

INTEGRITY

ENGINEERING & DEVELOPMENT SERVICES, INC.

October 5th 2023

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

RE: Letter of Intent
Special Use Application
W Pike St
Land Lots 143 and 144
Parcel # R5144 037

To whom it may concern,

The applicant, RJ Development, LLC on behalf of the owner, David England, hereby submits this special use permit application for the development of the subject property. The applicant is requesting a special use permit to allow for the construction of a self-storage facility containing climate and non-climate-controlled units.

The subject property contains 5.148 acres and lies on the south side of West Pike Street. The property is currently undeveloped. The developer intends to develop the property and construct three (3) one-story buildings totaling 27,090 square feet and two (2) two-story buildings totaling 77,550 square feet for a total of 104,640 square feet. The property is planned to be accessed by a driveway located on West Pike Street and a driveway to Pike Park Drive. A total of 7 parking spaces are proposed for the sales office. The buildings have been arranged to restrict the view of overhead doors from the right of way.

Attached to the Special Use Permit application are the boundary survey, legal description, and proposed site plan. Please do not hesitate to contact me should you have any questions or require any further information or documentation. The Applicant respectfully requests your consideration of this application.

Sincerely,
Integrity Engineering & Development Services, Inc.



Waylon Hoge, P.E.
President