

B Wolf and Sons, LLC
4488 N Shallowford Rd, Ste 201
Atlanta, GA 30338

February 24, 2022

Todd Hargrave
Director of Planning and Zoning
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Mr. Hargave,

This letter is to inform you of our request to rezone the property located at 419 Hurricane Shoals Rd, Lawrenceville, GA 30046 (Parcel 5145 080) from RM-12, General Residence to RM-12, Multifamily as currently defined in the Lawrenceville Zoning Ordinances 2020. It is our intent to construct a new, 3-story apartment building with 35 residential units and leasing office, private community pool and cabana, and associated infrastructure. The new apartment building will be a part of the existing development known as Ridgewood Apartments. The purpose of this rezone is to create a clear standard of development that adheres to current zoning and development requirements. Included with this letter is a proposed site plan demonstrating the intended development. In conjunction with the proposed rezoning, we are requesting multiple variations from the zoning code to be incorporated as conditions of development as listed below:

1. The 50' landscaped setback as defined in Article 1, Section 102.6 (E)(10) be waived. In lieu of the required buffer, we proposed leaving the 50' setback along Curtis Road as undisturbed, except as to install necessary utilities for improvements. Monument sign for Curtis Road is to be constructed at the discretion of the developer, as the current entrance is not currently active. Additionally, we propose the frontage of Hurricane Shoals be improved with supplemental plantings to be approved by the Director of Planning at time of development permit, but shall exclude any earthen berms or additional fencing.
2. The existing buildings be exempt from current building setback requirements.
3. The 20-foot grassed or landscaped strip between the building and parking area as defined in Article 1, Section 102.6 (E) (2) be reduced to 10' due to topographical hardships and stormwater infrastructure requirements.
4. The proposed parking bay directly adjacent to the new building be exempt from internal landscaped parking islands due to proposed sewer service locations, easements, and to meet parking requirements for the new portion of the development.
5. The proposed mail kiosk be located adjacent to the pool and cabana, and served by parking spaces with accessible routes. Existing infrastructure and topography are not suitable to stacking lanes.

The previously mentioned requests are reflected on the proposed rezoning site plan included with this letter. Should you have any questions or would like to discuss further, please contact Avi Wolf at (917) 586-5179.

Regards,

Avi Wolf



RZM2022-00011

Received: February 28, 2022

Planning and Development Department