

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

March 3, 2022

Mayor David Still  
Mayor Pro Tem Glenn Martin  
Council Member Victoria Jones  
Council Member Marlene Taylor Crawford  
Council Member Austin Thompson  
70 South Clayton Street  
Lawrenceville, GA 30046

**Re: Letter of Intent for Rezoning Application  
West Pike Street Commercial Development (the "Project")**

**Gwinnett County Tax Parcels: 5144 023A, 5144 030, 5144 027, 5144 031 (a portion of this tax parcel), and the former Buchanan Street right of way (collectively hereinafter the "Property")  
City of Lawrenceville, GA (the "City")**

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting the Rezoning Application (the "Application") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from B-G and L-M to B-G** on the Property. The Applicant is currently under contract with the Downtown Development Authority of the City of Lawrenceville, GA, effective date of 01/03/2022, to purchase the assembled Property which is approximately ±4.624 acres in overall size, see Exhibit "A". All the Property is currently owned by the City of Lawrenceville (the "Owner"). The **Applicant is the Contract Purchaser** of the Property subject to the successful rezoning to B-G, available sanitary sewer capacity, full-service traffic signal at Pike Park Place and West Pike Street intersection, easement to the existing storm water facility located on the adjacent public works property, and an approved final plat for the subdivision of the Property (potentially into multiple phases).

#### **Commercial Proposal**

The Applicant intends to develop the Property commercially in at least two (2) phases consisting of retail and restaurant uses (with and without drive thru service windows) on both sides of a proposed full-service traffic signal to be located at the intersection of West Pike Street and Pike Park Drive. Previously the Property was approved for commercial uses under RZ-18-04, see Exhibit "B". The previous rezoning of the Property was limited to approximately ±3.0 acres and was driven by a site plan referenced in Exhibit "B" that is no longer applicable to the Property given the assembled area has increased in acreage and the vehicular access options have changed.

The Applicant is requesting the City to approve the Application, as submitted, without being specific to a certain site plan or architecture elevations. By providing the Applicant this flexibility, we can now market to all retail and restaurant uses interested in doing business in the City with as few restrictions as possible. Each prospective user will have its own unique site layout or requirements that we can best work around the proposed traffic signal location and the overall acreage of the Property which will help maximize the land coverage and place the users where they best fit.

Within our purchase and sale agreement with the Owner for the Property, the Applicant has agreed to restrict the land uses as described on Exhibit "C". The proposed commercial development will be serviced by Gwinnett County water and sanitary sewer. Additionally, the proposed commercial development will have access to master detention provided on the adjacent City of Lawrenceville Public Works property. All of the electric services will be provided by the City.

Previously the former Buchanan Street right of way was abandoned, see Exhibit "D" for the title document providing such abandonment action.

**Summary**

The previously approved conditions of rezoning described in Exhibit "B" generally work for the Property but will need to be altered to remove any site-specific references, site plans, building elevations or acreages. The Applicant respectfully requests from the City the approval of our Application to change the zoning of the Property from B-G and L-M to B-G. Should you need any additional information please reach out to me via email at [eric@universalplanningllc.com](mailto:eric@universalplanningllc.com) or by phone at (678) 571-4843.

Thank you for your consideration,



Eric Johansen, RLA  
**Universal Planning and Development, LLC**  
Vice President of Development  
Agent for the Applicant

cc:                   Lawrenceville Land Holdings, LLC  
                          File

**Exhibit "A"**  
The Property  
±4.624 acres (assembled)



**Exhibit "B"**

Previous Commercial Rezoning Conditions  
RZ-18-04

MAYOR AND COUNCIL  
CITY OF LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

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<u>PRESENT</u>	<u>VOTE</u>
<u>Judy Jordan Johnson</u> , Mayor	<u>No</u>
<u>Bob Clark</u> , Councilmember	<u>No</u>
<u>Tony Powell</u> , Councilmember	<u>Yes</u>
<u>Keith Roche</u> , Councilmember	<u>Yes</u>
<u>David Still</u> , Councilmember	<u>Yes</u>

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On motion of Councilman Still, which carried 3-2, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG & LM to BG by COR Properties LLC for the proposed use of a General Business Uses on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on May 7<sup>th</sup>, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawrenceville this the 7<sup>th</sup> day of May, 2018, that the aforesaid application to amend the Official Zoning Map from BG & LM to BG is hereby APPROVED.

Approval as BG subject to the following enumerated conditions:

1. The property shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The buildings shall be consistent with City architectural standards. The combined use of stucco and/or architectural block shall not exceed 25% of any building elevation.
3. The development shall meet the standards of Article VIII of the Development Regulations for parking lot trees and a landscape strip along the frontage of West Pike Street. Based on the linear street frontage of the property, the owner shall plant a minimum of 16 street trees and plant a minimum of 48 evergreen shrubs. All plant material must be installed according to specifications outlined in Article VIII.
4. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
5. The following uses shall be prohibited:
  - Bail Bonding
  - Hookah/Vapor Bar or Lounge
  - Pawn Shop
  - Smoke or Novelty Shop
  - Tobacco or Novelty Shop
  - Tattoo and Body Piercing
  - Title Loan Facility
6. Sign walkers and sign twirlers shall be prohibited.

\_\_\_\_\_  
Judy Jordan Johnson, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

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Karen Pierce, City Clerk

**Exhibit "C"**

The Purchase and Sale Agreement  
Excluded Uses

The Pike Property (and the Existing Budget Property, if applicable, to the extent acquired by Seller or Purchaser) shall be restricted from the following uses:

1. Any night club or discotheque.
2. Any secondhand store (except this prohibition does not apply to a bona-fide retail operation commonly found in first class shopping centers, such as Plato's Closet and Once Upon a Child, but specifically excludes thrift shops and charity donation centers such as Goodwill).
3. Any living quarters, sleeping apartments or lodging rooms.
4. Any mortuary.
5. Any dumping, disposal, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in an approved place by the City).
6. Any "dollar store" or "big lots" type discount store or other similar operation selling merchandise at less than full retail price.
7. Any place of religious worship.
8. Any business in the operation of advertising a "fire sale" or "bankruptcy sale" unless directed to do so by a court order.
9. Any central laundry, dry cleaning plant or laundromat. This does not apply to pickup only locations for the same types of businesses.
10. Any automobile, truck, or R.V. sales, leasing, display or repair facilities (except this prohibition does not apply to a tire store, oil lube store, automotive emissions store, or carwash).
11. Any pawn store or shops.
12. Any bingo clubs or halls.
13. Any auction houses.
14. Any flea markets.
15. Any establishment selling or exhibiting pornographic materials, not to prohibit a national or regional bookstore, or drugstore selling magazines or other printed materials.
16. Any tattoo parlor.
17. Any so called "head shop" or business or facility selling, supplying, dispensing, or distributing marijuana or products or by-products derived therefrom, whether by prescription, medical recommendation or otherwise.
18. Any use which is a public nuisance or private nuisance.

**Exhibit "D"**

Buchanan Street Abandonment

**OFFICIAL RECOMMENDATION:**  
 THE CITY OF LAWRENCEVILLE HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY COMPREHENSIVE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY COMPREHENSIVE ZONING ORDINANCE. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY COMPREHENSIVE ZONING ORDINANCE.

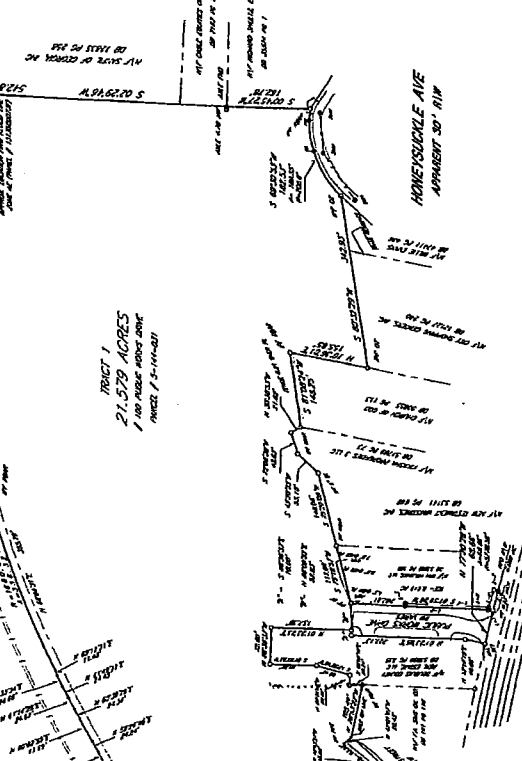
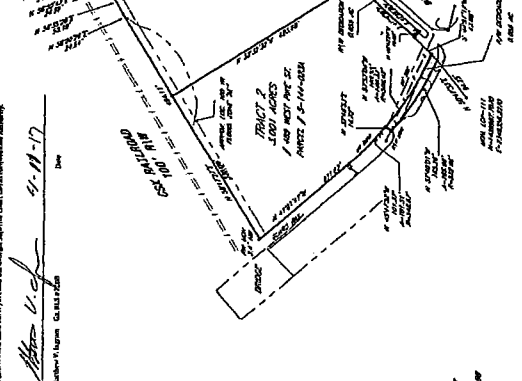
**CERTIFICATION OF CITY ENGINEER:**  
 I, the undersigned, being duly qualified and sworn, do hereby certify that the above described plat is in accordance with the laws of the State of Georgia and the City of Lawrenceville, Georgia.

**CERTIFICATION OF PLAT OWNER:**  
 I, the undersigned, do hereby certify that the above described plat is in accordance with the laws of the State of Georgia and the City of Lawrenceville, Georgia.

**CERTIFICATION OF PLANNING DIRECTOR:**  
 I, the undersigned, do hereby certify that the above described plat is in accordance with the laws of the State of Georgia and the City of Lawrenceville, Georgia.

**CERTIFICATION OF PLANNING DIRECTOR:**  
 I, the undersigned, do hereby certify that the above described plat is in accordance with the laws of the State of Georgia and the City of Lawrenceville, Georgia.

- GENERAL NOTES:**
- 1) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 2) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 3) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 4) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 5) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 6) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 7) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 8) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 9) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.
  - 10) The plat owner has provided a copy of the plat to the City of Lawrenceville and the City Engineer.



**RECOMMENDATION PLAT FOR:**  
 THE CITY OF LAWRENCEVILLE  
 LAND LOT 144 5TH DISTRICT  
 GREENWICH COUNTY GEORGIA  
 CITY OF LAWRENCEVILLE  
 17<sup>th</sup> 100' WIDE 14 12-27-16  
 REVISED 2-13-17 (COMMENTS)  
 FIELD SURVEY 2-2-18 THRU 2-10-18  
 DME-27008-16

**RECOMMENDATION PLAT FOR:**  
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 DME-27008-16

M. K. INGRAM ENTERPRISES, INC.  
 LAND SURVEYING AND PLANNING  
 LAWRENCEVILLE, GEORGIA 30046  
 (770) 962-1000





192/257

QUITCLAIM DEED.

257

STATE OF GEORGIA, GWINNETT COUNTY.

THIS INDENTURE, made this 19 day of December, in the

Year of our Lord One Thousand Nine Hundred and Sixty-Two, between

F. A. Sims Oil Company and County of Guinnett, of the first part, and

City of Lawrenceville, Georgia and County of Guinnett, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) and other considerations DOLLARS,

in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUITCLAIM to the said party of the second part, their heirs and assigns, all that tract or parcel of land, lying and being in the City of Lawrenceville, Guinnett County, Georgia, and being a tract of land fronting on the north side of West Pike Street 20 feet and running back even width 265 feet into Buchanan Street, and being more particularly described as follows:

BEGINNING at an iron pin where the lands of Etheridge and Sims adjoin on the north side of West Pike Street, and thence east along said West Pike Street 20 feet to an iron pin; thence north in a line parallel to the Etheridge land 265 feet to an iron pin at Buchanan Street; thence west 20 feet to an iron pin at the land of Etheridge; thence south along the Etheridge line 265 feet to an iron pin and the point of beginning.

The purpose of this deed is to convey to the City of Lawrenceville, the above described tract and dedicate the same as a part of Buchanan Street, and the Grantor hereby agrees to pay the portion herein dedicated.

To Have and to Hold the said described premises to the said party of the second part, so that neither the said party of the first part nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

William B. Huff, Notary Public, Guinnett County, Ga.

F. A. Sims Oil Co. (Seal) F. A. Sims (Seal)

Filed for record Feb 11 1963 12452 M. Recorded Feb 11 1963

O. M. P. C. S. C.

RESOLUTION RES. 2019-22

**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET**

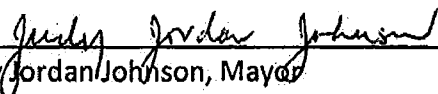
**WHEREAS**, the Mayor and Council of the City of Lawrenceville have determined that Buchanan Street from the intersection of that street with Pike Street to its dead end at the Public Works Campus of the City of Lawrenceville has ceased to be used by the public to such an extent that no substantial 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 the street as shown on the plat which is attached hereto as Exhibit "A" 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 Buchanan Street, as shown on Exhibit "A" which is 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. §32-7-210 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 the easements or other property rights previously conveyed shall not be extinguished or altered by this action.

**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 or to otherwise use the property in the manner that serves the best interest of the City. 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 7<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Judy Jordan Johnson, Mayor

ATTEST:

  
\_\_\_\_\_  
Karen Pierce, City Clerk



## EXHIBIT A

### LAND DESCRIPTION RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lot 144 of the 5<sup>th</sup> Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCE** at a PK Nail found at the Southerly end of the mitered Right-of-Way between the Northerly Right-of-Way of West Pike Street (State Route 120, R/W varies) and the Southeasterly Right-of-Way of Buchanan Street (R/W varies), said Point being **THE POINT OF BEGINNING**;

**THENCE** from said point as thus established and traveling along said Right-of-Way of West Pike Street, North 55 degrees 02 minutes 44 seconds West for a distance of 58.79 to a Point; **THENCE** leaving said Right-of-Way of West Pike Street, North 44 degrees 49 minutes 23 seconds East for a distance of 47.86 feet to a Point; **THENCE** North 41 degrees 17 minutes 52 seconds East for a distance of 160.00 feet to a Point; **THENCE** South 48 degrees 45 minutes 10 seconds East for a distance of 14.99 feet to a Point; **THENCE** North 41 degree 17 minutes 45 seconds East for a distance of 43.54 feet to a Point; **THENCE** South 43 degrees 12 minutes 15 seconds East for a distance of 20.42 feet to a 1" Open Top found; **THENCE** South 40 degrees 56 minutes 40 seconds West for a distance of 114.09 feet to a Point; **THENCE** South 40 degrees 54 minutes 35 seconds West for a distance of 105.56 feet to a Point; **THENCE** South 02 degrees 22 minutes 38 seconds West for a distance of 29.85 feet to a PK Nail found on the aforesaid Right-of-Way of West Pike Street, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.198 Acres (8,618 square feet) as shown as Right-of-Way to be Abandoned on the Right-of-Way Abandonment Exhibit for The City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S19016), and dated 9/03/19.

5627/45

DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY DEED

BOOK 5627 PAGE 45

GEORGIA, WINNETT COUNTY

PROJECT NO. PPL-120 (54)  
P.I. NO. 121820

THIS CONVEYANCE made and executed the 21<sup>ST</sup> day of AUGUST,  
1988.

WITNESSETH that JAMES R. BROWN  
the undersigned, is the owner of a tract of land in WINNETT COUNTY through  
which the widening and improving of State Route 120 known as  
Project No. PPL-120 (54), has been laid out by the Department of  
Transportation being more particularly described in a map and drawing of said road  
in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta,  
Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the  
construction and maintenance of said road, and in consideration of ONE DOLLAR  
(\$1.00), in hand paid, the receipt whereof is hereby acknowledged, I do hereby  
grant, sell and convey to said Department of Transportation, and their successors  
in office so much land as to make a right of way for said road as surveyed, being  
more particularly described as follows:

"SEE ATTACHED DESCRIPTION"

For the same consideration I hereby convey and relinquish to the Department  
of Transportation all rights of access between the limited access highway and  
approaches thereto on the above numbered highway project and my remaining real  
property from which said right of way is taken as shown on the attached plat  
prepared by the Department of Transportation.

Said right of way is hereby conveyed, consisting of 0.096 acres, more or  
less, is shown in color on the plat of the property prepared by the Department of  
Transportation, dated March 15, 1989; revised June 8, 1989  
attached hereto and made a part of this description.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

I hereby warrant that I have the right to sell and convey said land and bind  
myself, my heirs, executors and administrators forever to defend by virtue of these  
presents.

IN WITNESSETH WHEREOF, I have hereunto set my hand and seal the day  
above written.

Signed, sealed and delivered  
this 21 day of August,  
1988, in the presence of:

*James R. Brown*  
James R. Brown

*Alvin G. Andry*  
Witness

*Alvin G. Andry*  
Notary Public My Commission Expires 3-7-91

FILED & RECORDED  
CLERK SUPERIOR COURT  
WINNETT COUNTY, GA.  
1988 AUG 24 AM 9:00  
GARY R. YATES, CLERK

Parcel No. 1 53554  
D.O.T.  
P.O. BOX 1057  
GAINESVILLE 30503

DOT 118  
1/87

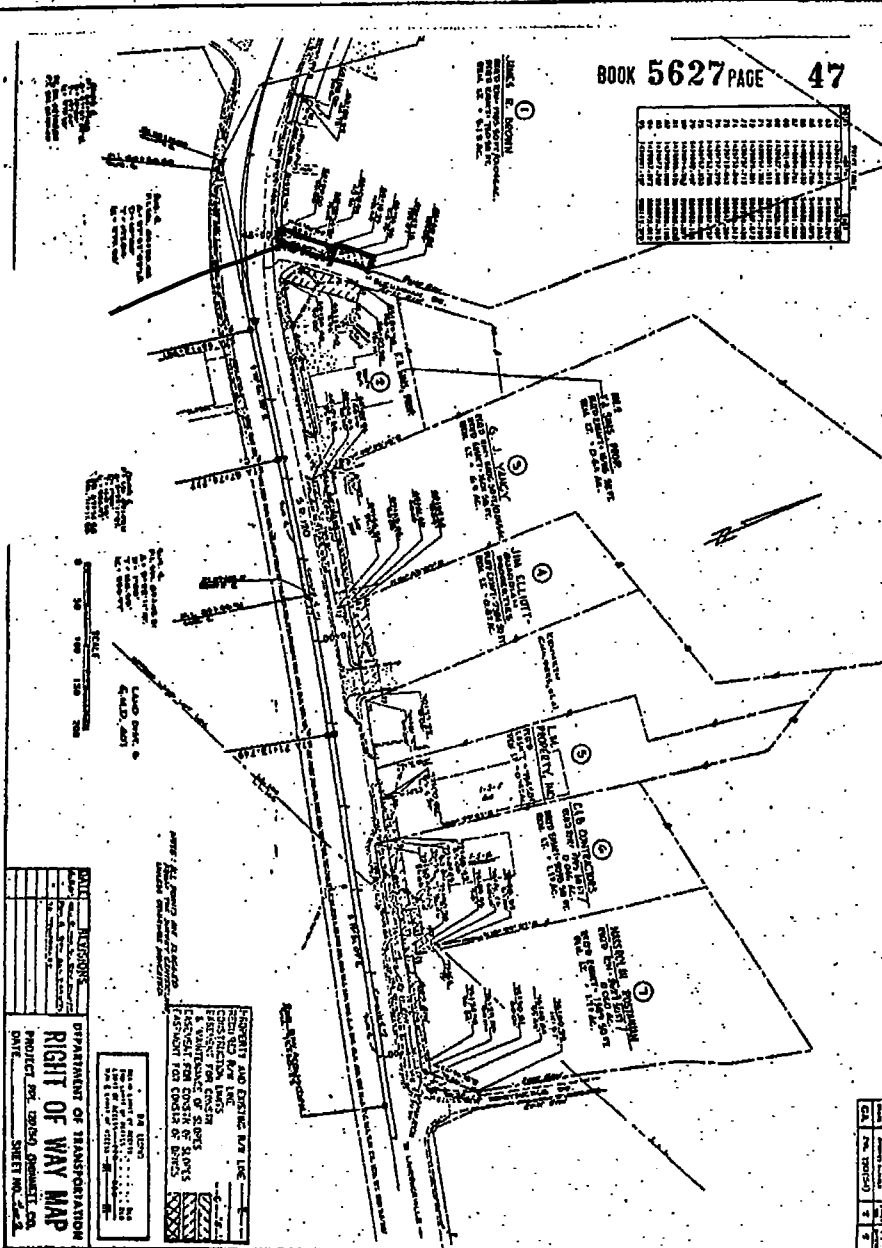
Project No.: PPL-120 (54) Gwinnett County  
P.L. No.: 121820  
Parcel No.: 1  
Take: 0.046 Acres  
Date: March 15, 1989  
Revised: June 8, 1989

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at the point of intersection of the existing western right of way line of Buchanan Drive with the existing northern right of way line of State Route 120, said point being 42.36 feet left of and opposite Station 65+08.93 on the Survey Centerline of Georgia Highway Project PPL-120 (54) and running thence westerly along said existing right of way line of State Route 120 an arc distance of 185.08 feet to a point 44.72 feet left of and opposite Station 63+08.22 on said Survey Centerline; thence continuing along said existing right of way line N39°57'04"E a distance of 5.28 feet to a point 50.00 feet left of and opposite Station 63+08.06 on said Survey Centerline; thence easterly along a curved line to left having a radius of 522.96 feet an arc distance of 166.06 feet to a point 50.00 feet left of and opposite Station 64+90 on said Survey Centerline; thence N44°30'05"E a distance of 63.41 feet to a point 108.58 feet left of and opposite Station 65+18.23 on said Survey Centerline; thence S49°02'54"E a distance of 15.00 feet to a point on said existing western right of way line of Buchanan Drive, said point being 103.13 feet left of and opposite Station 65+35.38 on said Survey Centerline; thence S40°57'06"W along said existing right of way line a distance of 65.00 feet back to the point of BEGINNING.

ALSO granted is the right to construct over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored green on the above mentioned plat. Upon completion of the project, the embankments, cuts and slopes will remain in place and the grantee will cease maintenance of the easement area.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO. 20100 00000001.000  
 SHEET NO. 2-2

DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 PROJECT NO. 20100 00000001.000  
 SHEET NO. 2-2

PROPERTY AND EXISTING R/W LINE  
 CONSTRUCTION LINE  
 EASEMENT FOR ENGINEERING  
 EASEMENT FOR SURVEY  
 EASEMENT FOR CONSTRUCTION  
 EASEMENT FOR CONSTRUCTION

SCALE: 1" = 100'  
 0 50 100 150 200

PROPERTY LINE  
 EASEMENT  
 CONSTRUCTION LINE  
 EASEMENT FOR ENGINEERING  
 EASEMENT FOR SURVEY  
 EASEMENT FOR CONSTRUCTION  
 EASEMENT FOR CONSTRUCTION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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