

LETTER OF INTENT DESCRIBING SPECIAL USE APPROVAL

Project: Morsco Supply, LLC Special Use Application summary

Property: 125 Park Access Drive, Lawrenceville, GA 30046

Date: August 2, 2023

Morsco Supply, LLC, dba Reece Plumbing is a leading US distributor and supplies of plumbing, bath and kitchen supplies throughout the United States. Reece Plumbing plans to open a new branch at 125 Park Access Drive, Lawrenceville, GA 30046 which requires a special use approval under the Lawrenceville GA planning and zoning code. Accordingly, Reece Plumbing is requesting special use approval for its operations at the Property.

A typical Reece Plumbing branch

- will have approximately 5-10 total employees many of which operate remotely.
- will operate during the hours of
 - 7:00 AM to 5:00 PM, Monday through Friday
 - 7:00 AM to 12:00 PM, Saturday
- will have approximately 30 daily customers.
- Will have fenced, outside storage for larger pipes and materials which are not accessed by customers

Reece Plumbing business primarily services plumbers, trades and commercial contractors with delivery service for materials. Reece Plumbing operations should not have a material impact on current pedestrian or vehicular traffic in Lawrenceville GA.

Reece Plumbing does not engage in any processing or manufacturing activities. Accordingly, Reece Plumbing's operations should not have a material impact on any Lawrenceville GA public facilities.

A conceptual rendering and site plan is attached in the submission materials which identifies Reece Plumbing's planned improvements at the Property. A general overview of the exterior of the facility is shown by the following pictures



Reece Plumbing’s outside storage is typically limited materials neatly stored as shown in the following pictures and which is not accessed by customers:



The interior of a typical Reece Plumbing branch is shown in the following pictures:

