



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

RZR2025-00027
RECEIVED FEBRUARY 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Julio C. Leyva Diaz</u>	NAME: <u>Julio C. Leyva Diaz</u>
ADDRESS: <u>3363 Sean Way</u>	ADDRESS: <u>3363 Sean Way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
CONTACT PERSON: <u>David Sonders</u> PHONE: <u>561-504-2224</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>RS-150</u>	
PARCEL NUMBER(S): <u>5139 005</u> ACREAGE: <u>2.51</u>	
ADDRESS OF PROPERTY: <u>1091 Grayson Highway, Lawrenceville GA 30046</u>	

Julio C. Leyva Diaz 2/11/25
SIGNATURE OF APPLICANT DATE
AND OWNER

Julio C. Leyva Diaz
TYPED OR PRINTED NAME



2/11/25
DATE

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



City of Lawrenceville
Planning & Development Department
70 S Clayton Street
Lawrenceville, GA 30046

Key Engineering Solutions-US, Inc.
2847 N Bogan Road
Buford, GA 30519
Tel 561.504.2224
www.kes-us.com

Subject:
Rezoning Application – Residential Subdivision
1091 Grayson Highway
Lawrenceville, GA 30046

Date:
February 6, 2025

To Whom it May Concern:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject property from BG to RS-150 in order to develop the properties into a single-family community. The subject parcel is located at 1091 Grayson Highway, Lawrenceville, GA 30046. The parcel ID is R5139 005.

Phone:
561.504.2224

The subject properties will be developed into five single-family detached subdivision home lots. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3-bathroom models. The anticipated price will be greater than \$500,000 per unit.

Email:
dsonders@kes-us.com

The proposed development will be connected to public water and sanitary sewer. An easement to an existing sanitary sewer has been acquired and is shown on the site plan. No variances or special conditions are requested at this time.

Please direct any questions, comments, or correspondence regarding letter to David M. Sonders, P.E., Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read "D. Sonders", written over a horizontal line.

David M. Sonders, P.E.
Principal Engineer

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1091 GRAYSON HWY LAWRENCEVILLE, GA 30045

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY CONCRETE MONUMENT FOUND AT THE INTERSECTION FORMED BY THE SOUTHERN RIGHT-OF-WAY OF PLANTATION BOULEVARD AND THE WESTERN RIGHT-OF-WAY OF GRAYSON HWY,

THENCE RUN SOUTH 12 DEGREES 55 MINUTES 04 SECONDS EAST A DISTANCE OF 703.36 FEET TO A 1/2" REBAR SET AND THE TRUE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING BEING ESTABLISHED

THENCE RUN ALONG SAID WESTERN RIGHT-OF-WAY LINE OF GRAYSON HWY

SOUTH 09 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 84.73 FEET TO A RIGHT-OF-WAY CONCRETE MONUMENT FOUND,

THENCE RUN SOUTH 18 DEGREES 31 MINUTES 22 SECONDS EAST A DISTANCE OF 153.52 FEET TO A 1/2" REBAR SET,

THENCE RUN SOUTH 76 DEGREES 44 MINUTES 12 SECONDS WEST A DISTANCE OF 159.69 FEET TO A 1/2" REBAR SET,

THENCE RUN SOUTH 58 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 106.32 FEET TO A 1/2" REBAR FOUND,

THENCE RUN SOUTH 58 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 93.72 FEET TO A 1/2" REBAR FOUND,

THENCE RUN SOUTH 62 DEGREES 21 MINUTES 47 SECONDS WEST A DISTANCE OF 197.07 FEET TO A 1/2" REBAR SET,

THENCE RUN NORTH 16 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 194.00 FEET TO A 1/2" REBAR FOUND,

THENCE RUN NORTH 60 DEGREES 47 MINUTES 25 SECONDS EAST A DISTANCE OF 563.59 FEET TO A 1/2" REBAR SET ON THE WESTERN RIGHT-OF-WAY OF GRAYSON HWY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

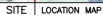
SAID TRACT OR PARCEL CONTAINS 109369.69 SF / 2.511 AC

THE END.

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PROPERTY IS ZONED O1 AND BG
CITY OF LAWRENCEVILLE
BUILDING SETBACKS:
AS PER PB.164/PG.101
FRONT 50'
SIDE 10'
REAR 10'
MAX LOT COVERAGE 95%
MAX BUILDING HEIGHT 35'

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL, AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD
HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE
FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL,
MAP ID: 1313000104F
EFFECTIVE DATE: 8/28/2008

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND

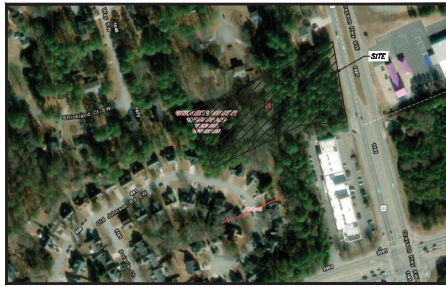
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN, THERE MAY BE FUTURE FLOOD ELEVATION CHANGES DUE TO CHANGES IN THE LOCAL GOVERNING MUNICIPALITY WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY, HE REQUEST ANY AND ALL FUTURE FLOOD SITUATIONS BEING ONLY THE LOCAL MUNICIPALITY SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE, IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

[illegible][illegible]

TOTAL LAND AREA
109369.69 SF / 2.511 AC

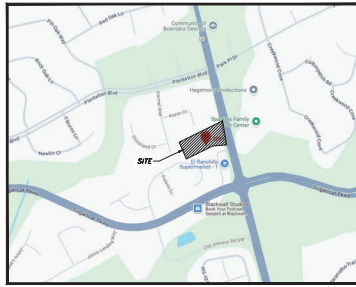
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FEMA MAP
NOT TO SCALE

THE FLOOD ZONING SHOWN HEREON ARE BASED ON THE FEMA FIRM PANEL NUMBER 131302104F EFFECTIVE DATE SEPTEMBER 29, 2009. THIS SITE LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN"



VICINITY MAP
NOT TO SCALE

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- STANDARD DUTY CONCRETE
- LIGHT POLE

SITE AREA CALCULATIONS

LOT SIZE (GROSS ACREAGE) = 2.511 AC
TAX PARCEL = RS139.005

ZONING

JURISDICTION GWINNETT COUNTY
EXISTING ZONING OI & BG
PROPOSED ZONING RS-100
ADJACENT ZONING R-100, R-60, & C-2

SETBACKS

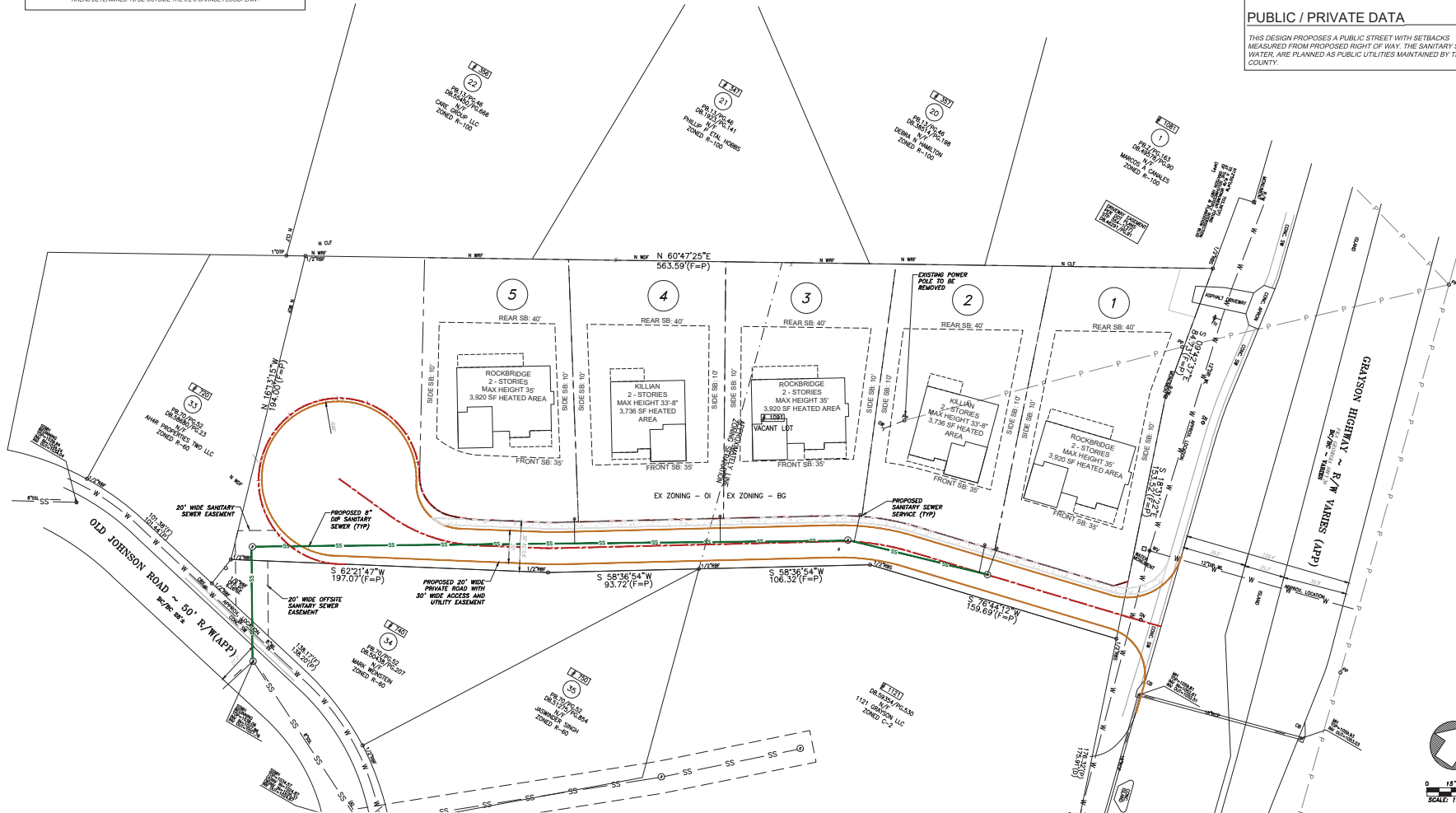
RS-100 ZONING
FRONT YARD SETBACK 35'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 40'

LOTS

PROPOSED LOTS 5
PROPOSED GROSS DENSITY 1.29
PROPOSED NET DENSITY 2.0
MINIMUM LOT AREA 15,000 SF
MINIMUM LOT WIDTH 85 FT
MINIMUM DWELLING UNIT SIZE 2,000 SF (1 STORY HEATED AREA)
MINIMUM DWELLING UNIT SIZE 2,400 SF (2 STORY HEATED AREA)
MAX LOT COVERAGE 30%
MAX BUILDING HEIGHT 35 FT
PROPOSED USE SINGLE FAMILY RESIDENTIAL

PUBLIC / PRIVATE DATA

THIS DESIGN PROPOSES A PUBLIC STREET WITH SETBACKS MEASURED FROM PROPOSED RIGHT OF WAY. THE SANITARY SEWER, WATER, ARE PLANNED AS PUBLIC UTILITIES MAINTAINED BY THE COUNTY.



01/28/2025

3.0

24-HR CONTACT:
DAVID SONDERS
561.504.2224

SITE PLAN

1091 GRAYSON
1091 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30054

K.E.S.
KEY ENGINEERING SOLUTIONS
2847 N Bogan Road
Burlington, GA 30519
Phone: 561-504-2224

THESE CONSTRUCTION DOCUMENTS AND REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF KEY ENGINEERING SOLUTIONS, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREON WITHOUT WRITTEN PERMISSION FROM AND THE COMPENSATION TO KEY ENGINEERING SOLUTIONS, INC.

GEORGIA
REGISTERED
No. PE047163
PROFESSIONAL
ENGINEER
DAVID SONDERS

DATE	NO.	REVISION

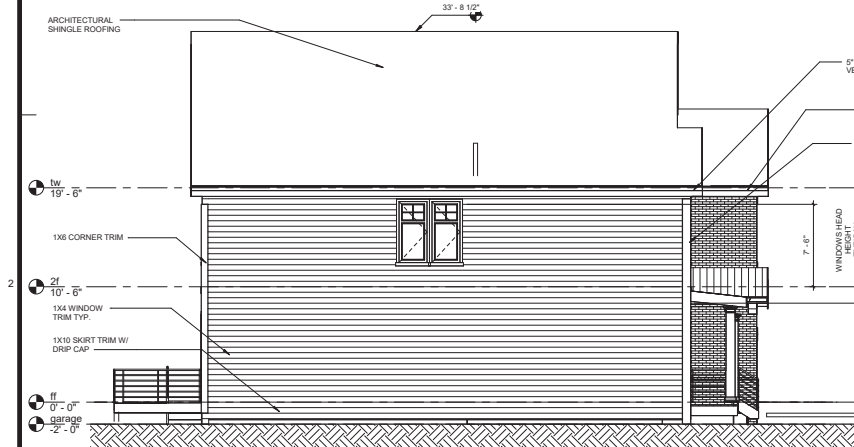
Know what's below.
Call before you dig.

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ELEVATION NOTE:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.



④ West Elevation
SCALE: 3/16" = 1'-0"



② East Elevation
SCALE: 3/16" = 1'-0"



③ North Elevation
SCALE: 3/16" = 1'-0"



① South Elevation
SCALE: 1/4" = 1'-0"

DATE # REMARKS REVISIONS

PROJECT:

Midway RESIDENCE

891 Killian Hill Rd SW

Lilburn, GA 30047

SHEET TITLE:

ELEVATIONS

SHEET:

A6







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

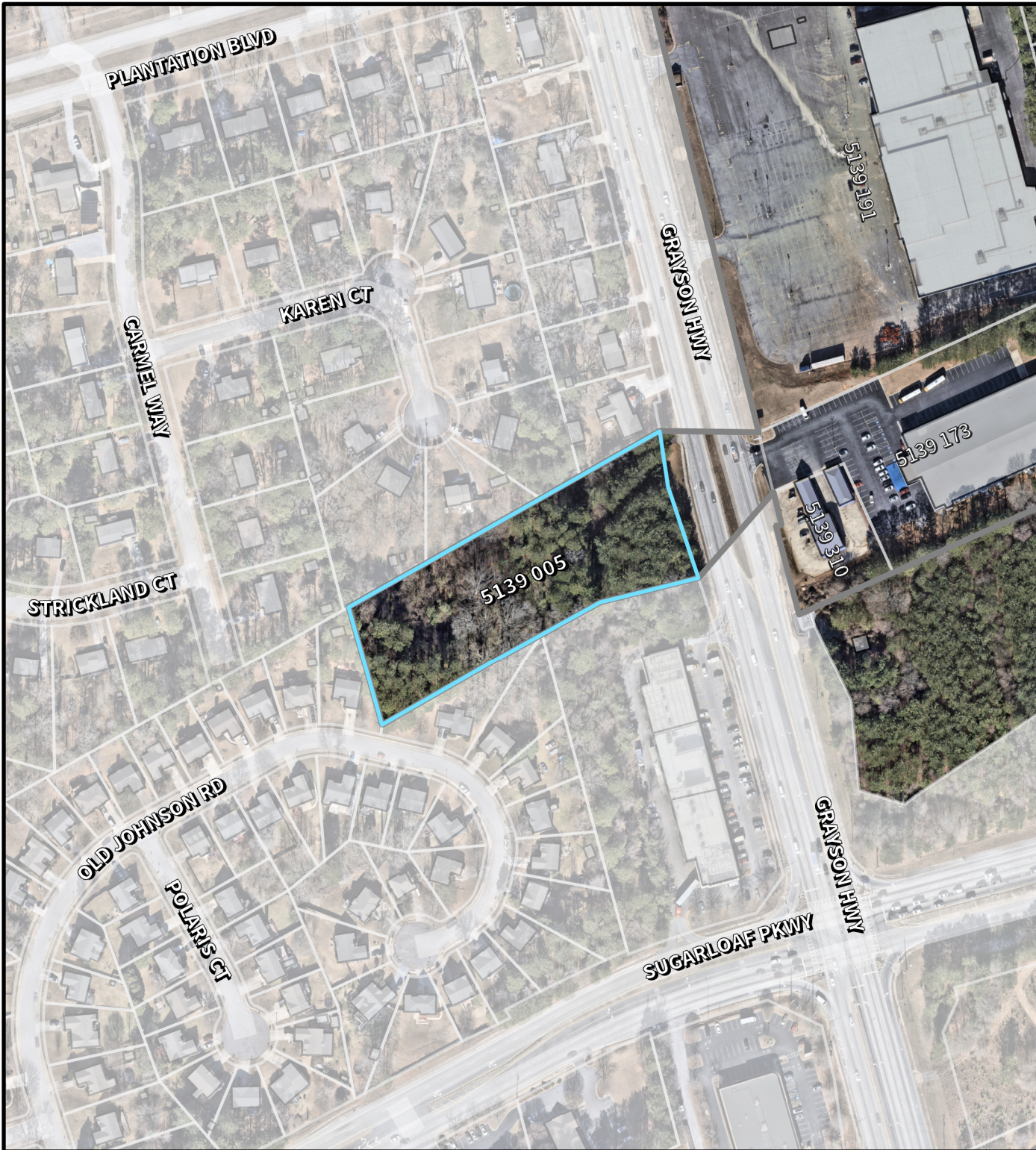
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Applicant:
Julio Leyva

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



0 62.5 125 250 Feet







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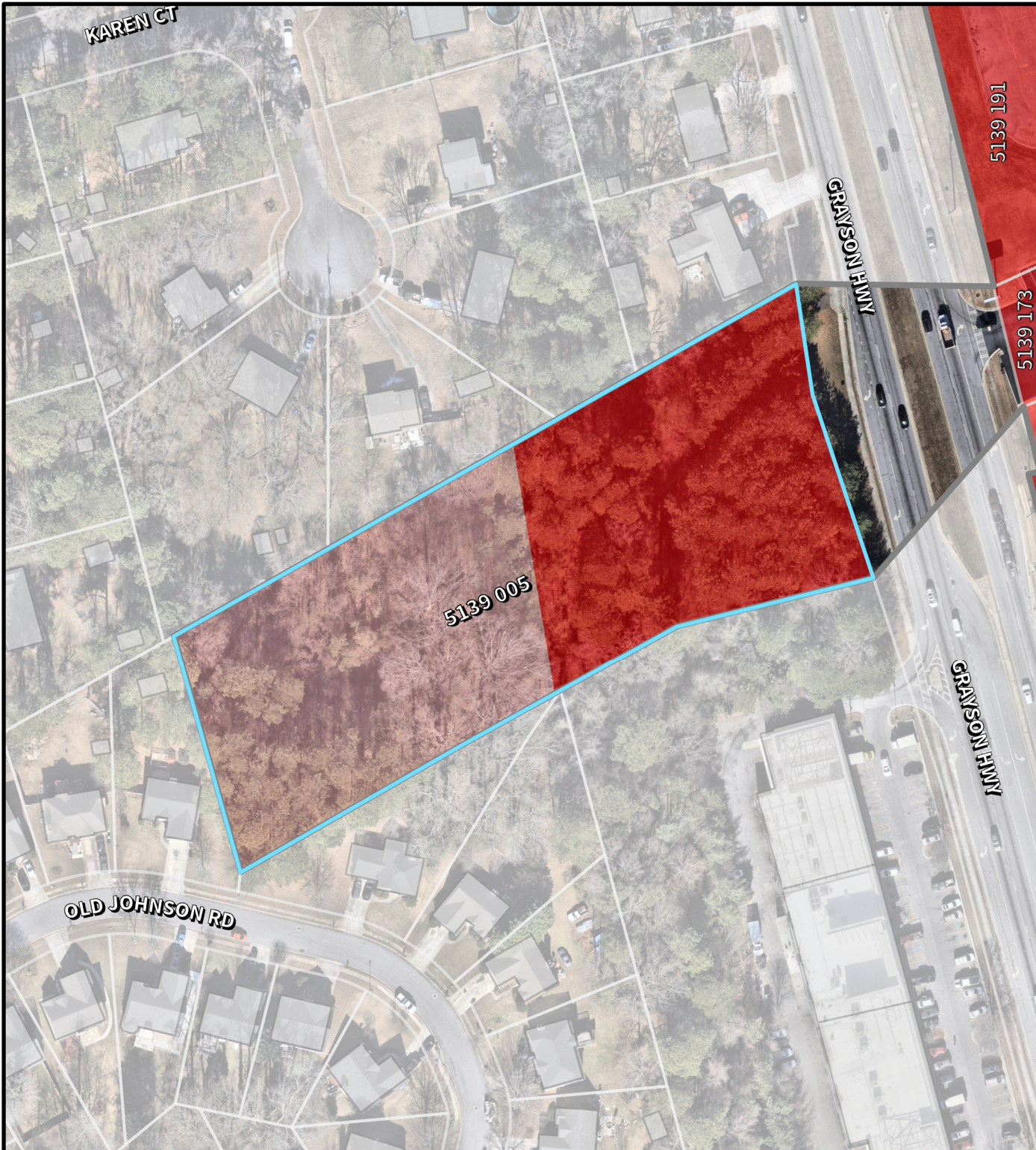
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0 125 250 500 Feet





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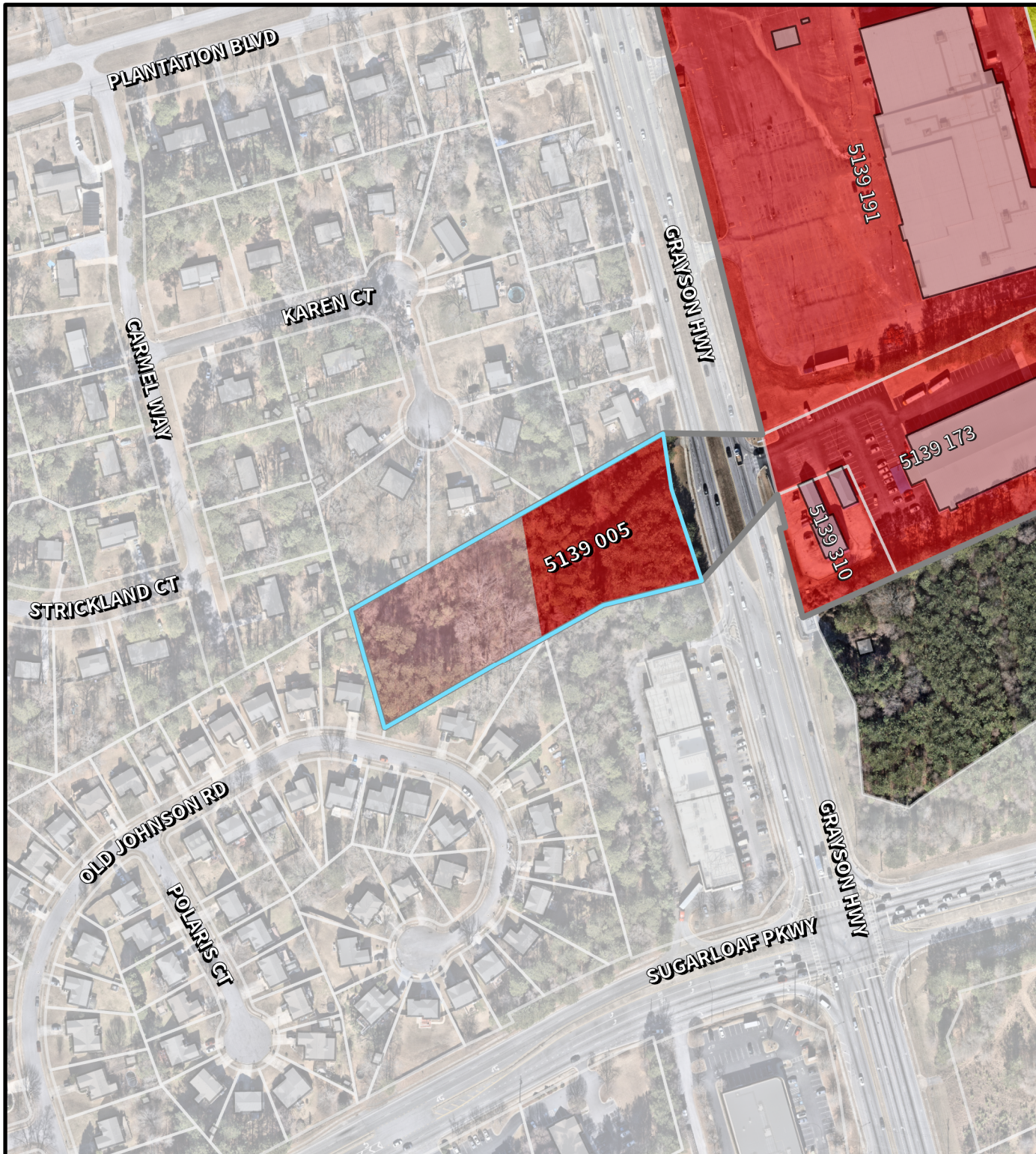
-  Subject Property
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Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional



0 62.5 125 250 Feet





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Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional
-  **RS-180** Single-Family Residential



0 125 250 500 Feet

