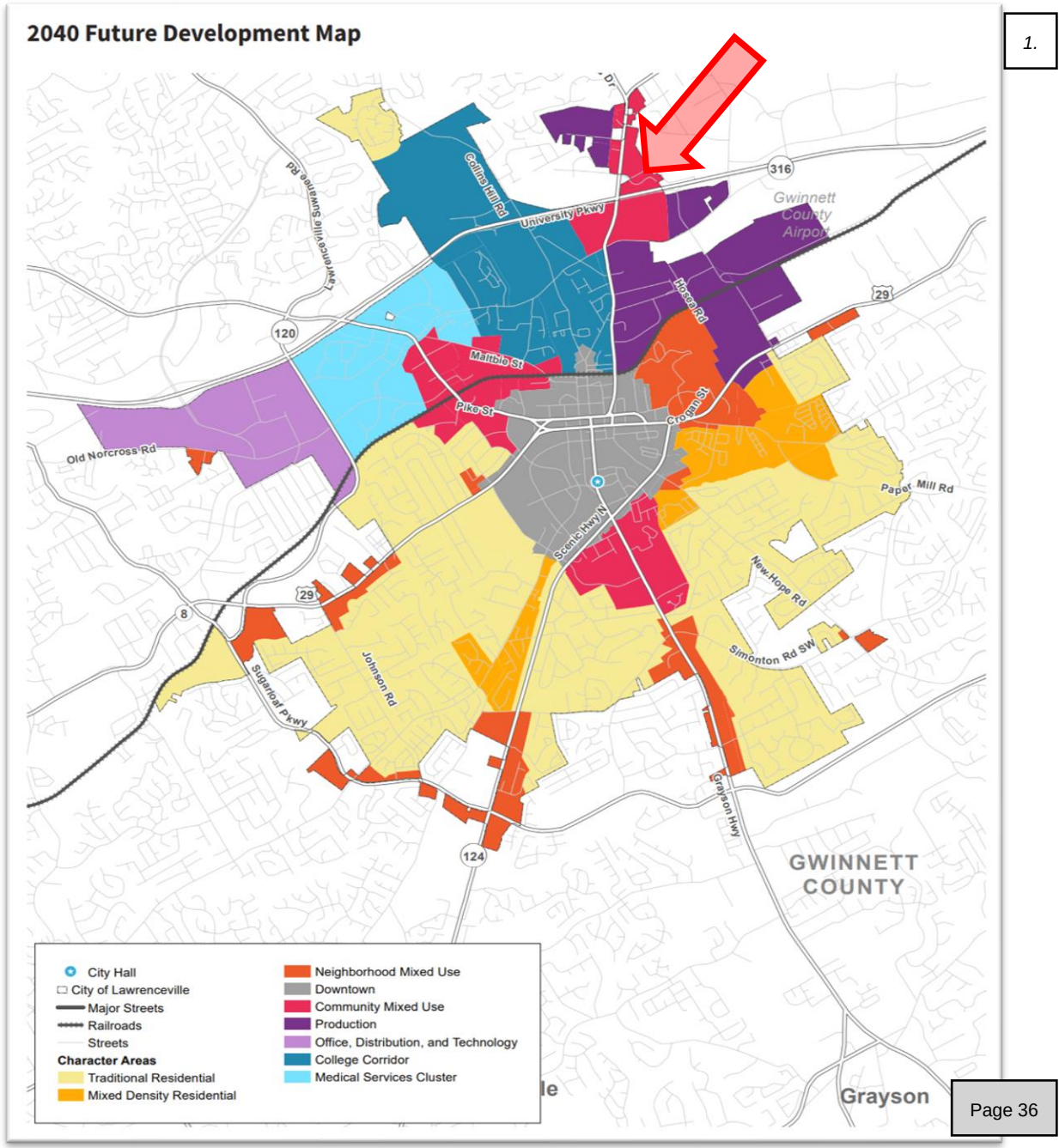
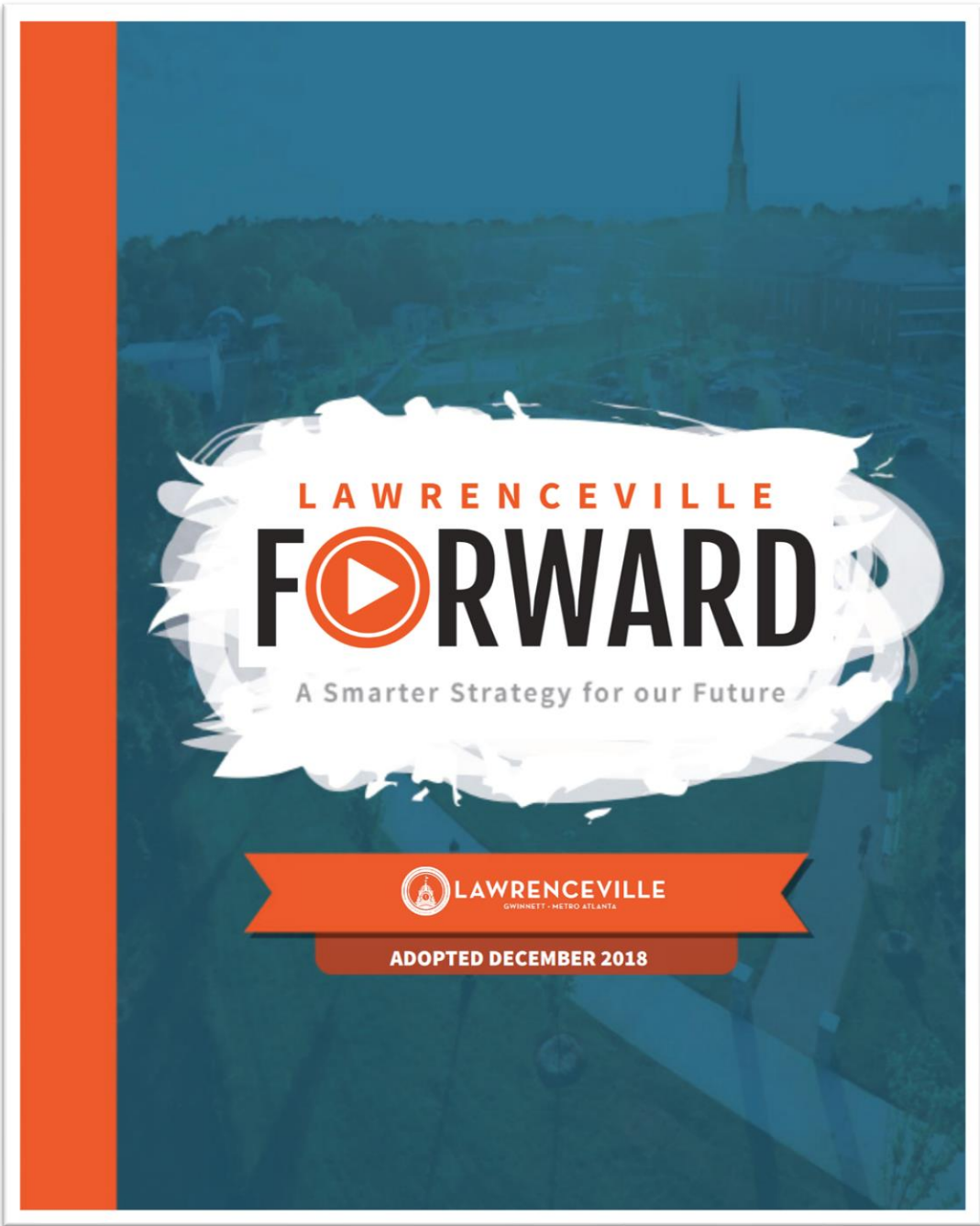
1.



Georgia Gwinnett
College

Gwinnett County Airport
Briscoe Field

Downtown Lawrenceville
1.5 Miles



COMMUNITY MIXED USE



Overview

The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

Design

The look and feel of Community Mixed Use areas will likely vary between neighborhoods depending on the types of uses that are developed, as well as the density. In general, strip centers with large surface parking lots will be discouraged. Instead, the emphasis will be on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots.



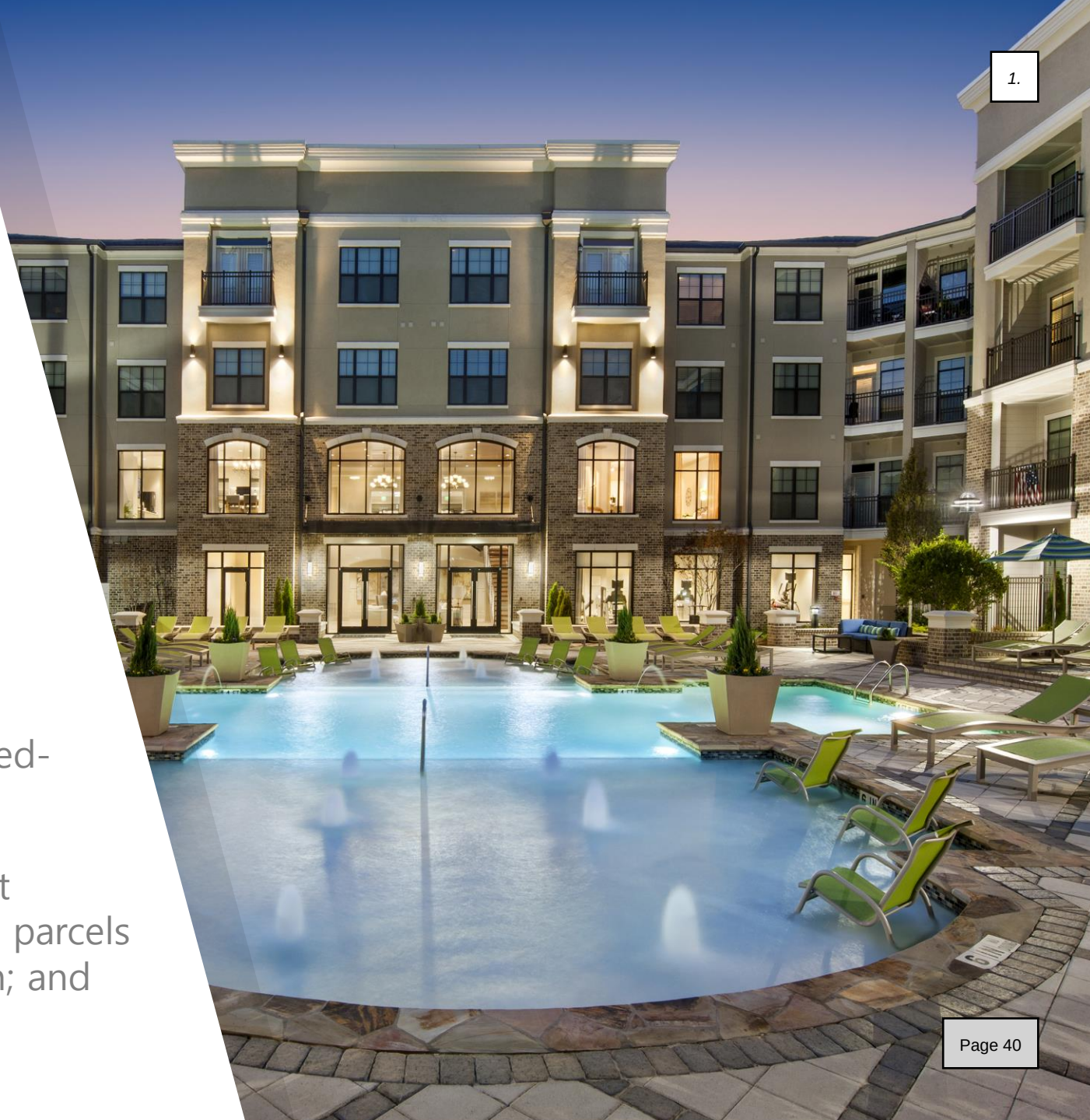
1.



Implementation

Key Policies

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



Development Summary

Retail	20,000 sf
Residential	363 units



Retail opening on to shared green space creating village atmosphere

Residential clubhouse anchoring green space

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

Retail out parcel

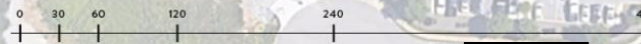
Garages for residential

Residential building framing street and wrapping green spaces

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

Future Connection

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









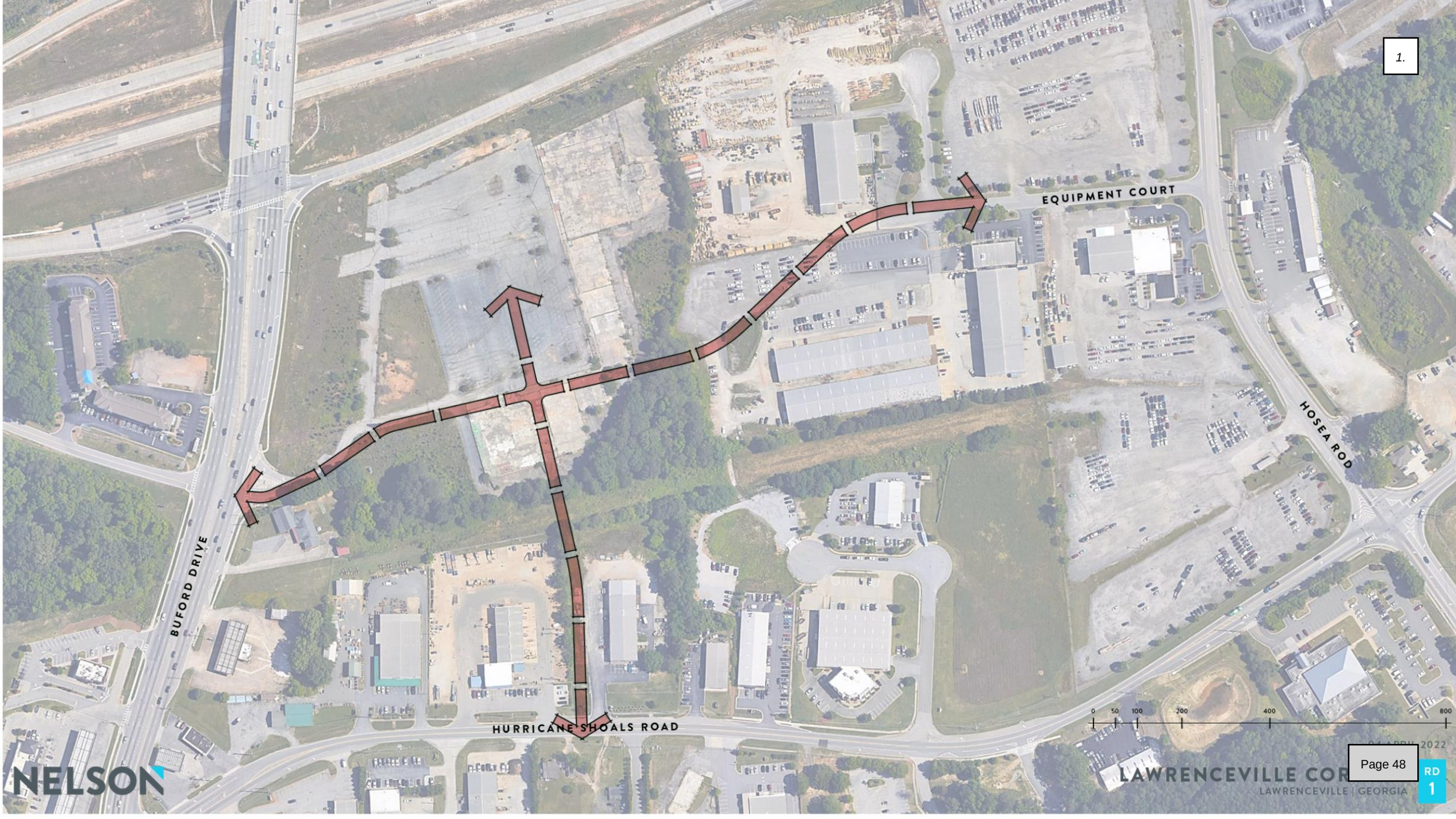






Lawrenceville Corners

Multifamily Elevation - Typical

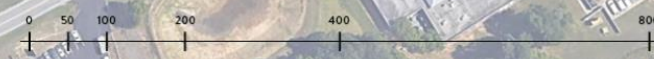


BUFORD DRIVE

EQUIPMENT COURT

HOSEA ROAD

HURRICANE SHOALS ROAD





Lawrenceville: Vision & Goals

1.

. . . what kind of place do we want to be in 20 years?

LU1.2 – Provide for neighborhood-level services near residential areas;

LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;

LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;

LU1.6 – Lead by example and set positive development patterns where none exist today;

LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

LU5.3 – Address conditions that are conducive to concentration of blight;

LU6.1 and .2 – Promote proper planning and compatibility of infill development;

LU8.4 and .5 – Promote compact, sustainable development patterns;

T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;

T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).

H1.1 – Maintain high standards for housing;

H2.1 – Encourage housing in mixed-used environments;

QL6.1 and .2 – create integrated, shared spaces in residential developments.



WORTHING

Leading the Way Home



1.

























WORTHING



PLANNING COMMISSION ATTACHMENTS_04042022**RZM2022-00011**

1. Planning Commission Recommendations
2. Applicant Power Point Presentation

PLANNING COMMISSION RECOMMENDATION_04042022

RZM2022-00011

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

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

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

2. To satisfy the following site development considerations:

- A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.

- E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- G. Outdoor storage shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Allow encroachments of existing structures into the required twenty-five (25) foot Side Yard Setback as shown on an ALTA/NSPS Land Title Survey prepared for Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns, prepared by DuSouth Surveying & Engineering, Inc., dated May 26, 2021, last revised June 14, 2021.

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

EXHIBIT "B"

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

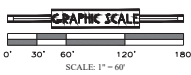
EXHIBIT "B"

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

N/T
KOC INVESTORS, LLC
P/N: R5145 090
DEED BOOK 18908 PAGE 56

N/T
BRISTOL COURT KUTON LLC
P/N: R5145 108
DEED BOOK 58588 PAGE 891

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



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

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

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

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southwesterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning, running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.88 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Western right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to a 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence South 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.33 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

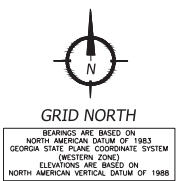
Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC, Balfour 419 LLC, First American Title Insurance Company, Baker & Hostetter LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/25/21, certified by Jerry D. Wood, Georgia RLS No. 2999. The property shown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

ZONING AND SITE REQUIREMENTS SUMMARY

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

- EXISTING ZONING DESIGNATION: RM-12 MULTIFAMILY RESIDENTIAL DISTRICT
- SETBACK REQUIREMENTS:
 - A. FRONT 50'
 - B. SIDE 25'
 - C. REAR 40'
- MAXIMUM BUILDING HEIGHT: 3 STORIES / 35'
- PARKING SPACE REQUIREMENTS: 208 TOTAL PARKING SPACES, INCLUDING 104 CAR GARAGE SPACES

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



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

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

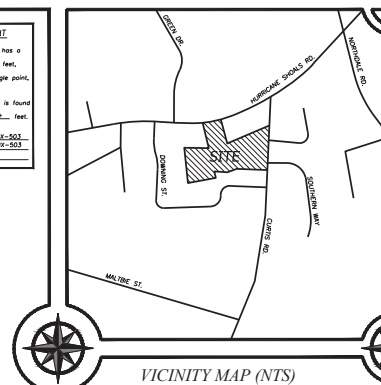
Date: 05/25/21
Jerry D. Wood
Registration No. 2999

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 108,110 feet, and an angular error of 1" per angle point, and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Linear Measurement obtained using SOKKIA II-503
Angular Measurement obtained using SOKKIA II-503
Field Work completed 5/25/21



DU SOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.330.1963 OFFICE
706.330.1964 FAX

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

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

PROJECT DATA

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

1. TOTAL PROJECT ACRES: 7.31 ACRES
2. TAX PARCEL #: R5145 080
3. FLOOD PLAIN: THIS PROPERTY LIES WITHIN A "ZONE X" FLOOD ZONE ACCORDING TO FIRM COMMUNITY PLAN NUMBER 13135C0073F DATED SEPTEMBER 29, 2006.
4. WATER SUPPLY: GWINNETT COUNTY WATER SUPPLY
5. SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
6. EXISTING ZONING: CITY OF LAWRENCEVILLE RM-12
7. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
9. EXISTING PARKING: 103 REGULAR PARKING SPACES, 3 HANDICAP PARKING SPACES
10. REQUIRED SETBACKS ACCORDING TO ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 05/11/2021:
 - FRONT 50'
 - SIDE 25'
 - REAR 40'
11. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
13. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN FOUND.
14. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THE SUBJECT PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CURTIS ROAD, PUBLIC RIGHT OF WAY, AND TO HURRICANE SHOALS ROAD, PUBLIC RIGHT OF WAY.

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

DATE
05-26-2021

PROJECT
21-181

ALTA/NSPS
LAND TITLE SURVEY

SHEET
1 OF 1

REGISTERED
JERRY D. WOOD
P.L.L.C.
JULY 8, 2009
GEO. SURV.
STATE OF GA.

Ridgewood Before and after

419 Hurricane Shoals

Old patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

New Patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

Old Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

New Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

Old entrances



R2M2022-00011
Received: April 4, 2022
Planning and Development Depa

New Entrances



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

Old kitchen



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

New Kitchen

1.



RZM2022-00011
Received: April 4, 2022
Planning and Development Department

Old Bath

1.



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

New Bath



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

Old Floor and walls



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

New Floor and walls



RZM2022-00011
Received: April 4, 2022
Planning and Development Depa

PLANNING COMMISSION

RECOMMENDATIONS_05032022

ADDITIONS - ~~DELETIONS~~

RZC2022-00036

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- **Dollar or Variety Store**
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in general accordance with the site plan, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and Development Regulations, Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00037 SUP2022-00068; David Waters; 1026 & 1004 Lawrenceville Highway

Department: Planning and Development

Date of Meeting: Tuesday, July 5, 2022

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: Approval with Conditions

Planning Commission Recommendation: Pending Recommendation

Summary: The applicant request rezoning of a 3.70-acre parcel from OI (Office Institutional District) to BG (General Business District), with a Special Use Permit allowing outdoor storage and sales. The applicant intends to the development the site with a garden center with outdoor storage and sales. The subject property is located along the southerly right-of-way of Lawrenceville Highway/U.S. Highway No. 29, just west of its intersection with Camden Hill Road.

Attachments/Exhibits:

- RZC2022-00037 SUP2022-00068_REPORT
- RZC2022-00037 SUP2022-00068_P&D RECOMMENDED CONDITIONS
- RZC2022-00037 SUP2022-00068_APPLICATION
- RZC2022-00037 SUP2022-00068_BOUNDARY & SITE PLAN
- RZC2022-00037 SUP2022-00068_LOI
- PDZoneMap_RZC2022-00037
- PDZoneMapAerial_RZC2022-00037

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

CASE NUMBER: RZC2022-00037
APPLICANT: DAVID WATERS
CONTACT: DAVID WATERS
PHONE NUMBER: 678-595-3199
LOCATION: PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID: R5110 001 AND R5111 051
ACREAGE: 3.70 ACRES
ZONING PROPOSAL: REZONE THE SUBJECT PROPERTIES FROM OI (OFFICE INSTITUTIONAL DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

CASE NUMBER: SUP2022-00068
APPLICANT: DAVID WATERS
CONTACT: DAVID WATERS
PHONE NUMBER: 678-595-3199
LOCATION: PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID: R5110 001 AND R5111 051
ACREAGE: 3.70 ACRES
ZONING PROPOSAL: SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND SALES
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1971, the subject property was zoned BG (General Business District). The subject property has been zoned OI (Office Institutional District) since 2019, pursuant to RZC2019-00008.

PROJECT DATA

The applicant request rezoning of a 3.70-acre parcel from OI (Office Institutional District) to BG (General Business District), with a Special Use Permit allowing outdoor storage and sales. The applicant intends to the development the site with a garden center with outdoor storage and sales. The subject property is located along the southerly right-of-way of Lawrenceville Highway/U.S. Highway No. 29., just west of its intersection with Camden Hill Road. The property is vacant and would be accessed via a single curbcut located along Lawrenceville Highway/U.S. Highway No. 29.

As proposed the applicant intends to the develop the site as a retail/commercial garden center (Randy's Garden Center) which would include a 12,480 square foot structure proposed to be used as office space and a greenhouse commercial/retail sales facility, a 40,000 square foot area intended specifically for the outdoor storage and commercial/retail sales. The outdoor storage and sales area would be constructed with compacted gravel and covered with fabric. In addition, a stormwater management facility would be located near the area dedicated for outdoor storage and sales, or along the western (side) property line. The development would consist of seventy (73) parking spaces, and one (1) off-street loading space satisfying the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. The plan proposes a reduction in the required zoning buffer from seventy-five (75) feet to thirty (30) feet or a sixty (60) percent reduction. The reduction in buffers would include utilization of a thirty (30) foot strip of land extending from the southern (rear) property line to an existing eight-foot high fence line located internally to the site. As proposed the reduction in buffers would require the approval of a variance as part of this request. Furthermore, the proposal includes plans for future expansion which would include an additional structure located near the southwest portion of site, additional off-street loading spaces along outer perimeter of the proposed thirty (30) foot zoning buffer, and an additional fifty (50) parking spaces along the eastern (side) property line.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the south, is the RS-150

(Single-Family Residence District) zoned Camden Sqaure, Unit 3 single-family residential subdivision. To the west is a single-family residence on a BG zoned property. To the south, across Lawrenceville Highway/U.S. Highway No. 29, are the Sterling Ridge single-family subdivision located in unincorporated Gwinnett County, a BG zoned property developed as a place of worship (Islamic Center NUR of Greater Atlanta-Lawrenceville), a BG zoned property developed as a funeral home and crematory (Wages and Sons), and an institutional use (Gwinnett County Public Library) located in unincorporated Gwinnett County. The requested use, zoning and Special Use Permit would be compatible with the surrounding residential and commercial/retail uses in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. As requested, the development of a property proposed for commercial/retail sales of garden supplies could be considered consistent with the intent of the 2040 Comprehensive Plan.

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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

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

The immediate surrounding area includes a mix of commercial/retail, institutional and single-family uses and zoning. A commercial/retail development utilized for as a garden center could be suitable in view of the uses and zoning of adjacent and nearby property

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

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

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

The property has a reasonable economic use as currently zoned.

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

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

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

Policies of the City are intended to recognize redevelopment opportunities present throughout the city limits. Neighborhood Mixed Use Character Areas could benefit from the “halo effect” of high-quality development already happening nearby.

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

The request represents an opportunity to redevelop a tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

RZC2022-00037

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing and in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

SUP2022-00068

Approval of Special Use Permit for allowing outdoor storage and sales, subject to the following enumerated conditions:

- 1.** Satisfy the following site development considerations:
 - A.** Allow outdoor storage and sales as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public

hearing.

2. The following variance is granted:

- A.** A variance to allow a reduction in buffers from seventy (75) feet in width to thirty (30) feet in width as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.



LAWRENCEVILLE

Planning & Development

2.

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>David Waters</u>	NAME: <u>City of Lawrenceville Georgia</u>
ADDRESS: <u>523 West Crogan Street</u>	ADDRESS: <u>PO Box 2200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046-2200</u>
PHONE: <u>(678) 595-3199</u>	PHONE: _____
CONTACT PERSON: <u>David Waters</u> PHONE: <u>(678) 595-3199</u>	
CONTACT'S E-MAIL: <u>intheyardga@gmail.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 to BG</u> ACREAGE: <u>3.70 (combined)</u>	
PARCEL NUMBER(S): <u>5110-001 & 5111-051</u>	
ADDRESS OF PROPERTY: <u>1026 Lawrenceville Highway</u>	
PROPOSED USE: <u>Plant store with outdoor storage and sales</u>	

David Waters 5/5/2022
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

David Waters
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

Carli 05/05/2022
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

CHI NGO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 10, 2026

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RCZ2022-00037

RECEIVED: MAY 6, 2022

PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

2.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

RCZ2022-00037

RECEIVED: MAY 6, 2022

PLANNING AND DEVELOPMENT DEPARTMENT



NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

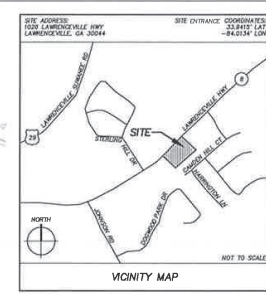
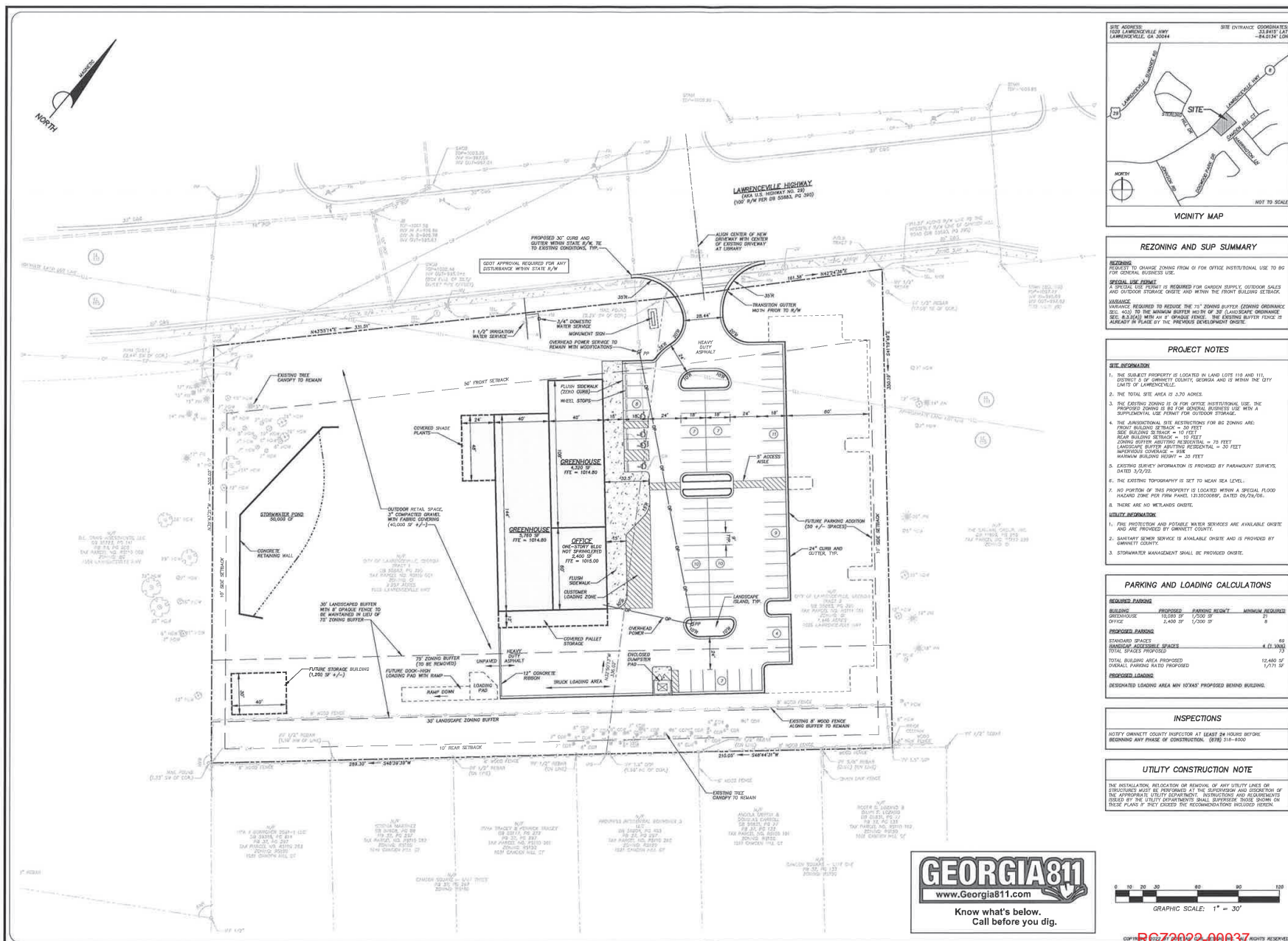
5/5/2022
DATE

David Waters
ACKNOWLEDGED BY (PRINT NAME)

David Waters
SIGNATURE







REZONING AND SUP SUMMARY

REZONING: REQUEST TO CHANGE ZONING FROM O-1 OFFICE INSTITUTIONAL USE TO B-1 GENERAL BUSINESS USE.

SPECIAL USE PERMIT: A SPECIAL USE PERMIT IS REQUIRED FOR GARDEN CENTER, OUTDOOR SALES AND OUTDOOR STORAGE CHUTE AND WITHIN THE FRONT BUILDING SETBACK.

VARIANCE: VARIANCE REQUESTED TO REDUCE THE 75' ZONING BUFFER (ZONING ORDINANCE SEC. 8.3.2.1) WITHIN AN 8' SPACES FENCE. THE EXISTING BUFFER FENCE IS ALREADY IN PLACE OF THE PREVIOUS DEVELOPMENT SITE.

- PROJECT NOTES**
- SITE INFORMATION:**
1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 5 OF GWINNETT COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
 2. THE TOTAL SITE AREA IS 2.75 ACRES.
 3. THE EXISTING ZONING IS O-1 OFFICE INSTITUTIONAL USE. THE PROPOSED ZONING IS B-1 GENERAL BUSINESS USE WITH A SUPPLEMENTAL USE PERMIT FOR OUTDOOR STORAGE.
 4. THE ANTI-SPILLAGE SITE RESTRICTIONS FOR B-1 ZONING ARE: FRONT BUILDING SETBACK = 30 FEET; SIDE BUILDING SETBACK = 15 FEET; REAR BUILDING SETBACK = 10 FEET; LANDSCAPE BUFFER ABUTTING RESIDENTIAL = 75 FEET; LANDSCAPE BUFFER ABUTTING INDUSTRIAL = 30 FEET; MAXIMUM BUILDING HEIGHT = 35 FEET.
 5. EXISTING SURVEY INFORMATION IS PROVIDED BY PARAMOUNT SURVEYS, DATED 3/2/22.
 6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
 7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE FOR FIRM PANEL 13050C000E, DATED 08/26/06.
 8. THERE ARE NO WETLANDS ON-SITE.
- UTILITY INFORMATION:**
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON-SITE AND ARE PROVIDED BY GWINNETT COUNTY.
 2. SANITARY SEWER SERVICE IS AVAILABLE ON-SITE AND IS PROVIDED BY GWINNETT COUNTY.
 3. STORMWATER MANAGEMENT SHALL BE PROVIDED ON-SITE.

PARKING AND LOADING CALCULATIONS

REQUIRED PARKING	EXISTING	PROPOSED	PARKING RATIO	MINIMUM REQUIRED
GREENHOUSE	12,000 SF	1,200 SF	9	9
OFFICE	2,400 SF	1,200 SF	9	9
STANDARD SPACES				
MINIMUM ACCESSIBLE SPACES				4 (1,300)
TOTAL SPACES PROPOSED				12,400 SF
DESIGNATED LOADING AREA				1,711 SF

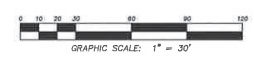
DESIGNATED LOADING AREA MIN 10'X45' PROPOSED BEHIND BUILDING.

INSPECTIONS

NOTIFY GWINNETT COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (878) 318-8000

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DIRECTION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND RECOMMENDATIONS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY CONTRADICT THE RECOMMENDATIONS INCLUDED HEREON.



DC00028
REZONING
5/4/22

DOVETAIL
civil design inc.

3651 Mars Hill Road
Suite 1800
Walden, GA 30667
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

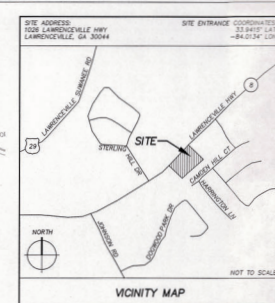
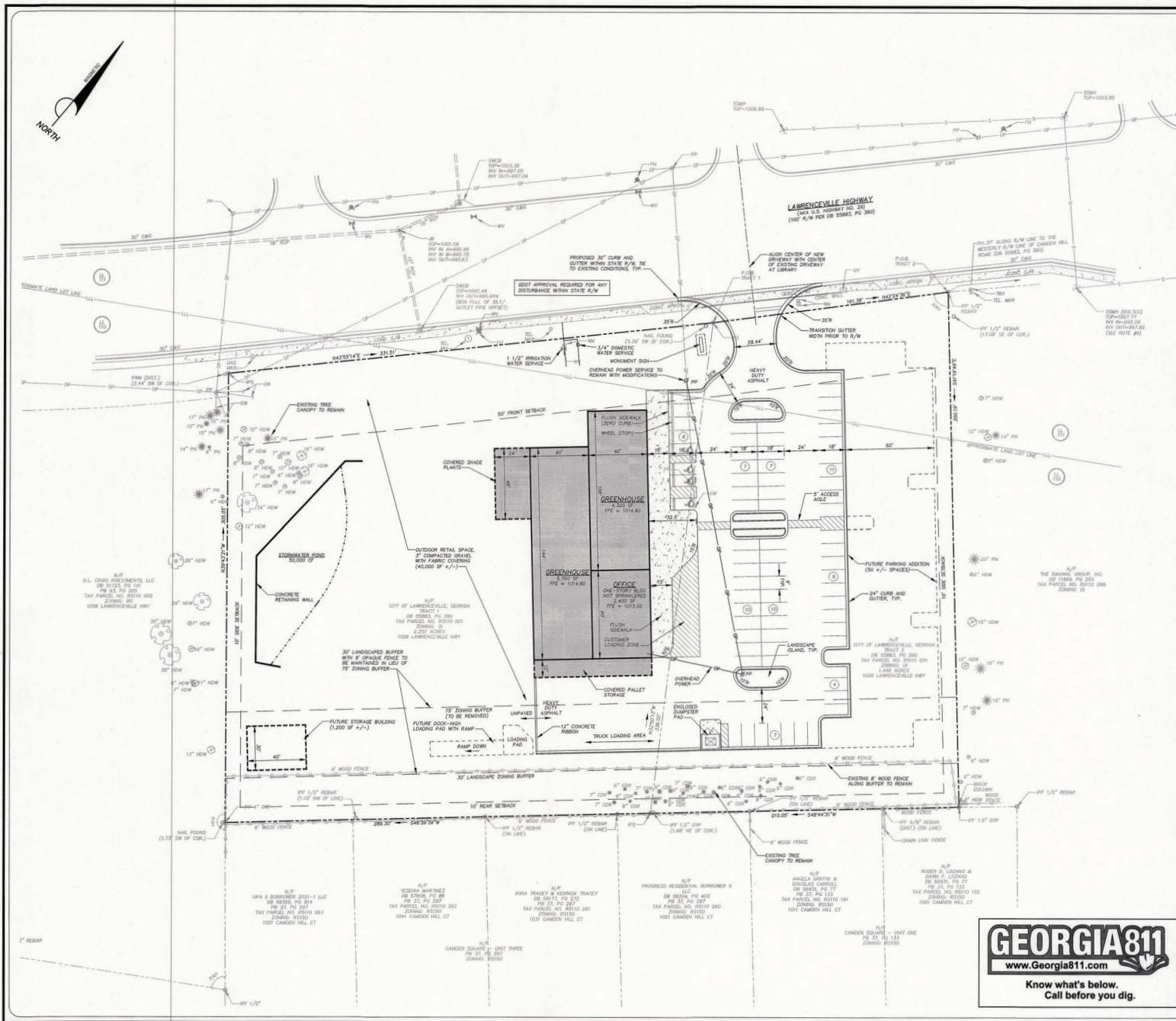
Randi's Garden Center
REZONING EXHIBIT

SUE INFORMATION
1008 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044
GWINNETT COUNTY
LAND LOTS 110 AND 111, DISTRICT 5
2.75 ACRES
24-HR CONTACT: TIM DOMINY, (678) 776-2006

PROJECT NUMBER: DC00028
DATE: 5/4/22
SHEET NUMBER: 1
SHEET TITLE: REZONING AND SUP PLAN
SHEET NUMBER: RZ-1

COPIES: 10
REVISIONS: 0

RECEIVED: MAY 6, 2022
PLANNING AND DEVELOPMENT DEPARTMENT



REZONING AND SUP SUMMARY

REASON: PROPOSED CHANGE ZONING FROM O-1 FOR OFFICE/INSTRUCTIONAL USE TO B-1 FOR GENERAL BUSINESS USE.

SPECIAL USE PERMIT: A SPECIAL USE PERMIT IS REQUIRED FOR GARDEN SUPPLY, OUTDOOR SALES AND 24-HR OUTDOOR STORAGE ON SITE AND WITHIN THE FRONT BUILDING SETBACK.

VARIANCE: VARIANCE REQUIRED TO REDUCE THE 75' ZONING BUFFER (ZONING ORDINANCE SEC. 43.2) TO THE MINIMUM BUFFER NORTH OF 30' LANDSCAPE CROWNED SEC. 43.2(A) WITH AN 8' GRADE FENCE. THE EXISTING BUFFER FENCE IS LOCATED IN PLACE OF THE PROPOSED DEVELOPMENT ON SITE.

- PROJECT NOTES**
1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 5 OF DODD COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
 2. THE TOTAL SITE AREA IS 3.30 ACRES.
 3. THE EXISTING ZONING IS O-1 FOR OFFICE/INSTRUCTIONAL USE. THE PROPOSED ZONING IS B-1 FOR GENERAL BUSINESS USE WITH A SUPPLEMENTARY USE PERMIT FOR OUTDOOR STORAGE.
 4. THE JURISDICTIONAL SITE RESTRICTIONS FOR B-1 ZONING ARE:
FRONT BUILDING SETBACK = 60 FEET
SIDE BUILDING SETBACK = 10 FEET
REAR BUILDING SETBACK = 10 FEET
ZONING BUFFER ABUTTING RESIDENTIAL = 75 FEET
LANDSCAPE BUFFER ABUTTING RESIDENTIAL = 30 FEET
IMPERVIOUS COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET
 5. EXISTING SURVEY INFORMATION IS PROVIDED BY PARAMOUNT SURVEY, DATED 5/10/22.
 6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
 7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13130C0089, DATED 08/29/16.
 8. THERE ARE NO WETLANDS ON SITE.
- UTILITY INFORMATION**
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON SITE AND ARE PROVIDED BY DODD COUNTY.
 2. SANITARY SEWER SERVICE IS AVAILABLE ON SITE AND IS PROVIDED BY DODD COUNTY.
 3. STORMWATER MANAGEMENT SHALL BE PROVIDED ON SITE.

PARKING AND LOADING CALCULATIONS

BLDG.	PROPOSED	PARKING REQ'D	MINIMUM REQUIRED
GREENHOUSE	12,000 SF	1,700 SF	2
OFFICE	2,400 SF	1,300 SF	8

STANDARD SPACES

STANDARD SPACES	STANDARD SPACES
STANDARD SPACES	4.0 FT X 200 FT
TOTAL SPACES PROPOSED	12,480 SF
OVERALL PARKING RATIO PROPOSED	1,777 SF

DECATONED LOADING AREA MAY 10' X 40' PROPOSED BEHIND BUILDING.

INSPECTIONS

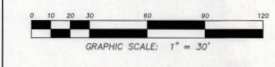
ANY DODD COUNTY INSPECTOR AT LEAST 15 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (780) 318-4000

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED IN THE SUPERVISION AND CONTROL OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

GEORGIA811
www.Georgia811.com

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Call before you dig.



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Fax: (678) 804-1874
www.dovetailcivil.com

REZONING EXHIBIT

PROJECT INFORMATION

PROJECT NUMBER: DC0028
DATE: 5/4/22
ISSUE NUMBER:
CHECKED BY: RJB
SHEET TITLE: REZONING AND SUP PLAN
SHEET NUMBER: RZ-1

REZONING AND SUP PLAN

RECEIVED MAY 6, 2022
PLANNING DEPARTMENT



May 5, 2022

City of Lawrenceville Planning and Development Department
Zoning Administration
70 South Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning and SUP Applications
Randy's Garden Center
DCD Project DCG028

The purpose of this letter is to request a change of zoning and a special use permit for Randy's Garden Center, a proposed 3.70-acre commercial development located at 1026 Lawrenceville Highway. The property is comprised of tax parcels 5110-001 and 5111-051. The existing zoning is OI for Office Institutional use and the proposed zoning is BG for general business. A special use permit is required for garden supply, outdoor sales and outdoor storage onsite and within the front building setback. The proposed development consists of a 12,480 SF building used as both an office space and a greenhouse. A total of 69 standard and 4 handicap spaces are proposed along with truck loading areas. The height of the building will not exceed the maximum 35' requirement. A variance is requested to reduce the 75' zoning buffer (Zoning Ordinance Sec. 403) to the minimum buffer width of 30' (Landscape Ordinance Sec. 8.3.2(A)) with an 8' opaque fence. There is an existing 8' buffer fence already in place from the previous development. The proposed design plans for the addition of a storage building, dock-high loading pad with ramp and approximately 50 additional parking spaces in the future.

Regards,

Masyn Spinks
Design Engineer
Dovetail Civil Design, Inc.

LEGAL DESCRIPTION

Overall

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Lawrenceville, Land Lots 110 & 111, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southeasterly R/W line of Lawrenceville Highway (aka U.S. Highway No. 29) (100' R/W) with the westerly R/W line of Camden Hill Road; **THENCE** running along said R/W line of Lawrenceville Highway in a southwesterly direction a distance of 711.37 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Lawrenceville Highway South 41 degrees 19 minutes 49 seconds East a distance of 350.19 feet to a 1.5" open top pipe found; **THENCE** South 48 degrees 44 minutes 31 seconds West a distance of 210.05 feet to an iron pin set; **THENCE** South 48 degrees 39 minutes 39 seconds West a distance of 289.30 feet to a 1" open top pipe found; **THENCE** North 39 degrees 43 minutes 21 seconds West a distance of 305.05 feet to an iron pin set on the southeasterly R/W line of Lawrenceville Highway; **THENCE** running along said R/W line of Lawrenceville Highway the following courses and distance: North 43 degrees 55 minutes 14 seconds East a distance of 331.51 feet to a point; **THENCE** North 42 degrees 24 minutes 36 seconds East a distance of 161.38 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 161,322 square feet, or 3.703 acres.



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00037
SUP2022-00068

Applicant: David Waters

Legend

 Subject Property

 Parcels

Zoning Districts

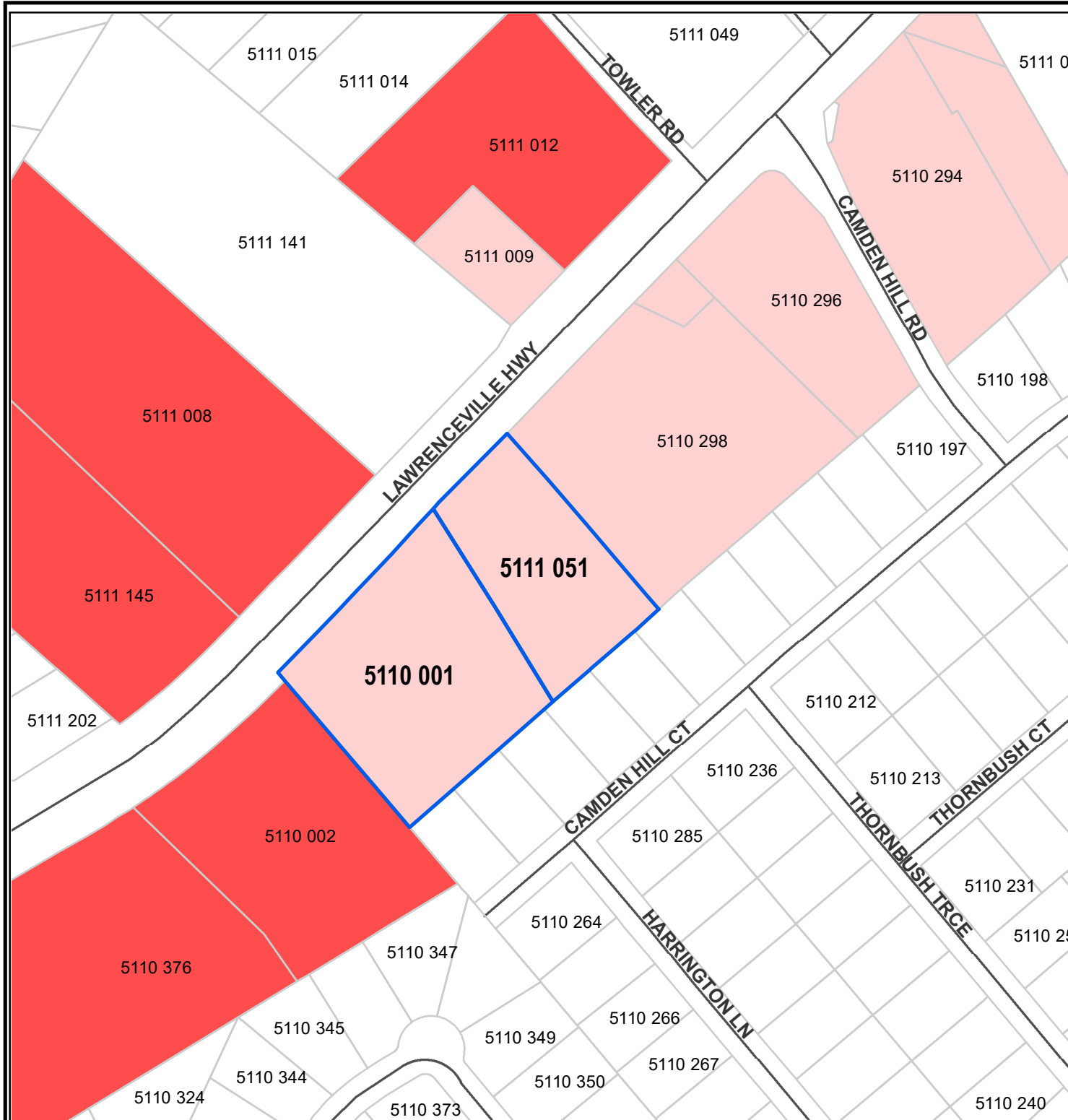
 BG General Business

 OI Office Institutional

 Roads



0 115 230





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00037
SUP2022-00068

Applicant: David Waters



Legend

-  Subject Property
-  Parcels
-  Roads



0 115 230



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00038; City of Lawrenceville; Portion of R7011 015 (Right-of-Way Abandonment)

Department: Planning and Development

Date of Meeting: Tuesday, July 5, 2022

Presented By: Todd Hargrave, Director of Planning and Development

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

Planning Commission Recommendation: **Pending Recommendation**

Summary: The applicant request rezoning of a 4.57-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is bisected by the Park Access Drive right-of-way, and located just northeast of the intersection of Lyle Circle.

Attachments/Exhibits:

- RZC2022-00038_REPORT
- RZC2022-00038_P&D RECOMMENDED CONDITIONS
- RZC2022-00038_HISTORICAL TAX MAP
- RZC2022-00038_LEGAL DESCRIPTION
- PDZoneMapAerial_RZC2022-00038
- PDZoneMap_RZC2022-00038

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER: RZC2022-00038
APPLICANT: CITY OF LAWRENCEVILLE
CONTACT: TODD HARGRAVE
PHONE NUMBER: 678.407.6583
LOCATION: 0 LYLE CIRCLE
PARCEL ID: PORTION OF R7011 015 (RIGHT-OF-WAY
ABANDONEMENT); TRACT 1 AND TRACT 2;
ACREAGE: 4.57 ACRES
ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO BG
(GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request rezoning of a 4.57-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is bisected by the Park Access Drive right-of-way, and located just northeast of the intersection of Lyle Circle. The property is vacant.

The immediate surrounding area comprises primarily of commercial/retail uses and zoning. To the south, is an existing mini-warehouse facility and a vacant tract of land zoned BG (General Business District). To the west, across Lyle Circle, is a developed BG zoned property consisting of a multi-tenant commercial/retail center. To the north are outparcels zoned BG consisting of a variety of commercial/retail uses and zoning. To the east is a developed BG zoned

property consisting of landscape supply facility, and further to the east is an LM (Light Manufacturing District) consisting of recreational vehicle rental facility. Based on these factors the proposed zoning may be consistent with the developments, use and zoning in the immediate vicinity. The request is compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The College Corridor will be a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

The proposal, if properly conditioned, with an emphasis on design, landscaping, the proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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

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

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

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

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

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

The property has a reasonable economic use as currently zoned.

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

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

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

Policies of the City are intended to recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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

The request represents an opportunity to develop a tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan and updated City’s Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

RZC2022-00038

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

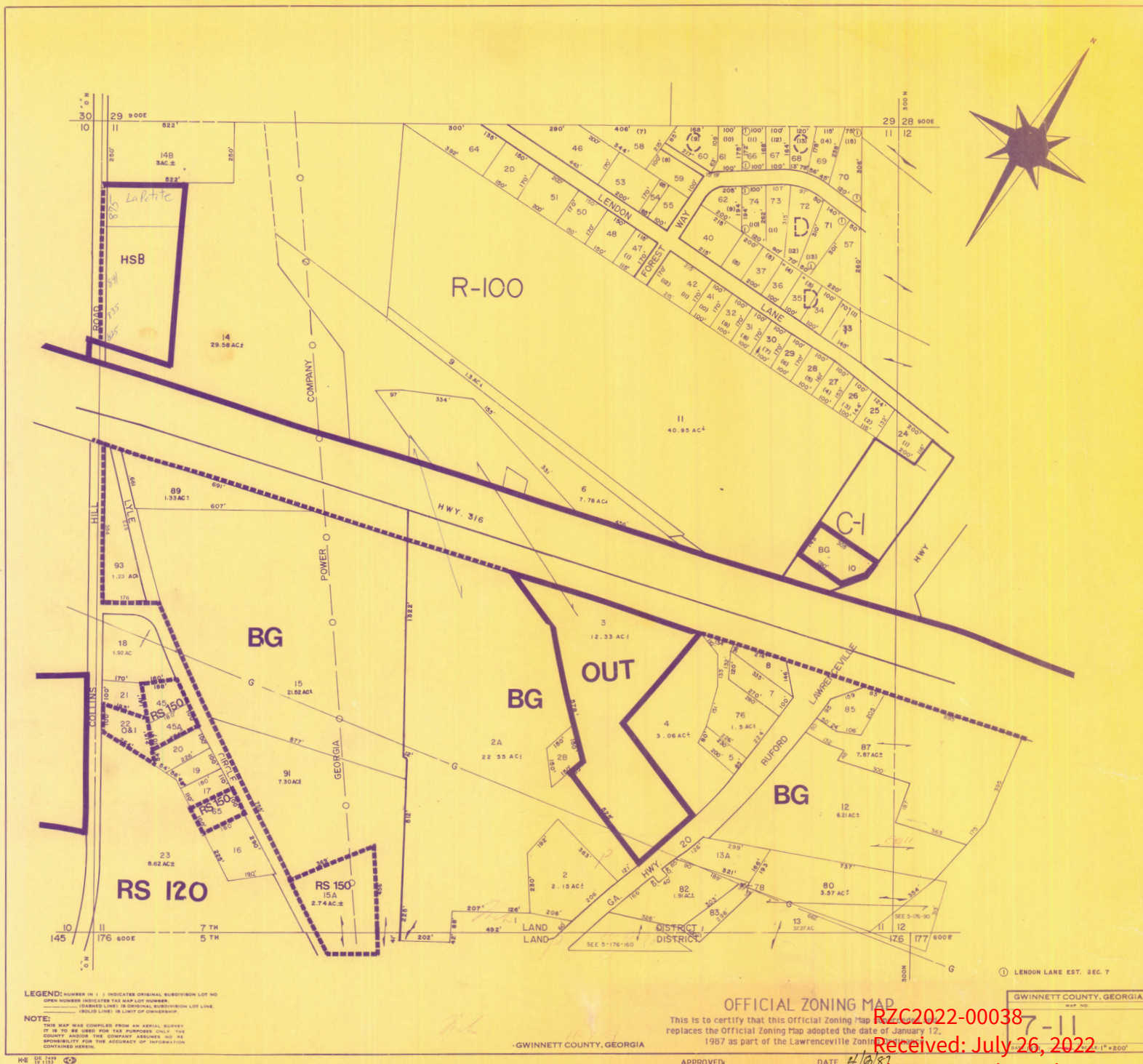
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



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Received: July 26, 2022

Planning and Development Dep

DEED B: 58146 P: 00276
 12/08/2020 10:15 AM Pgs: 13 Fees: \$25.00
 TTax: \$0.00
 Richard T. Alexander, Jr., Clerk of Superior Court
 Gwinnett County, GA
 PT-61 #: 0672020034522
 ERECORDED
 eFile Participant IDs: 4935967122,

**GEORGIA DEPARTMENT OF TRANSPORTATION
 QUITCLAIM DEED**

STATE OF GEORGIA
 COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
 GWINNETT COUNTY
 PARCEL 115R, PI # 004086
 PM # 3352 & 3353; TRACT 1 AND 2

THIS INDENTURE, made this 11 day of August, 20 20, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (herein called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA (herein called "Grantee").

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

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

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

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

PM QCD Revised 8/2/2017

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Received: May 26, 2022

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STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(0863)
GWINNETT COUNTY
PARCEL 115R, PI # 004086
PM # 3352 & 3353; TRACT 1 AND 2

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

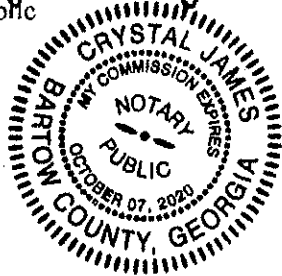
DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the
11 day of August, 2020 in the
Presence of

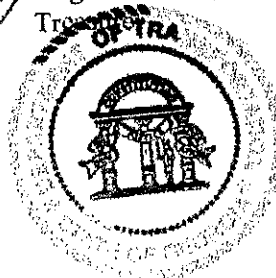
BY: Russell R. McMurtry (Seal)
Russell R. McMurtry, P.E.
Commissioner

Crystal James
Witness

Crystal James
Notary Public



ATTEST: Angela O. Whitworth (Seal)
Angela O. Whitworth
Treasurer



PM QCD Revised 8/2/2017

RZC2022-00038
Received: May 26, 2022
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EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)
P. I. NO.: 004086
PARCEL NO.: 115R
P.M. #: 3352 AND 3353
TRACT 1 = PM 3352
AREA: 1.134 ACRES
TRACT 2 = PM 3353
AREA: 3.442 ACRES

GWINNETT COUNTY:

TRACT 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a point 32.00 feet left of and opposite Station 322+89.44 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence **N 52° 50' 41" W** a distance of **332.07 feet** to a point 312.56 feet left of and opposite Station 332+38.39 on said construction centerline laid out for Park Access Drive;

Thence **N 63° 27' 26" E** a distance of **46.15 feet** to a point 305.18 feet left of and opposite Station 331+92.83 on said construction centerline laid out for Park Access Drive;

Thence **N 81° 26' 31" E** a distance of **70.71 feet** to a point 262.37 feet left of and opposite Station 324+44.90 on said construction centerline laid out for Park Access Drive;

Thence **S 18° 37' 51" E** a distance of **23.09 feet** to a point 247.19 feet left of and opposite Station 324+27.50 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 23" E** a distance of **247.50 feet** to a point 44.70 feet left of and opposite Station 326+13.11 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 24" E** a distance of **13.10 feet** to a point 32.00 feet left of and opposite Station 326+17.12 on said construction centerline laid out for Park Access Drive;

Thence southwesterly along a curve to the right an arc length of **80.261 feet** having a radius of **168.000 feet** subtended by a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500 feet** to the point 32.00 feet left of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

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Thence S 22° 28' 24" W a distance of 232.13 feet back to the point of beginning.

Said Tract 1 contains 1.134 acres and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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

PERMANENT EASEMENT AREA 3

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the western right of way of Park Access Drive for the entire frontage of Parcel 115R, Tract 1, designated as Easement Area 3, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along the entire eastern boundary of Parcel 115R, Tract 1, designated and shown as Easement Area 3, described as follows:

Beginning at a point being a concrete right of way marker located at a point 32.00 feet left of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence leaving the r/w of Park Access Drive proceeding northwesterly a bearing of N 67° 31' 36" W for a distance of 28.00 feet to a concrete marker monumenting the southwest corner of said permanent easement Area 3. Said point being located 60.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly along the westerly limits of said permanent easement Area 3, a bearing of N 22° 20' 43" E for a distance of 305.20 feet to a concrete marker designated and shown as the northwest corner of said permanent easement Area 3 and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 44.70 feet left of and opposite Station 326+13.11 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly toward the r/w of Park Access Drive and along the northern boundary of Parcel 115R, Tract 1, a bearing of N 71° 22' 24" E for a distance of 13.10 feet to a

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concrete r/w marker along the westerly r/w of Park Access Drive monumenting the northeast corner of Parcel 115R, Tract 1 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point also being the northeast corner of said permanent easement Area 3. Said point being located 32.00 feet left of and opposite Station 326+17.12 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence southwesterly along the westerly r/w of Park Access Drive following the curvature thereof of a curve to the right having a radius of 168.000 feet subtended by an arc length of 80.261 feet and a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500** feet to a point monumenting the Point of Curvature of said curve along the r/w and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence continuing southwesterly along the westerly r/w of Park Access Drive a bearing of **S 22° 28' 24" W** for a distance of **236.57** feet to a concrete r/w marker and **THE TRUE POINT OF BEGINNING**, monumenting the southeast corner of easement Area 3 as well as the southeast corner of Parcel 115R, Tract 1 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 1, being located on **Parcel 115R, Tract 1**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.192 acres** or **8,381.27 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a point 32.00 feet right of and opposite Station 321+49.53 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence northeasterly along a curve to the left an arc length of **122.857** feet having a radius of **532.000** feet subtended by a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to the point 32.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive

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Thence **S 66° 54' 16" E** a distance of **28.00 feet** to a point 60.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **6.081 feet** having a radius of **560.000 feet** subtended by a chord bearing of **N 22° 47' 04" E** for a chord distance of **6.081 feet** to the point 60.00 feet right of and opposite Station 322+70.43 on said construction centerline laid out for Park Access Drive

Thence **N 22° 28' 24" E** a distance of **14.57 feet** to a point 60.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 67° 31' 36" W** a distance of **28.00 feet** to a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 22° 28' 24" E** a distance of **236.57 feet** to a point 32.00 feet right of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **161.58 feet** having a radius of **232.000 feet** subtended by a chord bearing of **N 02° 31' 16" E** for a chord distance of **158.334 feet** to the point 32.00 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **N 72° 34' 08" E** a distance of **137.45 feet** to a point 169.45 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **S 35° 13' 01" E** a distance of **66.72 feet** to a point 194.97 feet right of and opposite Station 326+28.55 on said construction centerline laid out for Park Access Drive;

Thence **S 27° 10' 60" E** a distance of **450.81 feet** to a point 483.40 feet right of and opposite Station 324+31.07 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **93.32 feet** to a point 403.98 feet right of and opposite Station 323+82.08 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **455.25 feet** back to the point of beginning.

Said **Tract 2** contains **3.442 acres** and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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

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PERMANENT EASEMENT AREA 2

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 2, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the southwest corner of said parcel designated and shown as Easement Area 2, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

Beginning at a point located at a point 32.00 feet right of and opposite Station 321+49.53 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086). Said point also being located at the intersection of the easterly r/w of Park Access Drive and the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence proceeding northeasterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 532.000 feet subtended by an arc length of 122.857 feet and a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to a concrete marker monumenting the northwest corner of said permanent easement Area 2. Said point being located 32.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 66° 54' 16" E** for a distance of **28.00** feet to a concrete marker designated and shown as the northeast corner of said permanent easement Area 2 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 26° 49' 11" W** for a distance of **72.75** feet to a point along the easterly limits of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence continuing southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 41° 25' 50" W** for a distance of **34.03 feet** to a point along the easterly limits of permanent easement Area 2, monumenting the southeast corner of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 54.58 feet right of and opposite Station 321+69.85 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B". Said point also being located at the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence southwesterly toward the easterly r/w of Park Access Drive along the centerline of the Colonial Pipeline Easement a bearing of **S 80° 48' 06" W** for a distance of **31.58 feet** to a point monumenting the southwest corner of permanent easement Area 2 and the southwest corner of Parcel 115R, Tract 2 and **THE TRUE POINT OF BEGINNING**. Said point being on the easterly r/w of Park Access Drive and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet right of and opposite Station 321+49.53 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 2, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.069 acres** or **2,997.13 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

PERMANENT EASEMENT AREA 4

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 4, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the northwesterly corner of said parcel designated and shown as Easement Area 4, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

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Beginning at a point located at a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence proceeding northeasterly along the easterly r/w of Park Access Drive a bearing of **N 22° 28' 24" E** for a chord distance of **236.57** feet to a point monumenting the Point of Curvature along the easterly r/w of Park Access Drive and the westerly limits of the permanent easement Area 4. Said point being located 32.00 feet right of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence northwesterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 232.000 feet subtended by an arc length of 256.576 feet and a chord bearing of **N 09° 12' 33" W** for a chord distance of **243.699** feet to a point monumenting the northwest corner of said permanent easement Area 4 and Parcel 115R, Tract 2. Said point being located 32.00 feet right of and opposite Station 327+42.75 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 79° 34' 54" E** for a distance of **36.74** feet to a point along the north property line of Parcel 115R, Tract 2 and permanent easement Area 4 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 56.58 feet right of and opposite Station 327+20.35 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding northeasterly along the northerly limits of permanent easement Area 2 and the north property line of Parcel 115R, Tract 2, a bearing of **N 85° 33' 39" E** for a distance of **15.38** feet to a point monumenting the northeast corner of permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 70.00 feet right of and opposite Station 327+14.65 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence southeasterly along the easterly limits of permanent easement Area 4 a bearing of **S 12° 45' 19" E** for a distance of **150.14** feet to a point along the easterly limits of permanent easement Area 4, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 326+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

RZC2022-00038

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Planning and Development Dep

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Thence southwesterly along the easterly limits of permanent easement Area 4, a bearing of **S 13° 12' 14" W** for a distance of **122.54 feet** to a point as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 325+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing southwesterly along the easterly limits of permanent easement Area 4 a bearing of **S 22° 28' 24" W** for a distance of **215.00 feet** to a concrete marker along the easterly limits of permanent easement Area 4, monumenting the southeast corner of said permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence northwesterly toward the r/w of Park Access Drive and along the southerly limits of permanent easement Area 4 a bearing of **N 67° 31' 36" W** for a distance of **28.00 feet** to a point along the easterly r/w of Park Access Drive and monumenting the southwest corner of permanent easement Area 4 and **THE TRUE POINT OF BEGINNING**, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 32.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

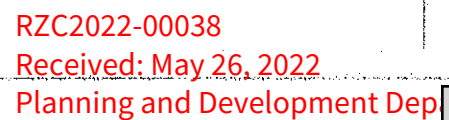
Said "**Permanent Easement for the Maintenance of Slopes**", Area 4, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.297 acres** or **12,917.32 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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[illegible]

[illegible]



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00038

Applicant: City of Lawrenceville



Legend

-  Subject Property
-  Parcels
-  Roads



0 115 230



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00038

Applicant: City of Lawrenceville

Legend

 Subject Property

 Parcels

Zoning Districts

 BG General Business

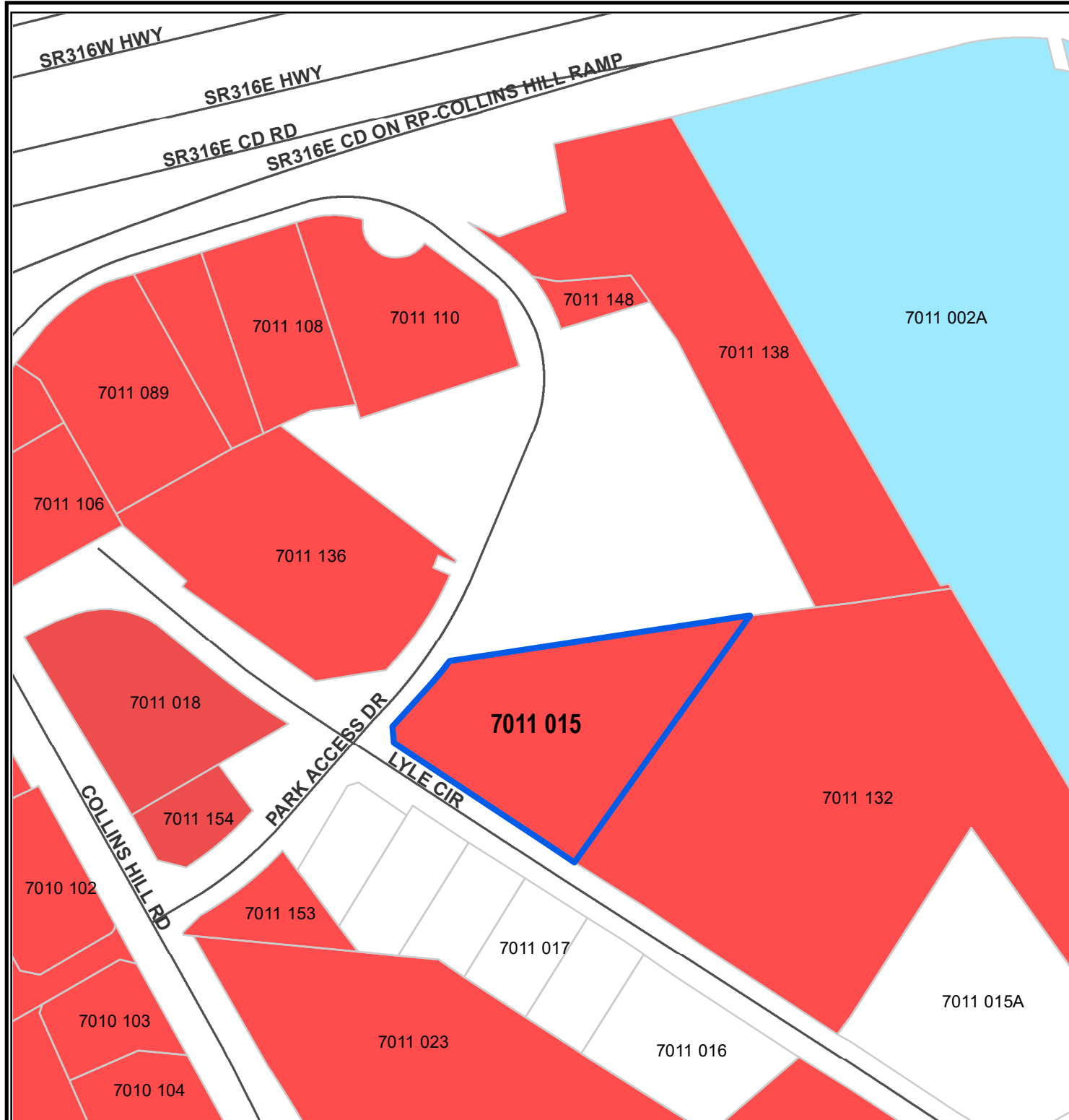
 HSB Highway Service Business

 LM Light Manufacturing

 Roads



0 115 230





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00039; City of Lawrenceville; Property located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road

Department: Planning and Development

Date of Meeting: Tuesday, July 5, 2022

Presented By: Todd Hargrave, Director of Planning and Development

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

Planning Commission Recommendation: **Pending Recommendation**

Summary: The applicant request rezoning of a 1.34-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road.

Attachments/Exhibits:

- RZC2022-00039_REPORT
- RZC2022-00039_P&D RECOMMENDED CONDITIONS
- RZC2022-00039_EXHIBIT
- RZC2022-00039_LEGAL DESCRIPTION
- RZC2022-00039_RESOLUTION OF ABANDONEMENT
- PDZoneMapAerial_RZC2022-00039
- PDZoneMap_RZC2022-00039

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER: RZC2022-00039

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: PROPERTY LOCATED AT THE NORTHWEST
INTERSECTION OF COLLINS HILL ROAD AND
HURRICANE SHOALS ROAD

PARCEL ID: PORTIONS OF R5145 036, R7010 091, R7010 105 AND
R7011 023 (GDOT RIGHT-OF-WAY ABANDONEMENT)

ACREAGE: 1.34 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO BG
(GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request rezoning of a 1.34-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road. The property is vacant.

The immediate surrounding area includes a mix of commercial, institutional, office and residential developments and zoning. To the south, is the Lawrenceville Crossing shopping center consisting of a multi-tenant commercial/retail center

and outparcels along Collins Hill Road. To the west, across Hillcrest Green Road is the RM-12 (Multifamily Residence District) and a vacant tract of land zoned RS-150 (Single-Family Residence District). Immediately adjacent to the north and west is the BG zoned Collins Hill Walmart Supercenter. To the north and east, are vacant parcels of land zoned BG, and to the south across Hurricane Shoals Road are multiple properties zoned for commercial uses, as well as the recently completed College Corridor. Based on these factors the proposed zoning may be consistent with the developments and zoning in the immediate vicinity. The request is compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The College Corridor will be a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

The proposal, if properly conditioned, with an emphasis on design, landscaping, the proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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

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

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

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

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

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

The property has a reasonable economic use as currently zoned.

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

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

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

Policies of the City are intended to recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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

The request represents an opportunity to develop a tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan and updated City’s Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06032022

RZC2022-00039

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

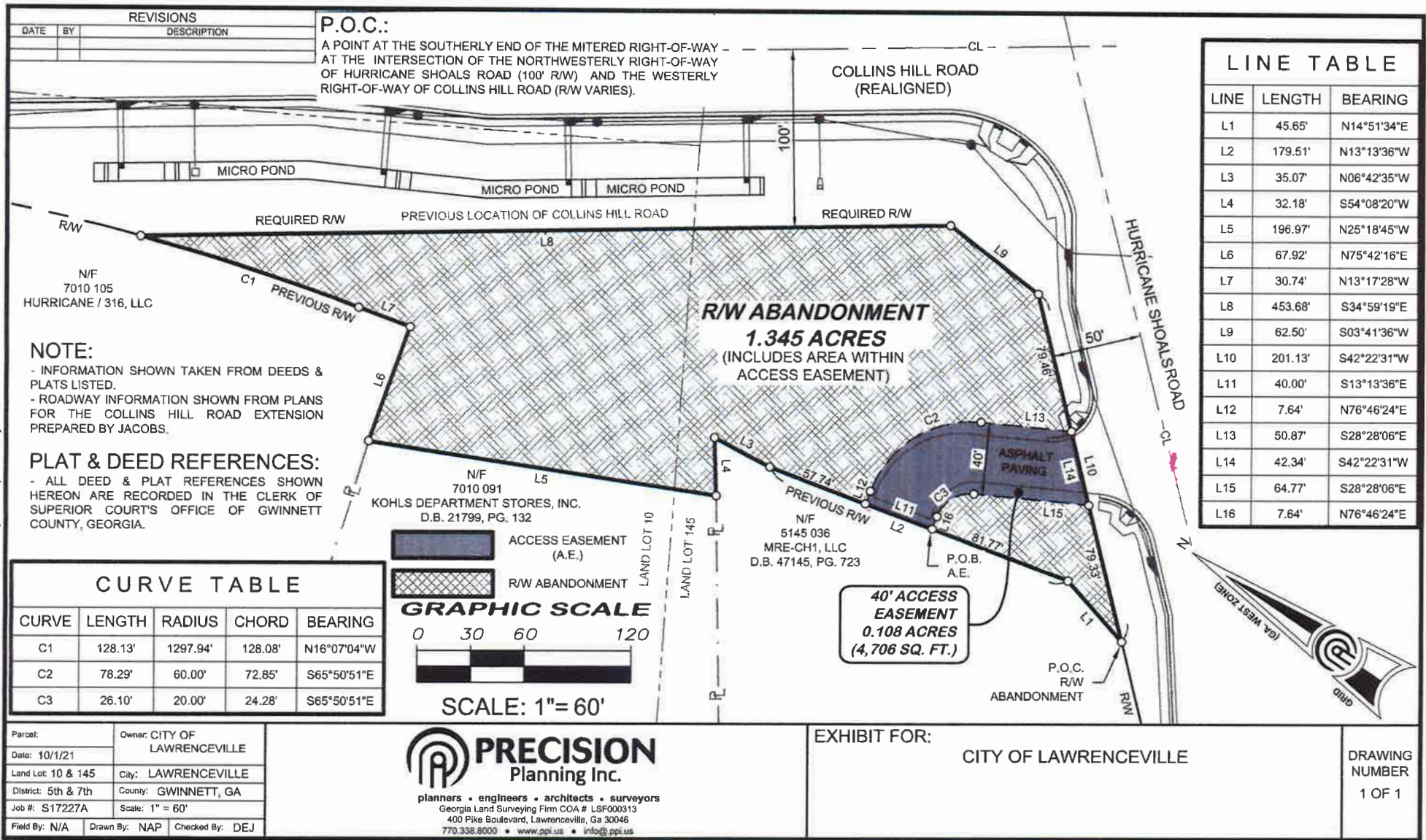
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



LAND DESCRIPTION RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th 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 a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W), said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way of Collins Hill Road the following eight (8) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point; **THENCE** North 06 degrees 42 minutes 35 seconds West for a distance of 35.07 feet to a Point; **THENCE** South 54 degrees 08 minutes 20 seconds West for a distance of 32.18 feet to a Point; **THENCE** North 25 degrees 18 minutes 45 seconds West for a distance of 196.97 feet to a Point; **THENCE** North 75 degrees 42 minutes 16 seconds East for a distance of 67.92 feet to a Point; **THENCE** North 13 degrees 17 minutes 28 seconds West for a distance of 30.74 feet to a Point; **THENCE** along a curve to the left having a radius of 1297.94 feet and arc length of 128.13 feet being subtended by a chord of North 16 degrees 07 minutes 04 seconds West for a distance of 128.08 feet to a Point; **THENCE** leaving said existing Right-of-Way and continue along said required Right-of-Way of Collins Hill Road (Realigned), South 34 degrees 59 minutes 19 seconds East for a distance of 453.68 feet to a Point at the Northerly end of the mitered Right-of-Way intersection of Collins Hill Road and Hurricane Shoals Road; **THENCE** continuing along said mitered Right-of-Way, South 03 degrees 41 minutes 36 seconds West for a distance of 62.50 feet to a Point at the Southerly end of the aforesaid mitered Right-of-Way intersection; **THENCE** continuing along said Right-of-Way of Hurricane Shoals Road, South 42 degrees 22 minutes 31 seconds West for a distance of 201.13 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.345 acres (58,596 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.

LAND DESCRIPTION 40' ACCESS EASEMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th 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 a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W); **THENCE** continuing along said existing Right-of-Way the following two (2) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way, North 13 degrees 13 minutes 36 seconds West for a distance of 40.00 feet to a Point; **THENCE** leaving said existing Right-of-Way, North 76 degrees 46 minutes 24 seconds East for a distance of 7.64 feet to a Point; **THENCE** along a curve to the right having a radius of 60.00 feet and arc length of 78.29 feet being subtended by a chord of South 65 degrees 50 minutes 51 seconds East for a distance of 72.85 feet to a Point; **THENCE** South 28 degrees 28 minutes 06 seconds East for a distance of 50.87 feet to a Point on the aforesaid required Right-of-Way of Hurricane Shoals Road; **THENCE** continuing along said Right-of-Way, South 42 degrees 22 minutes 31 seconds West for a distance of 42.34 feet to a Point; **THENCE** leaving said Right-of-Way, North 28 degrees 28 minutes 06 seconds West for a distance of 64.77 feet to a Point; **THENCE** along a curve to the left having a radius of 20.00 feet and arc length of 26.10 feet being subtended by a chord of North 65 degrees 50 minutes 51 seconds West for a distance of 24.28 feet to a Point; **THENCE** South 76 degrees 46 minutes 24 seconds West for a distance of 7.64 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.108 acres (4,706 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.

RESOLUTION RES-2021-13

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Collins Hill Road that contains 1.345 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Collins Hill Road as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Collins Hill Road containing 1.345 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and these utility easements previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned and a forty foot access easement as shown on Exhibit "A" and described on Exhibit "B".

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia including, but not limited to, the sale of the abandoned property by sealed bids to the highest bidder. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this 13th day of December, 2021.



David R. Still, Mayor

ATTEST:


 Karen Pierce, City Clerk

RZC2022-00039

Received: May 26, 2022

Planning and Development Dep

Chuck Warbington

From: Karen Pierce
Sent: Wednesday, April 13, 2022 10:14 AM
To: Chuck Warbington
Subject: RE:
Attachments: RES-2021-13 Abandon ROW Collins Hill Road.pdf

See attached

Karen Pierce, CMC | City Clerk
 Office: 678-407-6389 | 404-709-0715



From: Chuck Warbington <chuck.warbington@lawrencevillega.org>
Sent: Wednesday, April 13, 2022 7:44 AM
To: Karen Pierce <Karen.Pierce@LawrencevilleGA.Org>
Subject:

At the Dec 13 Work session last year we had a resolution to adandon left over ROW for Collins Hill Road near Hurricane shoals. Can you send that resolution to me?



Chuck Warbington, PE
 City Manager
 Office: 678-407-6415 | Mobile: 770-315-2725
Lawrencevillega.org DowntownLawrencevilleGa.com

RZC2022-00039
 Received: May 26, 2022
 Planning and Development Dep

Chuck Warbington

From: Chuck Warbington
Sent: Tuesday, November 16, 2021 1:27 PM
To: 'Lee Thompson'; Frank Hartley
Cc: Karen Pierce
Subject: Abandonment of Municipal Street - Left over ROW for Collins Hill Road.
Attachments: 0297_001.pdf

Can you provide a resolution for abandonment of municipal street for this left over section of Collins Hill Road?

Please have this on the December 13 Work Session Agenda. Thanks

**Chuck Warbington, PE**

City Manager

Office: 678407-6415 | Mobile: 770-315-2725

Lawrencevillega.org DowntownLawrencevilleGa.com

RZC2022-00039
Received: May 26, 2022
Planning and Development Dep



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00039

Applicant: City of Lawrenceville



Legend

-  Subject Properties
-  Parcels
-  Roads



0 130 260



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00039

Applicant: City of Lawrenceville

Legend

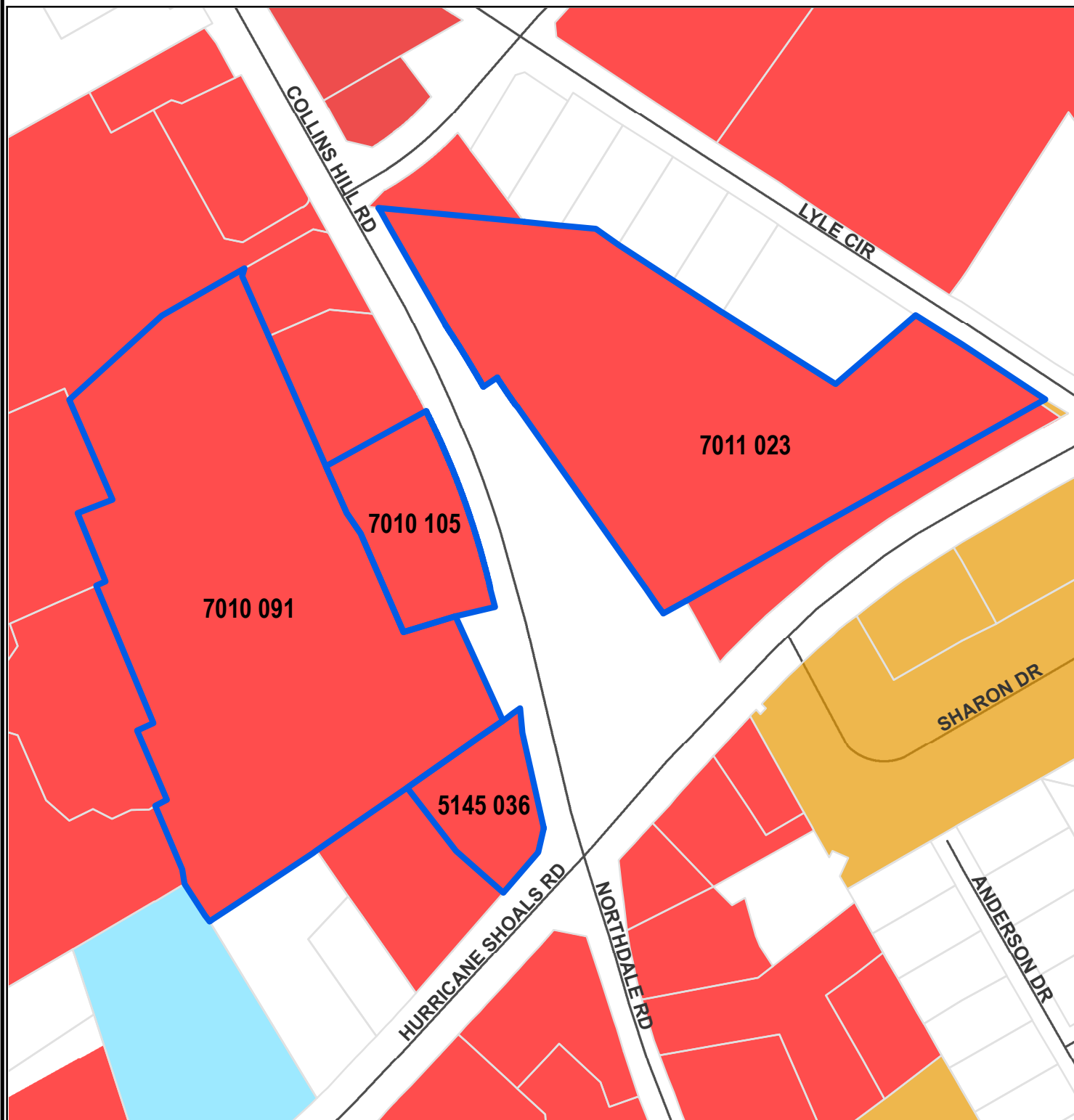
-  Subject Properties
-  Parcels

Zoning Districts

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



0 130 260





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00040; City of Lawrenceville; Property located along the southerly right-of-way of State Route 316 along Ramp “X”, also known as Eastbound Connector Road, with the northeasterly right-of-way of Lightning Access Road.

Department: Planning and Development

Date of Meeting: Tuesday, July 5, 2022

Presented By: Todd Hargrave, Director of Planning and Development

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

Planning Commission Recommendation: **Pending Recommendation**

Summary: The applicant request rezoning of a 5.59-acre parcel from R-100 (Gwinnett County – Single-Family Residence District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the southerly right-of-way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly right-of-way of Lightning Access Road at its intersection with Buford Drive/Georgia Highway 20.

Attachments/Exhibits:

- RZC2022-00040_REPORT
- RZC2022-00040_P&D RECOMMENDED CONDITIONS
- RZC2022-00039_LIGHTNING EXT_HIST TAX MAP
- RZC2022-00039_LIGHTNING EXT
- PDZoneMapAerial_RZC2022-00040

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

CASE NUMBER: RZC2022-00040

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 316
ALONG RAMP “X” ALSO KNOWN AS EASTBOUND
CONNECTOR ROAD WITH THE NORTHEASTERLY
RIGHT-OF-WAY OF LIGHTNING ACCESS ROAD

PARCEL ID: PORTION OF R7011 003 (GDOT RIGHT-OF-WAY-
ABANDONEMENT, PARCEL 4, TRACT 1 AND TRACT 2)

ACREAGE: 5.59 ACRES

ZONING PROPOSAL: R-100 (GWINNETT COUNTY – SINGLE-FAMILY
RESIDENCE DISTRICT) TO BG (GENERAL BUSINESS
DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned R-100 (Gwinnett County – Single-Family Residence District) since 2004.

ZONING HISTORY:

In 2004, the property was annexed into the jurisdictional boundaries of the City of Lawrenceville, pursuant to ANX2004-00085.

PROJECT DATA

The applicant request rezoning of a 5.59-acre parcel from R-100 (Gwinnett County – Single-Family Residence District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the southerly right-of-way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly right-of-way of Lightning Access Road at its intersection with Buford Drive/Georgia Highway 20. The property is vacant and primarily wooded.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the east by a city owned property once consisting of a recently demolished derelict hotel/motel. Further to the east, across Buford Drive is a recently approved CMU (Community Mixed-Use District) zoned property proposed to be developed with a mix of commercial/retail and multifamily use. Immediately to the south is an LM (Light Manufacturing District) consisting of a long standing RV and equipment rental facility. Further to the south at the intersection of Buford Drive and Hurricane Shoals Road are BG (General Business District) zoned properties consisting of commercial/retail and office uses. To north, across University Parkway (S.R. 316) are vacant tracts of land located in unincorporated Gwinnett County.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This character area defines areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. The emphasis is on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots. The proposed development may be consistent with goals and policies of the Comprehensive Plan promoting residential, general commercial, civic and mixed-use developments throughout the city limits.

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city’s efforts to expand the “halo effect” throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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

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

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

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

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

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

The property has a reasonable economic use as currently zoned.

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

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

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

Policies of the City are intended to recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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

The request represents an opportunity to redevelop a tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06022022

RZC2022-00040

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

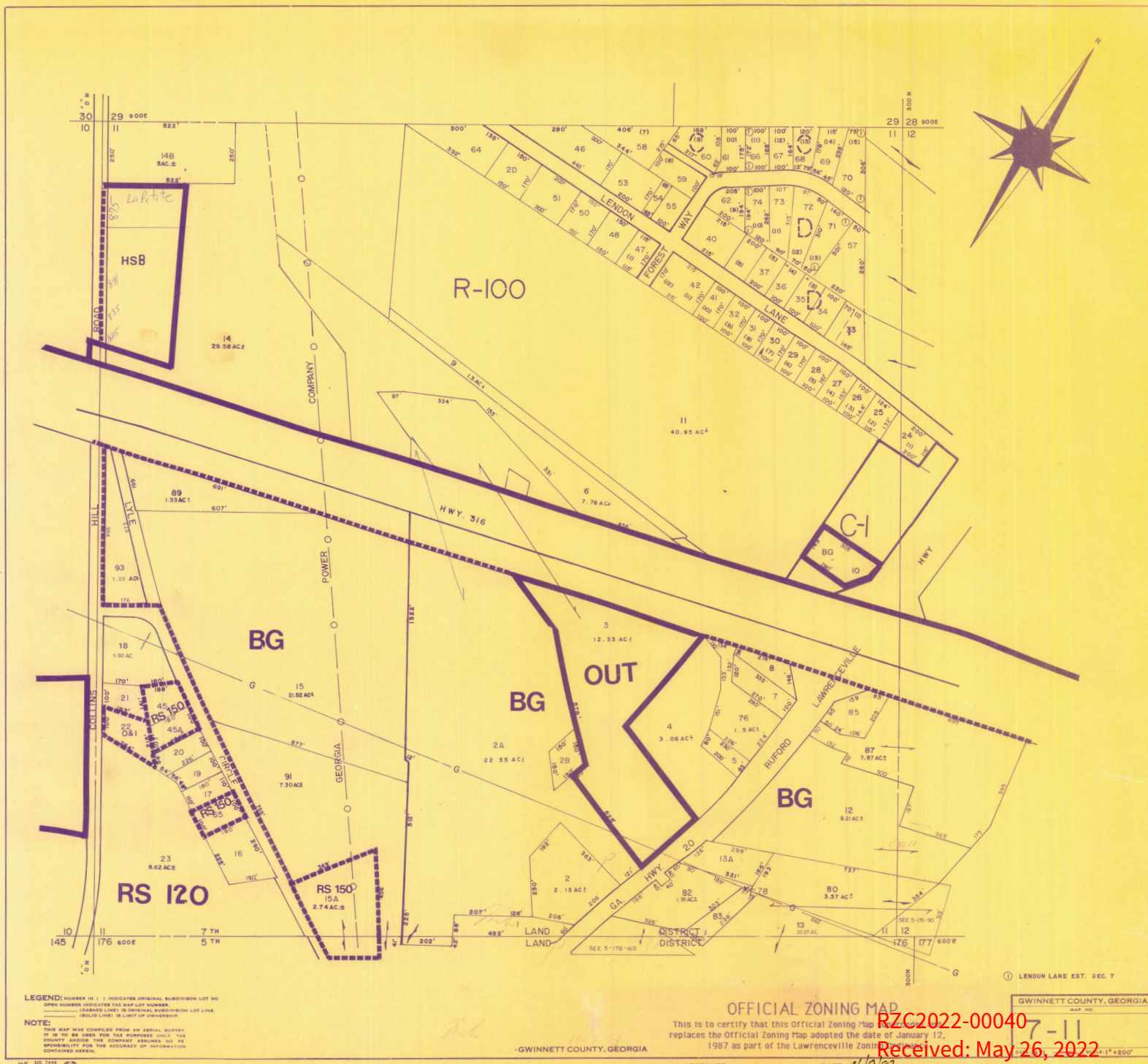
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



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DEED B: 58146 P: 00224

12/08/2020 10:03 AM Pgs: 7 Fees: \$25.00

TTax: \$0.00

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

PT-61 #: 0672020034514

ERECORDED

eFile Participant IDs: 4935967122,

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI # 004086
PM # 3389

THIS INDENTURE, made this 2 day of September, 2020, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (herein called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA (herein called "Grantee").

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

EXCEPTING AND RESERVING those access rights to STATE ROUTE 316, RAMP "X", EASTBOUND CONNECTOR ROAD BEGINNING AT LIGHTNING ACCESS DRIVE AND ENDING AT THE NORTHEAST CORNER OF PARCEL 4, TRACT "1" as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

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

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

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

PM QCD Form Revised 9/7/2017

RZC2022-00040

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STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI #004086
PM # 3389

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

DEPARTMENT OF
TRANSPORTATION

An agency of the State of Georgia

Signed, Sealed, and Delivered this the
2nd day of September, 2020 in the
Presence of

BY:

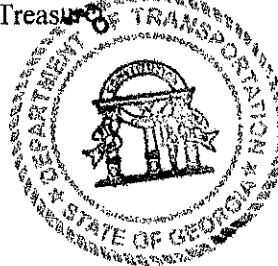
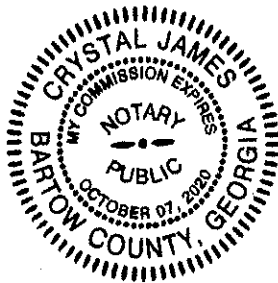
Russell R. McMurry (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

Notary Public

ATTEST:

Angela O. Whitworth (Seal)
Angela O. Whitworth
Treasurer



PM QCD Form Revised 9/7/2017

RZC2022-00040

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EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)

GWINNETT COUNTY:

P. I. NO.: 004086

PARCEL NO.: 4

P.M. #: 3389

TRACT 1

AREA: 1.8881 ACRES

TRACT 2

AREA: 3.7036 ACRES

TRACT 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a concrete marker found along the southerly right of way of State Route 316 along Ramp "X" also known as the Eastbound Connector Road with the northeasterly right of way of Lightning Access Road and being located at Sta. 406+58.37 and 60.00 feet left of the centerline of Lightning Access Road per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the right an arc length of **243.734 feet** having a radius of **1850.86 feet** subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of **243.558 feet** to a concrete marker found located at Sta. 2294+71.28 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", a bearing of **N 87° 42' 45" E** for a distance of **244.08 feet** to a concrete marker found located at PC Sta. 2297+15.26 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the left an arc length of **57.975 feet** having a radius of **1968.86 feet** subtended by a chord bearing of **N 85° 47' 06" E** for a chord distance of **57.973 feet** to a concrete marker found located at Sta. 2297+71.14 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086). Said point monumenting the northeast corner of Tract 1;

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Thence leaving the right of way of SR 316 southerly along the easterly boundary of Tract 1 a bearing of **S 03° 57' 46" E** for a distance of **293.14 feet** to a concrete marker found located along the northeasterly right of way of Lightning Access Drive at Sta. 412+75.50 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence proceeding northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 65° 46' 04" W** for a distance of **607.12 feet** to a concrete marker found located along the northerly right of way of Lightning Access Drive at Sta. 406+68.26 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 68° 58' 39" W** for a distance of **11.34 feet** to a concrete marker found being the **TRUE POINT OF BEGINNING** located along the northerly right of way of Lightning Access Drive at Sta. 406+58.37 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Said **Tract 1** contains **1.8881 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 1** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

EXCEPTING AND RESERVING those access rights to SR 316, Ramp "X", Eastbound Connector Road, as described in Exhibit "A" and shown on the attached sketch marked Exhibit "B".

All those rights of access lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly as follows:

Said access rights **Beginning** at concrete marker found at the intersection of the southerly r/w of SR 316 Ramp "X", Eastbound Connector Road, with the northeasterly r/w of Lightning Access Drive with station value of 406+58.37 being 60.00 ft. left of the construction centerline of Lightning Access Drive on Georgia Highway Project No. MSL00-0004-00(086) Gwinnett;

Thence proceeding easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the right having a radius of 1850.86 feet along an arc distance of 243.734 feet subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of 243.558 feet to a concrete marker having a Station value of 2294+71.28 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, a bearing of N 87° 42' 45" E for a distance of 244.08 feet to a concrete marker having a Station value of 2297+15.26 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the left having a radius of 1968.86 feet along an arc distance of 57.975 feet subtended by a chord bearing of N 85° 47' 06" E for a chord distance of 57.973 feet to a concrete marker having a Station value of 2294+71.14 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" and the **ENDING** of said access rights. Containing 545.789 Lineal Feet of Rights of Access.

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

TRACT 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

To find the True Point of Beginning, begin at a concrete marker found along the northwesterly right of way of State Route 20, Buford Drive, with the southwesterly right of way of Lightning Access Road and being located at Sta. 100+13.75 and 100.00 feet right of the centerline of State Route 20, Buford Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding northwesterly along the southerly right of way of Lightning Access Drive a bearing of N 70° 43' 53" W for a distance of 15.00 feet to an iron pin placed monumenting the northeast corner and easternmost corner of Tract 2 and the **TRUE POINT OF BEGINNING**;

Thence leaving the right of way of Lightning Access Drive southwesterly along the northwesterly right of way of the SR 20, Buford Drive, parallel to the existing right of way of State Route 20, Buford Drive a bearing of S 19° 50' 22" W for a distance of 278.36 feet to an iron pin placed 115.00 feet from the centerline of SR 20, Buford Drive, monumenting the southeast corner of Tract 2 located 15.01 feet from an existing concrete right of way marker at Sta. 102+93.58, concrete marker 100.00 feet Right of the centerline of SR 20, Buford Drive, per the Georgia Dept. of Transportation Project MSL-0004-00(086);

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Thence leaving the right of way of SR 20, Buford Drive, northwesterly along the southerly boundary of Tract 2 a bearing of **N 68° 10' 54" W** for a distance of **405.94 feet** to an iron pin placed;

Thence northeasterly along the southern boundary of Tract 2 a bearing of **N 18° 26' 50" E** for a distance of **65.04 feet** to a 1" pipe found;

Thence proceeding northwesterly along the southern boundary of Tract 2 a bearing of **N 42° 41' 57" W** for a distance of **535.26 feet** to a concrete marker found monumenting the westernmost and northwest corner of Tract 2 located along the southerly right of way of Lightning Access Drive at Sta. 407+05.87 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 65° 51' 31" E** for a distance of **579.78 feet** to a nail found on the southerly right of way of Lightning Access Drive at PC Sta. 412+85.06 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of the Lightning Access Drive, along a curve to the left an arc length of **177.800 feet** having a radius of **1969.86 feet** subtended by a chord bearing of **S 68° 27' 27" E** for a chord distance of **177.740 feet** to a nail found located at PT Sta. 414+57.42 and being 60.00 feet Right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 70° 43' 53" E** for a distance of **126.42 feet** to a iron pin placed at the northeast corner and easternmost corner of Tract 2 and being the **TRUE POINT OF BEGINNING**.

Said **Tract 2** contains **3.7036 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept. of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 2** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

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

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LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00040

Applicant: City of Lawrenceville

Legend

- Parcels
- Subject Properties

Zoning Districts

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



0 120 240

