



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Residential</u>	NAME: <u>Same as applicant</u>
ADDRESS: <u>1776 Peachtree Street</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Charles Moore</u> <u>Tyler Gaines</u> PHONE: <u>770.363.3400</u> <u>912.507.6978</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>Commercial</u> REQUESTED ZONING DISTRICT: <u>RM8</u>	
PARCEL NUMBER(S): <u>5174 029</u> ACREAGE: <u>.533</u>	
ADDRESS OF PROPERTY: <u>150 Paper Mill Road</u>	

Charles Moore 5-4-21  
SIGNATURE OF APPLICANT DATE

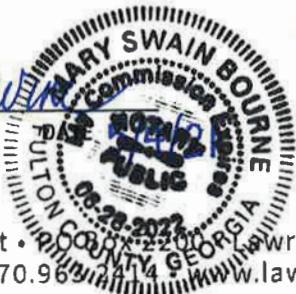
Tyler Gaines 5-4-21  
SIGNATURE OF OWNER DATE

Charles Moore  
TYPED OR PRINTED NAME

Tyler Gaines  
TYPED OR PRINTED NAME

Mary Swain Bourne  
NOTARY PUBLIC

Mary Swain Bourne 5/4/21  
NOTARY PUBLIC DATE



70 S Clayton St • Lawrenceville, Georgia 30046-2200  
770.963.2774 www.lawrencevillega.org

RLM2021-00003



Development Planning & Engineering, Inc.

## Letter of Intent

City of Lawrenceville  
70 S. Clayton Street  
Lawrenceville, Georgia 30046

Todd Hargrave  
Planning Department

RE: Parcel 5174 029  
150 Paper Mill Road

Dear Mr. Hargrave:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located at 150 Paper Mill Road in the City of Lawrenceville, Gwinnett County, Georgia. The proposed use for the property is an extension of the amenity area for townhome project that TPA Residential is constructing adjacent to the site. We are requesting the subject property be rezoned from the existing Commerical zoning to RM8 Residential Multi-Family district. This will make the additional property consistent with the RM8 classification of the Townhomes.

We request to have the following Development Standards for the proposed project. This illustrates TPA Residential's commitment to building a quality development for the City of Lawrenceville and surrounding neighbors.

### Proposed Development Standards

Sidewalks	<ul style="list-style-type: none"><li>• Five feet in Width along Paper Mill and internal frontage</li></ul>
Landscape Strip	<ul style="list-style-type: none"><li>• 10-foot landscape strip along Paper Mill Road with trees and shrubs</li></ul>
Setbacks	<ul style="list-style-type: none"><li>• As required by zoning</li></ul>
Architecture	<ul style="list-style-type: none"><li>• Consistent with the Townhome facades</li></ul>
Landscaping	<ul style="list-style-type: none"><li>• All disturbed areas not paved will be sodded</li></ul>

RZM 2021-0003

	<ul style="list-style-type: none"> <li>• Brick and Stacked stone columns and fencing along Paper Mill</li> </ul>
Proposed Amenities	<ul style="list-style-type: none"> <li>• Pool, Clubhouse, Outdoor Tables, and/or Playground</li> </ul>

According to the City of Lawrenceville's comprehensive plan, housing should be "Encourage the development of mixed-income neighborhoods in residential opportunity areas and allow a greater variety of housing types." We feel that our project supports the spirit of the recommendations of the Comprehensive Plan by providing quality townhomes and expanded amenities and open space with the addition of the property for the Townhome Development.

We appreciate your consideration of this rezoning request and please do not hesitate to give me a call if you have any questions.

Sincerely,



Tonya Woods  
Thomas & Hutton

RZM2011.0009

LEGAL DESCRIPTION TRACT - 2

All that tract or parcel of land lying and being in Land Lot 174 and 179, of the 5th/ District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the extension northerly right-of-way of Springlake Road having a 60' right-of-way with the centerline of Paper Mill Road;

THENCE along said centerline of Paper Mill Road in a northwesterly direction for a total distance of 714.43 feet to a point;

THENCE North 05 degrees 40 minutes 13 seconds East leaving said centerline of road for a distance of 30.04 feet to a point on the northerly right-of-way of Paper Mill Road, said point being THE TRUE POINT OF BEGINNING;

THENCE North 05 degrees 40 minutes 13 seconds East for a distance of 139.90 feet to an iron pin set;

THENCE North 87 degrees 54 minutes 35 seconds West for a distance of 125.00 feet to an iron pin set;

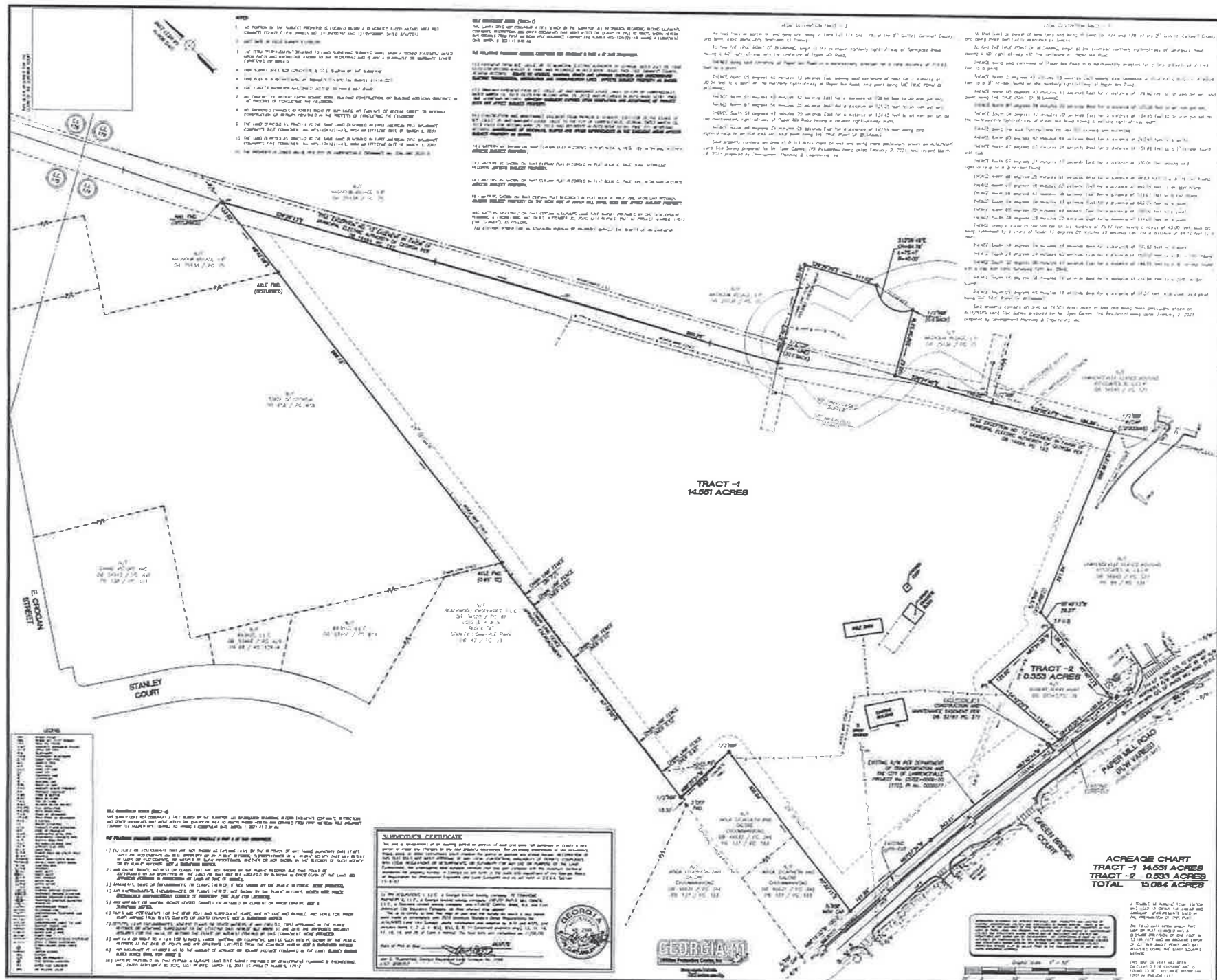
THENCE South 04 degrees 42 minutes 20 seconds East for a distance of 134.45 feet to an iron pin set on the northwesterly right-of-way of Paper Mill Road having a variable right-of-way width;

THENCE South 84 degrees 25 minutes 05 seconds East for a distance of 100.55 feet along said right-of-way to an iron pins set, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 0.353 Acres more or less and being more particularly shown on ALTA/NSPS Land Title Survey prepared for Mr. Tyler Gaines, TPA Residential being dated February 2, 2021, last revised March 18, 2021 prepared by Development Planning & Engineering, Inc.

RZM2021-00009





5074 BRISTOL INDUSTRIAL WAY  
SLATE A  
BUDORA, GEORGIA 30518  
(770) 371-3344  
www.apengr.com

**PREPARED FOR**

**MR. TYLER GAINES**  
**TPA RESIDENTIAL**  
**1776 PEACHTREE ST, NW**  
**ATLANTA, GA 30309**  
**(770) 436-3400**

**PROJECT NAME:**

**PAPER MILL ROAD TRACT**

**TASK:**

**ALTA/NSPS LAND TITLE SURVEY**

**PROJECT INFORMATION**

**PREPARED FOR:**

**PROJECT NAME:**

**PROJECT NUMBER:**

**PROJECT ADDRESS:**

**PROJECT CITY:**

**PROJECT STATE:**

**PROJECT ZIP:**

**PROJECT DATE:**

**PROJECT TIME:**

**PROJECT COST:**

**PROJECT STATUS:**

**PROJECT COMMENTS:**

R22472021-00008





#### Legend

- Subject Property
- Parcels

#### PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZM2021-00008

APPLICANT: TPA RESIDENTIAL



1 Inch = 83 Feet



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GEORGIA

6/4/2021  
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# Legend

- Subject Property
- Parcels

## PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING

FILE # RZM2021-00008

APPLICANT: TPA RESIDENTIAL



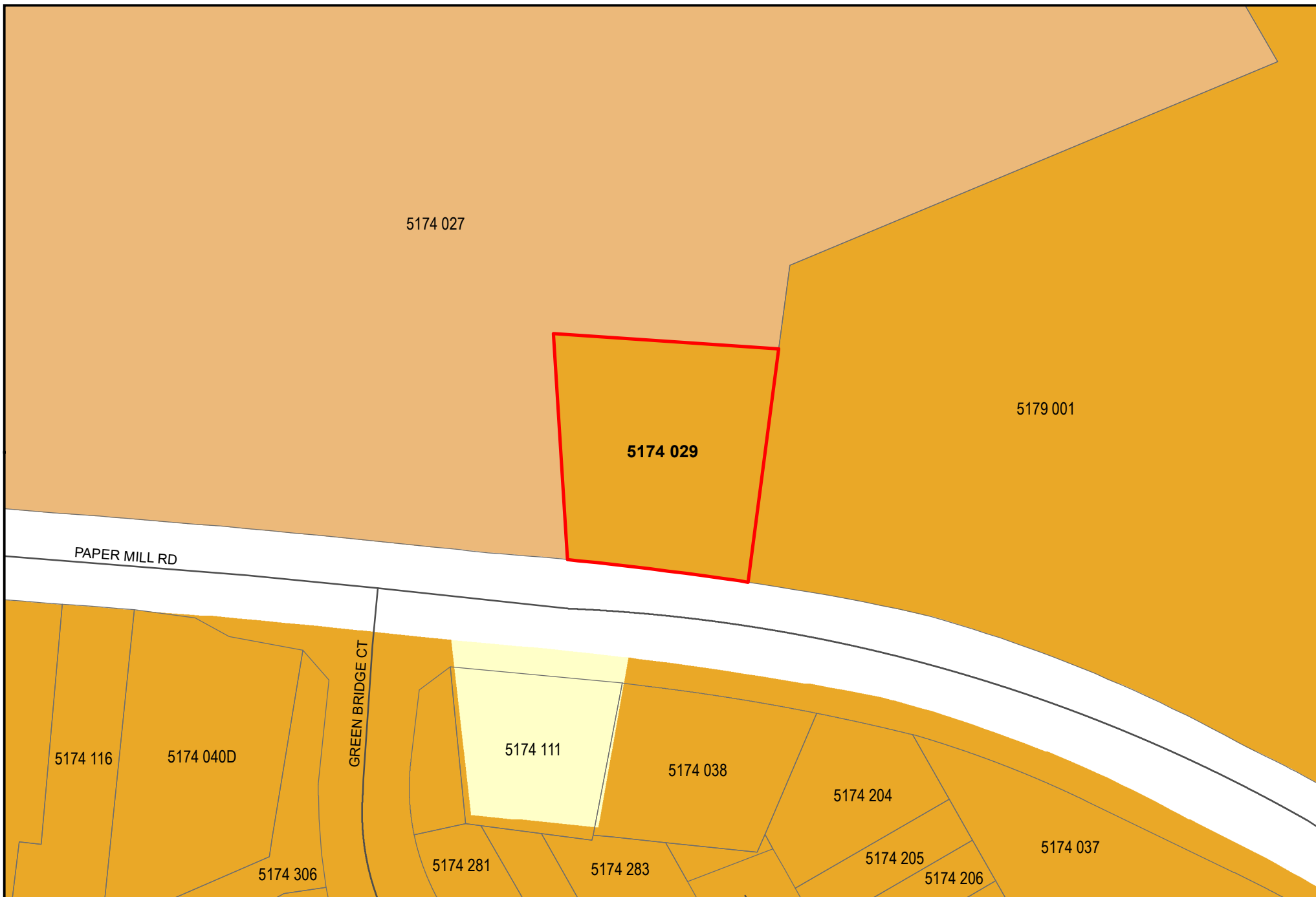
1 Inch = 250 Feet








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**Legend**

-  Subject Property
-  Parcels
-  RM-12 Multifamily Residential
-  RM-8 Townhouse Residential
-  RS60 Single-Family Residence 7,500 SQ FT

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

**FILE # RZM2021-00008**

**APPLICANT: TPA RESIDENTIAL**



1 Inch = 68 Feet



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