



# LAWRENCEVILLE

## GEORGIA

### ***PLANNING COMMISSION***

### ***MEETING MINUTES***

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Monday, June 2, 2025

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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#### **CALL TO ORDER:**

6:00 p.m.

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Sheila Huff

Commission Member Darion Ward

#### **ABSENT**

Commission Member Stephanie Henriksen

#### **APPROVAL TO AMEND AGENDA AS PRESENTED - 6:02 p.m.**

Motion to AMEND THE AGENDA AS PRESENTED by Council Member Huff, Seconded by Vice Chairperson West.

- Table Item. No. 2. RZR2025-00028 – The InVision Group, LLC, the Applicant, and Benjamin Bailey, the Owner; an application to rezone the subject property from RS-150 (Single-Family Residential District) to RS-TH INF (Townhouse-Family Infill Residential District) to allow for a proposed townhouse development; the subject property is located at 215 Jackson Street, identified by the Parcel Identification Number R5146A129, and encompasses approximately 0.98 acres.

- **Public Hearing Dates:**

- Planning Commission – Monday, July 7, 2025 @ 6 p.m.
- City Council Work Session – Wednesday, July 9, 2025 @ 5 p.m.
- City Council Regular Meeting – Monday, July 28, 2025 @ 7 p.m.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Ward

**APPROVAL OF THE AGENDA AS AMENDED - 6:02 p.m.**

Motion made to APPROVE THE AGENDA AS AMENDED by Council Member Huff and Seconded by Vice Chairperson West

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Ward

**APPROVAL OF PRIOR MEETING MINUTES - 6:03 p.m.**

- Motion made to **APPROVE** Monday, May 5, 2025, Planning Commission Meeting Minutes by Vice-Chairperson West and Seconded by Council Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Ward

**NEW BUSINESS - 6:04 p.m.**

1. RZR2024-00025 – North DTL CC Ph1, LLC, the Applicant, and Evan & Jenna Simmons, Danny Gravitt, Kyle & Sarah Norton, Lawrenceville Brethren Assembly Inc., Norton Classics, LLC, and City of Lawrenceville, the Owners; an application to rezone certain properties (parcel assemblage) from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to CMU (Community Mixed Use District) to allow for a housing master plan; the subject properties are located at 815, 816, 823, 824, 830, 838, 843, 853, and 857 N Clayton Street and 385 Northdale Road, identified by the Parcel Identification Numbers R5146C011, R5145 055, R5145 056, R5145 058, R5145 059, R5145 060, R5145 065, R5145 066, R5145 067, R5145 068, and R5145 255, and portions of city right-of-way on N Clayton Street as described in the legal description, and encompass approximately 5.9 acres.

- Motion made to recommend **the** APPROVAL of RZR2024-00025 as CMU (Community Mixed-Use District) with Planning Commission recommendations (see attached) by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Ward

Opposition:

None

Proponent:

- Randy Travis, Citizen of Lawrenceville, Georgia
  - Concerning the existing condition of North Clayton Street, it currently terminates at a newly constructed cul-de-sac as part of the Grizzly Parkway development (preferred condition). The proposed plan could potentially create traffic hazards by reopening North Clayton Street to either Grizzly Parkway or possibly Maddox Street (undesirable condition).
  - Concerning the preservation of existing hickory (pecan) and walnut (black walnut) hardwoods and specimen trees is a priority.
  - Concerning the imbalance in housing options, with a higher proportion of townhouse-family units compared to single-family dwelling units.
- Jody Campbell, Attorney at Law
  - In response to the conceptual nature of the proposal, it is evolving and may incorporate additional parcels in the future. As currently proposed, the connection to Maddox Street would include internal traffic control measures designed to impede the flow of traffic.
  - In response to tree preservation, the Planning and Development Department will require the submission of a Landscape Plan that incorporates tree preservation considerations.
  - In response to the imbalance in housing options, it is evolving and may incorporate additional parcels in the future.

**FINAL ADJOURNMENT – 6:26 p.m.**

- Motion made to ADJOURN by Commission Member Ward, and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Ward



# LAWRENCEVILLE

## Planning & Development

### PLANNING COMMISSION ~~AND DEVELOPMENT~~

### RECOMMENDED CONDITIONS - 06022025

#### RZR2024-00025

Approval of a rezoning to CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. A maximum of eighty (80) housing units, including eight (8) single-family dwellings and seventy-two (72) rear-entry townhomes.
- B. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated May 13, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on December 31, 2024.
- C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D. Townhome Units shall meet the following standards:

a. Four (4) bedroom dwelling units shall be prohibited

~~a.~~ b. All residential units shall have a two-car garage.

2. To satisfy the following site development considerations:

- A. Provide a five~~fifteen~~-foot-wide (5~~15~~ ft.) external building setback adjacent to Grizzly Parkway and N Clayton Connector Road.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.

~~C. New billboards or oversized signs shall be prohibited.~~

~~D. Outdoor storage shall be prohibited.~~

~~E. Lighting shall be contained in cut off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.~~

~~F. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick up shall be limited to between 7:00 a.m. and 7:00 p.m.~~

~~G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign walkers or sign twirlers shall be prohibited.~~

~~H. Peddlers and/or parking lot sales shall be prohibited.~~

~~I.~~C. ~~The~~Homeowner's association shall repaint or repair any graffiti or vandalism in common areas within seventy-two (72) hours of notice from the City.

~~J.~~D. The required parking ratio shall be one and one half (1.5) spaces per unit.

~~M.~~E. Provide City Standard Pedestrian lighting along Grizzly Parkway and N Clayton Connector Road.

~~N.~~F. Provide landscaping (evergreen hedge) within building setback area along Grizzly Parkway and N Clayton Connector Road.

~~O.~~G. The residential portion of the development ~~may~~shall be gated.

~~P.~~H. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.

B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU

Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and N Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

- C. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- D. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF –One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.
- E. A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- F. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF –One-Family Infill Residential District, B. Lot Development Standards. TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- G. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft).
- H. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.

- I. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
  - 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
- J. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
  - 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
- K. A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.



# North DTL Assemblage

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Planning Commission Meeting

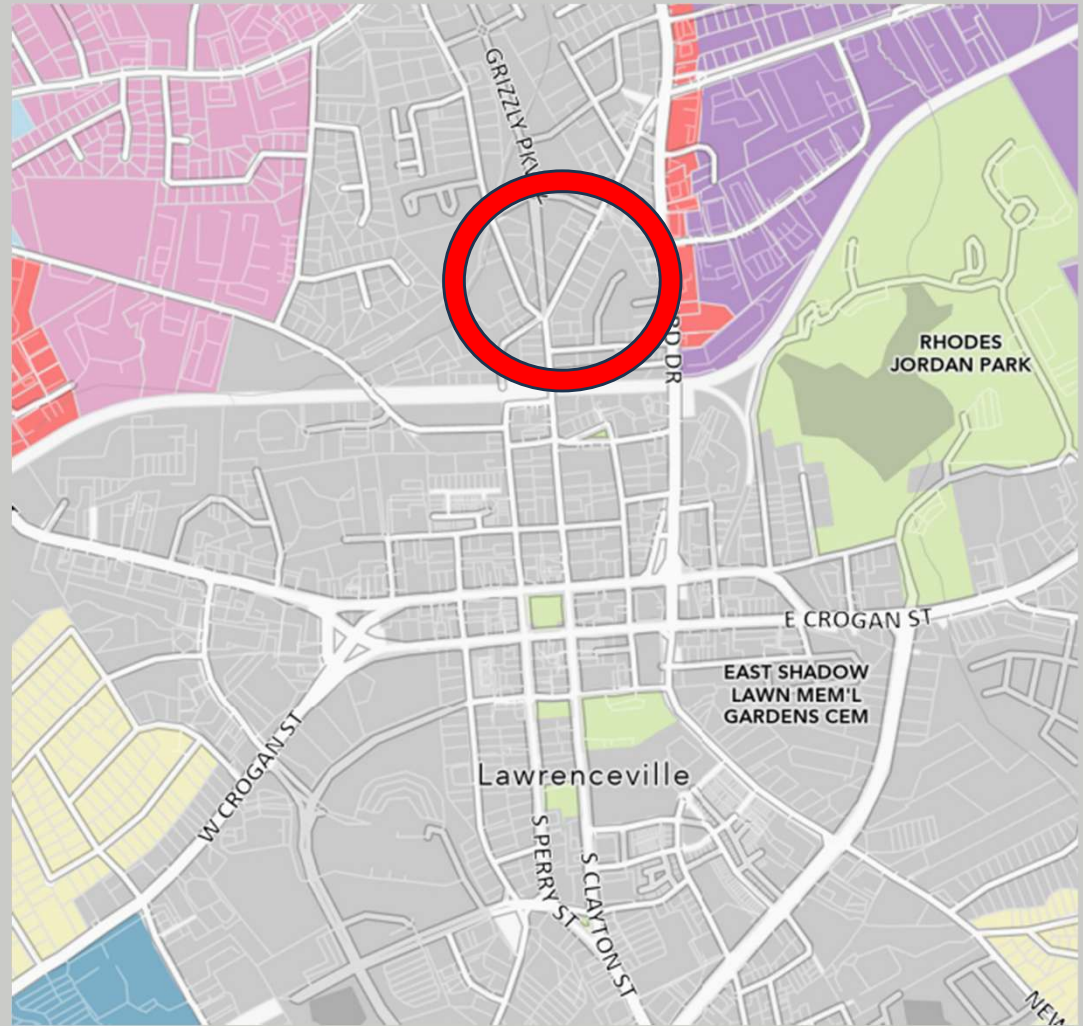
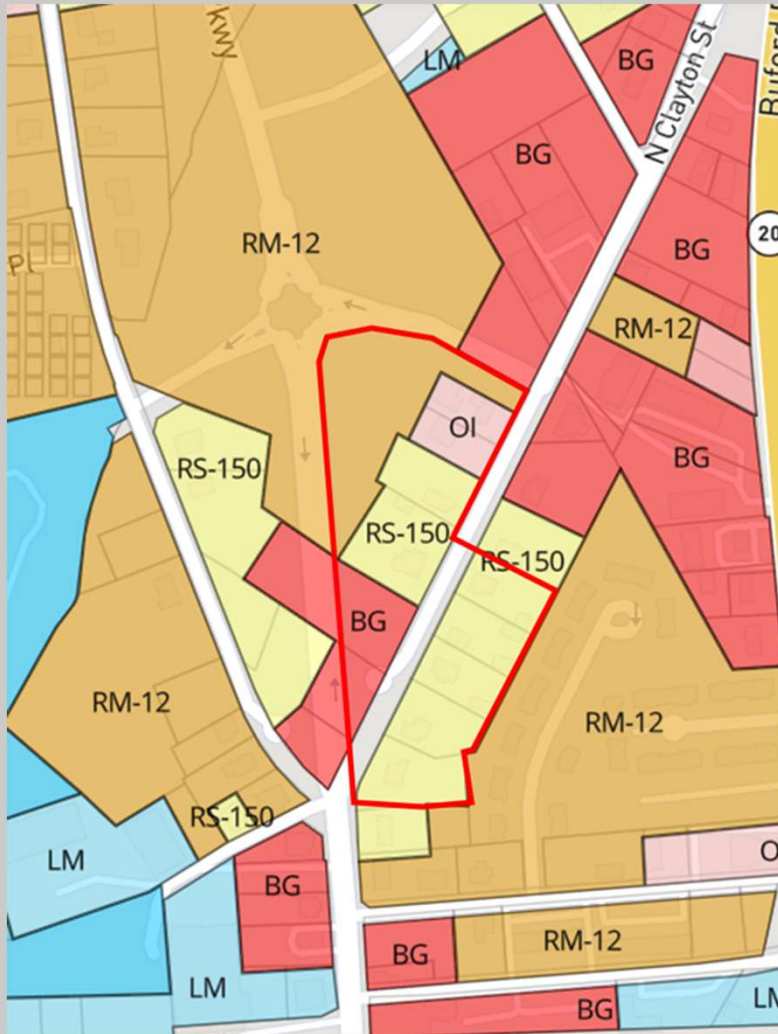
June 2, 2025

Vicinity Map





## Existing and Future Character Area

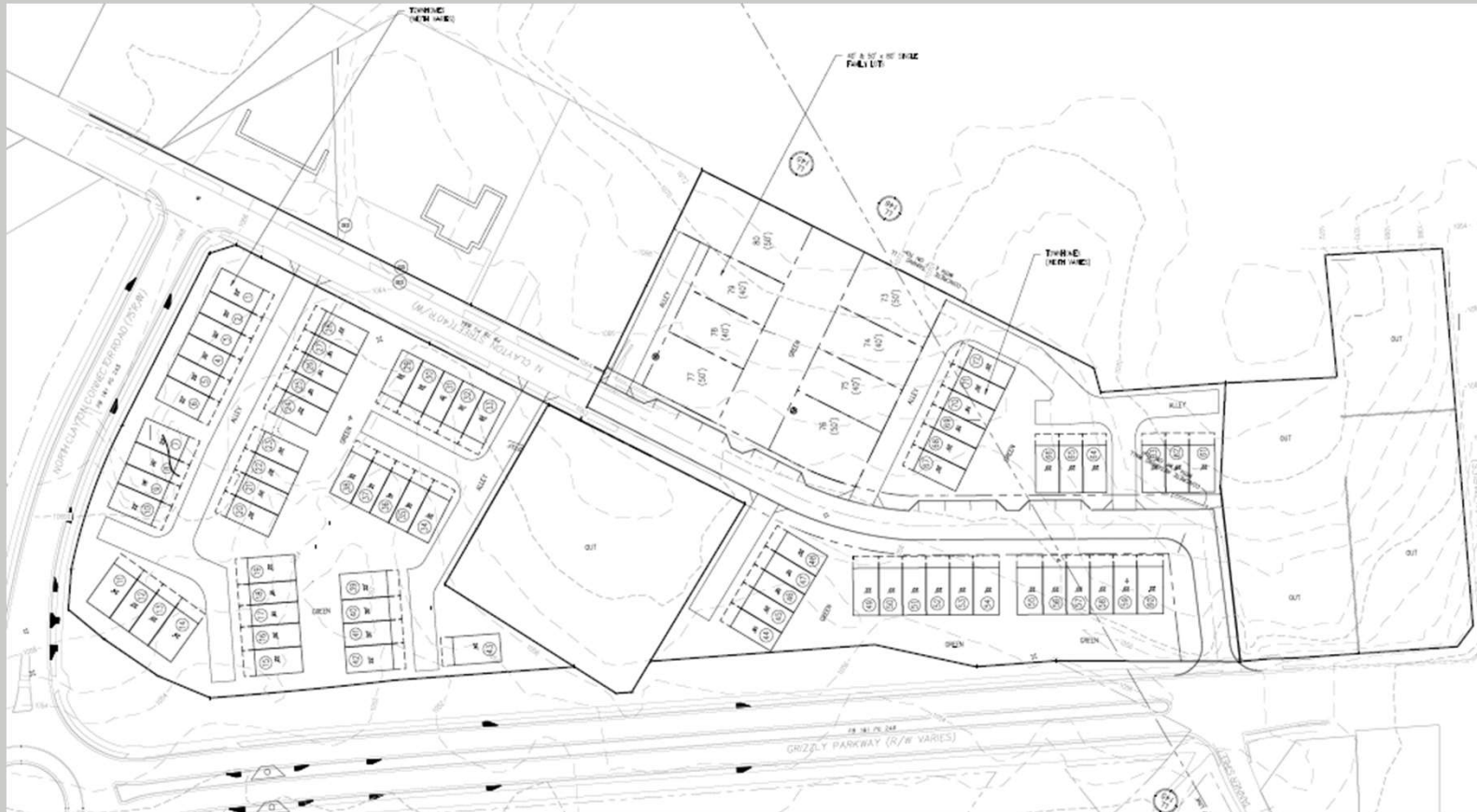


## Parcel Map Details

- Application includes all parcels that are colored in Green or Yellow.
- Blue Parcel is a hold out
- Three purple parcels are actively under contract
- Orange parcel(s) could become 4+ single family residences sometime in future



## Current Site Plan



APPROX 5.856 AC

72 TOWNHOMES  
8 SINGLE FAMILY  
80 TOTAL UNITS

13-14 UNITS/AC

WORKING TO ADD  
ADDITIONAL PARCELS  
AND CONNECTION TO  
MADDOX STREET  
(ADDS 1.32AC,  
TOTAL OF 7.18AC)





## Community Design and Features



- Historic cities feature a blend of architectural styles and cozy outdoor spaces. Our goal with the site layout and architecture is to reflect that
- The materials and level of trim will support the expectations of high-end, executive housing price points of \$750,000+ homes
- Interior walkways within the community to promote connectivity
- Focal points enhanced with ornamental trees and quality landscaping
- Places to rest and interact with neighbors





# Single Family Home Concepts



Sucas



| Building Type Overview |                                      |
|------------------------|--------------------------------------|
| Height                 | 2-3 Sty                              |
| Width                  | 40'                                  |
| Depth                  | 60'                                  |
| Unit Configuration     | 3 bed/2.5 bath                       |
| Building Size          | 2500sqft (min)<br>Target 3000-3500sf |
| Lot Width              | 50                                   |
| Lot Depth              | 80                                   |
| Cost Assumptions       | \$800-1.1 million<br>\$270/sf+       |





# Townhome Concepts



## Townhome Details

|        |                      |
|--------|----------------------|
| Height | 3 Sty                |
| Width  | Mix of 18 - 24' wide |
| Depth  | 50' min              |

|                    |                                       |
|--------------------|---------------------------------------|
| Unit Configuration | 2 bed/2 bath                          |
| Building Size      | 1500 sqft (min)<br>Target 2400-2800sf |

|           |       |
|-----------|-------|
| Lot Width | 18-24 |
| Lot Depth | 65    |

|                   |                    |
|-------------------|--------------------|
| Price Assumptions | \$750k+<br>250/sf+ |
|-------------------|--------------------|



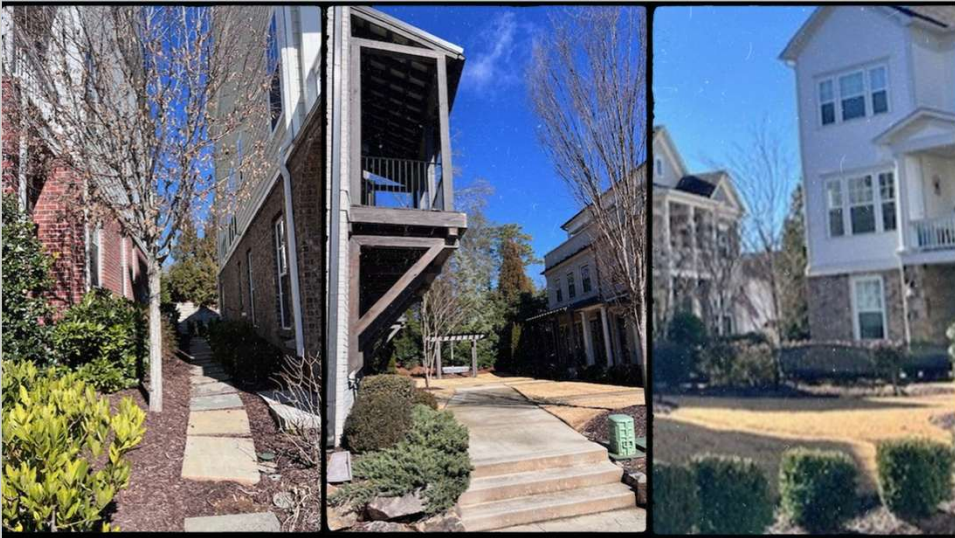
**Example front stoops facing Grizzly Pkwy**



# Common Space and Alley Concepts

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ADDITIONAL DEVELOPMENTS TO EMULATE ARE  
VOYSEY IN ALPHARETTA AND MANCHESTER AT CHESHIRE BRIDGE  
BOTH HEDGEWOOD HOMES COMMUNITIES



THE ATWATER (SANDY SPRINGS) - COMMON SPACE



ALLEY CONCEPTS



## Other inspirational imagery



POTENTIAL CONCEPT FOR COMMON SPACE



POTENTIAL FRONT ENTRY IMAGE



ON STREET PARKING

## INTERESTING PROJECT



**PROJECT SPECS: DOWNTOWN WALK**  
**LOCATION:** Saratoga Springs, N.Y.  
**DESIGNER AND BUILDER:** Witt Construction, Saratoga Springs  
**LANDSCAPE ARCHITECT:** The LA Group, Saratoga Springs  
**PARCEL SIZE:** 0.79 acres  
**TOTAL BUILT FOOTAGE:** 7 units from 2,500 - 5,000 sf  
**PHOTOS:** Randall Perry Photography, Saratoga Springs



# Timeframe

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## 2025 REZONING, LDP, CLOSING ON LAND

Rezoning application submitted as part of the Jan 3rd deadline cycle which would be heard at the March 31st City Council meeting. Submit LDP quickly after rezoning approval and non-appealable. Work with city, county, and state agencies to receive a Land Disturbance Permit. Close on land with Sellers and DDA.

## 2026 / EARLY 2027 LAND DEVELOPMENT AND PLAT RECORDED

Community subdivision platted and recorded. Complete all initial development such as demo of existing structures, site work, infrastructure, utilities, and roads.

## 2027 + CONSTRUCTION AND SALE

Begin townhome construction and create model for pre-sales. Develop marketing opportunities with major city employers and the City of Lawrenceville by sponsoring events, etc. Continue with construction of townhomes and single family homes until complete and all units sold out.



## Meet the team

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**LINDSAY EWING**  
ECRAFT HOMES /  
INVESTOR

Lindsay is the owner and designer for Ecraft homes, an award winning, custom crafted, design build company established in 2007. She oversees all aspects of each project from land acquisition to site plan development to home construction and design. Ecraft has built, renovated, or developed over 100 high-end homes with custom home prices averaging over \$2M.



**MELISSA BRYSON**  
PROJECT MANAGER/  
INVESTOR

Becoming aware of the housing concern for downtown Lawrenceville, Melissa began the process of assembling parcel owners to create this community. Melissa is a commercial real estate professional and developer with over 17 years of experience. A notable development in Historic Brookhaven, where she received a development award from the city, was right sized for the community need in lieu of maximizing lots.



**TY WHITE**  
PEACHLAND HOMES/  
INVESTOR

Ty White has been a visionary leader in luxury homebuilding and community development for over three decades. As the Founder and CEO of Peachland Homes, Ty has built a reputation for crafting homes and communities that not only exude timeless elegance but also enhance how people live. A current intriguing development is the Manor Cottages where he led a strong team of professionals to reimagine the land as previously planned and created a timeless development of 62 lots.



**ROBERT MILLER**  
THE MILLER  
DEVELOPMENT  
GROUP / INVESTOR

With a background in construction management and development, Robert brings significant experience to the team. In one of his notable developments, he led the team to create Waterside in Peachtree Corners, delivering over 600 units actively under construction with over \$322 million sold thus far.

## Lender Partners

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The Team is self-funding the first phases of this project as it is too early to bring in lenders. However, the team has strong lending partners with the following banks who have been established partners on many of the Team's previous projects.

**craft bank**



# Revisions to Proposed Conditions

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## Staff Recommended Condition 2(A):

Provide a fifteen-foot-wide (15 ft.) external building setback adjacent to Grizzly Parkway and N Clayton Connector Road.

## Proposed Condition 2(A):

Provide a five-foot-wide (5 ft.) external building setback adjacent to Grizzly Parkway and N Clayton Connector Road.

Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

Staff Recommended Condition 2(F):

Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

Proposed Condition 2(F):

Trash bins, cans, and/or receptacles shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure or stored in a location that is not visible from any public right-of-way



Staff Recommended Condition 2(G):

No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.

Proposed Condition 2(G):

**DELETE**

Staff Recommended Condition 2(O):

The residential portion of the development shall be gated.

Proposed Condition 2(O):

The residential portion of the development may be gated.