



LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedro Josaphat</u>	NAME: <u>Pedro Josaphat</u>
ADDRESS: <u>303 scenic Hwy</u>	ADDRESS: <u>303 scenic Hwy</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>862-218-4588</u>	PHONE: <u>862-218-4588</u>
CONTACT PERSON: <u>Pedro Josaphat</u> PHONE: <u>862-218-4588</u>	
CONTACT'S E-MAIL: <u>PedroJosaphat90@gmail.com</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.	
ZONING DISTRICT(S): <u>ON</u> ACREAGE: <u>1.02</u>	
PARCEL NUMBER(S): <u>5142118</u>	
ADDRESS OF PROPERTY: <u>303 scenic Hwy Lawrenceville GA 30046</u>	
PROPOSED USE: <u>Catering and takeout Restaurant</u>	

Pedro JOSAPHAT
[Signature] 02/03/25
SIGNATURE OF APPLICANT DATE

Pedro Josaphat
TYPED OR PRINTED NAME

[Signature] 02/03/2025
NOTARY PUBLIC DATE

Pedro JOSAPHAT
[Signature] 02/03/25
SIGNATURE OF OWNER DATE

Pedro Josaphat
TYPED OR PRINTED NAME

[Signature] 02/03/2025
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC2025-00064

RECEIVED FEBRUARY 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 02/03/2025

Number of Pages (including notarial certificate): 2

Commonwealth of Pennsylvania - Notary Seal
David Shields, Notary Public
Berks County
My commission expires September 24, 2028
Commission Number 1454345

State of Pennsylvania

County of Berks

This record was acknowledged before me on 02/03/2025
by Pedro JOSAPHAT.



Notary Public

My commission expires: 09/24/2028

Notarized remotely online using communication technology via Proof.

RZC2025-00064
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Pedro Josaphat

303 scenic highway

Lawrenceville, GA 30046

Pedrojosaphat90@gmail.com, pedjy16@gmail.com

8622184588

01/31/2025

Planning and Zoning Department

Lawrenceville

Subject: Letter of Intent for Rezoning Request – Catering and Takeout Restaurant

Dear Planning and Zoning Official,

I am writing to formally submit my request for rezoning of the property located at 303 scenic highway Lawrenceville, GA 30046 from Current Zoning ON a retired Zoning to BG Proposed Zoning. The purpose of this rezoning request is to establish a catering and takeout restaurant at this location.

The proposed business will focus on providing high-quality, freshly prepared meals for catering services and takeout customers. The establishment will not operate as a dine-in restaurant, which minimizes concerns related to traffic congestion and parking demands. Our operation will adhere to all local health, safety, and zoning regulations, ensuring minimal impact on the surrounding community.

This rezoning request aligns with the area's development trends and supports economic growth by creating job opportunities and enhancing food service options for local residents. Additionally, the business will comply with all municipal codes, including waste management, operating hours, and parking requirements.

I respectfully request consideration of this application and am available to provide any additional information required. I appreciate your time and attention to this matter and look forward to your favorable review.

Sincerely,

Pedro Josaphat

Creole Cuisine

RZC2025-00064

RECEIVED FEBRUARY 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION
303 Scenic Highway

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th District, Gwinnett County, Georgia, being portions of lots 16 and 17 as shown on Plat Book E Page 155, Gwinnett County, Georgia Records, being more particularly described as follows:

COMMENCING at the intersection of Scenic Highway (R/W Varies) and Longleaf Drive (100-foot R/W), thence following the westerly right of way of Scenic Highway a distance of 1,506.69 feet to a ½ inch rebar set; said point being the TRUE POINT OF BEGINNING.

Thence, North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to a 1/2-inch open top pipe found;

Thence, North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to a 1/2-inch rebar set;

Thence, South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a 1/2-inch rebar set;

Thence, following southerly along the westerly right of way of Scenic Highway;

South 05 degrees 30 minutes 00 seconds West a distance of 180.00 feet to a 1/2-inch rebar set;

Said point being the TRUE POINT OF BEGINNING.

Said tract contains 39,264 square feet, or 0.901 acres.

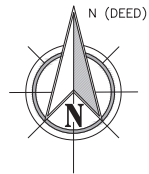
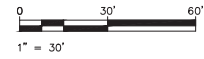
As shown as POB on the Boundary Survey by Keystone Land Surveying for 303 Scenic Highway, dated March 29, 2023.

Legal description provided for Pedro Josaphat, dated April 25, 2023, provided by Keystone Land Surveying.

RZC2025-00064
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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.

RZC2025-00064
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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
- CHP 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
- TEX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

CITY OF LAWRENCEVILLE
ZONING: ON OFFICE/NEIGHBORHOOD
(INACTIVE ZONING DISTRICT)
MINIMUM FRONT SETBACK - FRONT OF
EXISTING RESIDENCE
MINIMUM SIDE SETBACK - 10', 25' SIDE
STREET OF CORNER
MINIMUM REAR SETBACK - 15' WHEN
ABUTTING COMMERCIAL DISTRICT, 40' WHEN
ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
DATE OF FIELD SURVEY 3-14-23.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.03 FEET.

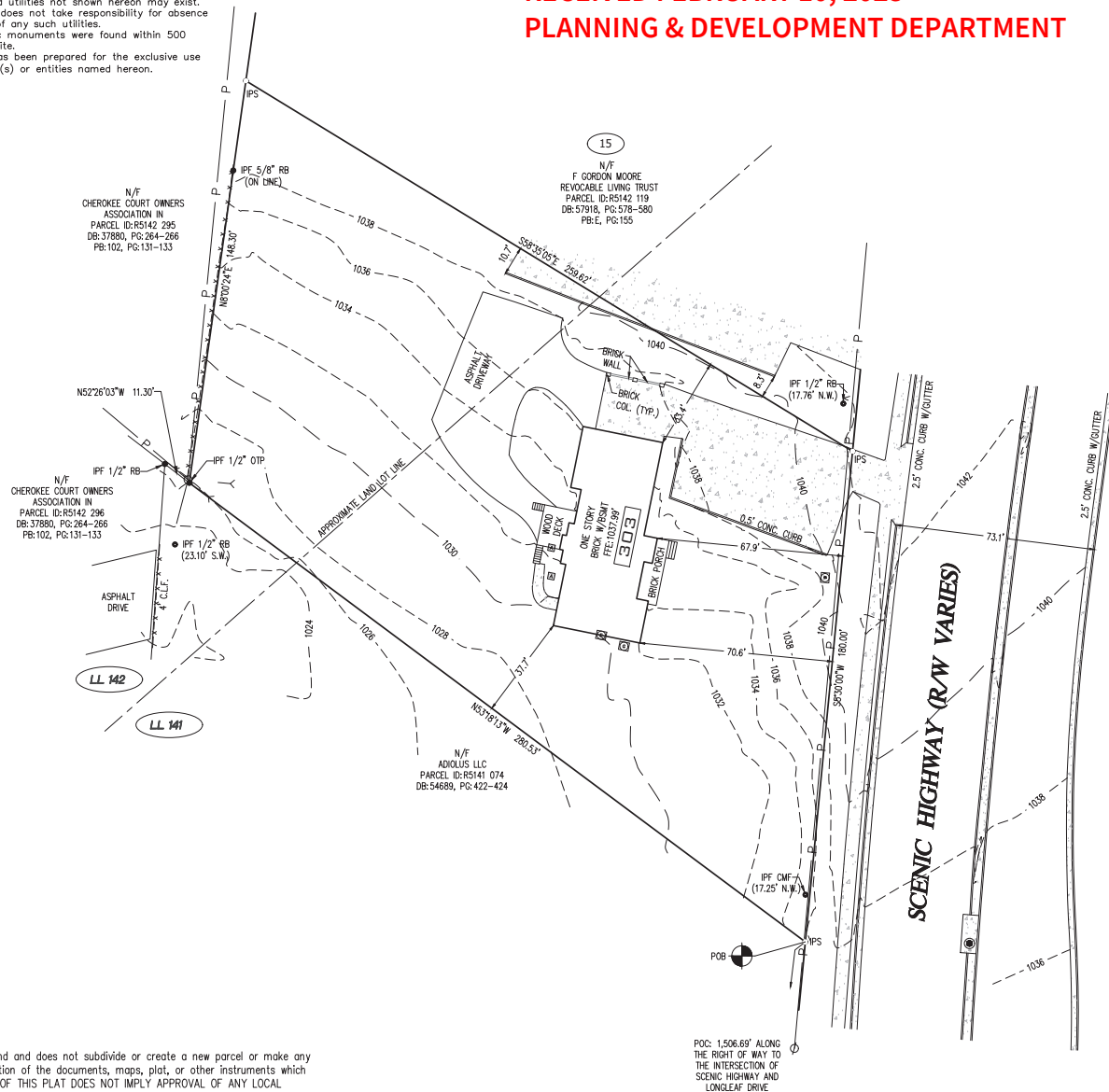
EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SW: 6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC
CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 59242 PG 15
PROPERTY OWNER AT TIME OF SURVEY:
PEDRO JOSAPHAT
PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
PLAT BOOK 102 PG 131
DEED BOOK 59242 PG 15

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



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 forth 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.

REVISIONS		
Date	Description	By



KEYSTONE LAND SURVEYING, INC.
162 E. CROGAN ST.
SUITE F
LAWRENCEVILLE, GEORGIA
770.545.8700
www.keystonelandsurveying.com

COPY RIGHT 2019-THIS IS A 24 DRAWING AND
REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND
MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY
WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR
PEDRO JOSAPHAT
303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046

A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



Date: 3-29-2023
Scale: 1" = 30'
Client:
Drawn By: JTF
Sheet 1 of 1







LAWRENCEVILLE

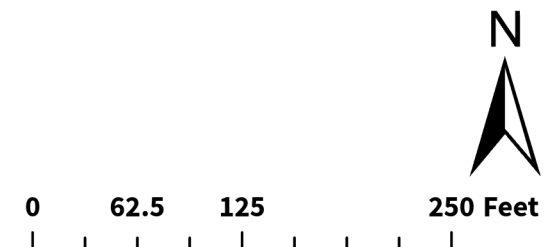
Planning & Development

Location Map & Surrounding Areas

RZC2025-00064

Applicant:
Pedro Josaphat

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










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00064

Applicant:
Pedro Josaphat

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



0 125 250 500 Feet



Location Map & Surrounding Areas





RZC2025-00064

Applicant:
Pedro Josaphat

☐ Subject Property

 Lawrenceville City Limits

Zoning Districts

	OI	Office/Institutional
	ON	Office/Neighborhood
	RM-12	Multifamily Residential
	RS-180	Single-Family Residential



0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development






Location Map & Surrounding Areas

RZC2025-00064

Applicant:
Pedro Josaphat

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional
-  **ON** Office/Neighborhood
-  **RM-12** Multifamily Residential
-  **RS-180** Single-Family Residential

