

Letter of Intent to ReZone 194 Gwinnett Drive, Lawrenceville

To Whom It May Concern:

As Manager of Patterson Gwinnett Holdings, I intend to rezone the parcel at 194 Gwinnett Drive to clarify its zoning status. Currently, the property has two zoning classifications. The front portion of the property is zoned BG and the approximate back 25% of the property is zoned RM-12. This unusual circumstance goes back approximately 44 years. In the early 1980's, an addition was added to the building to increase showroom space. At the time, no mention was made as to the zoning and the addition was added with no concerns from the City of Lawrenceville.

I have a new tenant in line for the building and it has come to my attention that this zoning needs to be "cleaned up". The property needs to be 100% BG zoning. The building is in need of some renovation for the new tenant, upkeep, overdo maintenance, and sprucing up. With the addition of this new tenant, it will provide me an opportunity to invest in the property. This will be an asset for me and the City of Lawrenceville.

I look forward to working with the City to accomplish this request as time is of the essence.

Please feel free to contact me directly @ 678-467-3833 or furniturevillage@comcast.net with any questions or concerns.

Kind regards,



Stacy Patterson

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PLANNING AND DEVELOPMENT DEPARTMENT