



May 5, 2022

City of Lawrenceville Planning and Development Department
Zoning Administration
70 South Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning and SUP Applications
Randy's Garden Center
DCD Project DCG028

The purpose of this letter is to request a change of zoning and a special use permit for Randy's Garden Center, a proposed 3.70-acre commercial development located at 1026 Lawrenceville Highway. The property is comprised of tax parcels 5110-001 and 5111-051. The existing zoning is OI for Office Institutional use and the proposed zoning is BG for general business. A special use permit is required for garden supply, outdoor sales and outdoor storage onsite and within the front building setback. The proposed development consists of a 12,480 SF building used as both an office space and a greenhouse. A total of 69 standard and 4 handicap spaces are proposed along with truck loading areas. The height of the building will not exceed the maximum 35' requirement. A variance is requested to reduce the 75' zoning buffer (Zoning Ordinance Sec. 403) to the minimum buffer width of 30' (Landscape Ordinance Sec. 8.3.2(A)) with an 8' opaque fence. There is an existing 8' buffer fence already in place from the previous development. The proposed design plans for the addition of a storage building, dock-high loading pad with ramp and approximately 50 additional parking spaces in the future.

Regards,

Masyn Spinks
Design Engineer
Dovetail Civil Design, Inc.