



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chacko Thomas for Keystone Land Surveying Inc.</u>	NAME: <u>Crogan Street Ventures LLC</u>
ADDRESS: <u>162 E. Crogan St. #F.</u>	ADDRESS: <u>162 E. Crogan St. Suite F2</u>
CITY: <u>Lawrenceville, GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Chacko Thomas</u> PHONE: <u>404-801-6625</u>	
Email <u>chacko@keystoneandsurveying.com</u> 770-545-8700	
* 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>RS150</u> REQUESTED ZONING DISTRICT: <u>BGC</u>	
PARCEL NUMBER(S): <u>R5143 167</u> ACREAGE: <u>0.29</u>	
ADDRESS OF PROPERTY: <u>262 West Crogan St, Lawrenceville, GA 30046</u>	


SIGNATURE OF APPLICANT

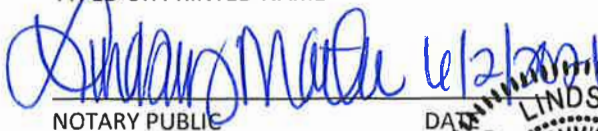
06.02.2021
DATE

SAME
SIGNATURE OF OWNER

DATE

Chacko Thomas
TYPED OR PRINTED NAME

SAME
TYPED OR PRINTED NAME


NOTARY PUBLIC

DATE

SAME
NOTARY PUBLIC

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2200 • www.lawrencevillega.org



June 1, 2021

Rezoning Application
262 West Crogan Street
Lawrenceville Ga, 30046
Keystone Land Surveying Inc.

Keystone Land Surveying Inc is requesting a rezoning of the property at 262 West Crogan Street from RS150 (residential) to BGC (commercial office). The property to the East is zoned BGC and the properties across the street to the North are commercially zoned as well. A buffer reduction will be requested from 50' to 10' in the rear and to the West to accommodate for the requested changes.

The attached site plan dated May 31, 2021 show the existing frame structure remaining on the property with paved parking in the rear per zoning requirements. There are improvements proposed on the structure in the form of interior and exterior upgrades to convert the house into office space. The landscaping will be professionally maintained to include a mix of perennials and annuals similar to those around the downtown Lawrenceville area. The exterior paint will be upgraded to a color similar to the current paint, and the windows will be tastefully upgraded. Exterior accent lighting will be placed to bring out the historical character of the structure.

We are Keystone Land Surveying, a Land Surveying Company operating for the last 2.5 years on the square in Lawrenceville at 162 East Crogan Street, and are planning to relocate to a new office in the house at 262 West Crogan Street upon zoning approval and building upgrades.

Our operation functions through both onsite and off-site personnel. Our onsite staff consists of office and drafting personnel. These staff members will park at the office, as well as any visitors that may visit our office. A majority of our business is conducted via the internet and telephone, so there will be very little visitor traffic coming in and out of the house.

Thank you for your consideration,

Keystone Land Surveying, Inc.

LEGAL DESCRIPTION
262 WEST CROGAN STREET

All that tract or parcel of land lying and being located in Land Lot 143 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the southerly right of way line of West Crogan Street (R/W Varies)(a/k/a U.S. Highway 29), and the westerly right of way line of Culver Street (40' R/W), thence moving westerly along the southerly right of way line of West Crogan Street (R/W Varies) a distance of 121.99' to a concrete monument found, said point being the TRUE POINT OF BEGINNING; from said POINT OF BEGINNING as thus established,

Thence, South 03 degrees 04 minutes 57 seconds East a distance of 159.76 feet to a found post;

Thence, South 86 degrees 32 minutes 25 seconds West a distance of 79.35 feet to a 1/2 found rebar;

Thence, North 03 degrees 19 minutes 26 seconds West a distance of 155.13 feet to a 1/2 found rebar;

Thence, North 83 degrees 13 minutes 51 seconds East a distance of 80.16 feet to a found concrete monument;

Said point being the TRUE POINT OF BEGINNING as shown on a survey prepared by Keystone LAND surveying INC dated 5-17-2021.

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:
DATE OF FIELD SURVEY 5-10-21.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.010 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO,
SN:1033458,
NETWORK: eGPSVRS

TOTAL AREA: 12,545 SQ FT, 0.288 AC
CALCULATED PLAT CLOSURE: 1: 61,258

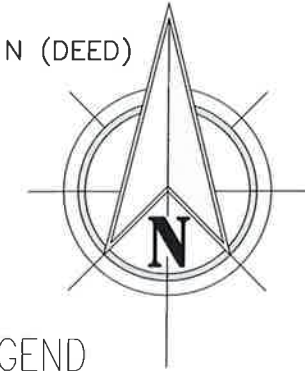
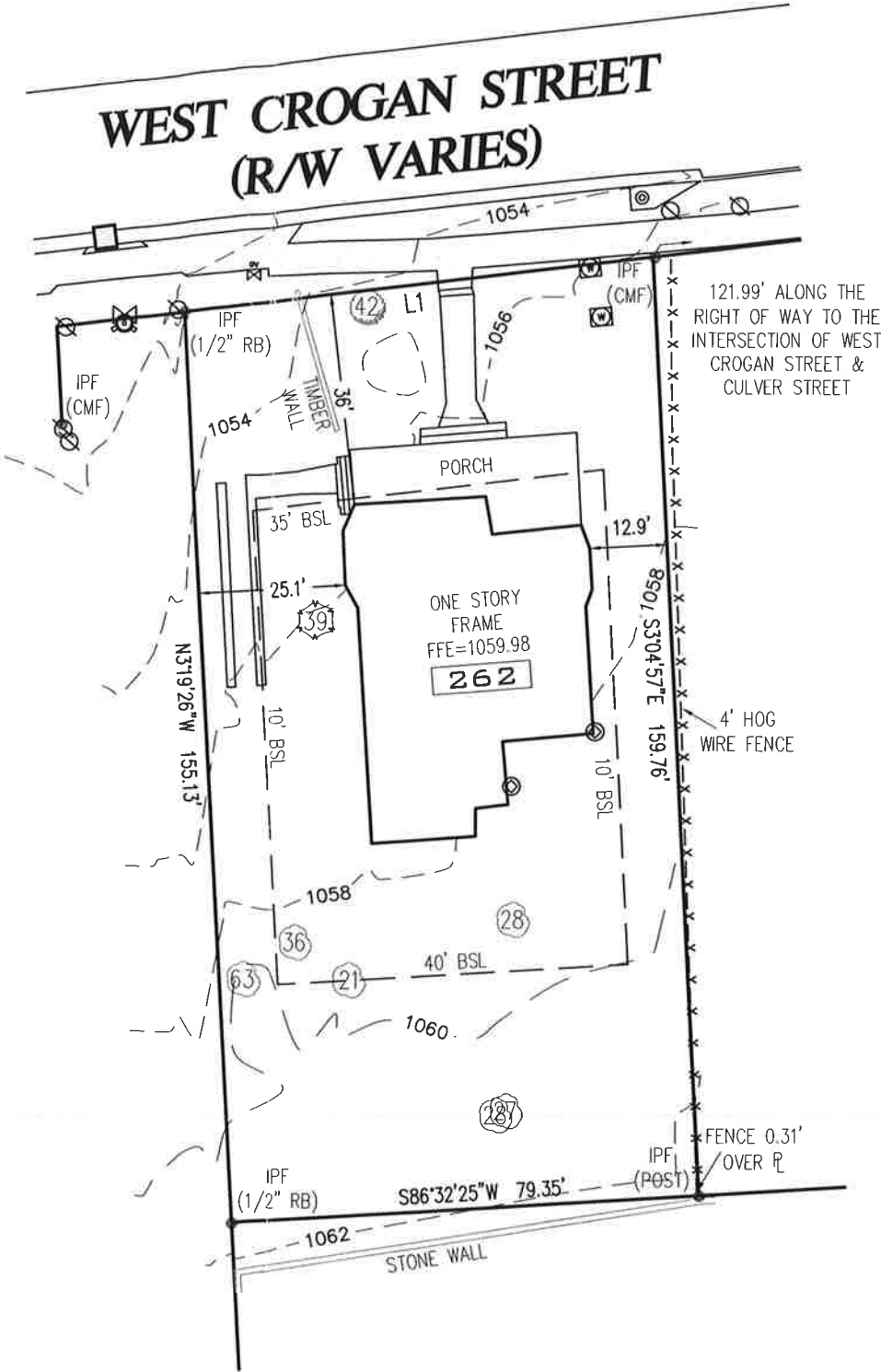
SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 57072 PG 717
PROPERTY OWNER AT TIME OF SURVEY:
CROGAN STREET LLC
PARCEL NUMBER: R5143 167

REFERENCE: DB 27072 PG 717

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006

Line Table		
Line #	Length	Direction
L1	80.16	N83°13'51"E

- TREE SYMBOLS
X = DIAMETER IN INCHES
- (X) OAK
 - (X) HARDWOOD
 - (X) SWEETGUM
 - (X) PINE
 - (X) MAPLE
 - (X) POPLAR
 - (X) MAGNOLIA
 - (X) DOGWOOD
 - (X) HICKORY
 - (X) CREPE MYRTLE
 - (X) PECAN



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX



PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

Date: 5-17-2021
Scale: 1" = 30'
Drawn By: JTF

BOUNDARY SURVEY FOR
KEYSTONE LAND SURVEYING
262 WEST CROGAN STREET, LAWRENCEVILLE, GA

REVISIONS

By

Description

Date

LAND LOT 143 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

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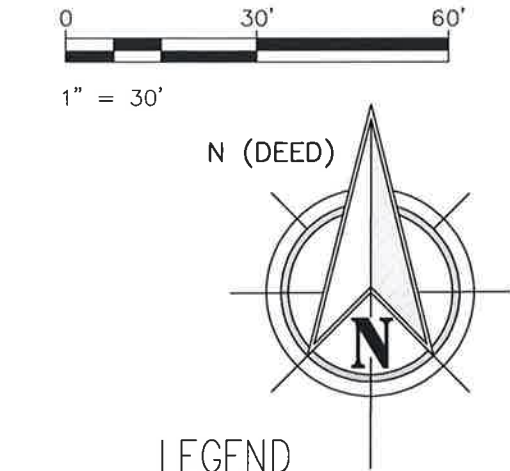
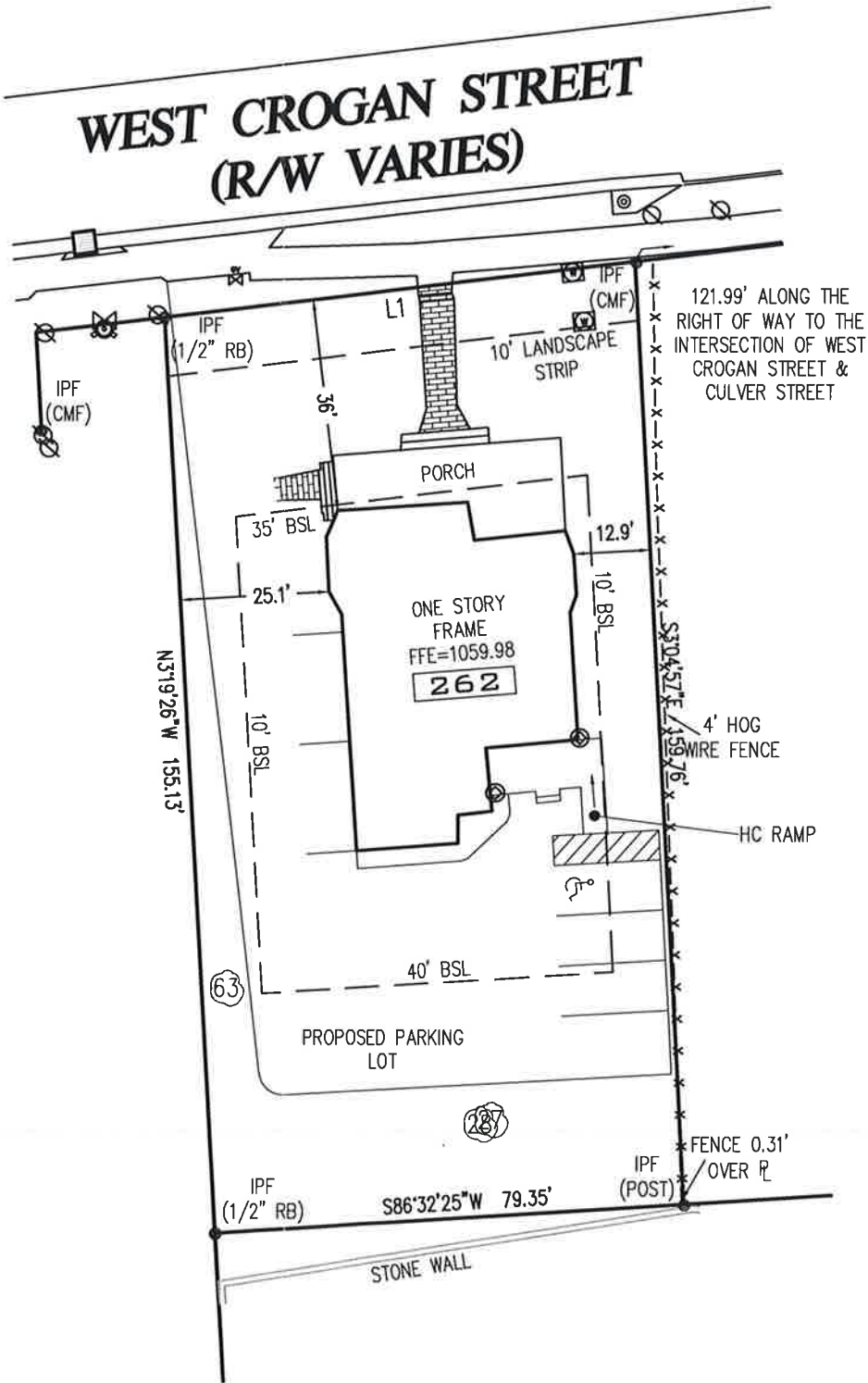
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REVISIONS		SITE PLAN FOR	
Date	Description	KEYSTONE LAND SURVEYING	
		262 WEST CROGAN STREET, LAWRENCEVILLE, GA	
		LAND LOT 143 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA	
		Date:	5-31-21
		Scale:	1" = 30'
		Drawn By:	AC/CT/PC



Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

Legend

- Subject Property
- Parcels

PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZC2021-00026

APPLICANT: KEYSTONE LAND SURVEYING INC WITH CROGAN STREET VENTURES, LLC



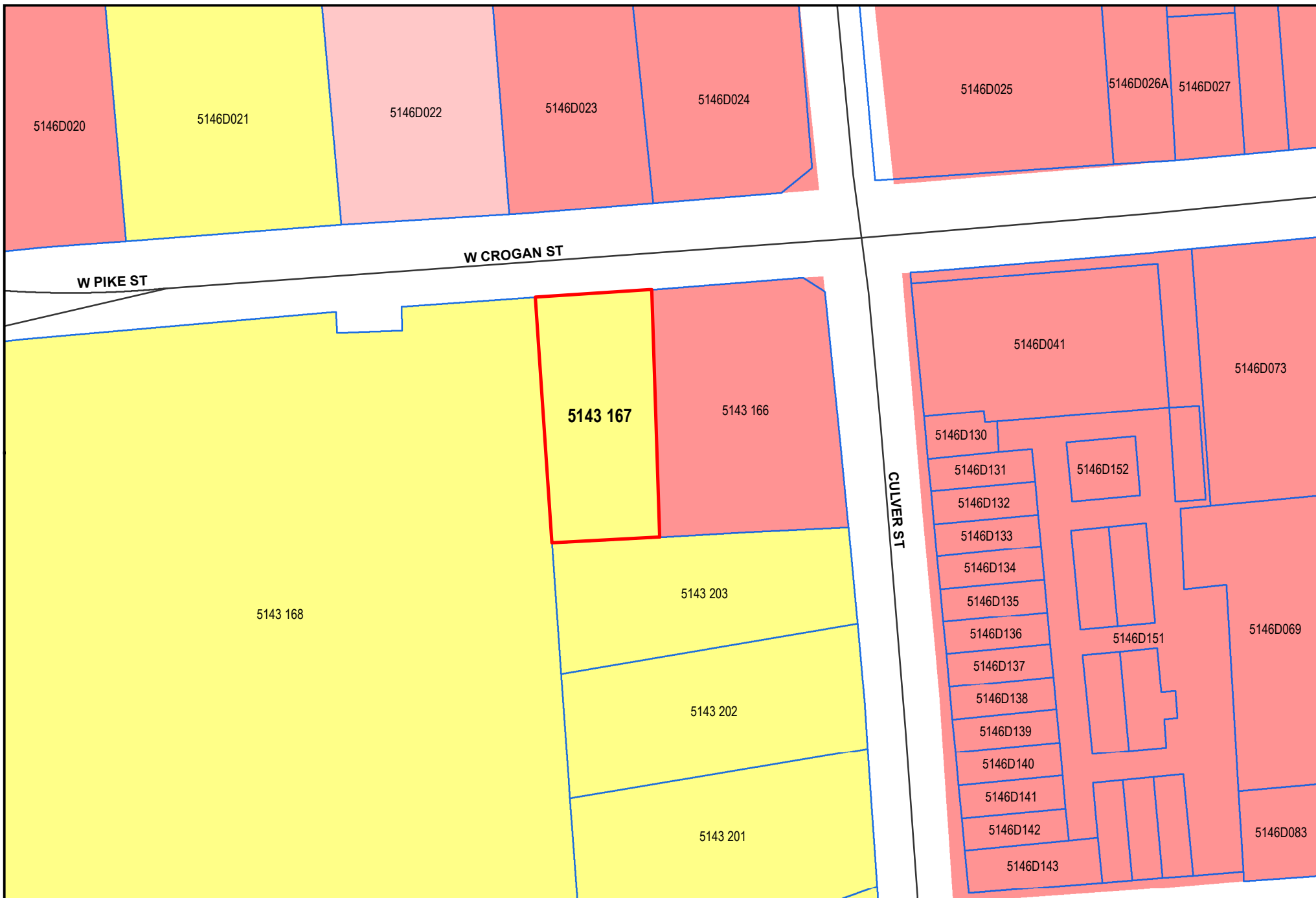
1 Inch = 83 Feet



LAWRENCEVILLE
GEORGIA

6/4/2021
Team GIS | IT





Legend

- Subject Property
- Parcels
- BGC Central General Business
- OI Office/Institutional
- RS150 Single-Family Residence 15,000 SQ FT

**PLANNING AND DEVELOPMENT
LOCATION MAP AND SURROUNDING ZONING**

FILE # RZC2021-00026

APPLICANT: KEYSTONE LAND SURVEYING INC WITH CROGAN STREET VENTURES, LLC



LAWRENCEVILLE
GEORGIA

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