



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

RZC2025-00062
RECEIVED MARCH 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TIM HALLMARK</u>	NAME: <u>REJI SAMUEL</u>
ADDRESS: <u>194 HURRICANE SHOALS RD</u>	ADDRESS: <u>597 BUFORD DRIVE</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>
CONTACT PERSON: <u>TIM HALLMARK</u> PHONE: <u>770-331-7714</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>BG</u> REQUESTED ZONING DISTRICT: <u>LM</u>	
PARCEL NUMBER(S): <u>5176 188, 5176 265, 7011 083</u> ACREAGE: <u>1.8938</u>	
ADDRESS OF PROPERTY: <u>219 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT DATE

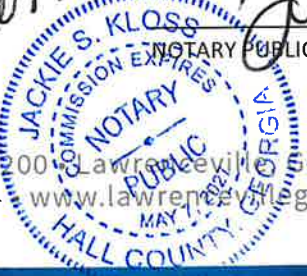
[Signature] 3/7/2025
SIGNATURE OF OWNER DATE

TIM HALLMARK
TYPED OR PRINTED NAME

REJI SAMUEL
TYPED OR PRINTED NAME



[Signature] 3/7/2025
DATE



[Signature] 3/7/2025
DATE



Tim Hallmark

Consolidated Pipe and Supply

194 Hurricane Shoals Rd NE

Lawrenceville, GA 30046

Tim.Hallmark@CSPipe.com

City of Lawrenceville Planning and Development Department

70 South Clayton Street

Lawrenceville, GA 30046

This letter serves as a formal notification of our intention to submit a rezoning application for the property located at 219 Hurricane Shoals Rd, Lawrenceville, GA 30046, which includes parcels 5176 188, 7011 083, and 5176 265, currently zoned as BG – General Business, to be rezoned to LM – Light Manufacturing. Property to be improved for the use of the plastic fabrication facility for Consolidated Pipe and Supply.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Hallmark', is written over a horizontal line.

Tim Hallmark

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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LEGAL DESCRIPTION

P.I.D. R7011 083, Lawrenceville, Georgia, 30046

All that tract or parcel of land lying and being in Land Lot 11 and Land Lot 176, 7th and 5th district, Gwinnett County, and being more particularly described as follows:

Commencing at the southernmost corner of the mitered intersection at the easterly right-of-way of Georgia Highway 20 and 124 (having a varied right-of-way width) and the northerly right-of-way of Hurricane Shoals Road (80 foot right-of-way); thence along said right-of-way of Hurricane Shoals Road 486.56 feet to a ½ inch rebar found thence leaving said right-of-way North 23°16'18" East a distance of 76.93 to a ½ inch rebar found said point being the TRUE POINT OR PLACE OF BEGINNING; thence South 89°47'54" West a distance of 99.90 feet to a ½ inch rebar found; thence North 09°08'36" East a distance of 303.14 feet to 1-1/4 inch open top pipe found; thence North 83°10'40" East a distance of 36.99 feet to a ½ inch rebar found; thence South 03°50'19" West a distance of 12.53 feet to a ½ inch rebar set; thence North 79°47'52" East a distance of 31.38 feet to a ½ rebar set; thence South 02°54'23" West a distance of 296.77 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.570 acres.

LEGAL DESCRIPTION

P.I.D. R5176 265, Lawrenceville, Georgia, 30046

All that tract or parcel of land lying and being in Land Lot 11 and Land Lot 176, 7th and 5th district, Gwinnett County, and being more particularly described as follows:

Commencing at the southernmost corner of the mitered intersection at the easterly right-of-way of Georgia Highway 20 and 124 (having a varied right-of-way width) and the northerly right-of-way of Hurricane Shoals Road (80 foot right-of-way); thence along said right-of-way of Hurricane Shoals Road 486.56 feet to a ½ inch rebar found said point being the TRUE POINT OR PLACE OF BEGINNING; thence North 23°16'18" East a distance of 76.93 to a ½ inch rebar found; thence North 89°32'28" East a distance of 15.51 feet to a calculated point; thence South 03°24'01" East a distance of 67.04 feet to a calculated point on the northerly right-of-way; thence along said right-of-way following a curve to the left, said curve having an arc distance of 50.03 feet and a radius of 886.06 feet and being subtended by a chord bearing South 85°38'21" West a distance of 50.03 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.050 acres.

LEGAL DESCRIPTION

P.I.D. R5176 188, Lawrenceville, Georgia, 30046

All that tract or parcel of land lying and being in Land Lot 11 and Land Lot 176, 7th and 5th district, Gwinnett County, and being more particularly described as follows:

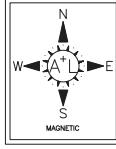
Commencing at the southernmost corner of the mitered intersection at the easterly right-of-way of Georgia Highway 20 and 124 (having a varied right-of-way width) and the northerly right-of-way of Hurricane Shoals Road (80 foot right-of-way); thence along said right-of-way of Hurricane Shoals Road 536.59 feet to the TRUE POINT OR PLACE OF BEGINNING; thence North 03°24'01" West a distance of 67.04 feet to a calculated point; thence South 89°32'28" West a distance of 15.51 feet to a ½ inch rebar found; thence North 02°54'23" East a distance of 296.77 feet to a ½ inch rebar set; thence North 79°38'51" East a distance of 153.75 feet to a ½ inch rebar found; thence South 02°50'58" West a distance of 393.76 feet to a ½ inch rebar set on the northerly right-of-way; thence North 88°19'27" West a distance of 32.08 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 95.22 feet and a radius of 886.06 feet and being subtended by a chord bearing North 89°07'33" West a distance of 95.18 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.270 acres.

TRACT 1
 AREA
 0.570 ACRES
 24,858 SQ. FEET

TRACT 2
 AREA
 0.050 ACRES
 2,212 SQ. FEET

TRACT 3
 AREA
 1.270 ACRES
 55,343 SQ. FEET



SCALE: 1" = 20'
 0' 10' 20' 40'
 PURPOSE AND INTENT:
 CITY OF LAWRENCEVILLE REZONING PLAT

- LEGEND**
- A ARC
 - C.R. CURB
 - N/C AIR CONDITIONING
 - N/W ADJOINING OWNERSHIP
 - N/S SIDE WALK
 - B.O. BACK OF CURB
 - B.LD. BUILDING
 - B.F.O. BURNED FIBER OPTICS
 - B.O.L. BOLLARDS
 - B.S.L. BUILDING SETBACK LINE
 - C.L.F. CHAIN LINK FENCE
 - C.M.P. CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - COR. CORNER
 - C&G C&G
 - C&P CALCULATED POINT
 - D.M. DROP MANHOLE
 - E.P. ELECTRICITY METER
 - E.P. EDGE OF PAVEMENT
 - F.F. FENCE
 - G.S. GAS METER
 - G.W. G.W. WELL
 - I.P.F. 1/2" REBAR SET W/ COP (004.717)
 - N.P.A. NO PARKING AREA
 - P.L.P. LIGHT POLE
 - P.P. PROPERTY LINE
 - P.P. POWER POLE
 - P.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.O.B. POINT OF BEGINNING
 - P.C.C. POINT OF COMMENCEMENT
 - P.S.H.C. PARKING SPACE HANDICAP
 - S.S.M.H. SANITARY SINKER MANHOLE
 - TYP. TYPICAL
 - W.M. WATER METER
 - W.U.L. OVERHEAD UTILITY LINES

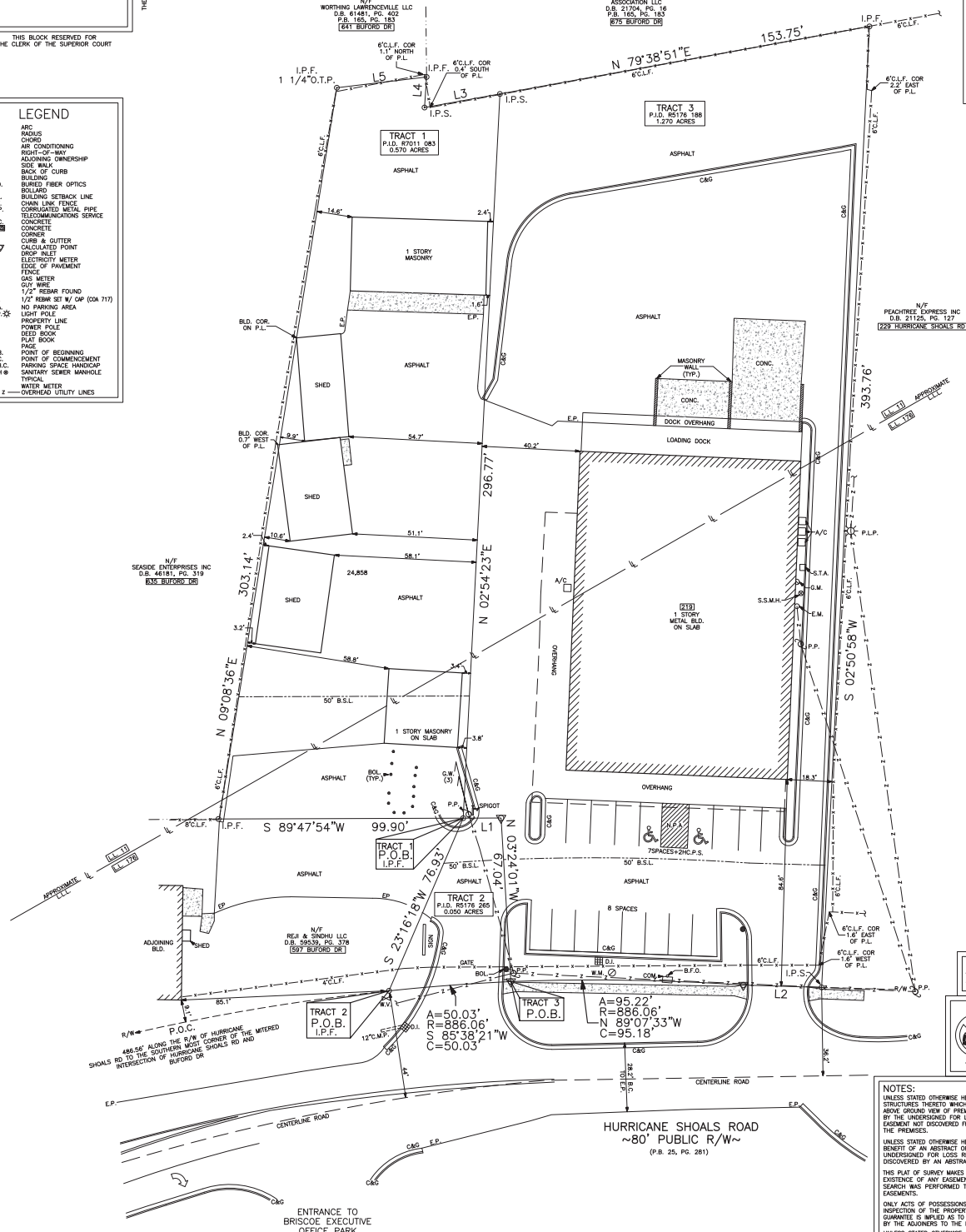
CURRENT ZONING:
 ZONING PER CITY OF LAWRENCEVILLE, GA ZONING (GENERAL BUSINESS)
 BUILDING SETBACK REQUIREMENTS:
 FRONT - 50 FEET
 SIDE - 10 FEET
 REAR - 10 FEET

PROPOSED ZONING:
 ZONING PER CITY OF LAWRENCEVILLE, GA ZONING (LIGHT MANUFACTURING)
 BUILDING SETBACK REQUIREMENTS:
 FRONT - 50 FEET
 SIDE - 0 FEET
 REAR - 0 FEET

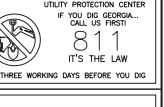
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MANIPULATED ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.
 ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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NOTE:
 ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

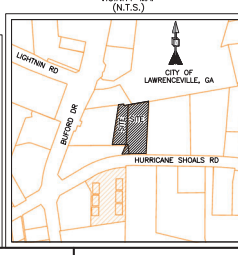


NOTES:
 UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
 UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
 THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
 ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION WHICH ARE NOT CASUALLY DISCOVERED HEREON.
 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

FLOOD HAZARD STATEMENT:
 THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0074F DATED SEPTEMBER 29, 2006.
 THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SHAD FLOOD MAPS UNLESS OTHERWISE NOTED.

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	S 89°47'54" W	15.51'
L2	N 88°19'27" W	32.08'
L3	N 79°47'52" E	31.38'
L4	S 03°50'19" W	12.53'
L5	N 83°10'40" E	36.99'



NOTES:
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON AS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-47.
 PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "SURVEYOR" OR "SURVEYING" DOES NOT IMPLY A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

NOTES:
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA ROTATING 120 X 2 SECOND TOTAL STATION.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 20,881 FEET AND AN ANGULAR ERROR OF 05 SECONDS(S) PER ANGLE POINT AND WAS ACQUIRED BY LEAST SQUARES.
 TRACT 1: THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,077 FEET.
 TRACT 2: THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,893 FEET.
 TRACT 3: THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 416,868 FEET.
 ALL IRON PINS SET ARE 1/2" REBAR WITH COP 004-717, UNLESS NOTED.
 INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
 THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

PROJECT DESCRIPTION:
 REZONING PLAT FOR:
 REJI & SINDHU LLC
 219 HURRICANE SHOALS RD, P.L.D. R5718 265, & P.L.D. R7011 083, LAWRENCEVILLE, GEORGIA, 30046
 COUNTY: GWINNETT LAND LOT: 11 & 176
 SECTION: DISTRICT: 718

ADAM & LEE LAND SURVEYING
 5640 GA. HWY. 20 S.
 LOGANVILLE, GA. 30052 (770)554-8995
 www.adamandlee.com COL-LSF#000717

LEGAL REFERENCES
 O.B. 61481, PG. 484
 P.B. 25, PG. 281
 P.B. 28, PG. 101
 SURVEY FOR REJI & SINDHU LLC
 BY ADAM AND LEE LAND SURVEYING
 DATED 04/18/2022

OFFICE: 01/23/2025
BY: KKB
FIELD: 01/07/2025
BY: GPO
SCALE: 1"=20'
SHEET # 1 OF 1
25004









LAWRENCEVILLE

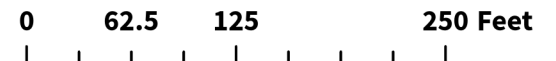
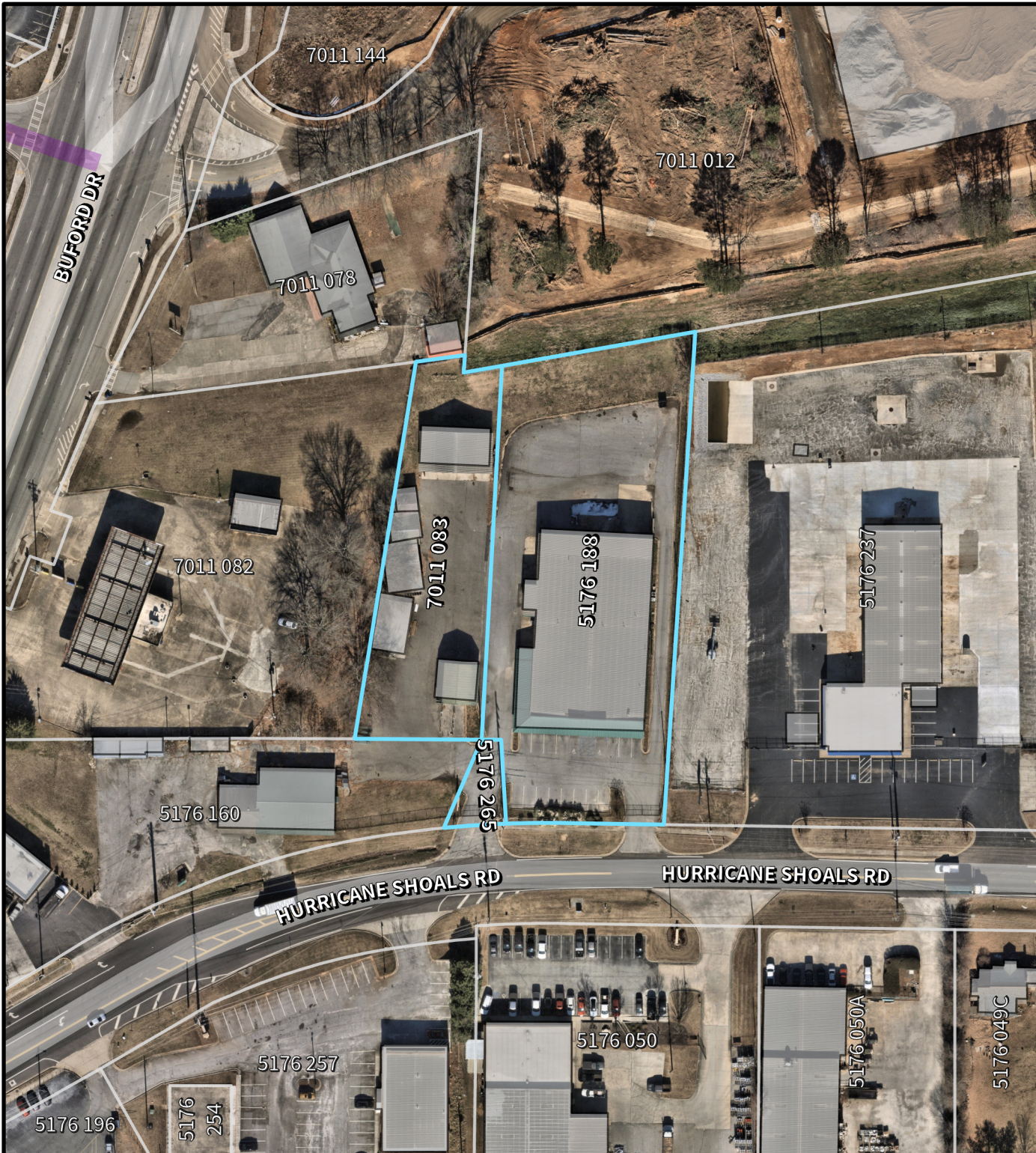
Planning & Development

Location Map & Surrounding Areas

RZC2025-00062

Applicant:
Tim Hallmark

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









LAWRENCEVILLE

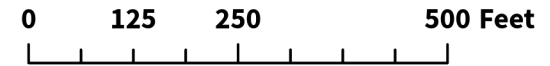
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Planning & Development





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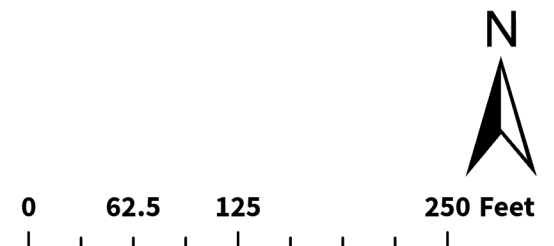
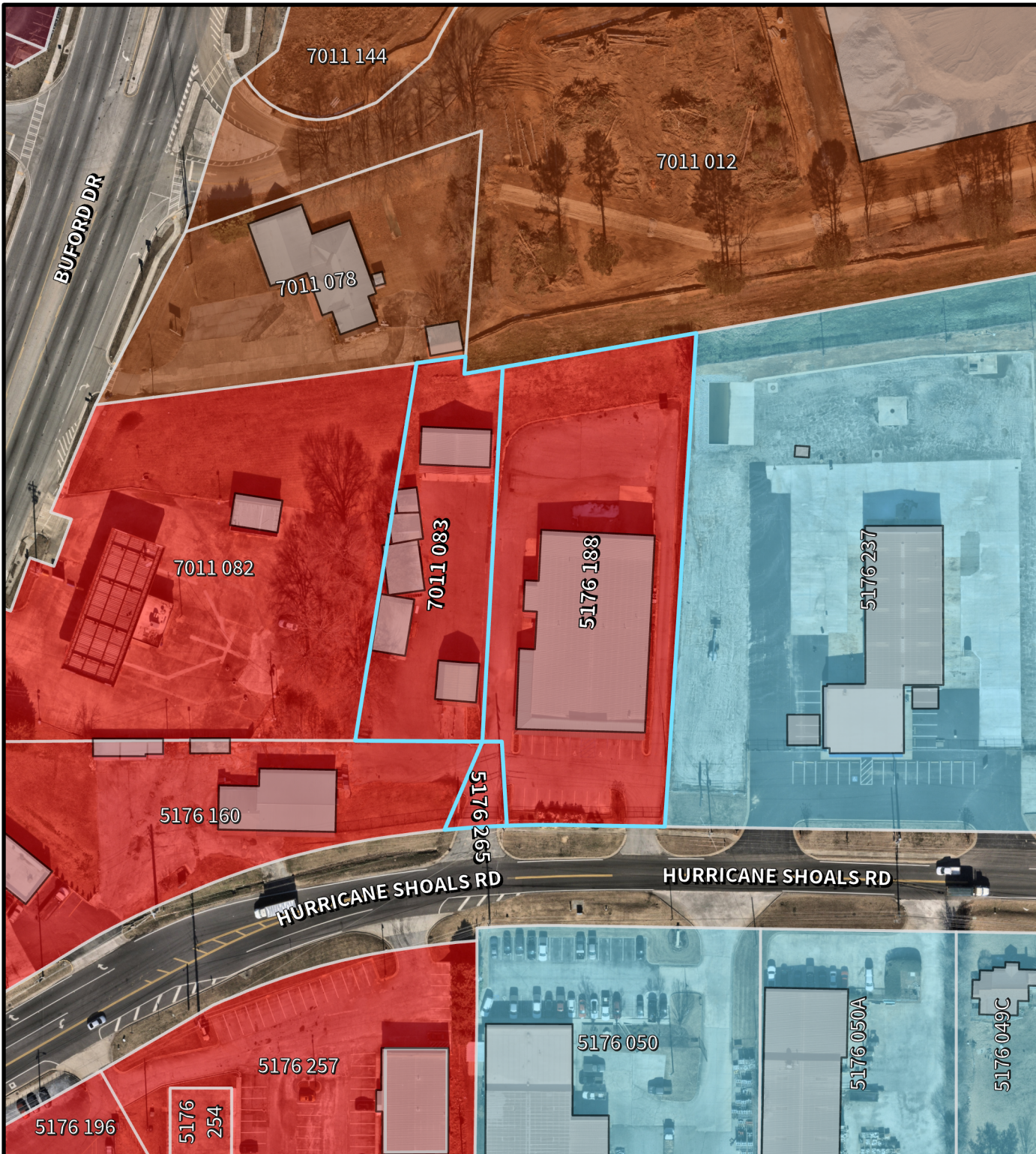
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Applicant:
Tim Hallmark

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-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **LM** Light Manufacturing
-  **CMU** Community Mixed Use







LAWRENCEVILLE

Planning & Development






Location Map & Surrounding Areas

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Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **LM** Light Manufacturing
-  **CMU** Community Mixed Use
-  **RS-150** Single-Family Residential

