

**REZONING AND SUP SUMMARY**

**REZONING:** THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED REZONING IS R-1. THE REZONING IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

**SUP:** THE SITE IS CURRENTLY SUPPLY. THE PROPOSED SUPPLY IS SUPPLY. THE SUPPLY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

**PROJECT NOTES**

1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 3 OF CHATTAHOOCHEE COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
2. THE TOTAL SITE AREA IS 3.15 ACRES.
3. THE EXISTING ZONING IS R-1. THE PROPOSED ZONING IS R-1. THE REZONING IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
4. THE LANDSCAPED BUFFER IS REQUIRED FOR THE PROPOSED DEVELOPMENT. THE BUFFER IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
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**PARKING AND LOADING CALCULATIONS**

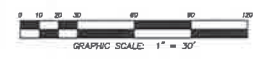
REQUIREMENT	PROPOSED	EXISTING	REMARKS
PARKING	1,000 SPACES	1,000 SPACES	1,000 SPACES
LOADING	1,000 SPACES	1,000 SPACES	1,000 SPACES
TOTAL	2,000 SPACES	2,000 SPACES	2,000 SPACES

**INSPECTIONS**

THE PROJECT WILL BE INSPECTED BY THE CHATTAHOOCHEE COUNTY INSPECTOR AT THE TIME OF CONSTRUCTION. THE INSPECTION IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

**UTILITY CONSTRUCTION NOTE**

THE UTILITIES WILL BE CONSTRUCTED BY THE CHATTAHOOCHEE COUNTY UTILITY DEPARTMENT. THE UTILITIES ARE REQUIRED FOR THE PROPOSED DEVELOPMENT.



000008  
REZONING  
5/4/22

**DOVETAIL**  
SIVILDESIGN

3651 Main Hill Road  
Suite 1800  
Watkinsville, GA 30667  
Office: (678) 726-3300  
Fax: (678) 704-1874  
www.dovetailcivil.com

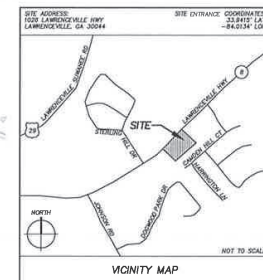
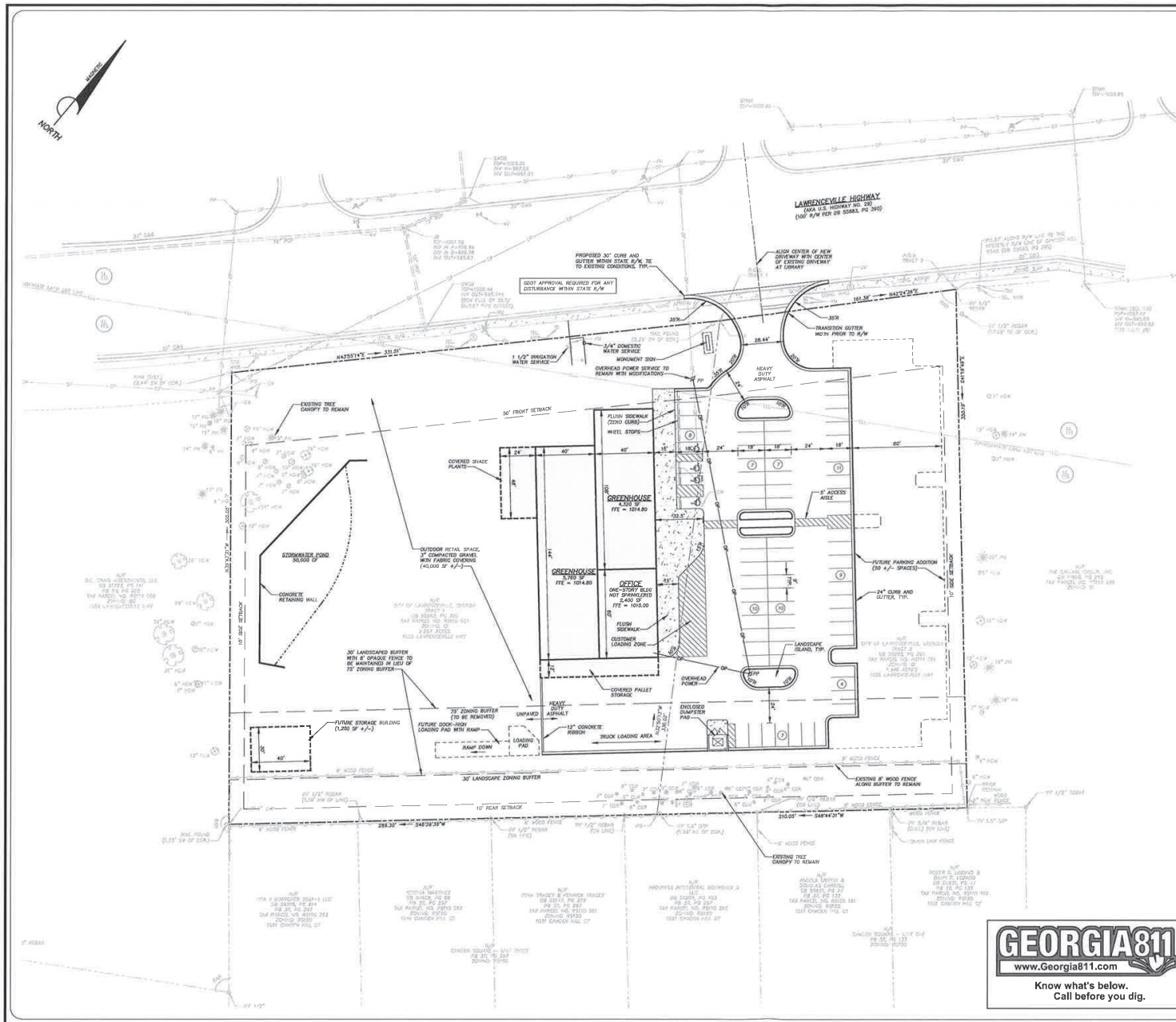
**REZONING EXHIBIT**

**Randy's Garden Center**

1028 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
CHARTERED COUNTY  
LAND LOTS 110 AND 111, DISTRICT 3  
OF CHATTAHOOCHEE COUNTY  
CONTACT PERSON: TIM DOWNEY  
24-HR CONTACT: (770) 779-2008

**PROJECT NUMBER:** 000008  
**DATE:** 5/4/22  
**DRAWN BY:** J  
**CHECKED BY:** J  
**SHEET TITLE:** REZONING AND SUP PLAN  
**SHEET NUMBER:** RZ-1  
**OF 1 SHEET**

RCZ2022-00037  
RECEIVED: MAY 6, 2022  
PLANNING AND DEVELOPMENT DEPARTMENT



#### REZONING AND SUP SUMMARY

**REZONING**  
 REQUEST TO CHANGE ZONING FROM O-1 FOR OFFICE INSTITUTIONAL USE TO B-1 FOR GENERAL BUSINESS USE.

**SPECIAL USE PERMIT**  
 A SPECIAL USE PERMIT IS REQUIRED FOR GARDEN SUPPLY, OUTDOOR SALES AND OUTDOOR STORAGE CHUTE AND WITHIN THE FRONT BUILDING SETBACK.

**VARIANCE**  
 VARIANCE REQUESTED TO REDUCE THE 75' ZONING BUFFER (ZONING ORDINANCE SEC. 8.3.2.1) WITHIN AN 8' SPACES FENCE. THE EXISTING BUFFER FENCE IS ALREADY IN PLACE OF THE PREVIOUS DEVELOPMENT SITE.

#### PROJECT NOTES

- SITE INFORMATION**
1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 3 OF GWINNETT COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
  2. THE TOTAL SITE AREA IS 2.75 ACRES.
  3. THE EXISTING ZONING IS O-1 FOR OFFICE INSTITUTIONAL USE. THE PROPOSED ZONING IS B-1 FOR GENERAL BUSINESS USE WITH A SUPPLEMENTAL USE PERMIT FOR OUTDOOR STORAGE.
  4. THE ADJACENT SITE RESTRICTIONS FOR B-1 ZONING ARE:  
 FRONT BUILDING SETBACK = 30 FEET  
 SIDE BUILDING SETBACK = 10 FEET  
 REAR BUILDING SETBACK = 10 FEET  
 ZONING BUFFER SETBACK = 75 FEET  
 LANDSCAPE BUFFER SETBACK RESIDENTIAL = 30 FEET  
 MAXIMUM BUILDING HEIGHT = 35 FEET
  5. EXISTING SURVEY INFORMATION IS PROVIDED BY PARAMOUNT SURVEYS, DATED 3/2/22.
  6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
  7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE FOR FIRM PANEL 13050C000E, DATED 06/26/06.
  8. THERE ARE NO WETLANDS ON-SITE.
- UTILITY INFORMATION**
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON-SITE AND ARE PROVIDED BY GWINNETT COUNTY.
  2. SANITARY SEWER SERVICE IS AVAILABLE ON-SITE AND IS PROVIDED BY GWINNETT COUNTY.
  3. STORMWATER MANAGEMENT SHALL BE PROVIDED ON-SITE.

#### PARKING AND LOADING CALCULATIONS

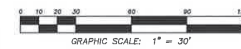
REQUIRED PARKING	EXISTING	PROPOSED	PARKING RATIO	MINIMUM REQUIRED
GREENHOUSE	15,000 SF	1,700 SF		2
OFFICE	2,400 SF	1,700 SF		8
<b>REQUIRED CHARGES</b>				
STANDARD SPACES				60
HANDICAP ACCESSIBLE SPACES				4 (1.3%)
TOTAL SPACES REQUIRED				64
TOTAL BUILDING AREA PROPOSED		12,400 SF		
OVERALL PARKING RATIO PROPOSED		1,700 SF		

#### INSPECTIONS

NOTIFY GWINNETT COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (878) 318-8000

#### UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISOR AND ORIGINATOR OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND RECOMMENDATIONS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY CONTRADICT THE RECOMMENDATIONS INCLUDED HEREON.



DC02028  
 REZONING  
 5/4/22

**DOVETAIL**  
 civil design inc.

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 Watkinsville, GA 30667  
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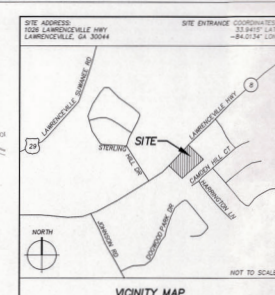
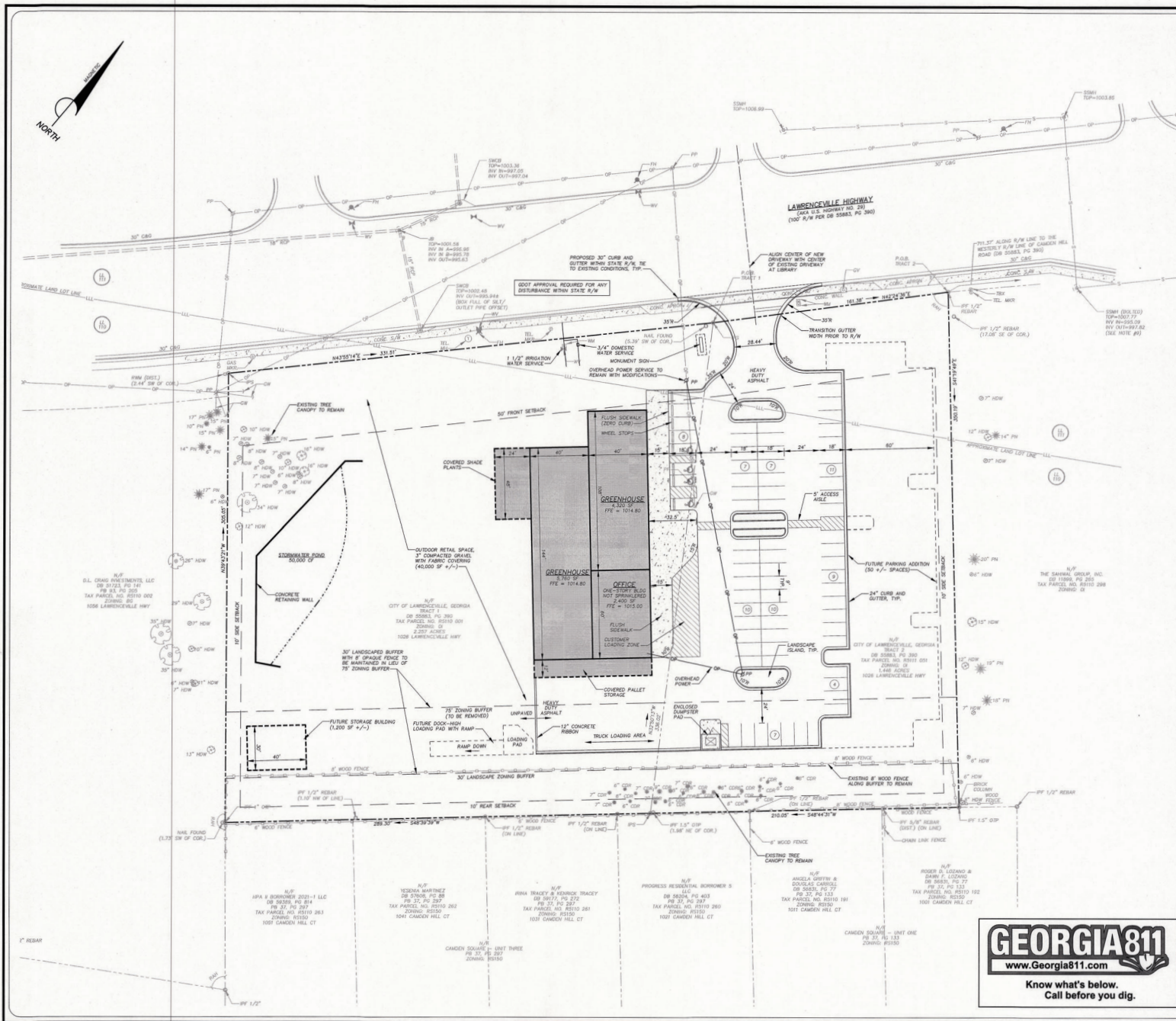
**Randy's Garden Center**  
 REZONING EXHIBIT

SUE INFORMATION  
 1008 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30044  
 GWINNETT COUNTY  
 LAND LOTS 110 AND 111, DISTRICT 3  
 2.75 ACRES  
 24-HR CONTACT: TIM DOMINY, (678) 776-2006

DESIGNER INFORMATION  
 DOMINY CONSTRUCTION GROUP, INC.  
 1440 INTERSTATE 85 BOULEVARD  
 SUITE 610  
 MARIETTA, GA 30060  
 CONTACT PERSON: TIM DOMINY

PROJECT NUMBER: DC02028  
 DATE: 5/4/22  
 SHEET NUMBER: 1  
 SHEET BY: HSB  
 SHEET TITLE: REZONING AND SUP PLAN  
 SHEET NUMBER: RZ-1  
 OF 1 SHEET

RECEIVED: MAY 6, 2022  
 PLANNING AND DEVELOPMENT DEPARTMENT



**REZONING AND SUP SUMMARY**

**REASON:** REQUEST TO CHANGE ZONING FROM O-1 FOR OFFICE/INSTRUCTIONAL USE TO B-1 FOR GENERAL BUSINESS USE.

**SPECIAL USE PERMIT:** A SPECIAL USE PERMIT IS REQUIRED FOR GARDEN SUPPLY, OUTDOOR SALES AND 24-HR OUTDOOR STORAGE ON-SITE AND WITHIN THE FRONT BUILDING SETBACK.

**VARIANCE:** VARIANCE REQUIRED TO REDUCE THE 75' ZONING BUFFER (ZONING ORDINANCE SEC. 8.3.2.4) TO THE MINIMUM BUFFER NORTH OF 30' LANDSCAPE CHEDANCE SEC. 8.3.2.4) WITH AN 8' GRADE FENCE. THE EXISTING BUFFER FENCE IS LOCATED IN PLACE BY THE PREVIOUS DEVELOPMENT ON-SITE.

**PROJECT NOTES**

**SITE INFORMATION:**

1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 5 OF DUNWOODY COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
2. THE TOTAL SITE AREA IS 3.30 ACRES.
3. THE EXISTING ZONING IS O-1 FOR OFFICE/INSTRUCTIONAL USE. THE PROPOSED ZONING IS B-1 FOR GENERAL BUSINESS USE WITH A SUPPLEMENTARY USE PERMIT FOR OUTDOOR STORAGE.
4. THE JURISDICTIONAL SITE RESTRICTIONS FOR B-1 ZONING ARE: FRONT BUILDING SETBACK = 60 FEET; SIDE BUILDING SETBACK = 10 FEET; REAR BUILDING SETBACK = 10 FEET; ZONING BUFFER ADJACENT RESIDENTIAL = 75 FEET; LANDSCAPE BUFFER ADJACENT RESIDENTIAL = 30 FEET; IMPERVIOUS COVERAGE = 30% MAXIMUM BUILDING HEIGHT = 35 FEET.
5. EXISTING SURVEY INFORMATION IS PROVIDED BY PARAMOUNT SURVEY, DATED 5/10/02.
6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13130C0089, DATED 08/29/06.
8. THERE ARE NO WETLANDS ON-SITE.

**UTILITY INFORMATION:**

1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON-SITE AND ARE PROVIDED BY DUNWOODY COUNTY.
2. SANITARY SEWER SERVICE IS AVAILABLE ON-SITE AND IS PROVIDED BY DUNWOODY COUNTY.
3. STORMWATER MANAGEMENT SHALL BE PROVIDED ON-SITE.

**PARKING AND LOADING CALCULATIONS**

BUILDING	PROPOSED	PARKING REQUIRED	MINIMUM REQUIRED
GREENHOUSE	12,000 SF	1,700 SF	2
OFFICE	2,400 SF	1,300 SF	8

**STANDARD SPACES:** 63  
**STANDARD SPACES:** 63  
**TOTAL SPACES PROPOSED:** 12,480 SF  
**DECATON LOADING AREA:** 10,748'x10' PROPOSED BEHIND BUILDING.

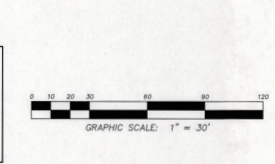
**INSPECTIONS**

ADVISORY DUNWOODY COUNTY INSPECTOR AT LEAST 14 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (870) 318-4000

**UTILITY CONSTRUCTION NOTE**

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

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 Fax: (678) 804-1874  
 www.dovetailcivil.com

**Randy's Garden Center**  
 REZONING EXHIBIT

**PROJECT INFORMATION:**

PROJECT NUMBER: DC0028  
 DATE: 5/4/22  
 ISSUE NUMBER:  
 CHECKED BY: RJB  
 SHEET TITLE: REZONING AND SUP PLAN  
 SHEET NUMBER: RZ-1

**DEVELOPER INFORMATION:**

DEVELOPER: RANDY'S GARDEN CENTER, INC.  
 10206 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30043  
 CONTACT PERSON: TIM DOMINY  
 24-HR CONTACT: (770) 776-2006

**RECEIVED: MAY 6, 2022**  
 PLANNING AND DEVELOPMENT DEPARTMENT