



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, July 07, 2025
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) June 2, 2025, Planning Commission Minutes

Public Hearing New Business

Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Board Members will not infringe on the time limit.

- [2.](#) RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
- [3.](#) SUP2025-00108; HFA-Kelsey Kreher; 650 Gwinnett Drive
- [4.](#) RZR2025-00029; North DTL CC PH1, LLC; 750 North Clayton Street, 113 Maddox Street, 127 Maddox Street
- [5.](#) An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2 SUPPLEMENTAL REGULATIONS

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: June 2, 2025, Planning Commission Minutes

Department: Planning and Development

Date of Meeting: Monday, July 7, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: **Approval of Prior Meeting Minutes**

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

Summary: Planning Commission Minutes for review and approval by the Planning Commission.

Attachments/Exhibits:

- PC MEETING MINUTES_06022025



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, June 2, 2025

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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

1.

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.

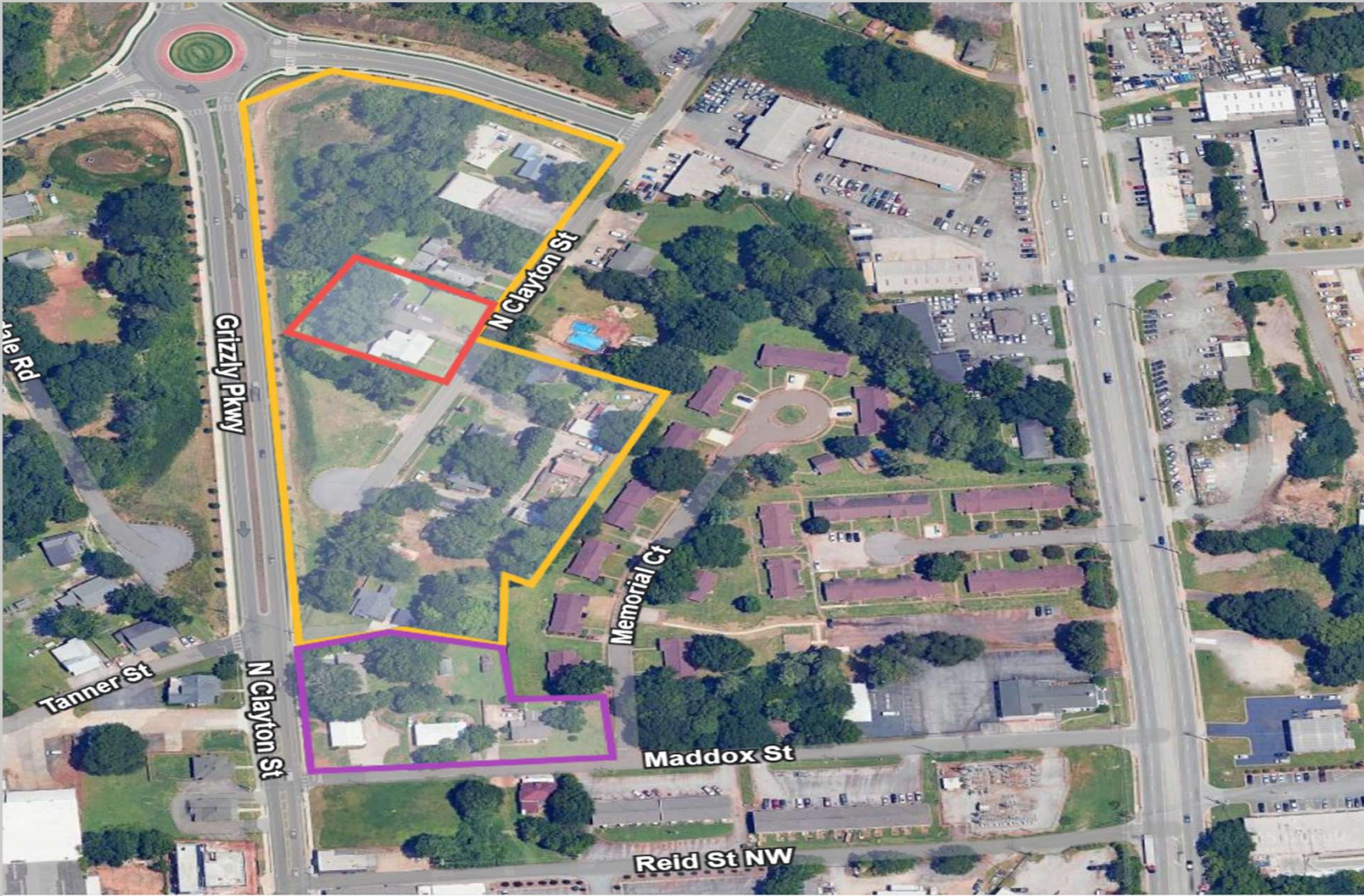
- I. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
 - 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to 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

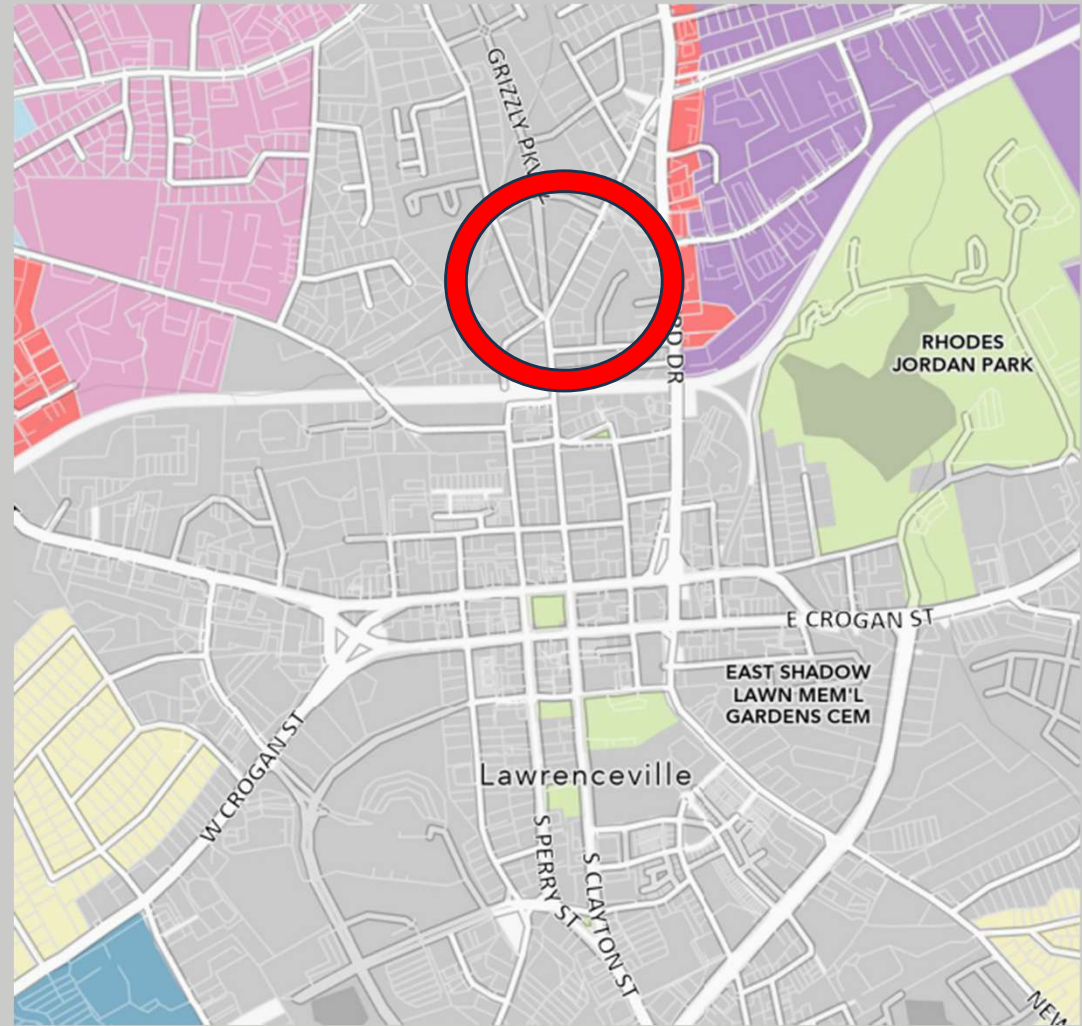
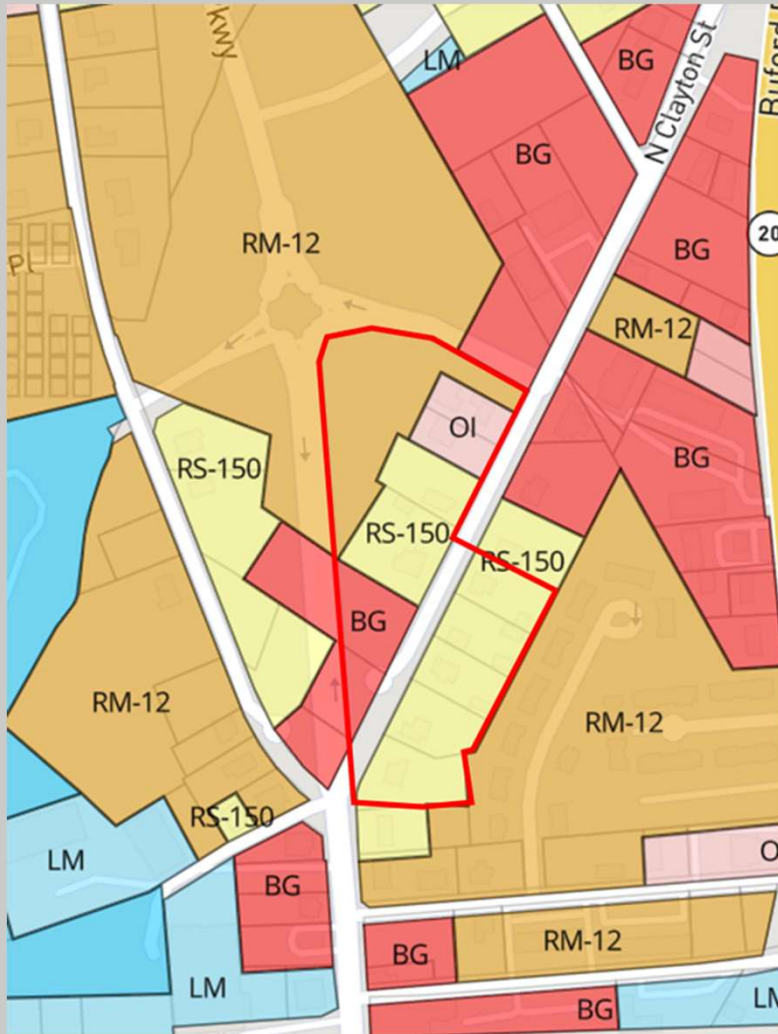
Planning Commission Meeting

June 2, 2025

Vicinity Map



Existing and Future Character Area

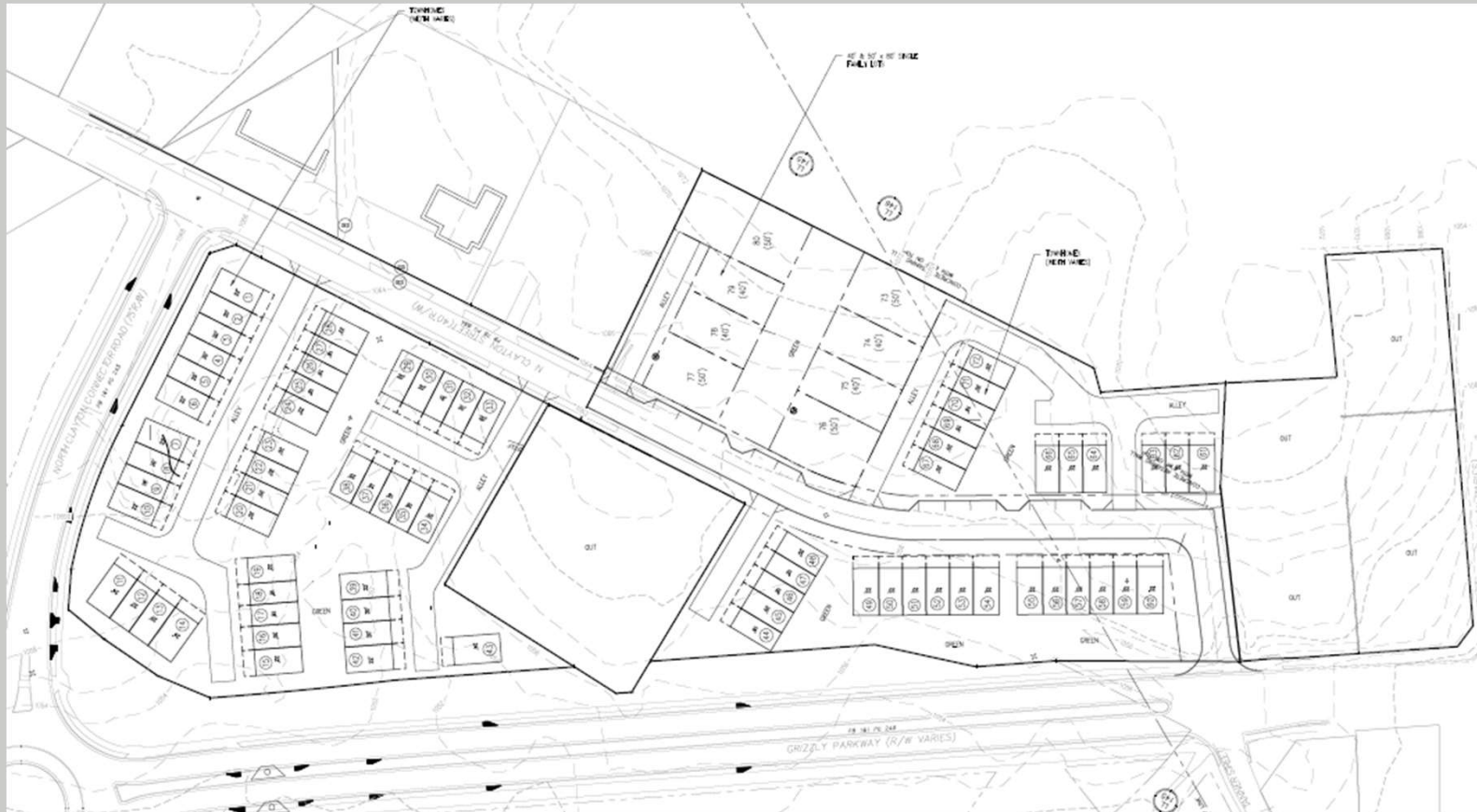


Parcel Map Details

- 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



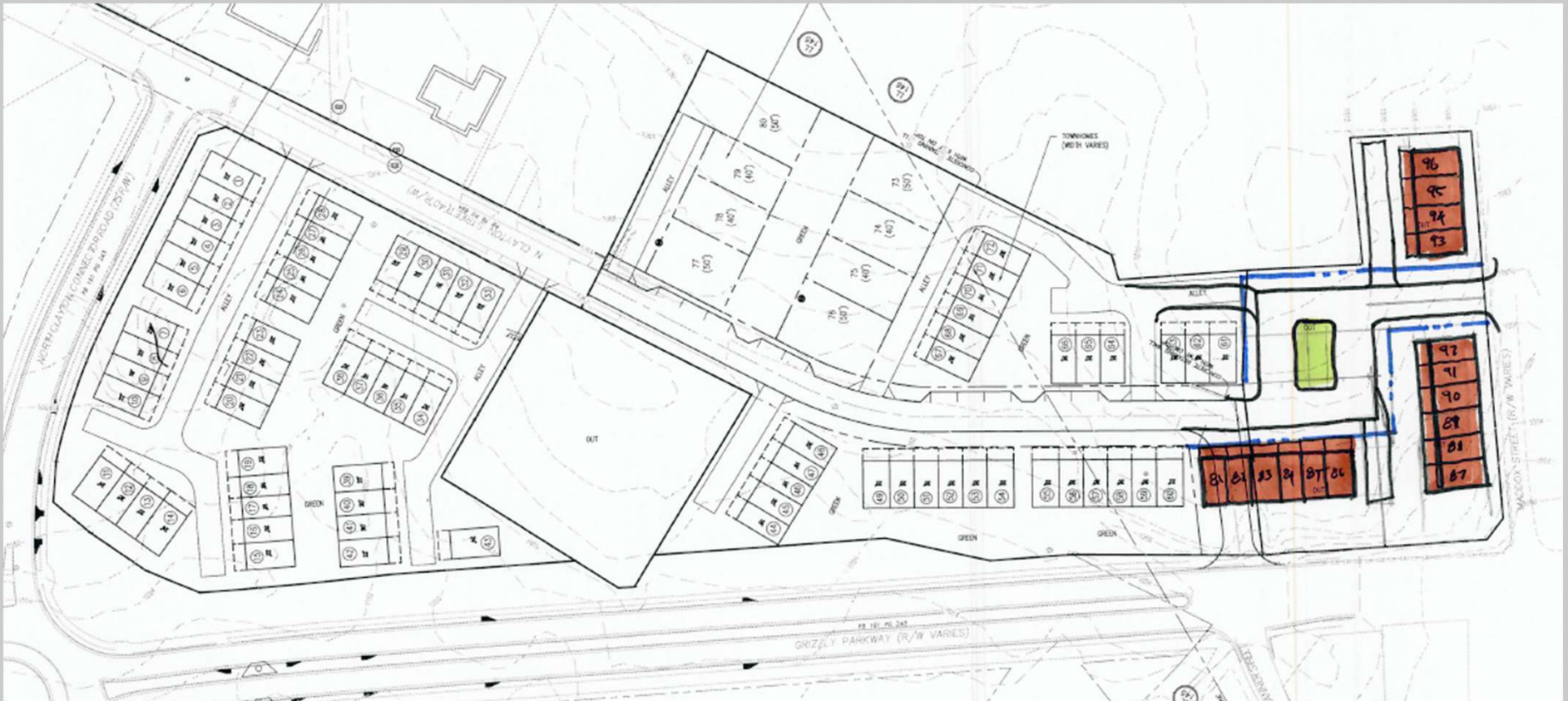
APPROX 5.856 AC

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)

Potential Future Site Plan



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) Target 3000-3500sf
Lot Width	50
Lot Depth	80
Cost Assumptions	\$800-1.1 million \$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)
Target 2400-2800sf

Lot Width 18-24
Lot Depth 65

Price Assumptions \$750k+
250/sf+

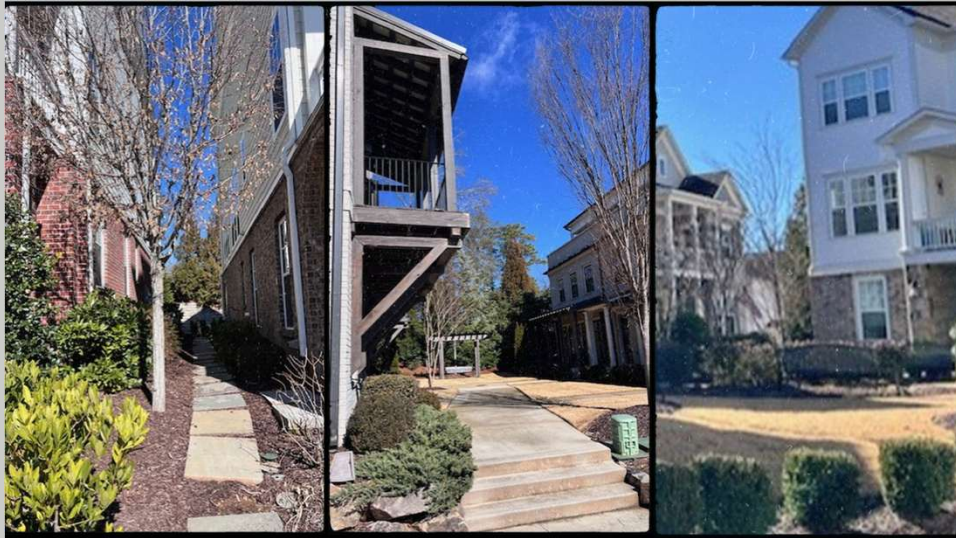


Example front stoops facing Grizzly Pkwy



Common Space and Alley Concepts

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: DOWNTON 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

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



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

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

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.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
Department:	Planning and Development
Date of Meeting:	Monday, July 7, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone to RS-TH INF (Townhouse-Family Infill Residential) to develop twelve (12) townhouses
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a rezoning of an approximately 0.98-acre parcel from RS-150 (Single-Family Residential District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established single-family residential zoning. The subject property is located on the eastern right-of-way of Jackson Street, just southeast of its intersection with Luckie Street. It is located directly east of the Southlawn subdivision in Downtown Lawrenceville.

Attachments/Exhibits:

- RZR2025-00028_RPRT_04172025
- RZR2025-00028_P&D REC CNDS_04172025
- RZR2025-00028_ATCHMNTS_04232025



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZR2025-00028
APPLICANT(S):	THE INVISION GROUP, LLC
PROPERTY OWNER(S):	BENJAMIN BAILEY
LOCATION(S):	215 JACKSON STREET
PARCEL IDENTIFICATION NUMBER(S):	R5146A129
APPROXIMATE ACREAGE:	0.98 ACRES
CURRENT ZONING:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	12 TOWNHOUSES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



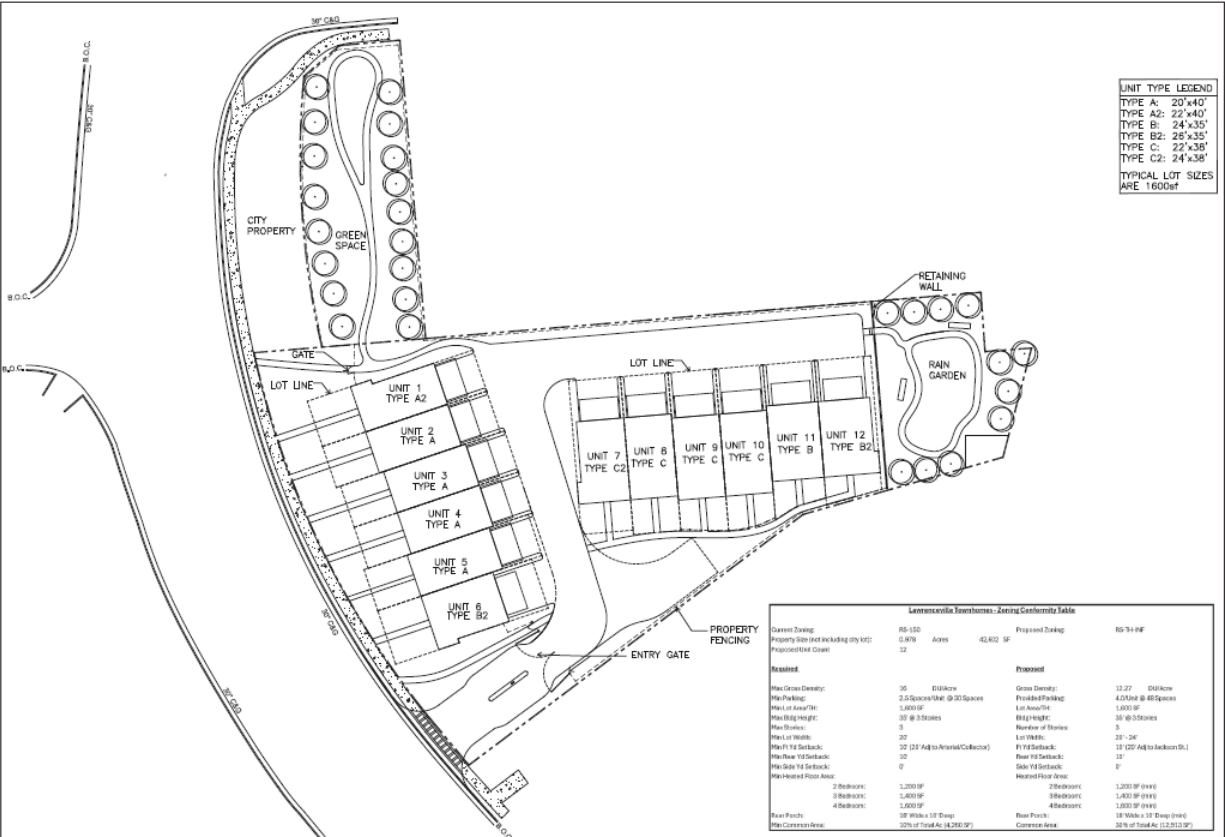
ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since 1960, the earliest zoning record on file for the property.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.98-acre parcel from RS-150 (Single-Family Residential District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established single-family residential zoning. The subject property is located on the eastern right-of-way of Jackson Street, just south of its intersection with Atha Street. It is located directly east of the Southlawn mixed-use development.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The request represents a shift towards higher-density residential development in place of the traditional single-family residential zoning. By allowing for townhouses, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development would consist of twelve (12) residential attached dwelling units as follows:

- Type: Attached Dwelling and Dwelling Units
- Building Height: Three stories (35 feet maximum)
- Building Features: Consolidated attached dwelling with shared common area, front stoops and back porches.
- Architecture: The same style of brick that maintains architectural consistency with the historic downtown area.
- Lot Area: 1,600 square feet (20-24 ft. width & 65-80 ft. depth)
- Site Features: The proposed development would be served by one gated access driveway onto Jackson Street. The development has been strategically designed to include approximately 30% common/greenspace areas, which are planned to include a picnic area, community fire pit, and landscaped rain garden.

The site plans as presented show an additional green space to the north of the subject property on land currently owned by the City; this an optional configuration should the City choose to sell the property to the developer. For the purposes of this development review, only the elements located within the boundaries of the subject property shall be included in density and green space calculations.

As presented, the proposed development otherwise meets the standards for the RS-TH INF zoning districts regarding common space, pedestrian connectivity, and architectural standards.

Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>1,600 sq. ft.</i>	<i>1,600 sq. ft.</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Maximum Number of Stories	<i>3 stories</i>	<i>3 stories</i>	<i>N/A</i>
Minimum Lot/Unit Width	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Maximum Units Per Row (UPR)	<i>8 units</i>	<i>6 units</i>	<i>N/A</i>
Minimum Units Per Row (UPR)	<i>3 units</i>	<i>6 units</i>	<i>N/A</i>
Min. Front Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Min. Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Min. Side Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
External Setback (Local Street)	<i>15 feet</i>	<i>15 feet</i>	<i>N/A</i>
External Setback (Major Street)	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>

Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Gross Density	<i>16 units per acre (UPA)</i>	<i>12.27 units per acre (UPA)</i>	<i>N/A</i>
Off-Street Parking	<i>2.5 spaces per dwelling unit (30 spaces)</i>	<i>4 spaces per dwelling unit (48 spaces)</i>	<i>N/A</i>

The proposed elevations appear to satisfy the minimum intent of the Architectural and Design Standards set forth in Article 6, Section 602 Non-Residential Minimum Architectural and Design Standards, however, the submitted elevations are incomplete as the document does not include the required rear and side elevations. Therefore, it would be appropriate for the applicant to provide revised elevations prior to receiving a recommendation from the Planning Commission or the final binding decision of the City Council.

Access to the proposed development would be provided via a private utility and access easement. No buildable lot shall be created that does not have access to either a public street, a publicly approved street, publicly maintained street, or private street.

- A variance from the Subdivision Regulations, Article X Required Improvements, Design & Construction, Section 2. Required Improvements, Subsection 2.20 Private Access Drives includes specific language requiring a private access drives shall be permitted to serve no more than two residential land locked lots where, due to special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed. No more than one such drive shall be approved per subdivision development and must be approved as part of the original plat. Private access drives shall have the same right-of-way as is required for local streets, fifty (50) feet.

Typically, a combined utility and access easement (such as those for private roads and multiple utilities) requires a 40-foot utility easement, which may include a 20-foot roadway or drive access; an additional 10 feet on each side of the roadway or drive access to accommodate for underground utilities (e.g., electric, gas, sewer, water), and; additional space may be required if above ground structures (e.g., service cabinets, streetlights, transformers, utility poles) or stormwater facilities are required.

Additionally, the RS-TH INF zoning classification includes specific language requiring the front facades of townhouse dwellings to be parallel or radial to a public street (public right-of-way). As currently proposed, the overall layout of the development would not align with the intent of the newly adopted zoning classification. As such, the following variance would be required:

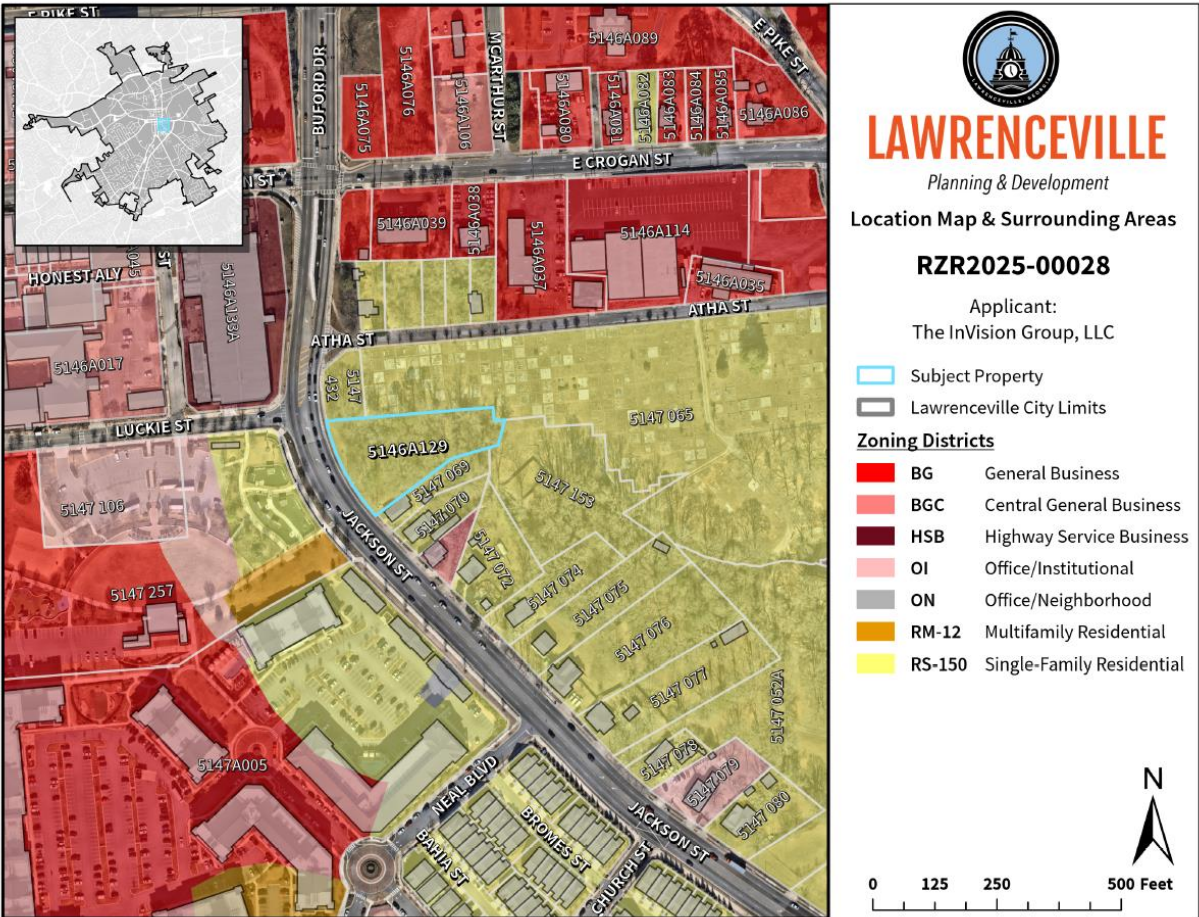
- A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional

Standards, Subsection 1. RS-TH Townhouse Units – General, Part a, which requires the front facades of townhouse dwelling units to be parallel or radial to the public street (Public Right-of-Way). The requested variance would allow the front facades of townhouse units 7-12 to be perpendicular to the public right-of-way of Jackson Street.

Given the narrow trapezoidal arrangement of the subject property, such a variance may be considered. Variance requests are intended to provide property owners with relief from certain zoning provisions due to the unique physical characteristics, shape, or topographical conditions of the property. In line with the City's efforts to improve its image, development should emphasize quality and value, rather than focusing solely on quantity.

These standards ensure that no lot is created without guaranteed access to critical services and public infrastructure. This can be through a public street, an approved or maintained street, or a private street that meets necessary construction standards. The core principle is to make sure all lots have proper access to roads and utility infrastructure (electric, gas, water and sewer), and access for life safety.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



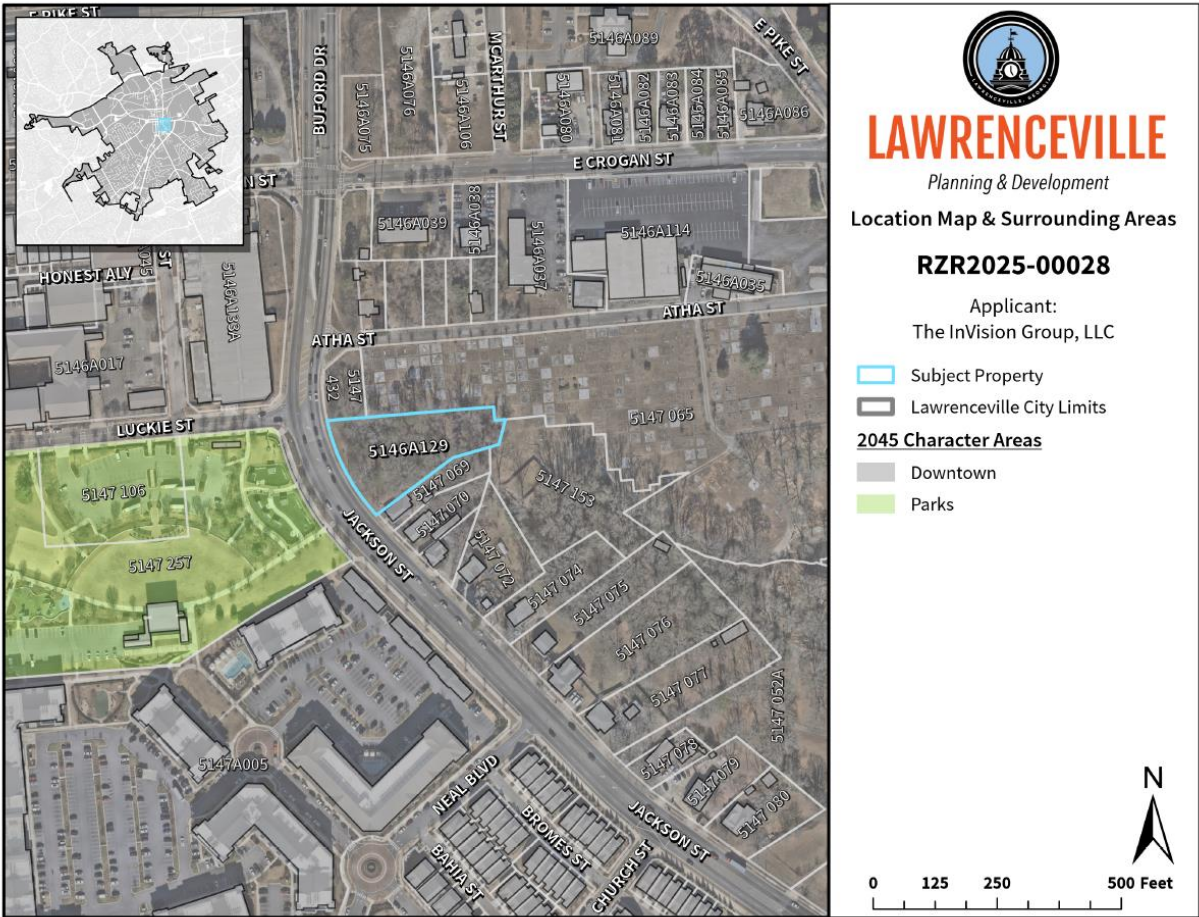
SURROUNDING ZONING AND USE

The subject property is bordered primarily with residential uses and zoning districts, though there is a wide range of uses in the general vicinity of Downtown Lawrenceville. The properties directly surrounding the subject property on the eastern right-of-way of Jackson Street are all zoned RS-150 (Single-Family Residential District) and are used primarily as single-family residential dwellings. The adjacent properties to the east and north of the property as part of the Shadowlawn Memorial Garden cemetery and are also zoned RS-150. Across the right-of-way of Jackson Street is Lawrenceville Lawn as well as the Southlawn mixed-use development, both of which are composed of various zoning districts. It should be noted that Southlawn development includes a significant townhouse residential component which is similar in scope and character to the zoning proposal. To the northwest of the subject property is a parcel zoned HSB (Highway

Service Business District), site of a city-owned & operated parking deck and future site of a boutique hotel, currently under construction.

The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality of life). Therefore, the requested rezoning may align with the City Council's policies, which are designed to encourage growth and development.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

The development, by incorporating townhouses, is expected to raise the housing density, potentially enhancing the walkability of the area and boosting the local population. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

Approval of the requested variance for the alignment of townhouse units 7-12 is recommended, given the property's unique trapezoidal shape. This variance will help accommodate the site's physical constraints while still aligning with the broader goals of the development.

Revised elevations for all sides of the proposed townhouses should be submitted to ensure compliance with the architectural and design standards. This will also help maintain harmony with the historic character of Downtown Lawrenceville.

The applicant should address the 40-foot utility and access easement requirement and clarify how the private access drive will meet the necessary local street right-of-way standards. This review should take into account both utility infrastructure and emergency access needs.

The off-street parking and green space provisions exceed the minimum standards, which will positively impact the livability and overall community benefits of the development.

A comprehensive review of the utility infrastructure and the proposed private access drive is essential to ensure that the development meets all required access, safety, and service standards, including public and emergency access.

Given these factors, the proposal aligns well with the City's objectives for urban infill and neighborhood revitalization. The requested variances should be evaluated in light of the property's unique characteristics to facilitate a well-integrated and functional development.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed rezoning to RS-TH INF would permit a residential use that is suitable in view of the surrounding development. While adjacent properties are primarily zoned for single-family residential use, the subject site is located near Downtown Lawrenceville, directly across from the Southlawn mixed-use development, which includes similar townhouse units. The proposal offers a logical transition between traditional neighborhoods and higher-density urban development, aligning with the area's evolving character and supporting broader planning goals for walkability and housing diversity.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The development has been designed to meet required setbacks, height limits, and density standards, helping to minimize impacts on surrounding single-family homes. Additionally, the inclusion of landscaped common areas, architectural compatibility, and enhanced pedestrian features further supports a smooth transition with neighboring properties and maintains the overall character and function of the area.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

Yes; the property could be developed according to the current standards of the RS-150 zoning district.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The proposed zoning change and development are in full conformity with the policy and intent of the 2045 Comprehensive Plan. The development aligns with key goals such as increasing residential density, promoting walkability, revitalizing the Downtown area, and encouraging infill development. It supports sustainable urban growth by enhancing housing options within the city's core, improving pedestrian infrastructure, and contributing to the overall vibrancy of the area. Therefore, the proposal is consistent with the city's long-term vision for urban development and should be seen as a step forward in achieving the goals outlined in the Comprehensive Plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

The ongoing growth and redevelopment in Downtown Lawrenceville, including nearby mixed-use and townhouse projects, represent changing conditions that support the rezoning by aligning with the city's goals for increased density, infill development, and improved walkability in the urban core; additionally, the irregular shape of the property presents unique site constraints that may justify the requested variance and support a more flexible approach to development.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

RZR2025-00028

Approval of a rezoning to RS-TH INF (Townhouse-Family Residential District), subject to the following enumerated conditions:

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

- A.** Twelve (12) Townhouse-Family dwellings and dwelling units, not to exceed thirteen units per acre (13 UPA).
- B.** Townhouse dwellings and dwelling units shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table.
- C.** The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Each dwelling unit/townhouse unit shall have a garage or covered carport that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:

Townhouse dwelling and dwelling units shall have a two-car garage or covered carport, no parking spaces outside of the garage, and one additional space per townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.
- E.** Each unit/dwelling shall be rear loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Townhouse dwelling and dwelling units shall have a Minimum Heated Floor

Area of 1,950 square feet for one-, two-, three- and four-bedroom units.

- G.** 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.

2. To satisfy the following site development considerations:

- A.** Provide a minimum twenty-foot (20 ft.) Front Yard Building Setback adjacent to Jackson Street.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback adjacent to Parcel Identification Numbers R5147 065, R5147 153, and R5147 069
- C.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.
- D.** Provide a twenty-foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.
- E.** Underground utilities shall be provided throughout the development.
- F.** Natural vegetation shall remain on the property until the issuance of a development permit.
- G.** New billboards or oversized signs shall be prohibited.
- H.** 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 right-of-way.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The InVision Group, LLC</u>	NAME: _____
ADDRESS: <u>3390 Peachtree Rd. Suite 106</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Brian Wohl & Greg Wohl</u> PHONE: <u>404-969-3342/404-969-3343</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>R5146A129</u> ACREAGE: <u>0.978</u>	
ADDRESS OF PROPERTY: <u>215 Jackson Street Lawrenceville, GA 30046</u>	

Brian Wohl 2/13/2025
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

The InVision Group, LLC
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



NOTARY PUBLIC DATE

10 S. Canton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: <u>Benjamin Bailey</u>
ADDRESS: _____	ADDRESS: <u>3177 Hill Street</u>
CITY: _____	CITY: <u>Duluth</u>
STATE: _____ ZIP: _____	STATE: <u>GA</u> ZIP: <u>30096</u>
CONTACT PERSON: _____ PHONE: _____	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: _____	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

Benjamin Bailey
 TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
 770.963.2414 • www.lawrencevillega.org



Notary for Benjamin
 Bailey signature



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____

PROPERTY OWNER INFORMATION*

NAME: DAVID ANTHONY HARBELL
 ADDRESS: 215 JACKSON STREET
 CITY: LAWRENCEVILLE
 STATE: GA ZIP: 30046

CONTACT PERSON: _____ PHONE: _____

* If multiple property owners, each owner must file an application form or attach a list, however only one fee.
 Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____

PARCEL NUMBER(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

SIGNATURE OF APPLICANT _____ DATE _____

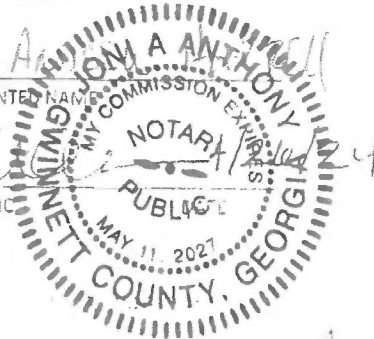
TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE 1/26/24

TYPED OR PRINTED NAME DAVID ANTHONY HARBELL

NOTARY PUBLIC _____



RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

ANDERSEN TATE & CARR

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? Yes
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
David Still for Mayor	\$500	03.20.2023

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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**REVISED LETTER OF INTENT AND
JUSTIFICATION FOR REZONING AND VARIANCES**

**Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:
The InVision Group, LLC

Property/Tax Parcel ID
R5146A 129

±0.978 Acres of Land
Located at 215 Jackson Street, Lawrenceville, Georgia
From RS150 to RS-TH-INF

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Application for Rezoning is submitted for a 0.978-acre of land located in Land Lot 146 of the 5th Land District, in the City of Lawrenceville, Georgia, and being shown on the survey prepared by Precision Planning, Inc., dated September 15, 2022 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned RS150 (Single-family Residential District).

The Property that is the subject of this rezoning application is owned by Benjamin Hughes Bailey and David Andrew Harrell, and further identified below from the Gwinnett County Geographical Information System:



As indicated, the Property is currently zoned RS150 pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, The InVision Group, LLC (the “Applicant”), now seeks approval to rezone the Property to RS-TH-INF (Townhouse-Family Infill Residential District) to develop a distinctive and attractive townhome community with 12 units.

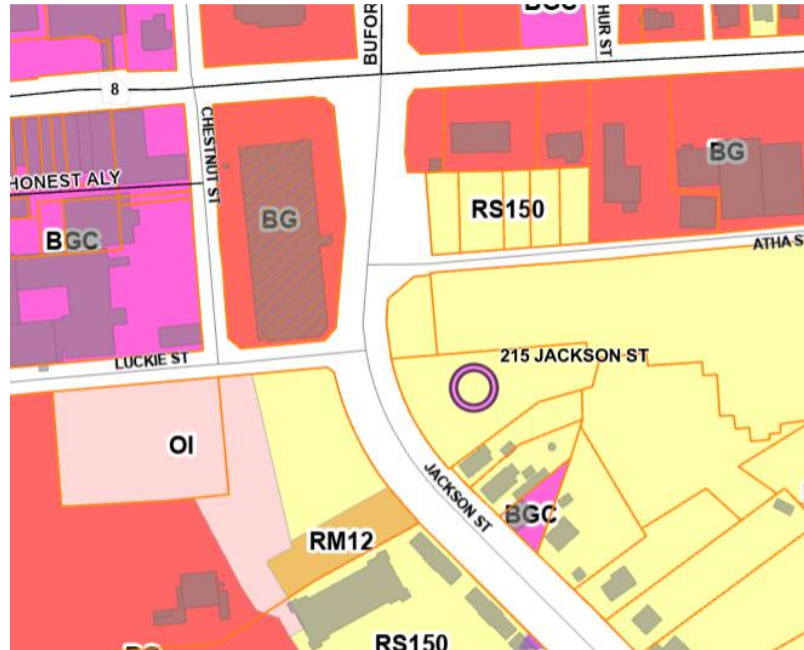
This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a single tax parcel with frontage on Jackson Street, just east of its intersection with Luckie Street in the City of Lawrenceville. The surrounding uses and zoning classifications are as follows:

R2025-00028_LOI REV_06202025

Location	Land Use	Zoning
Proposed Site	Residential	RS-TH-INF
North	Cemetery	RS150
South	Residential	RS150
East	Cemetery	RS150
West	Commercial, Institutional	BG; RS150; RM12



The Applicant is requesting the City of Lawrenceville rezone the Property to allow for a residential development. The development will be compatible with the existing and adjacent properties. The Property is undeveloped and wooded. It is surrounded by a variety of uses, including commercial, residential and institutional. As such, it is an ideal location for a small, townhome community.

As stated in the City of Lawrenceville’s 2045 Comprehensive Plan (the “2045 Plan”), the Property lies in the Downtown character area. The Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. Moreover, some of the key features of the Downtown character area include an emphasis on urbanist principles, such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. As indicated in the 2045 Plan, zoning codes that support the coexistence of residences, businesses, and recreational spaces are encouraged.

III. PROJECT SUMMARY

As shown on the site plan prepared by TSW and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a unique townhome community. The development would include 12 rear-entry townhomes with double-car garages and front porches. Based on current market conditions, the three-story townhomes are anticipated to range

in size from approximately 1,950 to 2,200 square feet (not including basements, garages, and outdoor porches), with projected price points of the high \$600,000s. The proposed development would provide attractive, luxury townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stone, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by one gated access driveway onto Jackson Street. The development has been strategically designed to include approximately 30% common/greenspace areas, which are planned to include a picnic area, community fire pit, and landscaped rain garden. Preliminary elevations of the townhomes are referenced on the Site Plan.

In order to develop the Property as a townhome community as shown on the site plan and as set forth in the Application, the Applicant respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

Variance from Article 1, Districts, Section 102.6.D.1 to eliminate the requirement for front facades of townhouse dwelling units to be parallel or radial to the public street (Public Right-of-Way). The Applicant submits the requested variance would allow the front facades of townhouse units 7-12 to be perpendicular to the public right-of-way of Jackson Street.

Variance from Article 1, Districts, Section 102.6.B (Lot Development Standards) to eliminate the requirement for a fifteen-foot (15 ft.) internal front yard building setback and a twenty-foot (20 ft.) internal rear yard building setback adjacent to a 40-foot Private Access Utility Easement.

The Applicant's requested variances are the minimum necessary to afford the Applicant relief so that the Subject Property may be developed with an economically viable use. Due to the size, existing layout, and location of the Subject Property, strict adherence to the requirements of the Zoning Ordinance would cause an unnecessary hardship on the property and its ability to be developed as a townhome community. Further, granting the requested relief would not cause a substantial detriment to the public good. Rather, by granting relief, the Subject Property will be consistent with adjacent and nearby residential properties recently developed in the City. Moreover, the purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality of life).

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to RS-TH-INF satisfies the "Standards Governing Exercise of the Zoning Power," as follows:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed rezoning is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property maintains frontage on Jackson Street. The proposed townhome development is compatible with existing commercial and residential uses and will further diversify housing options in the surrounding area.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. In fact, the proposed zoning classification is compatible with existing residential uses of adjacent property and would be a complimentary development.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding properties and will serve to activate the east side of Jackson Street, whereby encouraging additional downtown development.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Jackson Street and Buford Drive. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Downtown character area which encourages zoning codes that support the coexistence of residences, businesses, and recreational spaces. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE

SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of the rezoning application. Anticipated growth in the City of Lawrenceville and Gwinnett County further suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to downtown Lawrenceville provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a townhome development, under the RS-TH-INF zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia

and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application Rezone be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of March, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4900-6023-2271, v. 1

R2025-00028_LOI REV_06202025



LAND DESCRIPTION

All that tract or parcel of land lying and being in The City of Lawrenceville, Land Lot 146 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

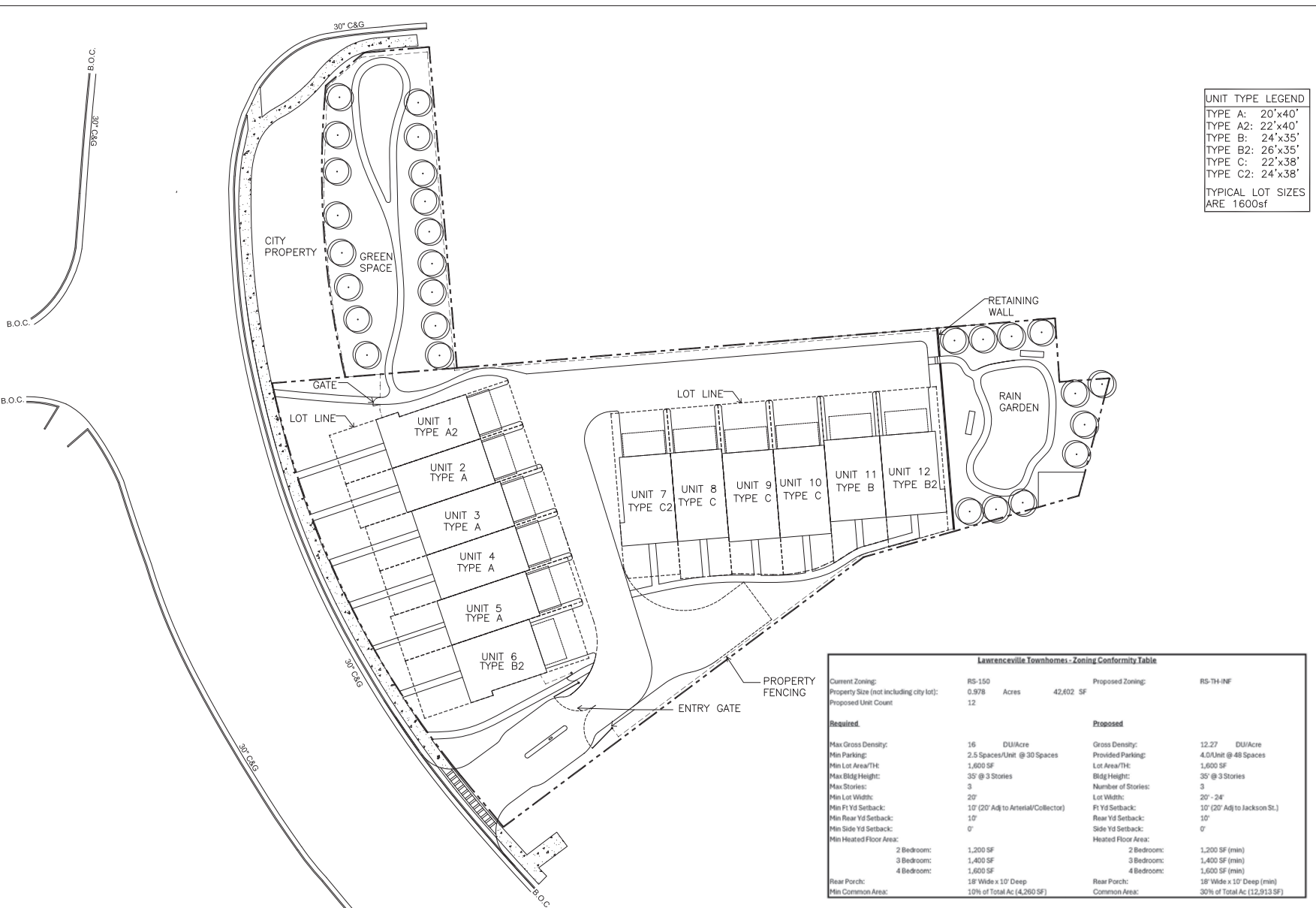
To find the **POINT OF COMMENCEMENT**, begin at a 1/2" Rebar Found with Cap (LSF 313) at the Intersection of the Northerly Right-of-Way of Atha Street (a.k.a. Cemetery Street) (Apparent 30' R/W) and the Easterly Right-of-Way of Jackson Street (R/W Varies); Thence leaving said Intersection, South 14 degrees 32 minutes 42 seconds East for a distance of 40.84 feet to a 1/2" Rebar Found with Cap (LSF 313) on the Southerly Right-of-Way of Atha Street; Thence leaving said Right-of-Way, South 04 degrees 57 minutes 20 seconds East for a distance of 138.15 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established North 85 degrees 14 minutes 42 seconds East for a distance of 257.39 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** South 03 degrees 59 minutes 19 seconds East for a distance of 27.38 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** North 85 degrees 44 minutes 27 seconds East for a distance of 21.55 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** South 14 degrees 40 minutes 53 seconds West for a distance of 52.05 feet to a 1/2" Rebar Found; **THENCE** South 74 degrees 03 minutes 32 seconds West for a distance of 95.99 feet to a 1/2" Rebar Found; **THENCE** South 53 degrees 10 minutes 35 seconds West for a distance of 192.97 feet to a 1/2" Rebar Found with Cap (BLP 2901) on the Easterly Right-of-Way of Jackson Street (R/W Varies); **THENCE** traveling along said Right-of-Way for the following two (2) courses and distances, North 39 degrees 48 minutes 04 seconds West for a distance of 29.08 feet to a Point; **THENCE** along a curve to the right having a radius of 400.99 feet and arc length of 187.94 feet being subtended by a chord of North 25 degrees 38 minutes 18 seconds West for a distance of 186.22 feet to an Iron Pin Set; **THENCE** leaving said Right-of-Way, North 85 degrees 17 minutes 55 seconds East for a distance of 79.52 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 0.978 acres as shown as Tract 2 on the Minor Subdivision Plat for the City of Lawrenceville, prepared by Precision Planning, Inc., dated September 15, 2022, last revised December 13, 2022. Said Plat being recorded in Plat Book 157, Page 257, Gwinnett County Records.

RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT





LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

R2025-00028_ADMIN VAR_06202025



VARIANCE APPLICATION



ADMINISTRATIVE



BOARD OF APPEALS



CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: The Invasion Group LLC c/o Andersen Tate & Carr

EMAIL: mglouton@atclawfirm.com

PHONE: 7708220900

STREET ADDRESS: 1960 SATELLITE BLVD

SUITE: 4000

CITY: Duluth

STATE: Georgia

ZIP CODE: 30097

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: Benjamin Bailey

EMAIL: ben@lgrp.com

PHONE: 6788989477

STREET ADDRESS: 3177 Hill Street

SUITE:

CITY: Duluth

STATE: Georgia

ZIP CODE: 30096

SIGNATURE OF PROPERTY OWNER:

05/06/2025

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: See attached Letter of Intent

STREET ADDRESS: 215 Jackson Street

SUITE/UNIT #:

CITY: Lawrenceville

STATE: Georgia

ZIP CODE: 30046

PIN:

LOT NO.: 146

BLOCK NO.:



ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: **RS-150**

ZONING CASE: **RZR2025-00028**

PRINCIPAL USE: **Vacant land**

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

Please see attached Letter of Intent.

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

R2025-00028_ADMIN VAR_06202025

The InVision Group, LLC – Variance Application
Tax Parcel ID R5146A 129, 215 Jackson Street, Lawrenceville

Standards for Granting Variances

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Zoning Ordinance, a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: **Yes. The request is due to the physical limitations that are unique to the property and necessary to develop a townhome community in accordance with the spirit and intent of the site plan.**

b. Is the request necessary because the particular physical surroundings, the size, shape, or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations are literally enforced? Please explain: **Yes. Due to the size and shape of the property, the proposed development of a townhome community cannot be developed in accordance with the site plan. Therefore, strict adherence to the Zoning Ordinance would place an undue burden on the Applicant as the unique shape and arrangement of the subject property prevents compliance with the development regulations.**

c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please Explain: **The condition requiring the requested relief is due to the narrow trapezoidal arrangement of the subject property and requiring strict adherence to Zoning Ordinance would be inconsistent with the surrounding zoning and development patterns.**

d. Is the request a result of conditions created by the regulations of the Zoning Ordinance or Development Regulations and not by an action or actions of the property owner or the applicant? Please explain: **Yes. This request is a result of the requirement as outlined in the Development Regulations. The Applicant is proposing to develop the site as a small townhome community with 12 units. As outlined in the City's Comprehensive Plan, the purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas.**

e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: **No. The Subject Property is currently zoned RS-150 and is surrounded by residential uses and zoning districts, though**

R2025-00028_ADMN VAR_06202025

there is a wide range of uses in the general vicinity of Downtown Lawrenceville. The Subject Property is also in close proximity to Southlawn, which includes a significant townhome component that is similar in scope and character.

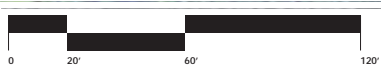
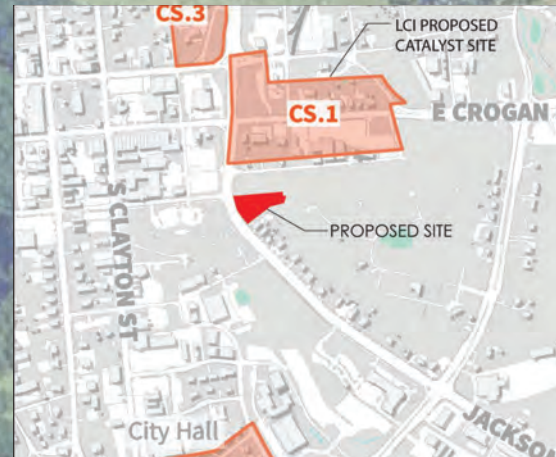
f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: **Yes. The requested variances will allow for an infill zoning classification and allow the development of a new townhome community on what is effectively unused and/or underutilized land. By granting the requested variances, the townhome community can contribute to the continued revitalization of the City.**

g. Does the variance desired meet the general spirit and intent of the Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan? Please explain: **Yes. Granting the variances would allow a small townhome community to contribute to the revitalization of the City, promote density, enhance accessibility, and improve urban sustainability, which are all consistent with the City Council's policies to promote and encourage growth and development.**

4923-9718-0751, v. 1

R2025-00028_ADMIN VAR_06202025

UNIT LEGEND	
TYPE A:	20' x 40'
TYPE A2:	22' x 40'
TYPE B:	24' x 35'
TYPE B2:	26' x 35'
TYPE C:	22' x 38'
TYPE C2:	24' x 38'
TYPICAL LOT SIZES ARE 1600SF	
TOTAL: 12 UNITS	





LAWRENCEVILLE

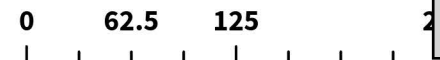
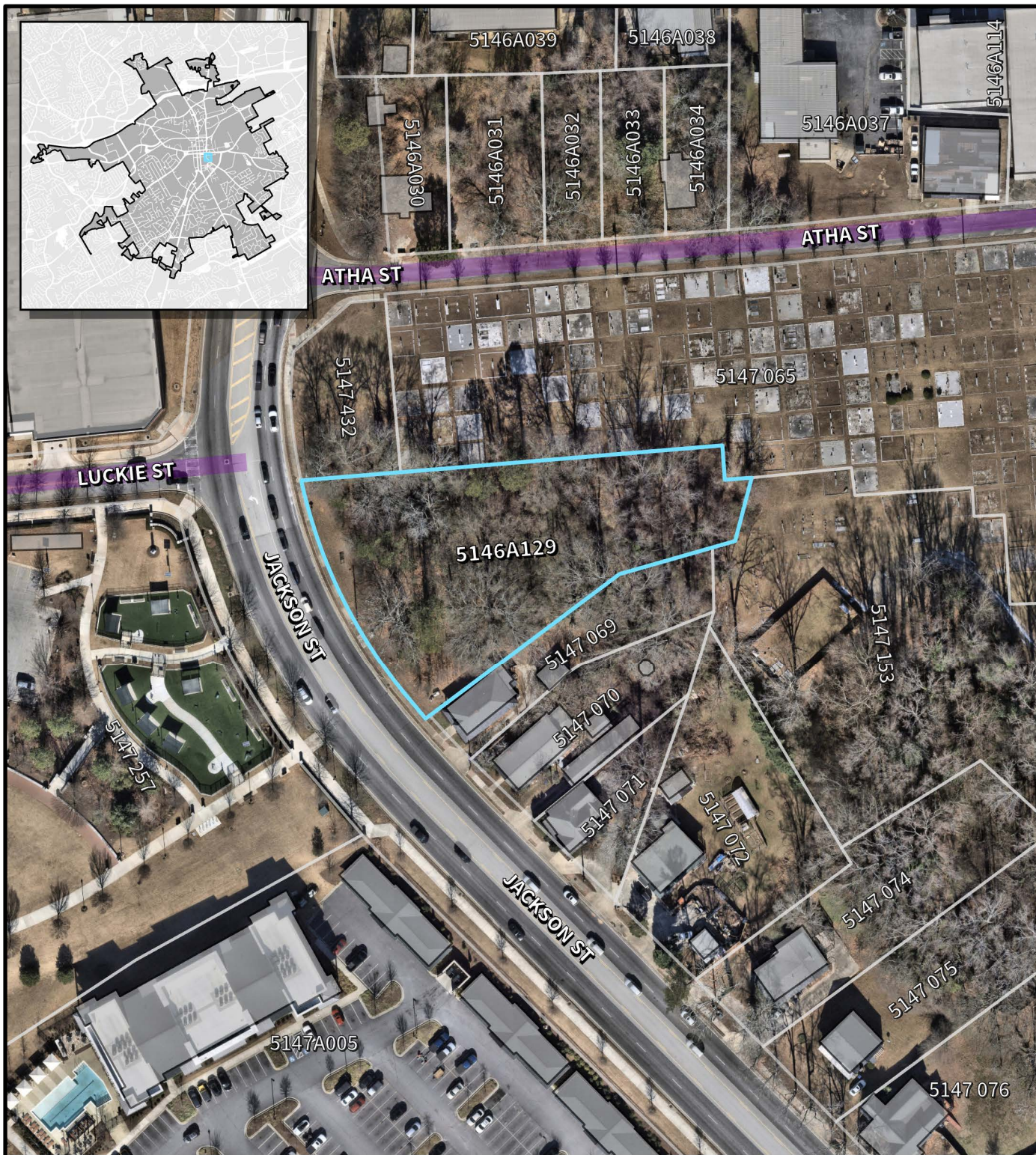
Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
- County/State Maintained Streets






LAWRENCEVILLE

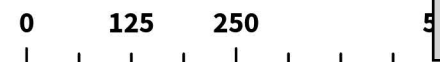
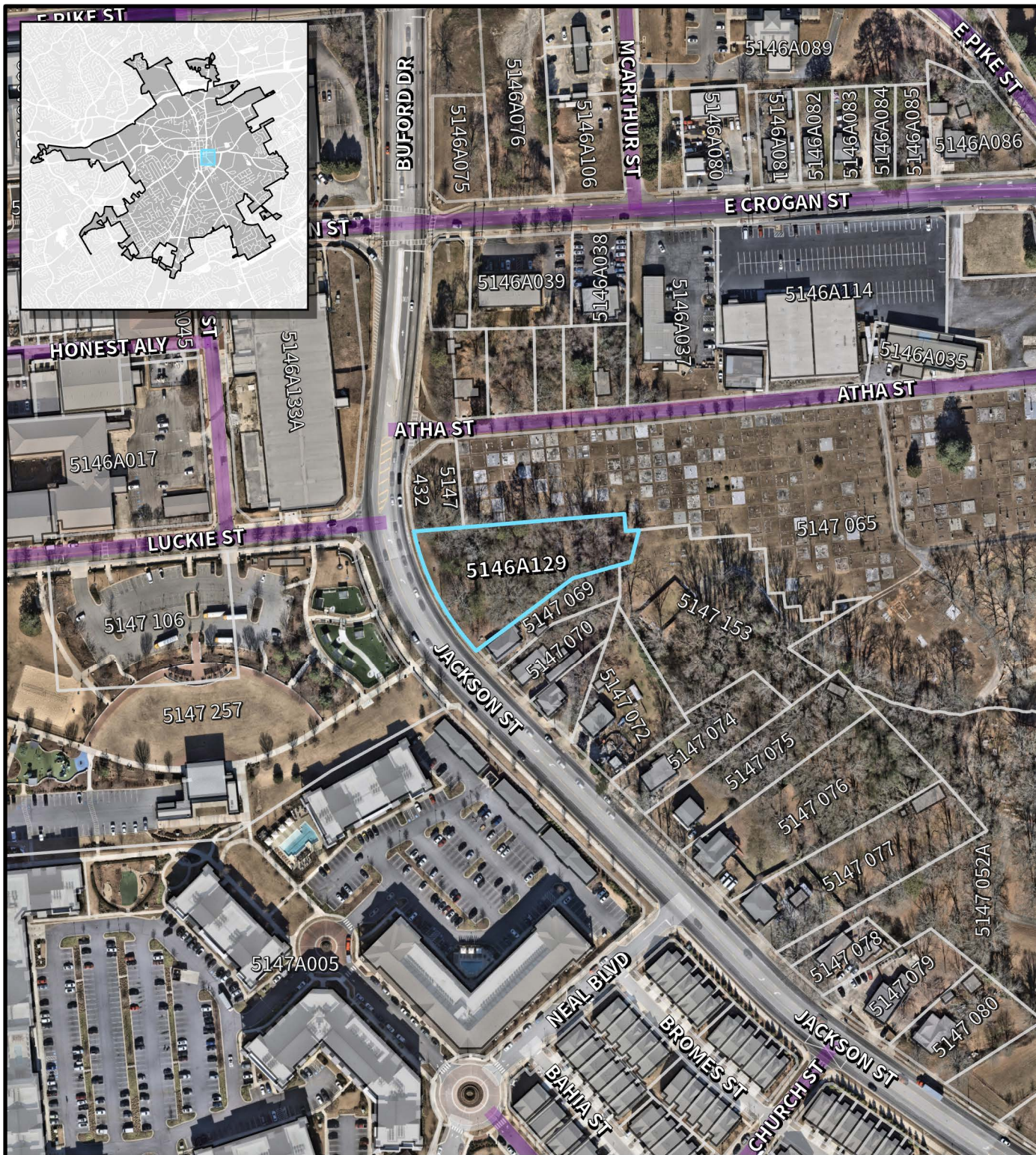
Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

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-  County/State Maintained Streets





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00028








Applicant:

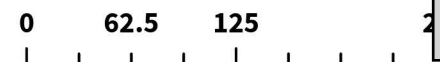
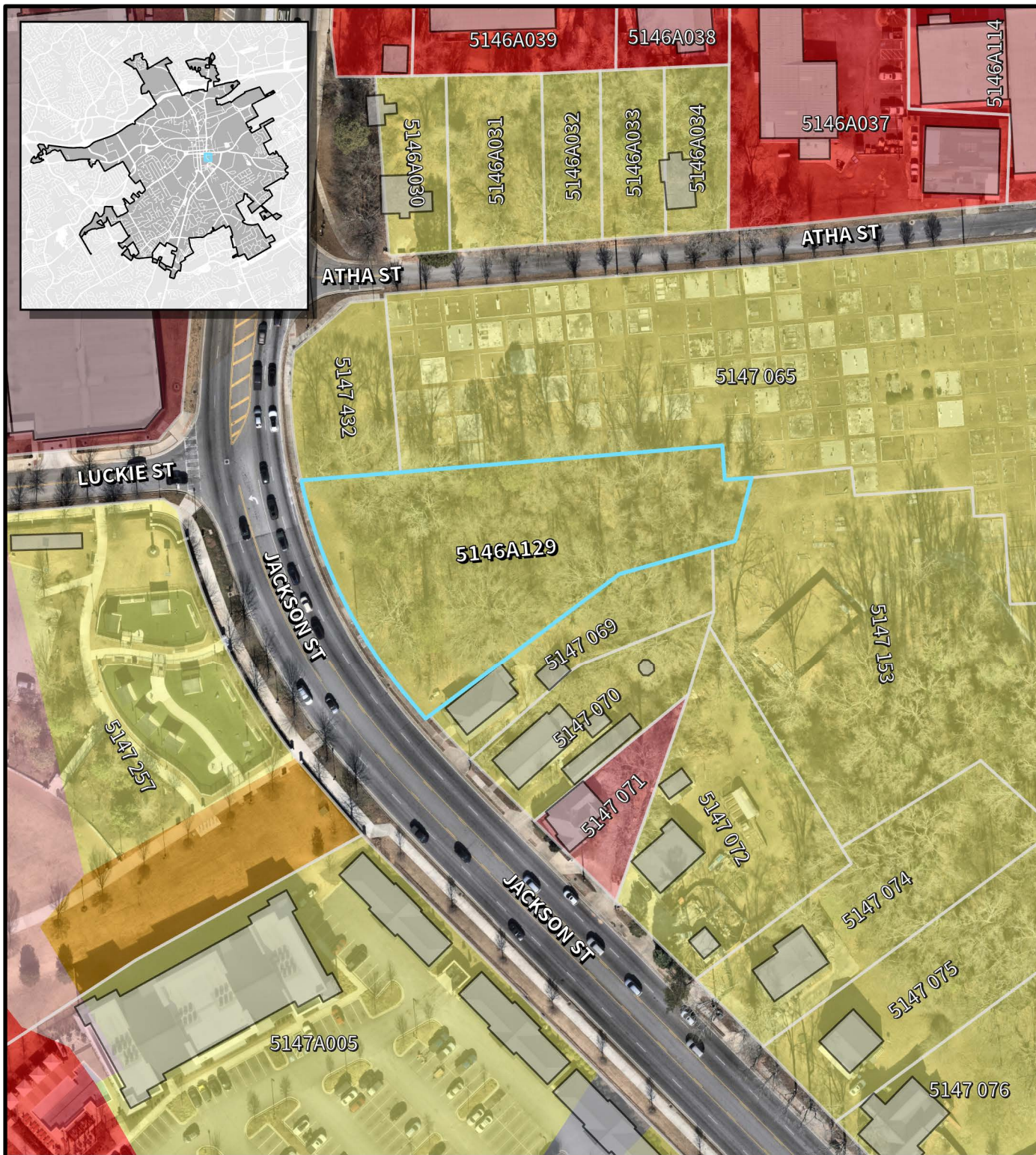
The InVision Group, LLC

 Subject Property

 Lawrenceville City Limits

Zoning Districts

- | | | |
|---|---------------|---------------------------|
|  | BG | General Business |
|  | BGC | Central General Business |
|  | HSB | Highway Service Business |
|  | OI | Office/Institutional |
|  | ON | Office/Neighborhood |
|  | RM-12 | Multifamily Residential |
|  | RS-150 | Single-Family Residential |







LAWRENCEVILLE

Planning & Development








Location Map & Surrounding Areas

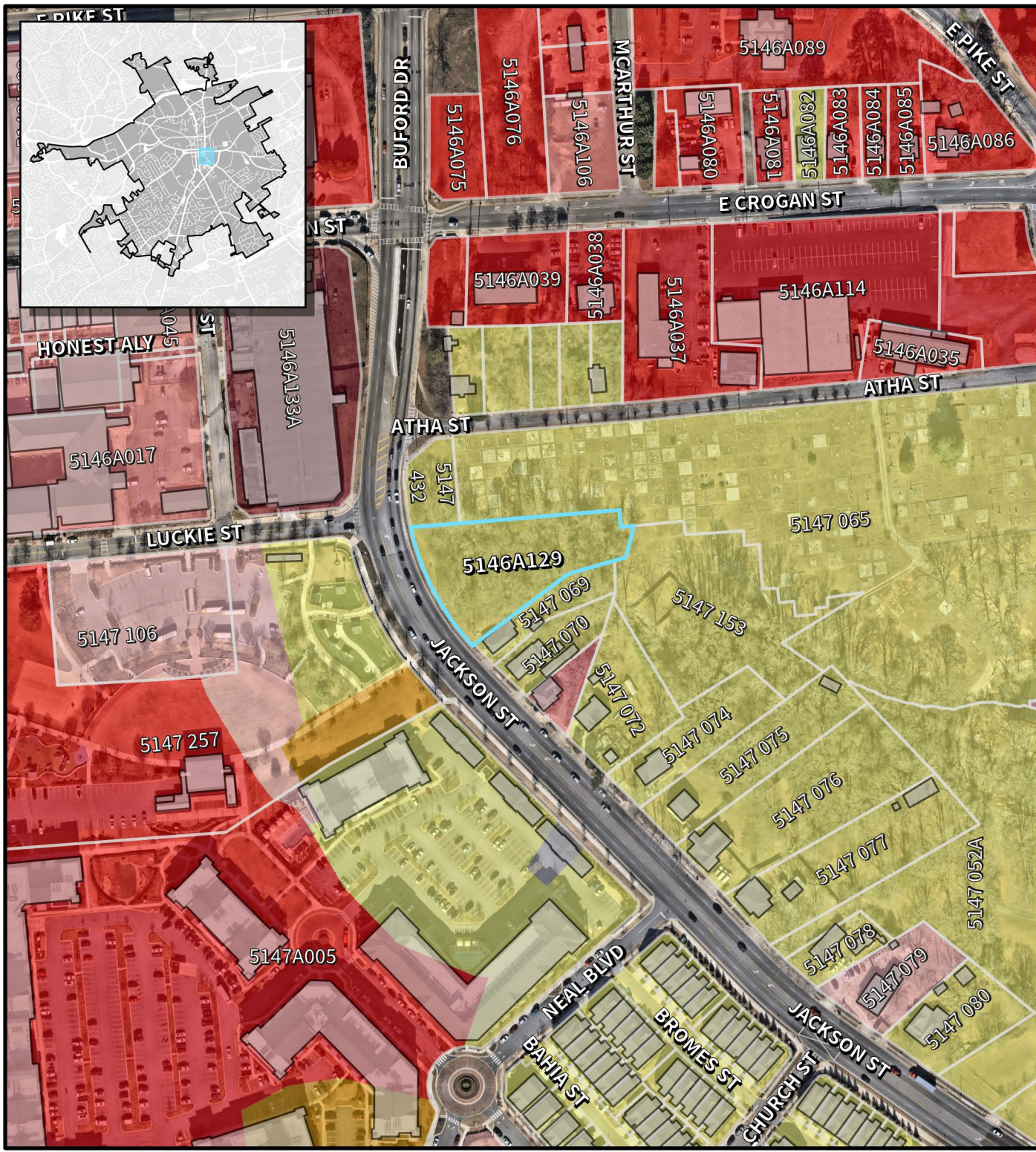
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  BGC Central General Business
-  HSB Highway Service Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

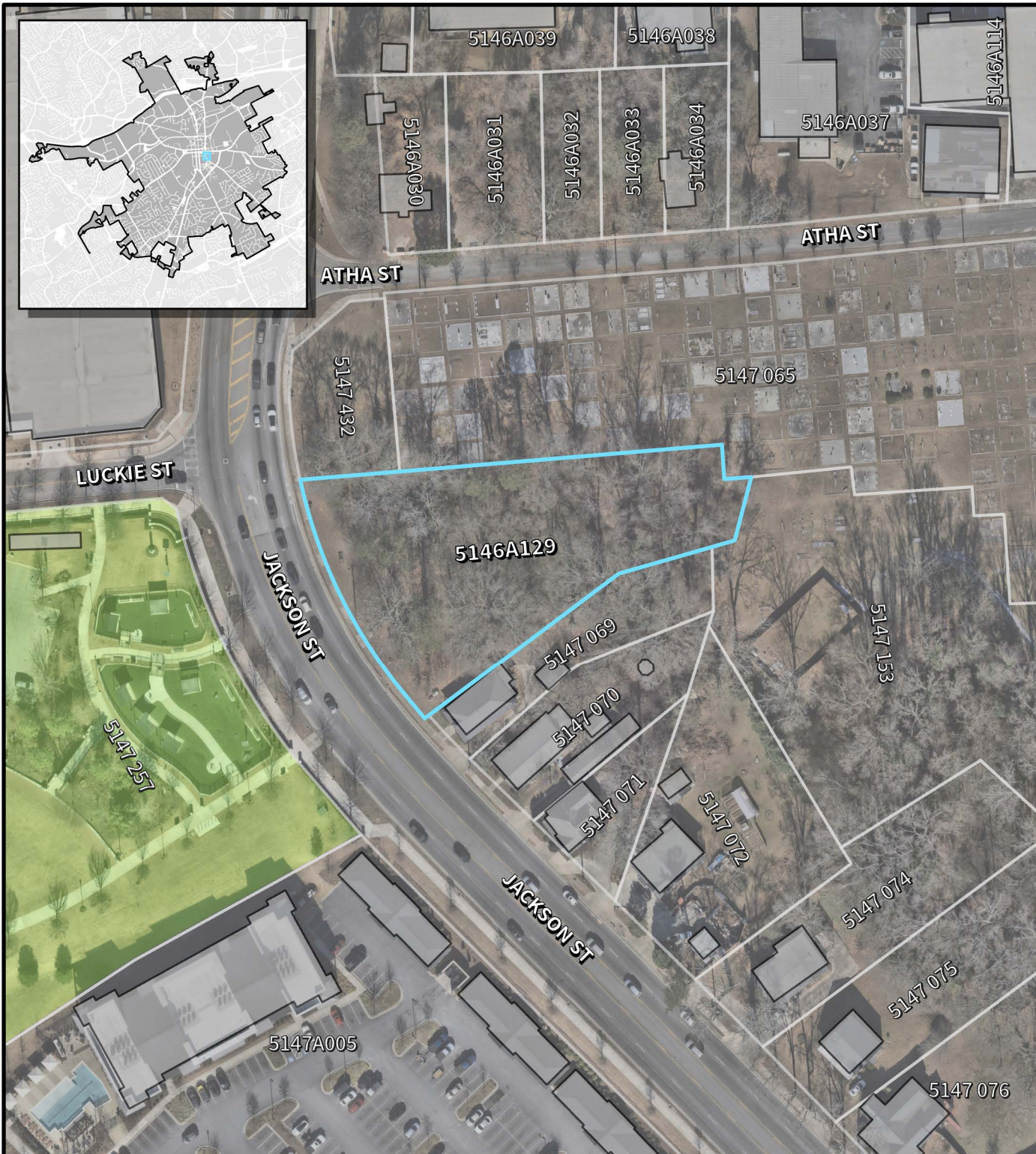
RZR2025-00028

Applicant:
The InVision Group, LLC

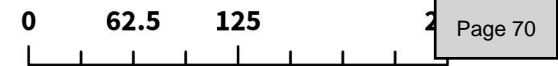
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks



N









LAWRENCEVILLE

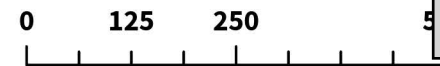
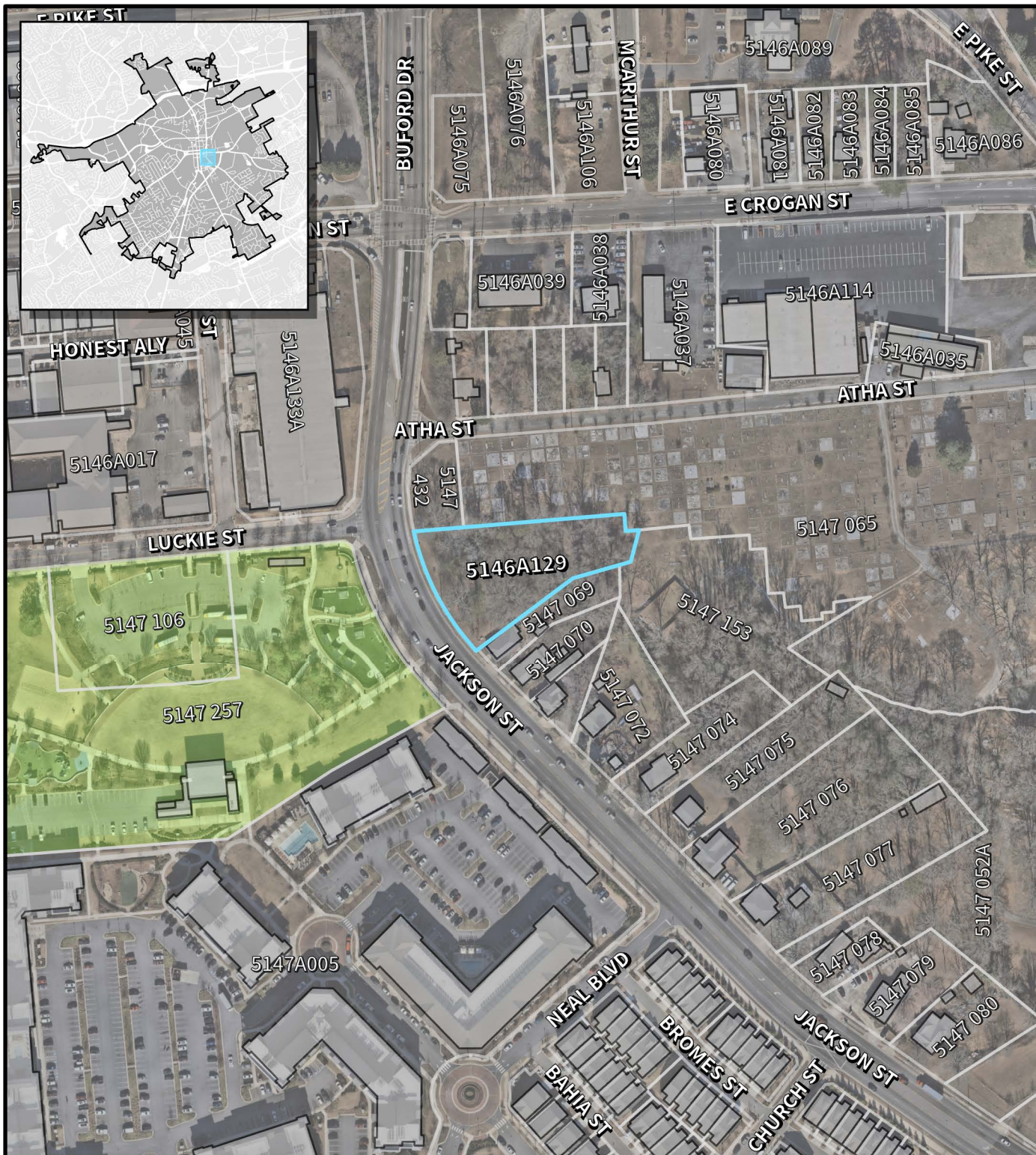
Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits
- 2045 Character Areas**
 -  Downtown
 -  Parks





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2025-00108; HFA-Kelsey Kreher; 650 Gwinnett Drive
Department:	Planning and Development
Date of Meeting:	Monday, July 7, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility for an approximately 0.38-acre portion of the property located at 650 Gwinnett Drive. The subject property is located on the northwestern right-of-way of Gwinnett Drive, just southwest of its intersection with Grayson Highway.

Attachments/Exhibits:

- SUP2025-00108_REPORT_05062025
- SUP2025-00108_P&D REC CNDS_05062025
- SUP2025-00108_ATTCH_05122025



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00108

APPLICANT(S): HFA – KELSEY KREHER

PROPERTY OWNER(S): LAWRENCEVILLE OUTPARCEL, LLC

LOCATION(S): 650 GWINNETT DRIVE

PARCEL IDENTIFICATION NUMBER(S): PORTION OF R5141 333

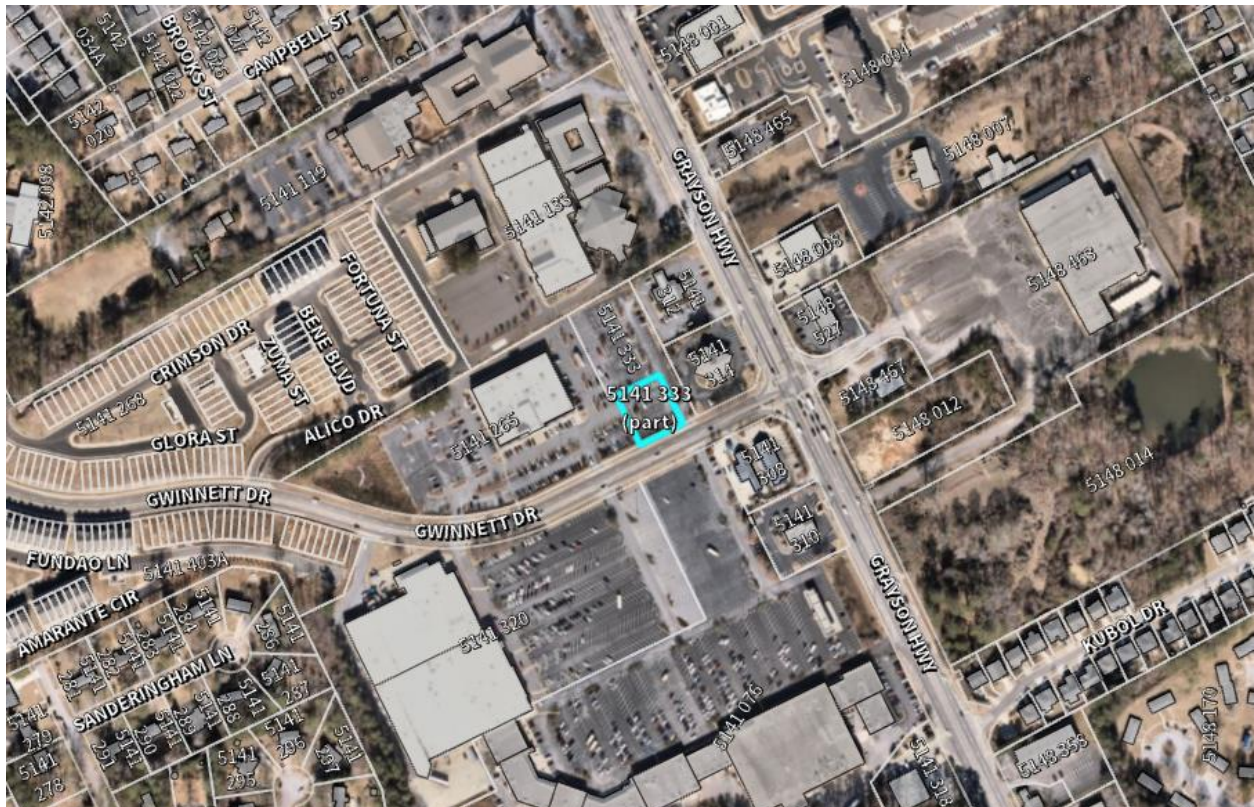
APPROXIMATE ACREAGE: 0.38 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a two-bay, 1,462 square foot oil change facility at the subject property with associated parking, driveways, stacking lanes, and landscaping. The proposed use specializes in oil changes; no other automotive services will be offered.

The proposal meets the following standards established in the zoning ordinance:

Article 1 Districts, Section 102.13 BG – General Business District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>20,000 sq. ft.</i>	<i>16,411 sq. ft.</i>	Variance
Minimum Lot Width	<i>100 ft.</i>	<i>159.41 ft.</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Minimum Front Yard Setback	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>63%</i>	<i>N/A</i>

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Automobile Repair and Maintenance	BG- Special Use Permit	BG- Special Use Permit	<i>Approval w/ Conditions</i>

Article 2 Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities reads as follows:

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage

Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.

- D.** *Automobile service bays shall not be adjacent to or visible from a public right-of-way.*
- E.** *A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*
- F.** *Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*
- G.** *No work shall be conducted on the outside grounds of the establishment; and*
- H.** *No metal building facades.*

If City Council intends to prohibit Outdoor Storage for this Special Use Permit, an amendment to the **Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities** shall be required.

Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG / BG	0 ft	0 ft	N/A
BG / RS-150	75 ft	75 ft	N/A

Article 5 Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3: Number of Off-Street Parking Spaces Required

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Retail Sales and Service	1 parking space per 300 SF GFA (5 spaces)	1 parking space per 162 SF GFA (9 spaces)	N/A

Article 6 Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards

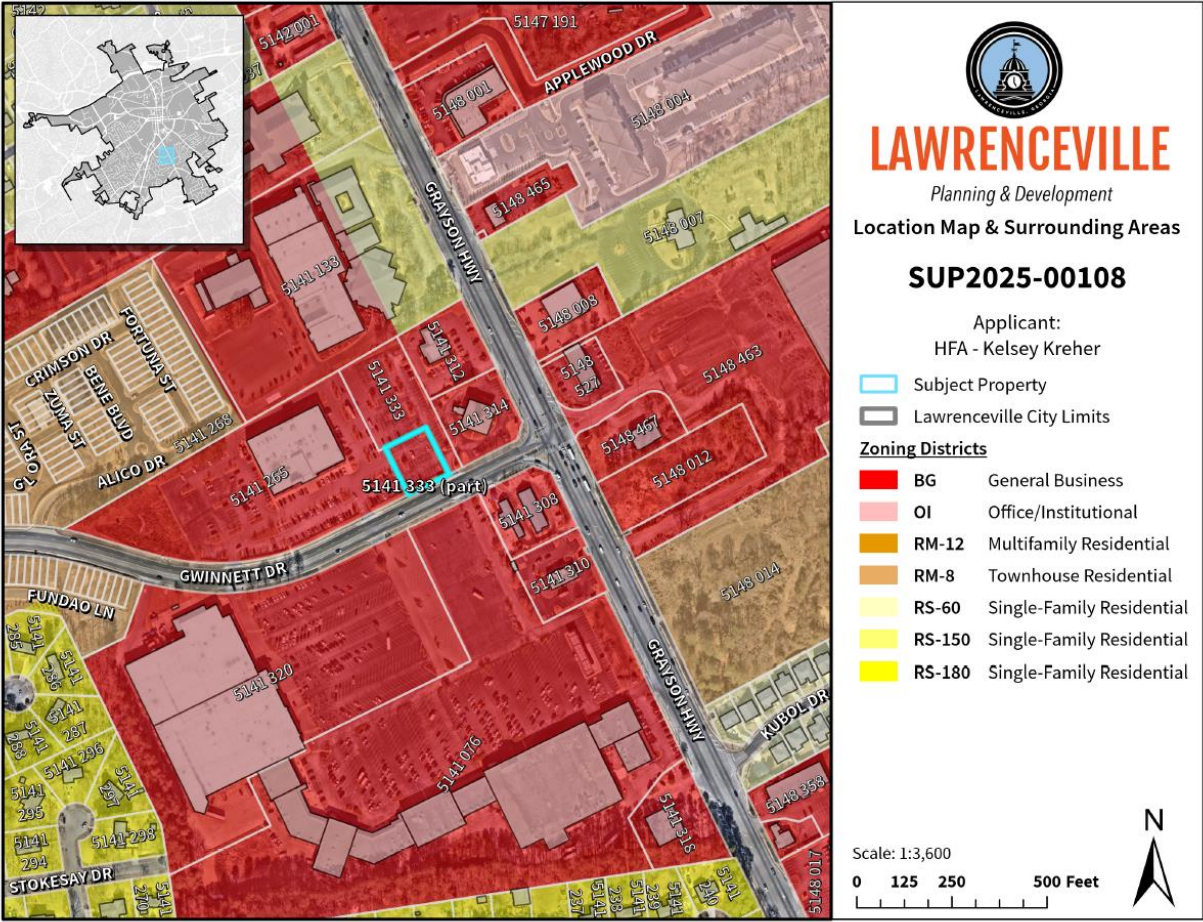
The proposed structure consists of a flat-roofed building with a tower element next to the main entry and glazed bay doors. The submitted elevations show all four sides of the structure with a façade consisting of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS stucco accents.

As proposed, the development requires the following variances from the standards established in the zoning ordinance:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 BG – General Business District, B. Lot Development Standards, Minimum Lot Area. Allows for the reduction of the Minimum Lot Area from twenty thousand (20,000) to sixteen thousand four hundred eleven (16,411) square feet.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).

The proposal otherwise meets the standards established in the zoning ordinance.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



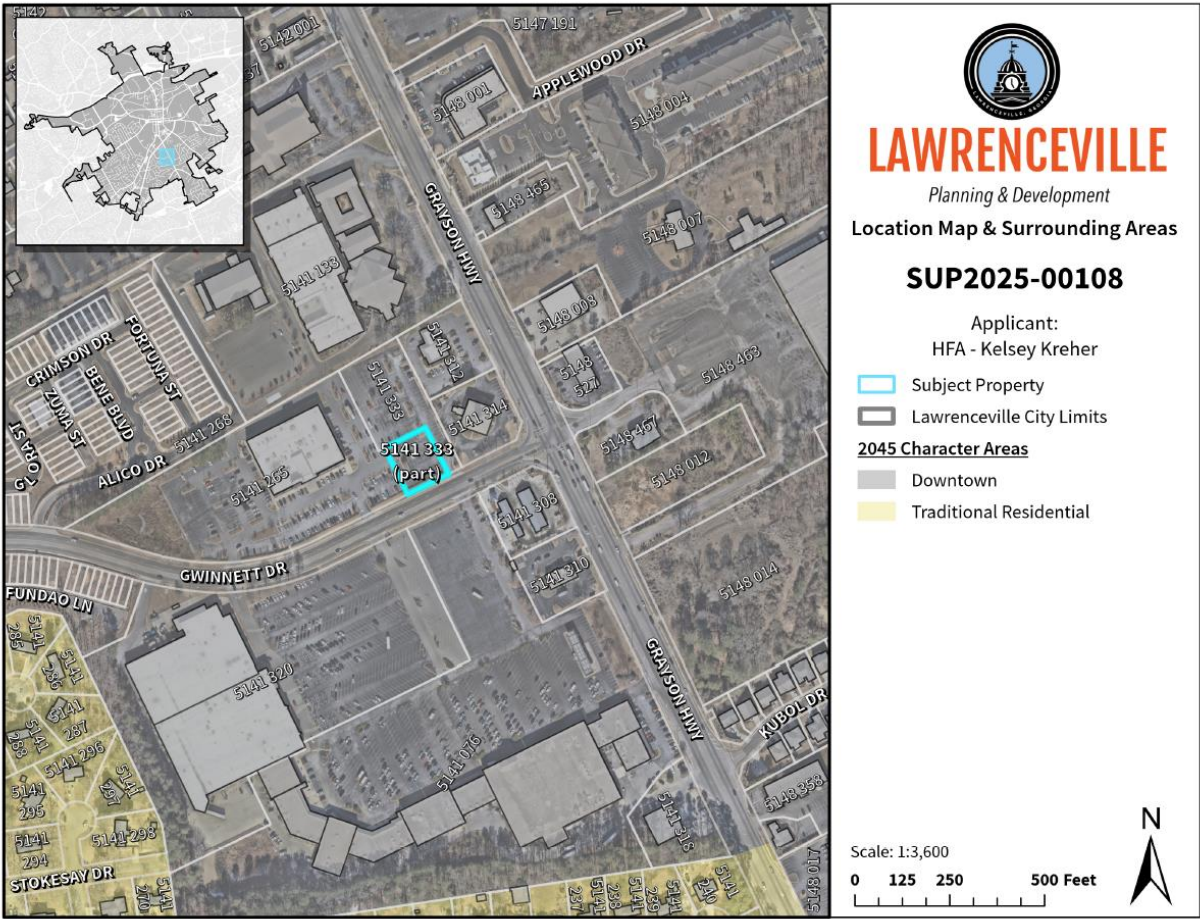
SURROUNDING ZONING AND USE

The subject property is surrounded primarily by commercial/retail uses and zoning districts. Directly to the subject property’s east, west, and south (across the right-of-way of Gwinnett Drive) are properties also zoned BG, which host retail uses such as banks, automated car wash, a fitness center, and a multitenant retail center. To the north of the subject property, there is a place of worship (Lawrenceville Church of God) on land split zoned BG and RS-150 (Single-Family Residential District). The larger area is primarily characterized by commercial uses and zoning districts along the major thoroughfares (i.e., Grayson Highway), with single-family attached and detached uses and zoning districts on the periphery.

An Auto Repair & Maintenance (Oil Change) facility would be generally appropriate for the subject property given its location within a predominantly commercial area

surrounded by BG-zoned properties with similar auto-oriented and retail uses; however, its proximity to a place of worship and nearby residential zoning to the north may warrant additional consideration regarding site design, buffering, and potential impacts.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

[The Downtown character area] emphasizes urbanist principles such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. Where appropriate, emphasize historic preservation to maintain architectural heritage.

Given that the subject property is located at the periphery of the Downtown character area — near its transition with the Traditional Residential and Commercial Corridor character areas — the proposed use of an Auto Repair & Maintenance (Oil Change) facility may be considered conditionally appropriate. While not typically encouraged in the urban core due to its auto-oriented nature, this transitional location may allow for greater flexibility, especially if the development incorporates enhanced design elements (e.g., screening, pedestrian-friendly site layout, and architectural compatibility) to mitigate potential conflicts with the area's urbanist goals.

STAFF RECOMMENDATION

While the proposal requires variances for minimum lot area and visibility of service bays from the right-of-way, the subject property is located within a predominantly commercial corridor and surrounded by compatible BG-zoned retail and service uses. Its transitional location at the edge of the Downtown character area allows for more flexibility, provided the design includes buffering, architectural consistency, and mitigates potential visual impacts.

As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request. However, this recommendation is contingent upon the decision made for SUP2025-00106 (to be heard in May 2025) to ensure consistency in policy and zoning treatment for similar land use requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Power for the proposed development will be served by the City of Lawrenceville.

GAS DEPARTMENT

Natural gas for the proposed development will be served by the City of Lawrenceville.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Yes, the proposed use is generally suitable given the surrounding commercial zoning and auto-oriented uses; however, care should be taken to mitigate potential impacts on nearby residential and institutional properties.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The proposed use is not expected to adversely affect the existing use or usability of adjacent or nearby properties, which are already developed with compatible commercial uses.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

Yes; the property has a reasonable economic use as currently zoned BG (General Business), which allows a variety of commercial uses without the need for a Special Use Permit.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

The project will induce demand on public facilities in the form of traffic, utilities, and stormwater runoff. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposal is somewhat consistent with the Comprehensive Plan, as the property lies at the edge of the Downtown character area where transitional, auto-oriented uses may be conditionally appropriate with enhanced design considerations.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

The property's location at the periphery of the Downtown character area, near established commercial corridors, and the pending decision on a nearly identical nearby case (SUP2025-00106) are relevant conditions that support deferring a final determination until consistency can be ensured.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

SUP2025-00108

Approval of a Special Use Permit to allow an Automobile Repair and Maintenance (Oil Change) facility at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** An Automobile Repair and Maintenance facility, specifically oil change, as a Special Use Permit in BG (General Business District) zoning.
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on May 6, 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 May 6, 2025.
- 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.** Metal building facades are prohibited.

2. To satisfy the following site development considerations:

- A.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Gwinnett Drive).
- B.** Provide a minimum fifteen-foot (15 ft.) landscape strip along all rights-of-way (Gwinnett Drive). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of

a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.

- C.** Natural vegetation shall remain on the property until the issuance of a development permit.
- D.** Provide a 5-foot concrete sidewalk along the road frontage of Marathon Boulevard.
- E.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- F.** Billboards or oversized signs shall be prohibited.
- G.** 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.
- H.** Compactor/dumpsters shall be located interior in the site away from adjacent residential property and 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.
- I.** 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.
- J.** Peddlers and/or parking lot sales shall be prohibited.
- K.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- L.** Any access to Gwinnett Drive shall be coordinated with GCDOT.
- M.** The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements

shall include on- and off-site improvements as are required by the County to provide service to the subject property.

3. The following variances are approved:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 BG – General Business District, B. Lot Development Standards, Minimum Lot Area. Allows for the reduction of the Minimum Lot Area from twenty thousand (20,000) to sixteen thousand four hundred eleven (16,411) square feet.
- B.** A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. Allowing for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).



LAWRENCEVILLE

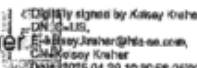
GEORGIA

3.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>Lawrenceville Outparcel, LLC</u>
ADDRESS: <u>1705 S Walton Blvd. #3</u>	ADDRESS: <u>565 Taxter Road</u>
CITY: <u>Bentonville, AR</u>	CITY: <u>Elmsford, NY</u>
STATE: _____ ZIP: <u>72712</u>	STATE: _____ ZIP: <u>10523</u>
PHONE: <u>816-872-7190</u>	PHONE: <u>914-304-5681</u>
CONTACT PERSON: <u>Kelsey Kreher</u> PHONE: <u>816-872-7190</u>	
CONTACT'S E-MAIL: <u>kelsey.kreher@hfa-ae.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u>	ACREAGE: <u>.372 acres</u>
PARCEL NUMBER(S): <u>5141-333</u>	
ADDRESS OF PROPERTY: <u>650 Gwinnett Dr. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Oil Change Facility</u>	

CASE: SUP2025-00108
RECEIVED: 5/6/2025
PLANNING AND DEVELOPMENT DEPARTMENT

Kelsey Kreher  4.29.25

SIGNATURE OF APPLICANT DATE

Kelsey Kreher

TYPED OR PRINTED NAME



NOTARY PUBLIC

4-29-25

DATE

RHETT TURNER
Notary Public - Arkansas
Benton County
Commission # 12721071
My Commission Expires Sep 12, 2032

 5-1-25

SIGNATURE OF OWNER DATE

Basil Donnelly, EVP, DRC Management
a/k/a Lawrenceville Outparcel, LLC Corporation

TYPED OR PRINTED NAME

Meghan Deluca 5/1/2025

NOTARY PUBLIC

DATE

01DE0025997 Meghan Deluca

PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

CASE: SUP2025-00108
RECEIVED: 5/12/2025
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:
(Map Reference Number)

5th

District

141
144

Land Lot

333

Parcel

Signature of Applicant

Date

Garrett Small PE Vice President

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Binh Tran

NAME

016BNT

TSA

TITLE

5-6-2025

DATE

April 29, 2025

City of Lawrenceville, GA

RE: Special Use Permit Request
Valvoline Instant Oil Change
650 Gwinnett Dr.
Lawrenceville, GA 30046

Dear City of Lawrenceville,

Please find included the submittal for a Special Use Permit on behalf of Valvoline Instant Oil Change, interested in developing the .372-acre outparcel site at 650 Gwinnett Dr. with a two-bay oil change facility as shown in the included Site Plan and Building Elevations.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive preventative maintenance services are performed, usually taking 15-20 minutes per vehicle. Vehicles enter the bay for their services, which are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. Because of this model, the parking on our site is used for the employees of the store only.

We have included a site plan detailing how the business would operate on the site and how we anticipate the site to flow within the existing developed area. We have also included our building elevations which show we're proposing a flat roofed building with a tower element next to the front entry. The tripartite façades are composed of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS top level. The colors embrace a warm earth tone palette. The fully glazed overhead doors elevate the façade and provide a storefront like appearance which fits the contemporary aesthetic of the building design.

We believe Valvoline fits into the area by providing an amenity to an under utilized parking area and providing a service to the residents of Lawrenceville. We believe the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that we have no vehicles remaining on site for extended periods of time, there is no overnight storage of vehicles onsite and Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Lawrenceville code.

If additional information is needed, or if questions arise associated with this request or business operations, please contact me.

Sincerely,

Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355
kelsey.kreher@hfa-ae.com

AS-SURVEYED DESCRIPTION

A TRACT OF LAND SITUATED IN LAND LOTS 141 & 148 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, ALSO BEING TRACT 1 OF THE SUBDIVISION PLAT FOR ROYAL ABSTRACT OF NEW YORK, LLC. AS RECORDED IN PLAT BOOK 143, PAGE 192 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT 1, BEING A 1/2 INCH REBAR FOUND THENCE ALONG THE SOUTHERN LINE OF SAID TRACT 1 AND ALONG NORTHERN MARGIN OF GWINNETT DRIVE (80' WIDE RIGHT-OF-WAY) SOUTH 63°28'37" WEST A DISTANCE OF 39.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 63°28'37" WEST A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID NORTHERN MARGIN AND ALONG THE WEST LINE OF SAID TRACT 1 NORTH 26°30'02" WEST A DISTANCE OF 136.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 63°28'37" EAST FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 26°30'02" EAST FOR A DISTANCE OF 136.76 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 16,411 SQUARE FEET, OR 0.377 ACRES, MORE OR LESS

CASE: SUP2025-00108
RECEIVED: 5/6/2025
PLANNING AND DEVELOPMENT DEPARTMENT



THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS MAP WAS DETERMINED BY THE CONTRACTOR USING THE "CALL BEFORE YOU DIG" (811) SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

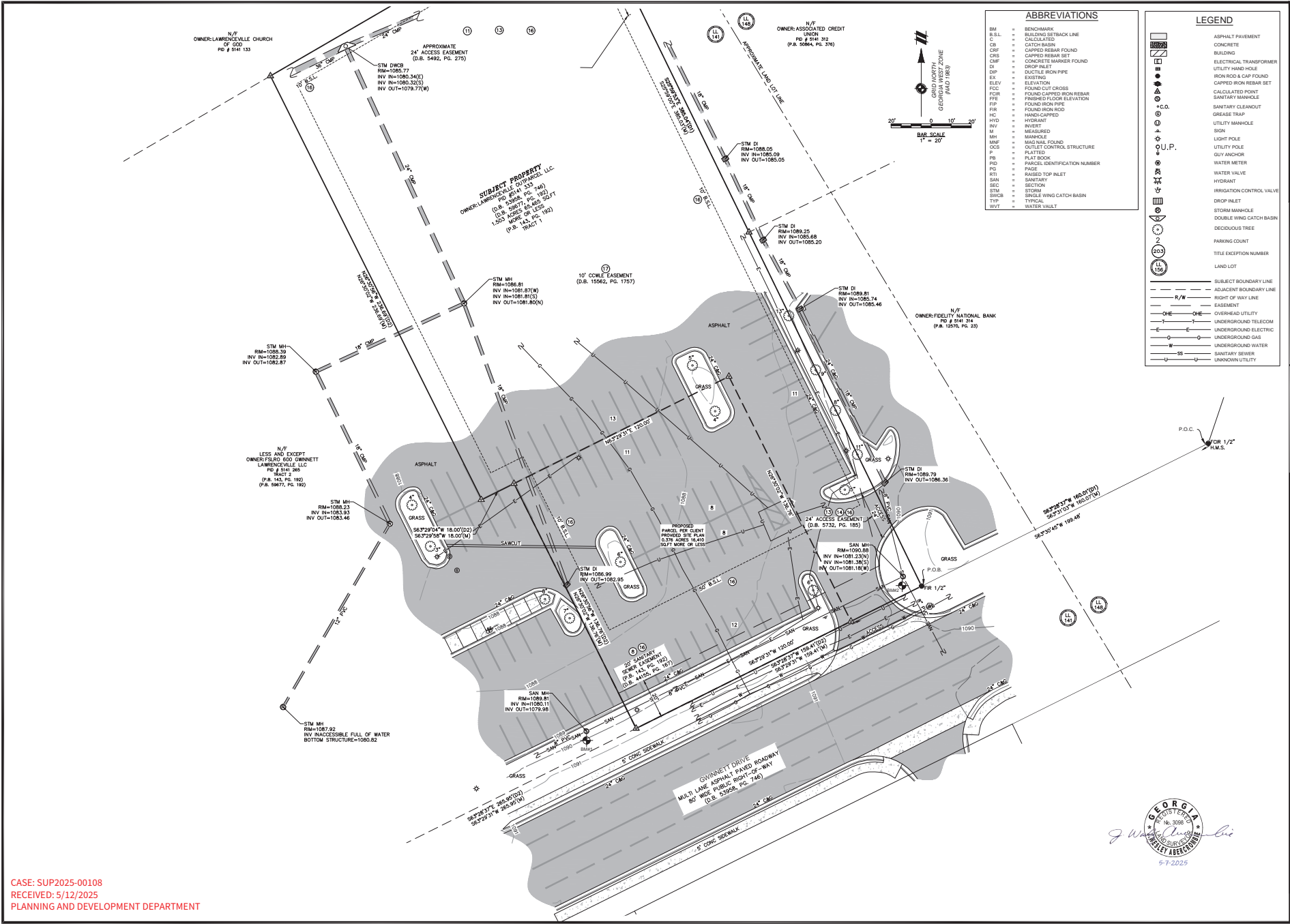
NOTICE: THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS MAP WAS DETERMINED BY THE CONTRACTOR USING THE "CALL BEFORE YOU DIG" (811) SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



LOCATED IN
LAND LOT 141, 5TH DISTRICT,
CITY OF LAWRENCEVILLE,
WINNETT COUNTY, GEORGIA

VALVOLINE LLC
OF
800 GWINNETT DRIVE
LAWRENCEVILLE, GEORGIA

CLIENT	DATE	03/14/2025
REVISED		
DWG. MAH	CHK. BBY	
P.L. N/A		
CODE	AS	
JOB	25001238	
SHEET NO.	2 OF 2	



CASE: SUP2025-00108
RECEIVED: 5/12/2025
PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HAZARD, AND ADDING PROPERLY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023.
- ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- NO EXISTING BUILDING STRUCTURES ARE ON THE SUBJECT PROPERTY.
- NO STREAMS, STREAM BUFFERS, OR FLOOD HAZARD ZONES ARE ON THE SUBJECT PROPERTY PER FEMA FIRM 13130C0089P EFFECTIVE 9/29/2006.
- 8.5.2 WARRANTY OR MAINTENANCE SURETY UPON FINAL INSTALLATION OF NEW TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE, AND FOLLOWING ACCEPTANCE BY THE DEPARTMENT IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE DEVELOPMENT REGULATIONS, THE OWNER SHALL EITHER PROVIDE PROOF OF WARRANTY OR POST A MAINTENANCE BOND OR OTHER ACCEPTABLE SURETY, WARRANTING THE NEW TREES, SHRUBS OR LANDSCAPE MATERIAL FOR A PERIOD OF NO LESS THAN ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY. THIS SECTION SHALL NOT APPLY TO INDIVIDUAL RESIDENTIAL LOT TREES.
- ALL ENTRANCES AND EXITS WILL HAVE INTERPACEL ACCESS AGREEMENTS PRIOR TO PERMIT APPROVAL.



EXISTING LEGEND

ABBREVIATIONS	LEGEND
BM = BENCHMARK B.S.L. = BUILDING SETBACK LINE CB = CALCULATED CR = CATCH BASIN CRP = CAPPED REAR FOUND CRP = CAPPED REAR SET CRP = CONCRETE MANHOLE FOUND DI = DROP INLET DIP = DUCTILE IRON PIPE EX = EXISTING ELEV = ELEVATION FCC = FOUND OUT CROSS FCR = FOUND CAPPED IRON REAR FFE = FINISHED FLOOR ELEVATION FR = FOUND IRON PIPE FR = FOUND IRON ROD HC = HAND-CAPIED HYD = HYDRAUNT IN = INVERT M = MEASURED MANH = MANHOLE MNP = MAG NAIL FOUND OCS = OUTLET CONTROL STRUCTURE P = PLATTED PR = PLAT BOOK PDI = PARCEL IDENTIFICATION NUMBER PDI = PAGE RFI = RAISED POT INLET SAN = SANITARY SEC = SECTION STD = STANDARD SWCB = SINGLE WIND CATCH BASIN TYPICAL WVT = WATER VAULT	ASPHALT PAVEMENT CONCRETE BUILDING ELECTRICAL TRANSFORMER UTILITY HAND HOLE IRON ROD & CAP FOUND CAPPED IRON REAR SET CALCULATED POINT SANITARY MANHOLE SANITARY CLEANOUT GREASE TRAP UTILITY MANHOLE SIGN LIGHT POLE UTILITY POLE GUY ANCHOR WATER METER WATER VALVE IRRIGATION IRRIGATION CONTROL VALVE DROP INLET BOTTOM MANHOLE DOUBLE WIND CATCH BASIN DECIDUOUS TREE PARKING COUNT TITLE DESCRIPTION NUMBER LAND LOT

PROPOSED LEGEND

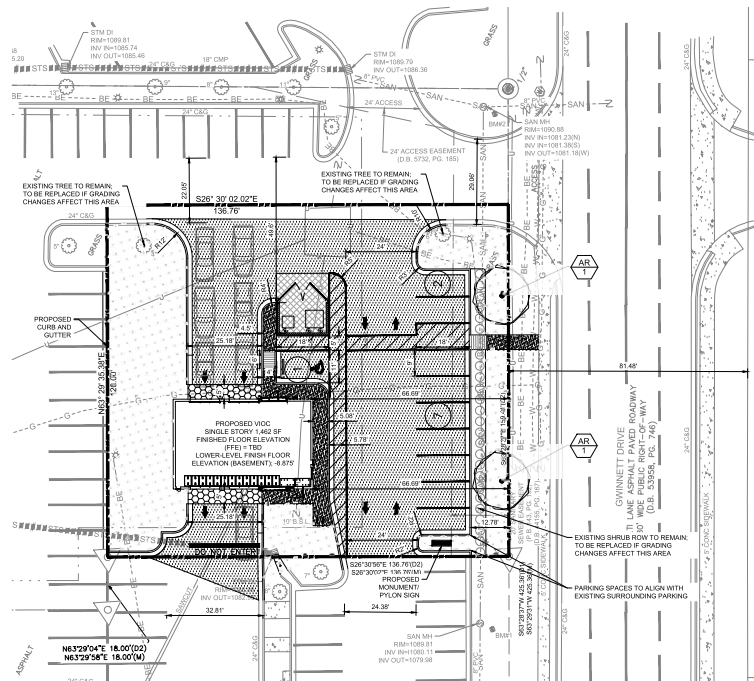
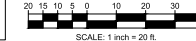
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	DIRECTIONAL PAVEMENT MARKINGS
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN.
	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN.
	PROPOSED STANDARD "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
	PROPOSED BLACK TOP ASPHALT PAVEMENT. REFER TO KEYNOTE P10 ON PAVING PLAN.
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 ON PAVING PLAN.

SITE DATA SUMMARY

VALVOLUME TRACT: WATER RESERVATION	0.38 ACRES/15,411 SF
ZONING:	B52 (GENERAL BUSINESS DISTRICT)
BUILDING SF:	1,482 SF
F.A.R. (FLOORAREA RATIO):	1.0/09
LOT COVERAGE:	0.38 (15,411 SF)
PARKING REQUIRED:	7 (1 ADA)
PARKING PROVIDED:	10 (1 ADA)
PERVIOUS COVER:	4,815 SF
IMPERVIOUS COVER:	11,596 SF
REQUIRED BICYCLE PARKING:	0
PROVIDED BICYCLE PARKING:	4

SURVEY PROVIDED BY:

ATWELL
 1800 PARKWAY PLACE, SUITE 600
 MARIETTA, GA 30067
 (770) 423-0807
 DATED: 03-14-2005



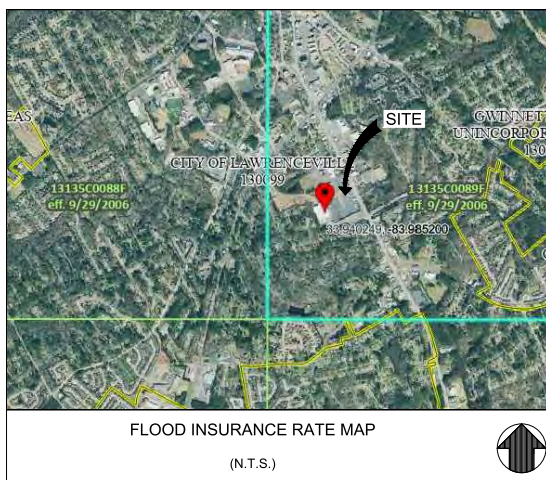
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS
TREES						
	AR	Acer rubrum / Red Maple	3" Cal.	2		Min. 6ft. tall at time of planting

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS							
	CT	Cynodon x Tifton 328 / Tifgreen Bermudagrass	sod or hydro seed		4,442 sf		

CITY PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
GENERAL LANDSCAPING	MIN. 10' LANDSCAPE STRIP ALONG ROW; 12 TREES (PER PRE-APP MEETING NOTES)	YES



FLOOD INSURANCE RATE MAP

(N.T.S.)

CASE: SUP2025-00108
 RECEIVED: 5/6/2025
 PLANNING AND DEVELOPMENT DEPARTMENT

T.O. TOWER
± 24' - 0"

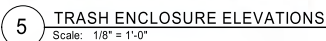
T.O. PARAPET
± 21' - 8"

T.O. ACCENT BAND
14' - 0"

B.O. ACCENT BAND
12' - 0"

T.O. WAINSCOT
4' - 0"

UPPER LEVEL
0' - 0"



EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SAND/PEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"	ACCESS PANEL:	STAINLESS STEEL

HFA
HFA-AE, L T D.

VALVOLINE INSTANT OIL CHANGE
650 GWINNETT DR
LAWRENCEVILLE, GA,



Project No: 06-24-20009

C:\Users\stephanie.kohlberg\Documents\2024 Revit Projects\06-24-2009 - Lawrenceville GA (Gwinnett) - 2B-Flat Roof Arch V24 HFA Stephanie.Kohlberg.rvt



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Planning & Development

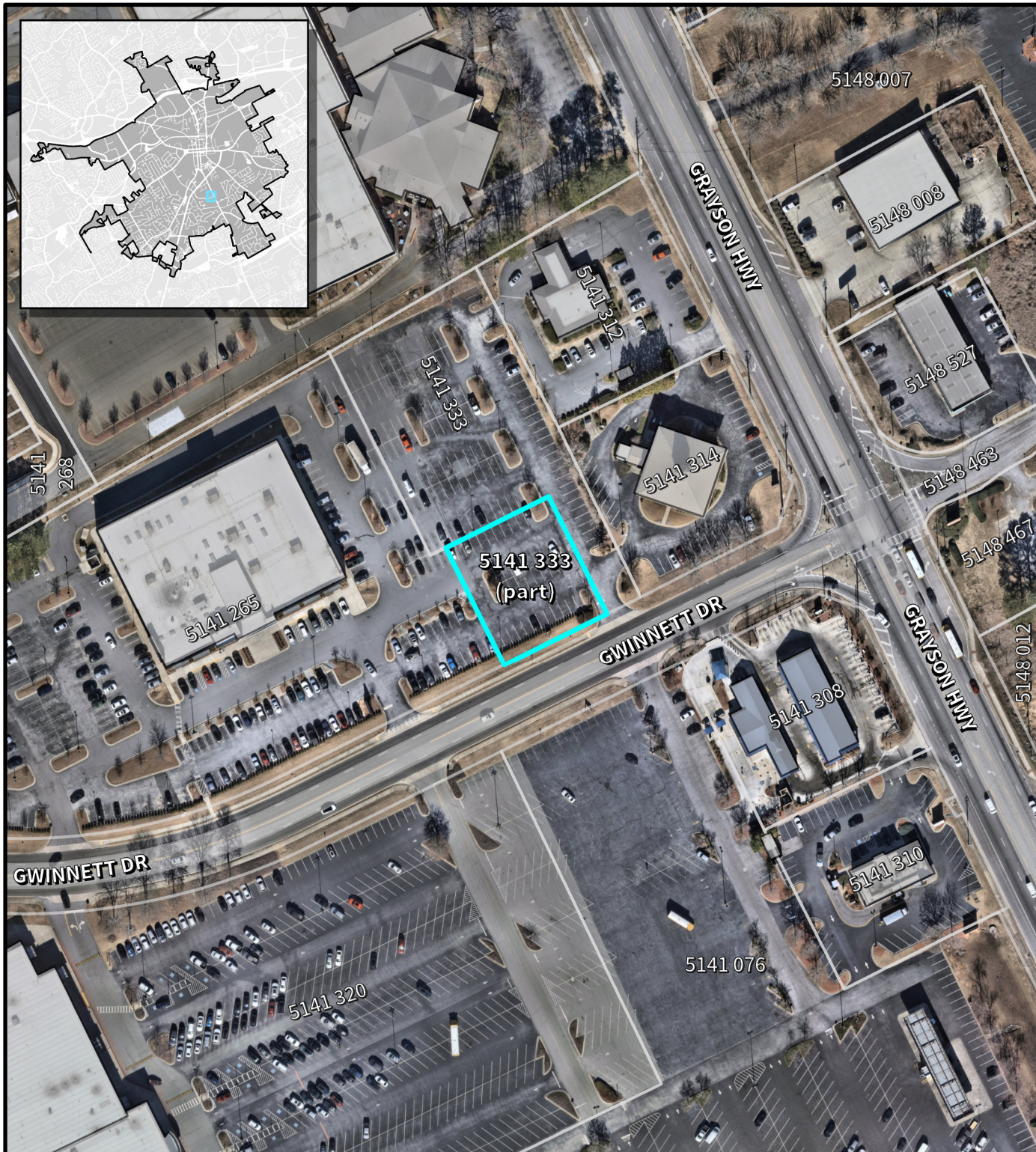
Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE





Planning & Development

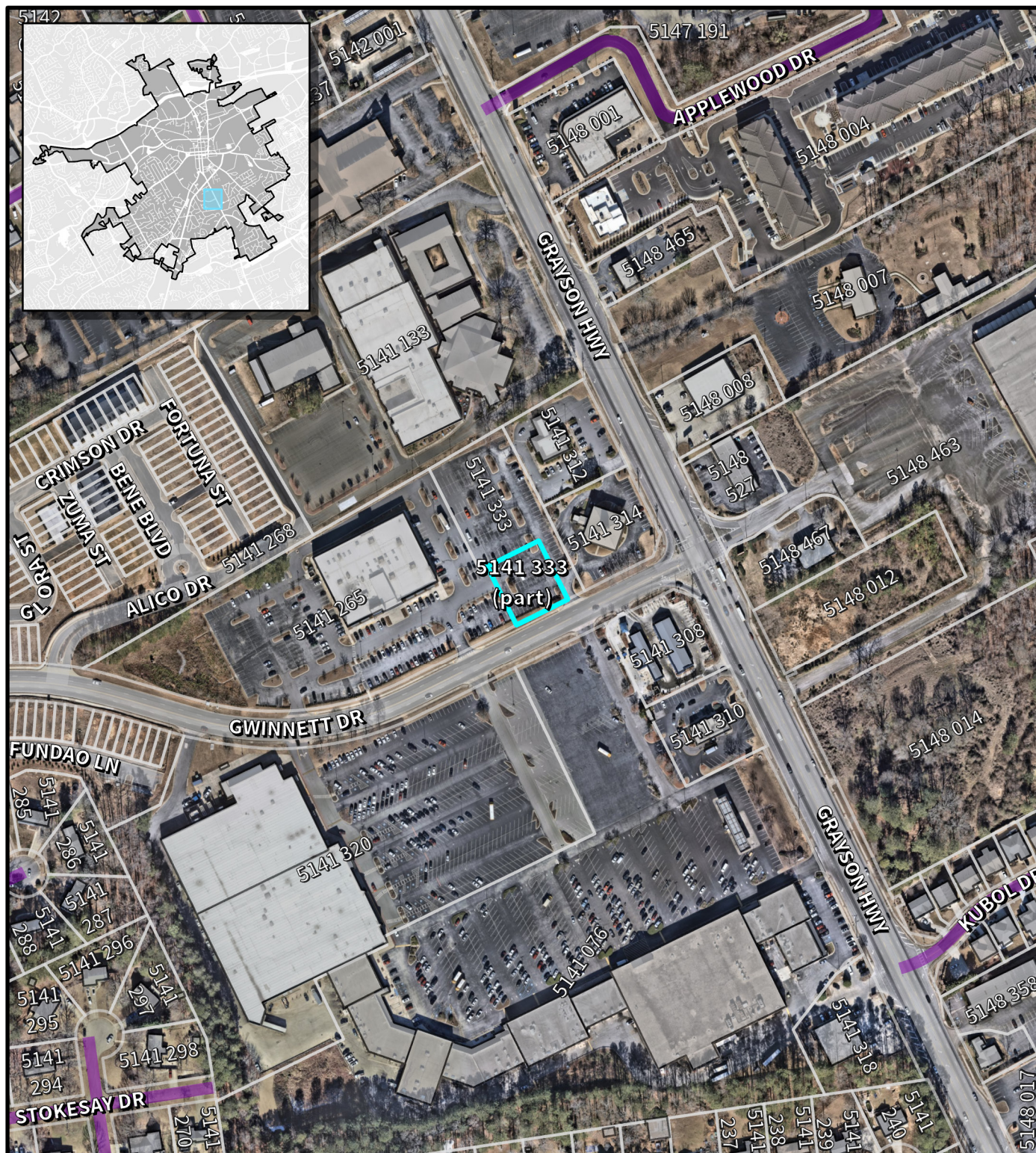
Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

 Subject Property

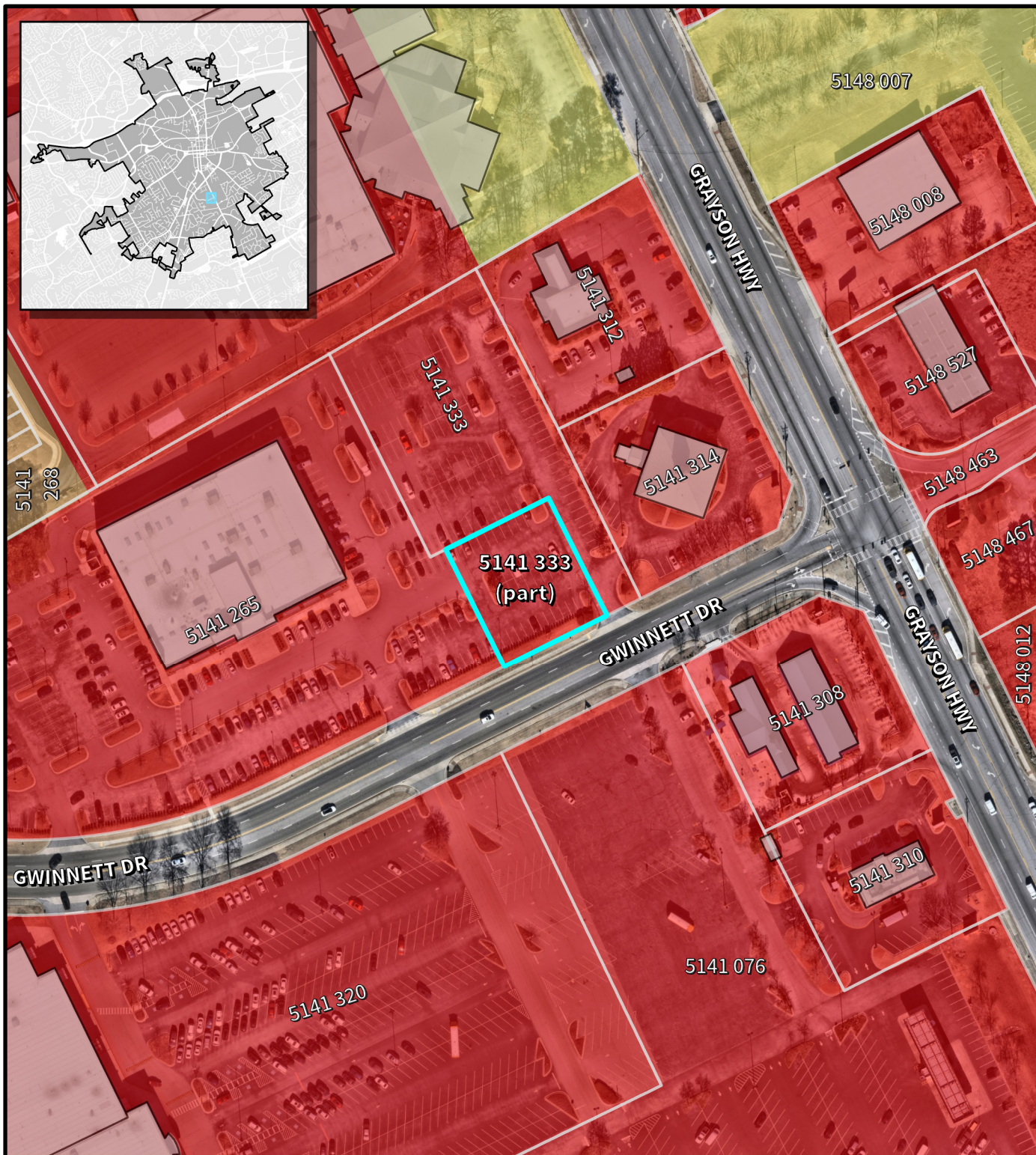
 Lawrenceville City Limits

Zoning Districts

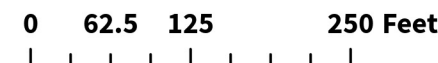
 BG General Business

 RM-8 Townhouse Residential

 RS-150 Single-Family Residential



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108








Applicant:

HFA - Kelsey Kreher

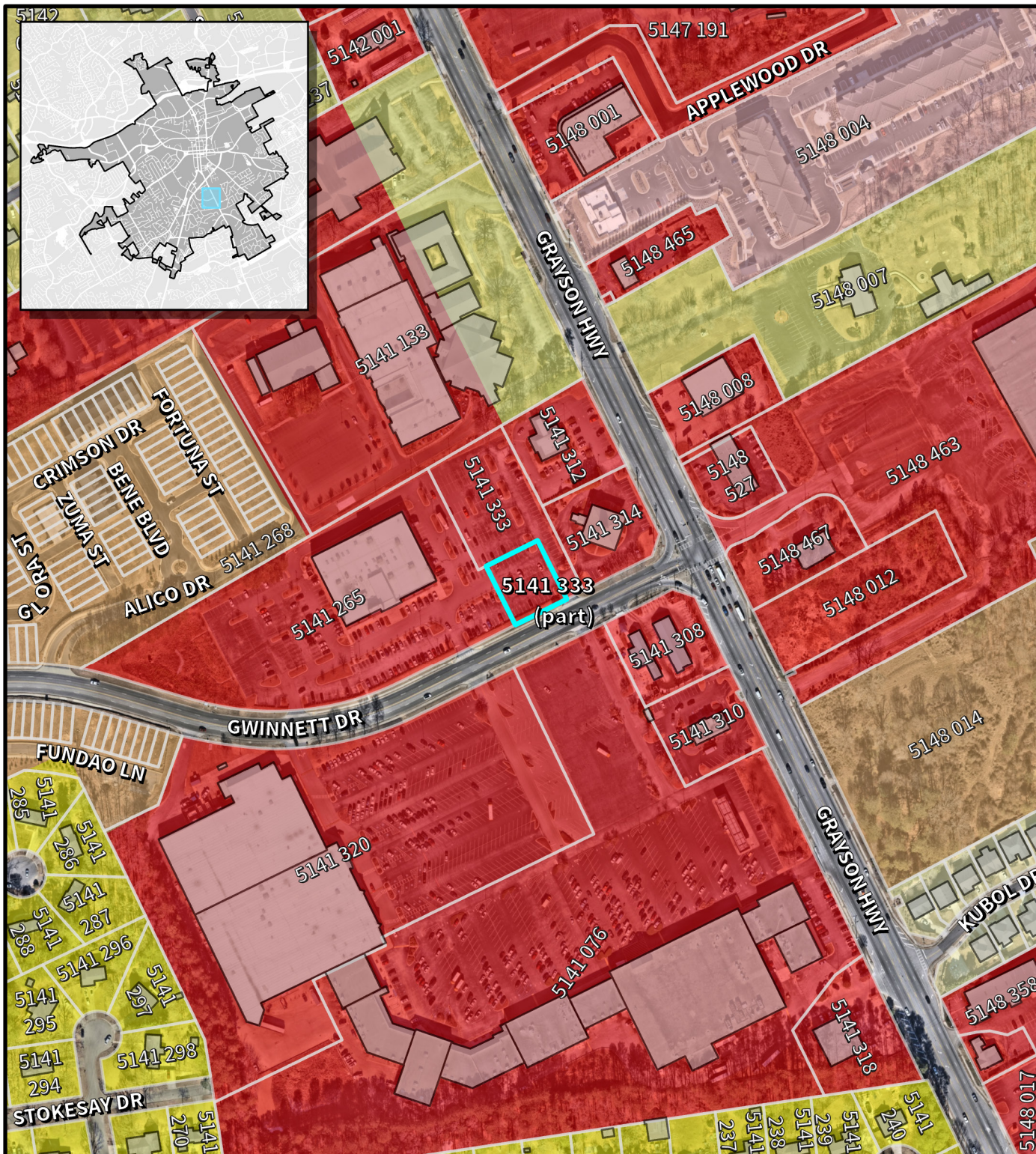
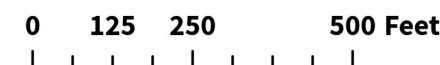
 Subject Property

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

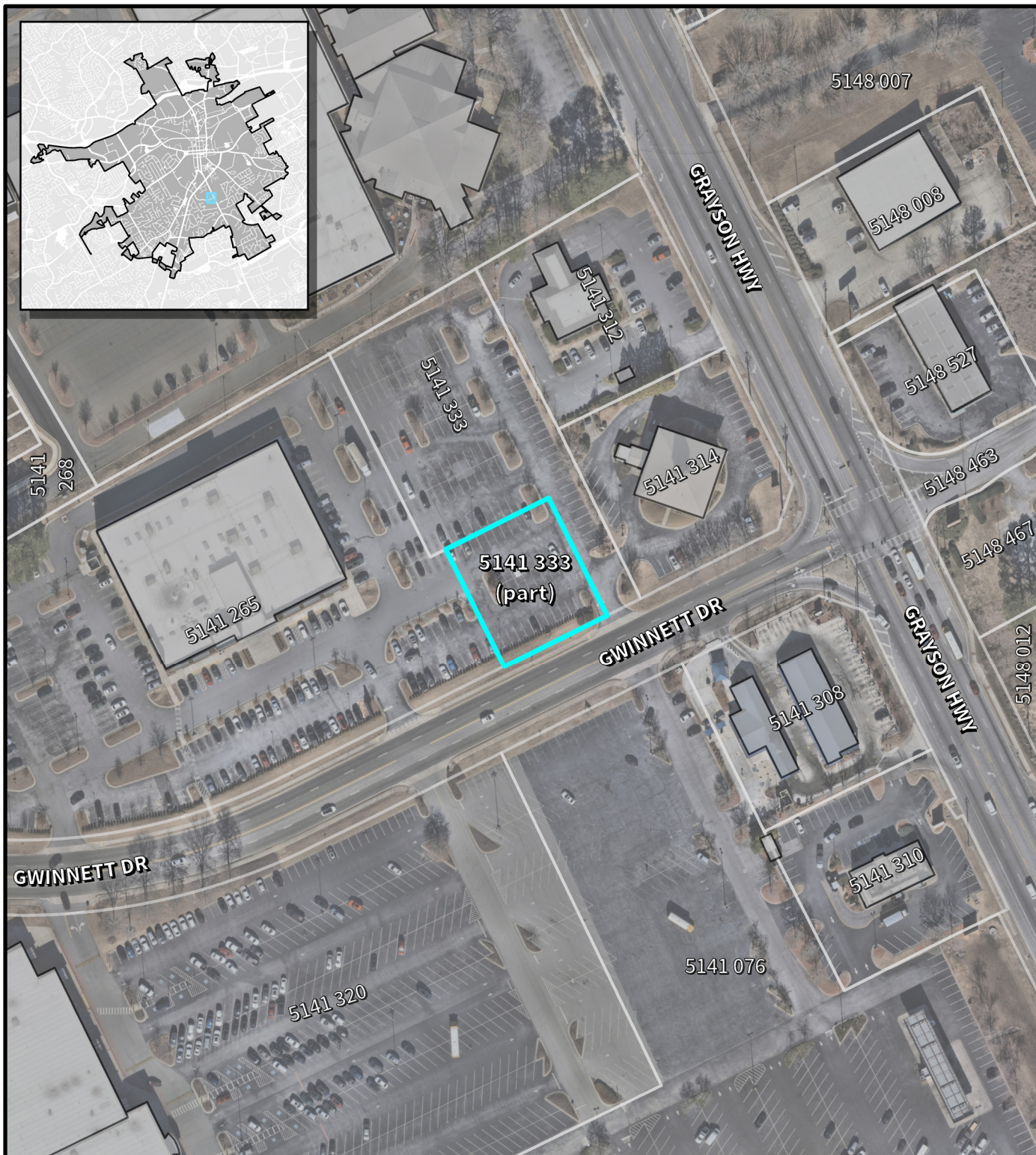
HFA - Kelsey Kreher

 Subject Property

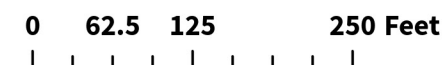
 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800



Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

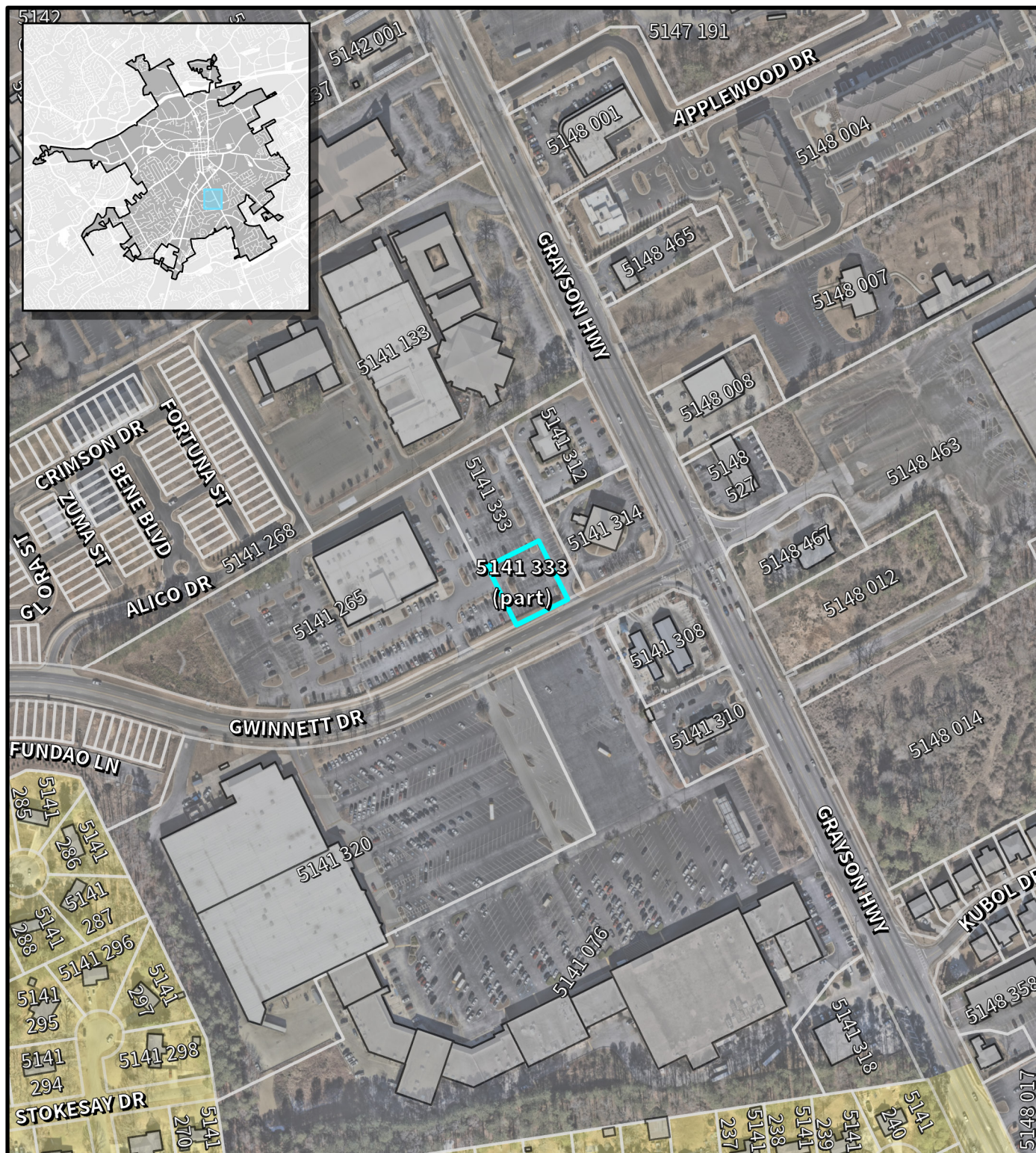
 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown

Traditional Residential



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2025-00029; North DTL CC PH1, LLC; 750 North Clayton Street, 113 Maddox Street, 127 Maddox Street

Department: Planning and Development

Date of Meeting: Monday, July 7, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone to CMU (Community Mixed-Use District) to allow for a housing master plan

Planning & Development Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests a rezoning of an approximately 1.3-acre parcel assemblage from RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District) to CMU (Community Mixed-Use District), an addition to concurrent rezoning case RZR2024-00025. This would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is composed of much of the block formed by North Clayton Street, Grizzly Parkway, and North Clayton Connector Road and includes several parcels located on the eastern right-of-way of North Clayton Street, just north of its intersection with Tanner Street.

Attachments/Exhibits:

- RZR2025-00029_RPRT_06172025
- RZR2025-00029_P&D REC CNDS_06172025
- RZR2025-00029_ATTCHMNTS_06162025

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No
<u>Victoria Jones</u> , Mayor Pro Tem	Yes/No
<u>Austin Thompson</u> , Council Member	Yes/No
<u>Bruce Johnson</u> , Council Member	Yes/No
<u>Marlene Taylor-Crawford</u> , Council Member	Yes/No

On motion of Name, seconded by Name, which carried Vote, the following ordinance was
ADOPTED:

AN ORDINANCE TO APPROVE/DENY AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from Zoning Classification to Zoning Classification by Applicant Name/C/O Name for the proposed use of Use on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on Month Day, 2025, and objections WERE/WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the Daterd day of Month, 2025, that the aforesaid application to amend the Official Zoning Map from Zoning Classification to Zoning Classification is hereby APPROVED WITH CONDITIONS/DENIED.

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 ninety-six (96) housing units, including a minimum of eight (8) single-family dwellings and a maximum of eighty-eight (88) rear-entry townhomes. These limits may be modified only through an approved rezoning of adjacent or nearby properties and a corresponding amendment to the master site plan.
- B. The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated June 16, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The design and exterior appearance shall be in general accordance with the examples presented during the Month Day, 2025, Mayor and Council meeting and final design and exterior appearance shall be approved by the Director of Planning and Development.
- C. All one-family dwellings and dwelling units shall be constructed with a two-car garage.

- D. All townhouse-family dwellings and dwelling units shall be constructed with a one-car or two-car garage. The inclusion of a one-car or two-car garage will be determined by the square footage of the townhouse-family dwelling and its individual dwelling units.

2. To satisfy the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. 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.
- C. The required parking ratio shall be one and one half (1.5) spaces per unit.
- D. Provide City Standard Pedestrian lighting along Grizzly Parkway, both sides of North Clayton Street (to North Clayton Connector Road), and the south side of North Clayton Connector Road.
- E. 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.
- F. Any use or expansion of existing City owned water quality/quantity facilities shall be reviewed and approved by the City Engineer.
- G. Pedestrian connections from the development to Grizzly Parkway and North Clayton Street shall be provided and shall be reviewed and approved by the City Engineer.
- 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 minimum five-foot (5 ft.) sidewalk shall be provided (if not existing) along both sides of North Clayton Street from the end of North Clayton Street to North Clayton Connector Road.
- J. Vehicle access to Grizzly Parkway or North Clayton Connector Road for alleyways, driveways, and the extensions shall be prohibited.
- K. Internal alleyways shall be privately owned and maintained by the Homeowners Association.

- L. The Developer shall coordinate and receive approval from the City Engineer to relocate and extend North Clayton Street. Dedicate Right-of-Way to the City

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 North 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 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).
- 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-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.
- J. 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%.

David R. Still, Mayor

Date Signed: _____

ATTEST:

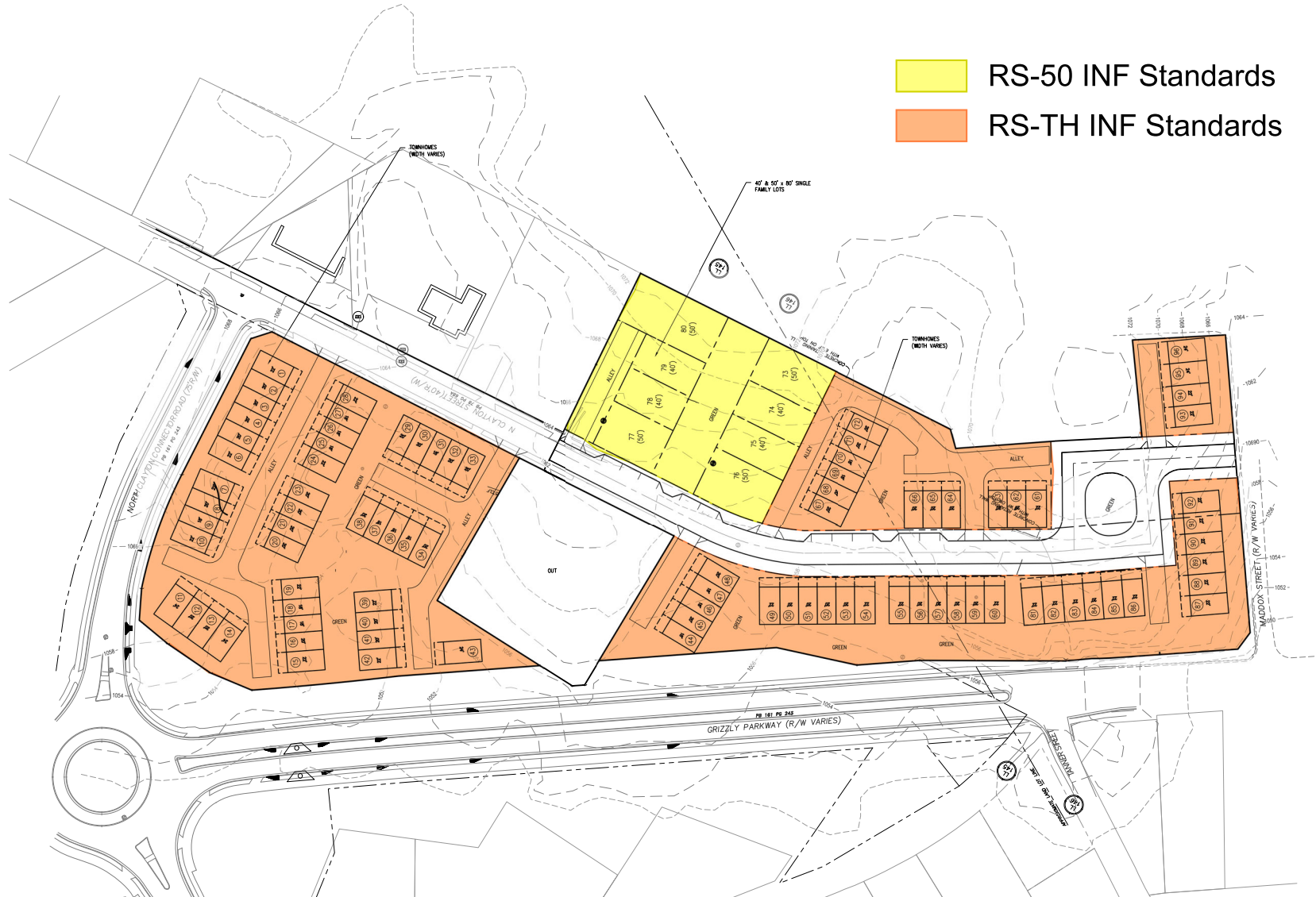
Karen Pierce, City Clerk

EXHIBIT A

4.

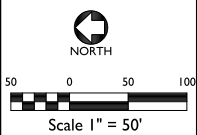
PROPOSED USES:
SINGLE FAMILY LOTS (40' X 80') 4
SINGLE FAMILY LOTS (50' X 80') 4
TOWNHOMES (TYPICAL 3, 30') 88
TOTAL UNITS 96

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



RS-50 INF Standards
RS-TH INF Standards

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia • 30075
(770) 641-1942 • www.aecatl.com



PRELIMINARY SITE PLAN

LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 24-5126
DATE: JUNE 16, 2025
SCALE: 1" = 50'
FILE NAME: AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN: SLR/slr



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Mary Josephine Shannonhouse</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>750 N Clayton St.</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5146C012</u> ACREAGE: <u>.36</u>	
ADDRESS OF PROPERTY: <u>750 N Clayton St., Lawrenceville, GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT DATE
North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

[Signature] 5.27.2015
NOTARY PUBLIC DATE

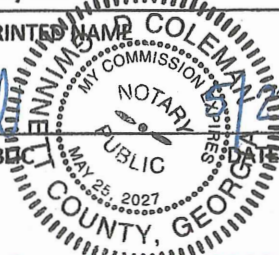
MICHELLE URREA
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 15, 2028

[Signature] 5/22/25
SIGNATURE OF OWNER DATE

Mary Josephine Shannonhouse

TYPED OR PRINTED NAME

[Signature] 5/22/25
NOTARY PUBLIC DATE



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

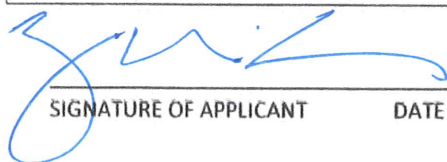


LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>GLENN EDWIN BAILEY REVOCABLE LIVING TRUST</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>127 Maddox St</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>R5146C014</u> ACREAGE: <u>.52</u>	
ADDRESS OF PROPERTY: <u>127 Maddox St., Lawrenceville, GA 30046</u>	


SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

Glenn E. Bailey 4-20-25
SIGNATURE OF OWNER DATE

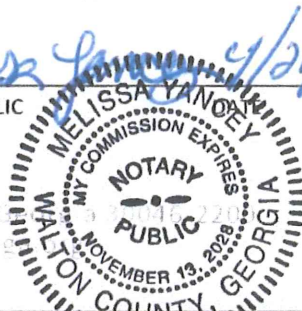
GLENN E. BAILEY

TYPED OR PRINTED NAME


NOTARY PUBLIC DATE




NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

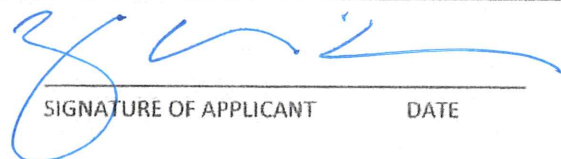


LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	H. Parker Gann, III, as Conservator NAME: <u>of the Estate of H. Parker Gann, Jr.</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>706 Wilhaven Ct</u>
CITY: <u>Atlanta</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5146C013</u> ACREAGE: <u>.46</u>	
ADDRESS OF PROPERTY: <u>113 Maddox St., Lawrenceville, GA 30046</u>	

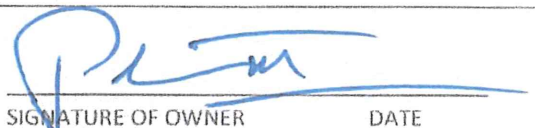

SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

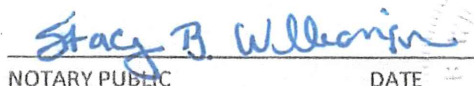

NOTARY PUBLIC DATE




SIGNATURE OF OWNER DATE

H. Parker Gann, III, as Conservator
of the Estate of H. Parker Gann, Jr.

TYPED OR PRINTED NAME


NOTARY PUBLIC DATE

Stacy B Williamson
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 04/01/2020
4/5/20



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? • Y
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
David Still	up to \$1,000	??

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

City of Lawrenceville • PO Box 1000 • Lawrenceville, GA 30046
770.962.4400 • www.lawrencevillega.gov

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

TELEPHONE: (470) 365-2890
FACSIMILE: (470) 365-2899
JODY@BLUMCAMPBELL.COM

June 14, 2025

VIA Electronic Delivery

Honorable Mayor David Still
Council Member Bruce Johnson
Council Member Victoria Jones
Council Member Austin Thompson
Council Member Marlene Taylor-Crawford
City of Lawrenceville, Georgia
70 South Clayton Street
PO Box 2200
Lawrenceville, Georgia 30046

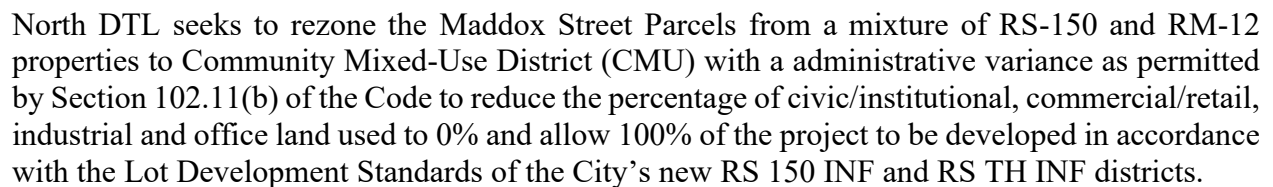
Re: **North DTL CC PH1, LLC**
Rezoning Application
Property Address: 113 and 127 Maddox Street and 750 North Clayton Street,
Lawrenceville, Georgia 30046
Parcel Nos. R51464C012, R5146C013 and R5146C014

Dear Mayor and City Council Members:

As you are aware, this law firm has the pleasure of representing North DTL CC PH1, LLC ("North DTL"). North DTL has this day filed a rezoning application the above referenced properties in the old Depot District along the existing North Clayton Street and Maddox Street (the "Maddox Street Parcels"). This application is the second filed by North DTL as part of an assemblage project designed to develop high-quality, executive-style housing along the North Clayton Street and Grizzly Parkway corridor within walking distance of the Downtown area. The first application is current pending and has been assigned case number RZR2024-00025. This second application should be read in conjunction with the first zoning application, as the Maddox Street Parcels will be developed as part of the overall master development. If approved, the rezoning would allow for sixteen (16) additional townhome units, a pocket park/greenspace area, and, most importantly, the relocation of the second entrance to the development from Grizzly Parkway to Maddox Street.

Below you will find an area map showing the present zoning for the properties that are the subject of the enclosed application as well as a number of parcels that are located immediately adjacent thereto:

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



The Maddox Street Parcels contain a mixture of aging residential uses. The surrounding area contains a variety of uses including both residential and commercial applications. The project is adjoined by the following zoning classifications and uses.

Page 117

In the City's 2045 Comprehensive Plan, the Project lies within the Downtown Character Area, which is designed to serve as the historical and cultural heart of the City. The Comprehensive Plan calls for an emphasis on redevelopment of existing properties using urbanist principles including pedestrian friendly streetscapes, promotion of walkability to the city center and infill residential development targeting the "missing middle" housing options that includes higher density single-family detached, bungalow and townhome style housing.



II. Project Summary

As shown on the attached Site Plan, North DTL proposes to develop the Project into a residential development, which presently includes a mixture of eight (8) executive-style single-family detached houses and ninety-six (96) high-end townhomes. The proposed housing products are targeted toward young professionals and executives who seeks intown living options within walking distance to the City's entertainment and employment centers. The development will provide a new living option for doctors, nurses, teachers, public safety employees, public sector workers, and employees of Georgia Gwinnett College.

The development's European Village aesthetic will feature cottage style detached homes and townhomes with rear entry garages and rear porches. The façade of the homes will include a mixture of brick, stone, and cityscape finishes facing Grizzly Parkway, Maddox Street and the Project's greenspaces. The Project will have homes ranging in size from 1,200 to 3,200 square feet with luxury interior finishes and appliances. Attached to the Site Plan also contains illustrative pictures and floorplans showing examples of the types of housing options that the Project will offer. Further examples of the European Village inspired development at Trilith in Fayetteville, Serenbe in Chattahoochee Hills, and The 1858 and Mayfair on Main in Alpharetta.

North DTL has developed its Site Plan and discussed possible zoning conditions with the City's staff using the dimensional and development requirements of the City's Infill Zoning Districts. However, the possibility of future phases of the development necessarily compels North DTL to maintain the maximum amount of flexibility relative to possible adjustments and changes to the Site Plan as additional properties are added. Given this reality, demarcating specific portions of the Project as infill townhome versus infill single-family detached is problematic.

The solution to this problem is to amend the rezoning request to instead seek CMU zoning and take advantage of the exception provision in Section 102.11(B)(1). This exception provision allows the Director of Planning and Development to administratively vary the required division of

CMU uses to make the development 100% residential if the property is located within the Infill District identified in Section 103.3 of the Code. Additionally, Section 102.11(B)(2)(c) and (d) further provides that single family detached dwellings on small lots shall be developed in accordance with the RS-50 INF standards and that townhomes be developed using RS-TH INF standards and dimensions.

In addition to appropriate zoning conditions confirming the above, North DTL respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

1. 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%.
2. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards to provide that single family detached lots shall be designed and developed in accordance with the standards set forth in Section 102.5 RS-50 INF – One-Family Infill Residential District, B Lot Development standards and that townhome lots shall be designed and developed in accordance with the standards set forth in Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards.
3. 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.
4. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, J. Parking, 1. Vehicle Parking. Allows for satisfaction of off-street parking in conformance with Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking and Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking.
5. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
6. 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.

7. 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 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.).
8. 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.
9. 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.).
10. 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.
11. 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. 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).
12. 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.
13. 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%.

III. Site Impact Analysis

The Ordinance outlines the standards and considerations the City Council should utilize in exercising its Zoning Power. Section 907(c) of the Ordinance outlines six factors the Council should weigh:

1. Whether a proposed rezoning will permit a use that is suitable in view of the use and development adjacent and nearby property:

Yes. The proposed use is consistent with existing residentially zoned properties in the vicinity, which are primarily older, higher density housing including RS 150 and RM 12. The proposed development would further provide needed rooftops to support both the Downtown commercial uses and the burgeoning Depot District businesses.

2. Whether a proposed rezoning will adversely affect the existing use or useability of adjacent or nearby properties.

No. The proposed use would further the process of redeveloping the existing, older residential properties along North Clayton Street. Additionally, commercial uses along the North Clayton Street Connector will not be impacted by the additional traffic from the Project, which will be funneled to Buford Drive and Grizzly Parkway. The addition of additional residences will support and bolster the expanding Depot District and Downtown businesses.

3. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned.

No. North DTL respectfully submits that the portions of the Project currently zoned residential do not have reasonable economic use. The residential structures on said properties have exceeded their useful lifespan, yet with the appreciation of residential property values in Lawrenceville, the acquisition cost for such properties makes construction and redevelopment of said homes cost prohibitive on an individual basis.

4. Whether the proposed rezoning will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

No. The proposed development will not create an excessive burden on the City's existing infrastructure. The City of Lawrenceville has already invested significant amounts in the development of the Grizzly Parkway with both traffic control devices (roundabouts, etc.), sidewalks and stormwater facilities. These improvements were installed to promote a denser redevelopment of adjacent parcels. Traffic to the development will be funneled to the North Clayton Connector Road, which in turn allows for the orderly distribution of traffic onto major arterials. Specifically, these Maddox Street Parcels allows for the secondary entrance to the development to exit onto Maddox Street rather than Grizzly Parkway. Although the Project will add additional housing units to the City, the target market for said development will not unreasonably increase its burden on the school system.

5. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan.

Yes. The proposed development is consistent with and in furtherance of the policy and intent of the land use plan expressed in the 2045 Comprehensive Plan. The Project is within the Downtown Character Area, which seeks to redevelop older properties in a manner that creates high quality, executive housing. The Project promotes walkability to the City's employment and entertainment centers while offering housing solutions for the "missing middle" identified in the 2045 Comprehensive Plan Downtown character area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either the approval or disapproval of the zoning proposal

Yes. The continued growth of the college corridor along Grizzly Parkway and the Depot District has greatly expanded the City's commercial offerings that now require additional houses and customers. The Project will provide much needed balance to the redevelopment of older properties along Grizzly Parkway and in Depot District.

North DTL is excited to bring this Project to the City Council for consideration. We believe that the Project is the next step in the redevelopment of the northern part of the Downtown area and implementation of the 2045 Comprehensive Plan. We look forward to working with the City and its staff to bring the Project to fruition. Should the City have any additional questions or need any additional information, please do not hesitate to contact me. I remain,

Very Truly Yours,

BLUM & CAMPBELL, LLC

Jody Charles Campbell

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Legal Description

Parcel 1:

All that tract or parcel of land lying and being in the County of Gwinnett, State of Georgia, being one town lot lying on the East side of Clayton Street, and in the City of Lawrenceville, Georgia, fronting 100 feet on said street, and running back 200 feet, more or less, in an easterly direction; thence in a southerly direction 100 feet to the point of beginning. Said lot being bounded once on the north by E.M. Gunter property, on the east by other lands of F.B. Maddox, deceased; on the south side by Maddox Street; the west by North Clayton Street. This is the same property described in Warranty Deed from Mary B. Franchiseur to Margaret B. Gann, dated October 20, 1951 and recorded in Deed Book 114, page 151, Gwinnett County Records.

Address: 113 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C013

Parcel 2:

TRACT ONE: All that tract or parcel of land lying and being in Land Lot 146 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville and being more particularly described as follows:

Beginning at a point on the North side of Maddox Street located 200 feet east as measured along the North Side of Maddox Street from the East side of North Clayton Street and run thence North 5 degrees 45 minutes West 105 feet to a corner; run thence North 83 degrees 40 minutes East 185.3 feet to a corner; run thence South 5 degrees 40 minutes East 106 feet to a point on the North side of Maddox Street 185.3 feet to the place or point of BEGINNING.

This is the same property conveyed from Joel Q. Maddox to Quincy Rigdon by Warranty Deed dated July 7, 1954, recorded in Deed Book 114, Page 491, Gwinnett County Records.

Less and except from the above parcel a portion thereof conveyed to the Housing Authority of the City of Lawrenceville by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 394, Gwinnett County Records.

TRACT TWO:

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

All that tract or parcel of land lying and being in Land Lots 145 & 146 of the 5th Land District, Gwinnett County, Georgia, described according to a survey and plat by S. R. Fields, Surveyor, dated June 1, 1957, as follows:

To locate the point of BEGINNING begin at a common corner of property of the Housing Authority of the City of Lawrenceville and property of the Lawrenceville Church of God on the West side of the Buford-Lawrenceville Highway, run thence South 83 degrees 47 minutes West 678.8 feet to the point of BEGINNING; thence South 83 degrees 47 minutes West for a distance of 85 feet; run thence North 5 degrees 37 minutes West for a distance of 85 feet; run thence South 88 degrees 37 minutes East 88 feet; run thence South 4 degrees East 93.6 feet to the point of BEGINNING.

This is the same property conveyed from Mrs. E. M. Gunter, et al., to Quincy Rigdon by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 393, Gwinnett County, Georgia Records.

Address: 127 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C014

Parcel 3:

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, Survey for Betty A. Bacon, being one and the same property as depicted on plat of survey recorded in Plat Book 46, Page 223-A, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part hereof by reference.

Address: 750 North Clayton Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C012

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

RECOMBINATION PLAT
FOR
LAWRENCEVILLE QUAD
XPL2024-00037
PARCEL NUMBER: R5145 060
285 GRIZZLY PARKWAY
LAND LOTS 145 & 146 OF THE 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

RECORDING INFORMATION

OWNER ACKNOWLEDGEMENT & DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A duly authorized agent, acknowledges that this PLAT WAS MADE FROM AN ACTUAL SURVEY, AND INDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR THE SAID STREET, EASEMENTS, COLLECTORS, LEFT STATION, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF DEVELOPER/SUBDIVIDER DATE

SIGNATURE OF OWNER- 5145 055 DATE

SIGNATURE OF OWNER- 5145 056 DATE

SIGNATURE OF OWNER- 5145 058 DATE

SIGNATURE OF OWNER- 5145 059 DATE

SIGNATURE OF OWNER- 5145 060 DATE

SIGNATURE OF OWNER- 5145 255 DATE

SIGNATURE OF OWNER- 5145 065 DATE

SIGNATURE OF OWNER- 5145 066 DATE

SIGNATURE OF OWNER- 5145 067 DATE

SIGNATURE OF OWNER- 5145 068 DATE

SIGNATURE OF OWNER- 5146C011 DATE

SIGNATURE OF OWNER- 5146C012 DATE

SIGNATURE OF OWNER- 5146C013 DATE

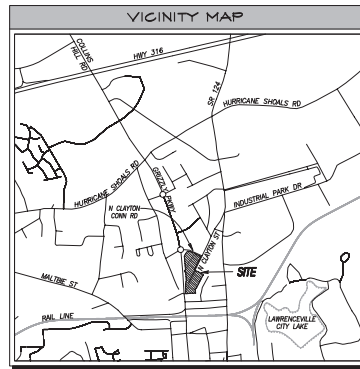
SIGNATURE OF OWNER- 5146C014 DATE

FINAL PLAT CERTIFICATION

THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS, SUBDIVISION REGULATIONS AND OTHER APPLICABLE CODES AND ORDINANCES, AND HAS BEEN APPROVED BY THE CITY OF LAWRENCEVILLE FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE



PROJECT CONTACTS

DEVELOPER: CUSTOM HOME CONSTRUCTION
C/O LINCOLN PARK
485 JACOB HILL ROAD
ALPHARETTA, GEORGIA 30004
PHONE: 404-408-0978
EMAIL: LINDA@CUSTOMHOMESGA.COM

SURVEYOR: BENJAMIN L. DREMP
P.O. BOX 658
ATLANTA, GA 30304
PHONE: 978-11-4481
EMAIL: BEN@BENLDRMP.COM

5145 055: CITY OF LAWRENCEVILLE
C/O 1200 HARRIS AVE. OR
C/O 1200 HARRIS AVE. OR
1200 HARRIS AVE. OR
LAWRENCEVILLE, GA 30046
PHONE: 678-407-8445
EMAIL: C/O@LAWRENCEVILLEGA.ORG

5145 056: KYLE R. NORTON AND
SARAH M. NORTON
840 N. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: KYLE@NORTONANDNORTON.COM

5145 058: LAWRENCEVILLE BREWERY ASSEMBLY, INC.
C/O 5145 J. GEORGE
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: 5145@LAWRENCEVILLEGA.ORG

5145 059: DANNY H. GRAYBILL
840 N. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: GRAYBILL@ELECTRICBELLBOOTH.NET

5145 060: DDA OF THE CITY OF LAWRENCEVILLE
C/O LEE HERST
P.O. BOX 658
LAWRENCEVILLE, GA 30046
PHONE: 678-407-8445
EMAIL: LEE@CITYOFFICERLAWRENCEVILLEGA.ORG

5145 255: NORTON CLASSICAL LLC
C/O 1200 HARRIS AVE. OR
1200 HARRIS AVE. OR
LAWRENCEVILLE, GA 30046
PHONE: 678-407-8445
EMAIL: NORTONCLASSICALLLC@GMAIL.COM

5146C01: EVAN HATHEN SHIMONS AND
JENNA HATHEN SHIMONS
1200 HARRIS AVE. OR
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: SHIMONS@SHIMONS.COM

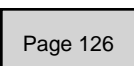
5146C02: MARY JOSEPHINE SHANNONHOUSE
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

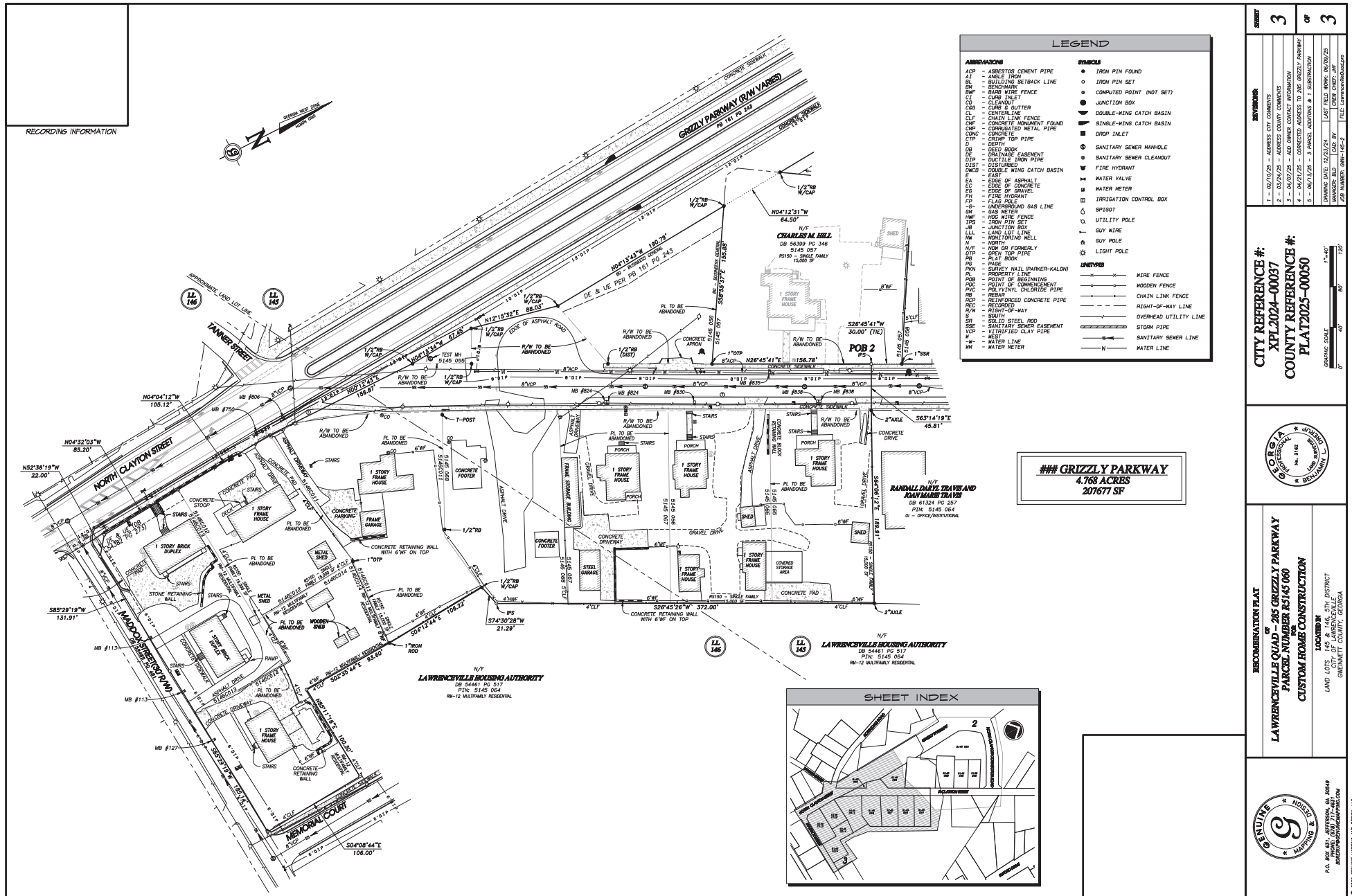
5146C03: H. PARKER GANN JR.
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

5146C04: GLENDA EDDY BAILY
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

NOTES

- THE PURPOSE OF THIS PLAT IS TO DERIVE ALL OF GWINNETT COUNTY PARCELS 5145 055, 5145 056, 5145 058, 5145 059, 5145 060, 5145 061, 5145 062, 5145 063, 5145 064, 5145 065, 5145 066, 5145 067, 5145 068, 5145 069, 5145 070, 5145 071, 5145 072, 5145 073, 5145 074, 5145 075, 5145 076, 5145 077, 5145 078, 5145 079, 5145 080, 5145 081, 5145 082, 5145 083, 5145 084, 5145 085, 5145 086, 5145 087, 5145 088, 5145 089, 5145 090, 5145 091, 5145 092, 5145 093, 5145 094, 5145 095, 5145 096, 5145 097, 5145 098, 5145 099, 5145 100, 5145 101, 5145 102, 5145 103, 5145 104, 5145 105, 5145 106, 5145 107, 5145 108, 5145 109, 5145 110, 5145 111, 5145 112, 5145 113, 5145 114, 5145 115, 5145 116, 5145 117, 5145 118, 5145 119, 5145 120, 5145 121, 5145 122, 5145 123, 5145 124, 5145 125, 5145 126, 5145 127, 5145 128, 5145 129, 5145 130, 5145 131, 5145 132, 5145 133, 5145 134, 5145 135, 5145 136, 5145 137, 5145 138, 5145 139, 5145 140, 5145 141, 5145 142, 5145 143, 5145 144, 5145 145, 5145 146, 5145 147, 5145 148, 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- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- THE BASIS OF BORING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (WAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
- ALL IRON PINS SET[UP]S ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13185C001W, EFFECTIVE DATE 09/29/2006.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET +





SHEET	3	OF	3
1 - 02/02/25 - ADDRESS CITY COMMENTS			
2 - 03/24/25 - ADDRESS COUNTY COMMENTS			
3 - 04/01/25 - ADDRESS COUNTY COMMENTS			
4 - 04/01/25 - CORRECTED ADDRESS TO 285 GRIZZLY PARKWAY			
5 - 04/01/25 - 3 PARCELS ADDRESS & 1 SUBSTANTIATION			
DRAWING DATE: 12/23/24			
LAST FIELD WORK: 06/03/25			
UNAPPROVED: RLD			
CAD: BY			
CHECK: CHET			
JOB NUMBER: 20W-145-2			
FILED: Lawrenceville.com			

CITY REFERENCE #:
 XPL2024-00037
COUNTY REFERENCE #:
 PLAT2025-00050

GRAPHIC SCALE

0' 40' 80' 120'



RECOMMENDATION PLAN

LAWRENCEVILLE QUAD - 285 GRIZZLY PARKWAY

PARCEL NUMBER 45145 060

CUSTOM HOME CONSTRUCTION

LOCATED IN

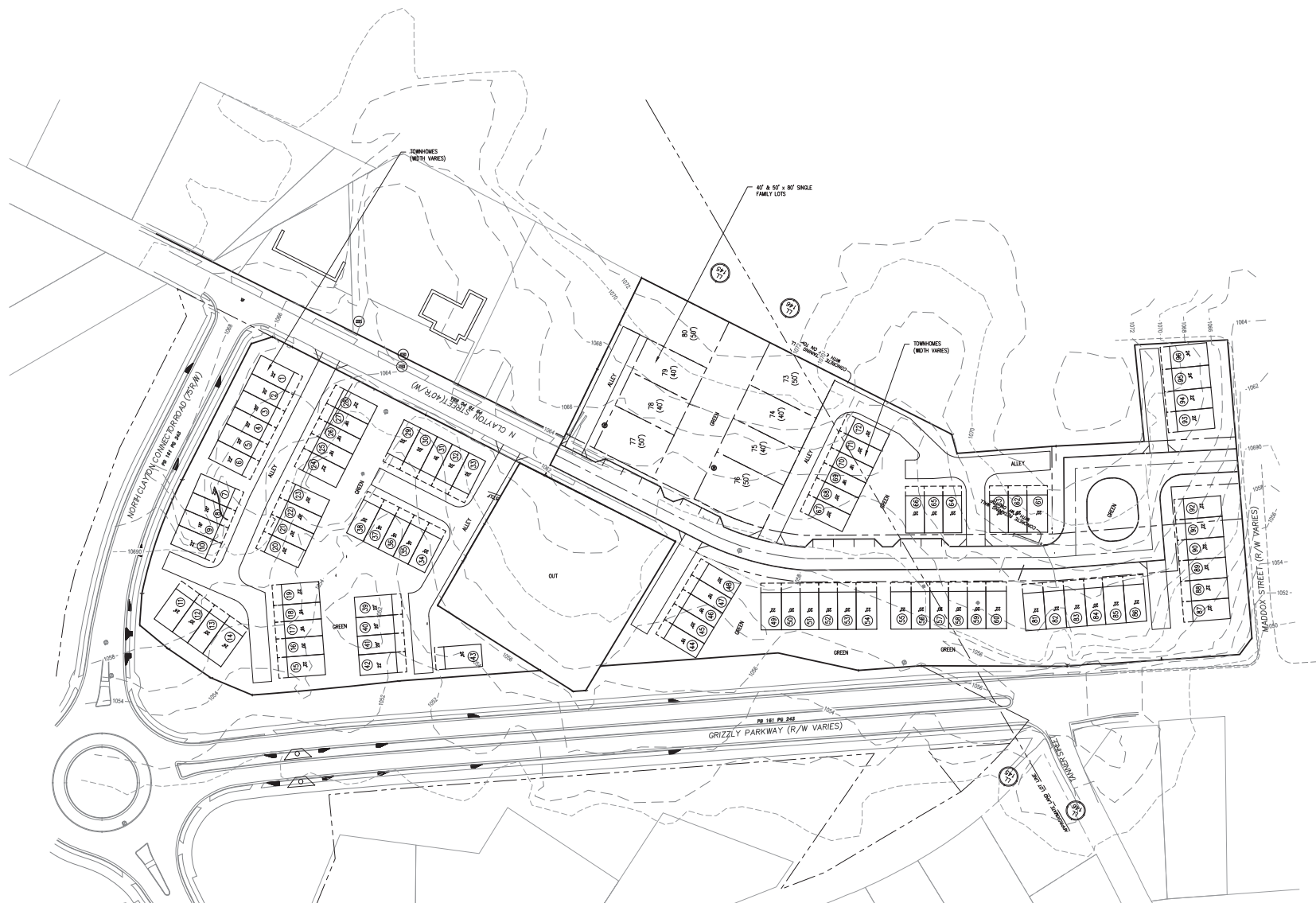
LAND LOTS 144 & 145

CITY OF LAWRENCEVILLE

CHEMNETT COUNTY, GEORGIA



PROPOSED USES:
SINGLE FAMILY LOTS (40' X 80') 4
SINGLE FAMILY LOTS (50' X 80') 4
TOWNHOMES (LUBBERS X 30') 88
TOTAL UNITS 96



PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	JUNE 16, 2025
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/slr

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT






Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

-  RZR2024-00025
-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet

Page 129





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

Zoning Districts



BG

General Business



LM

Light Manufacturing



OI

Office/Institutional



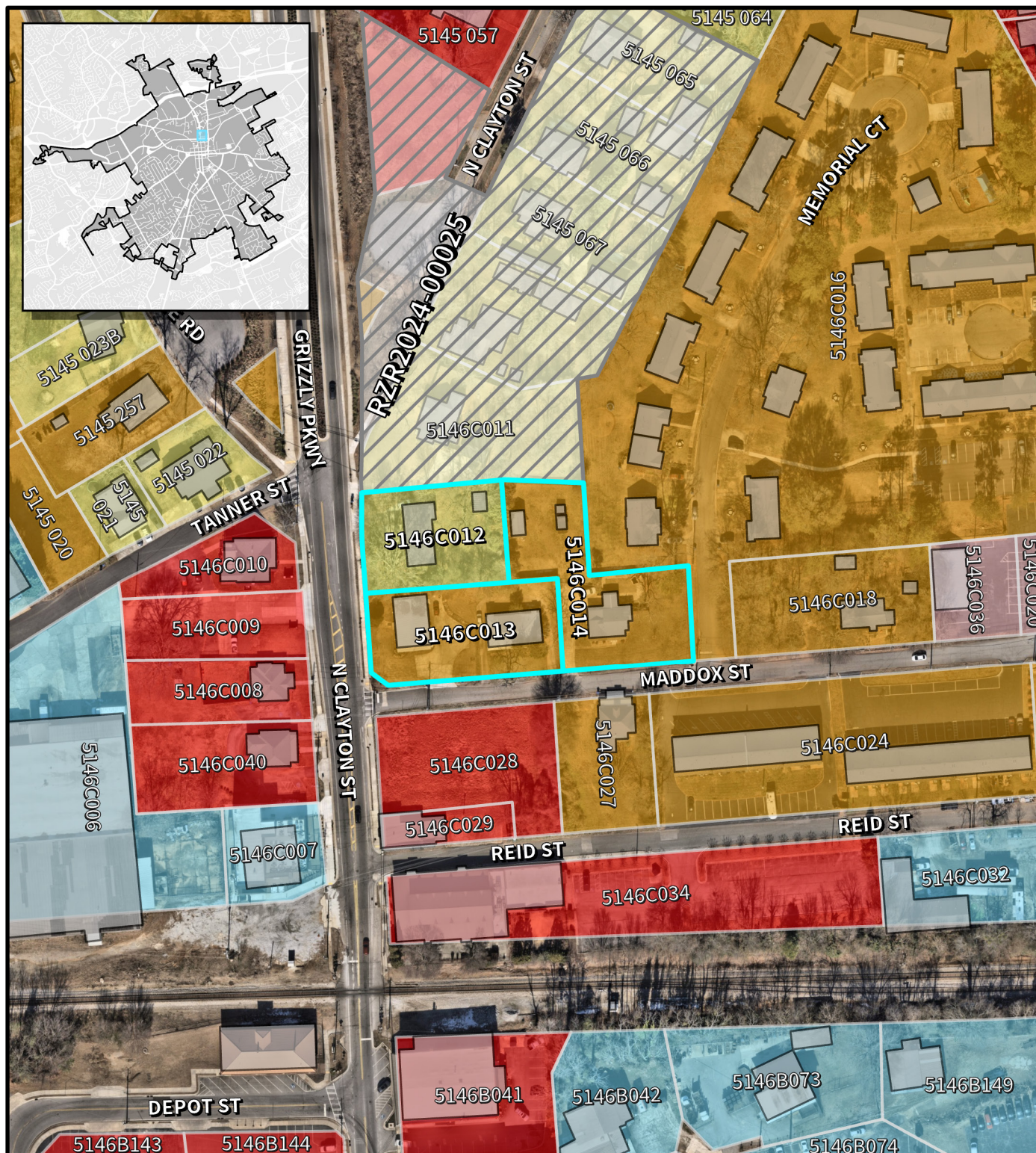
RM-12

Multifamily Residential



RS-150

Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet



Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

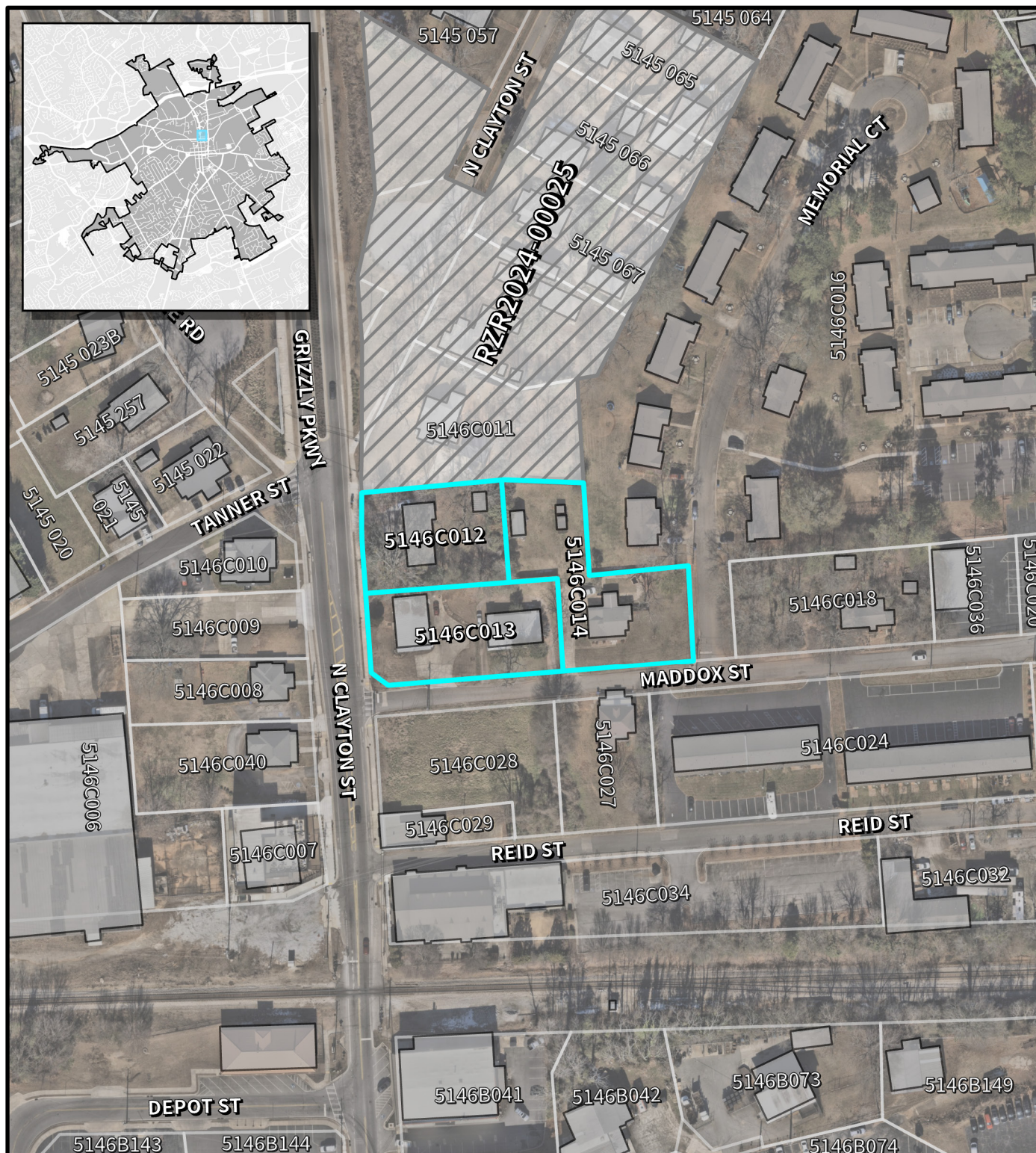
RZR2024-00025

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



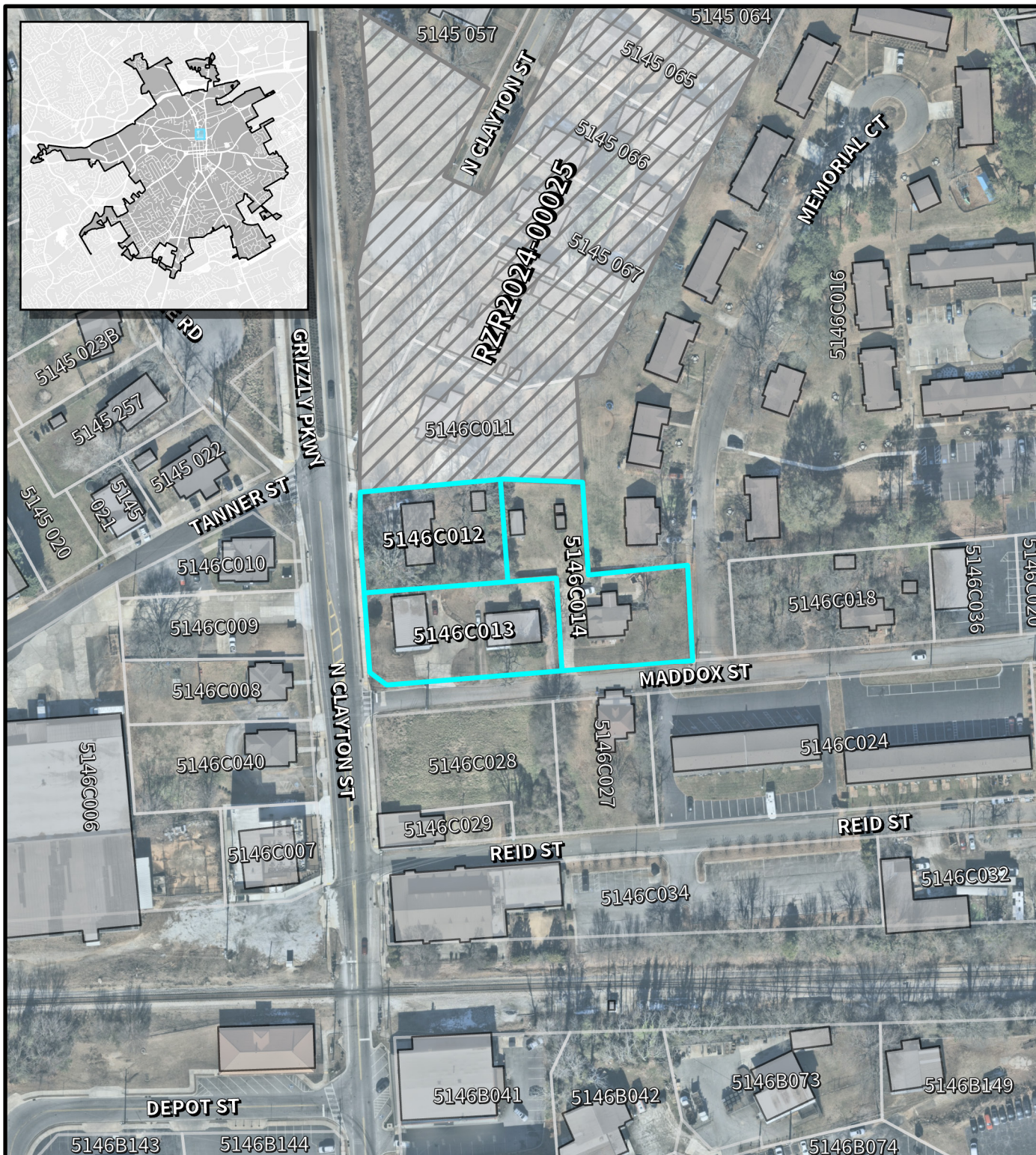
Subject Property



Lawrenceville City Limits



DDA Boundary



Scale: 1:1,800

0 62.5 125 250 Feet



N








Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

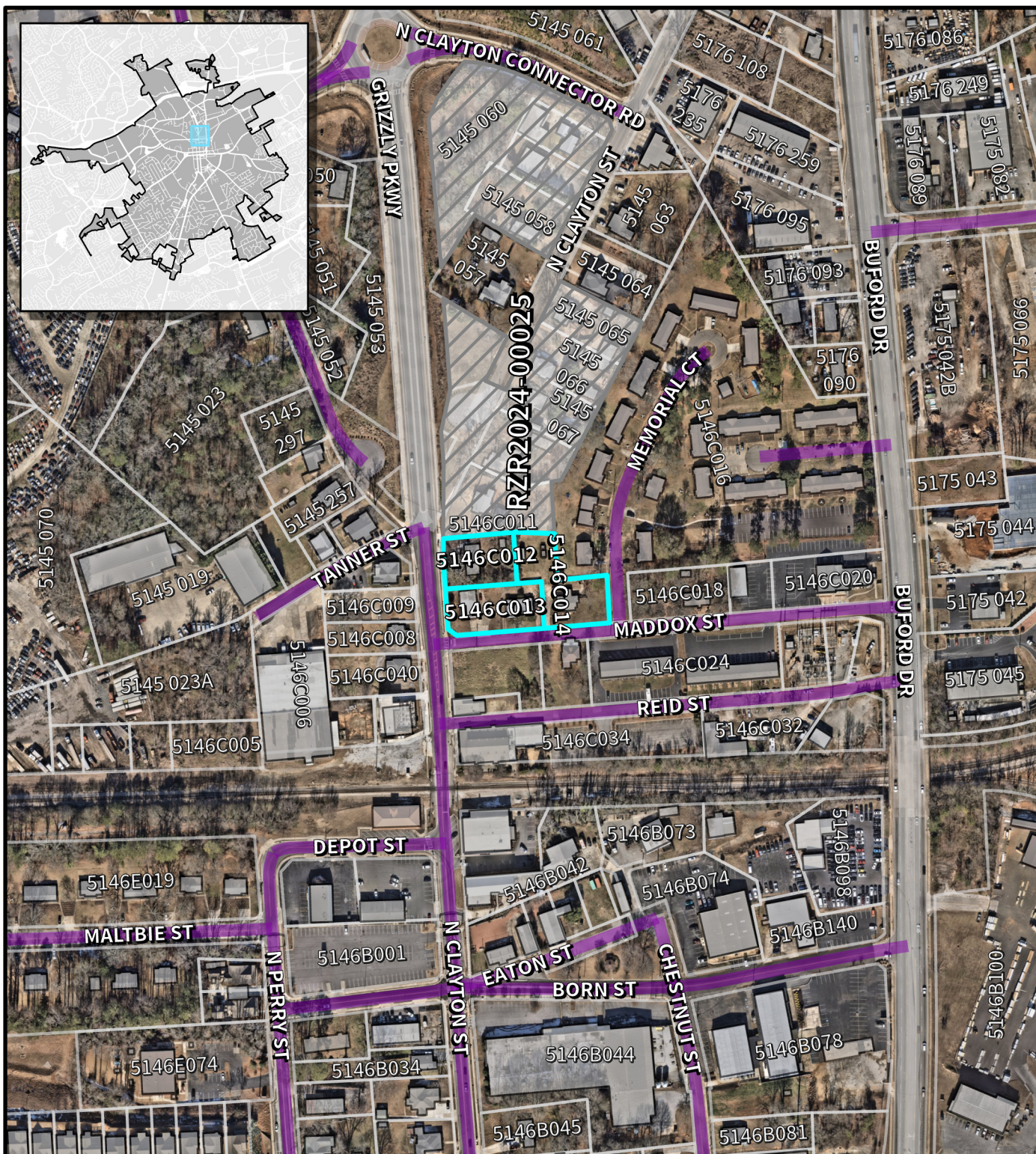
Applicant:

North DTL CC Ph1, LLC

-  RZR2024-00025
-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

Zoning Districts



BG

General Business



BGC

Central General Business



LM

Light Manufacturing



HM

Heavy Manufacturing



OI

Office/Institutional



RM-12

Multifamily Residential



RS-60

Single-Family Residential



RS-150

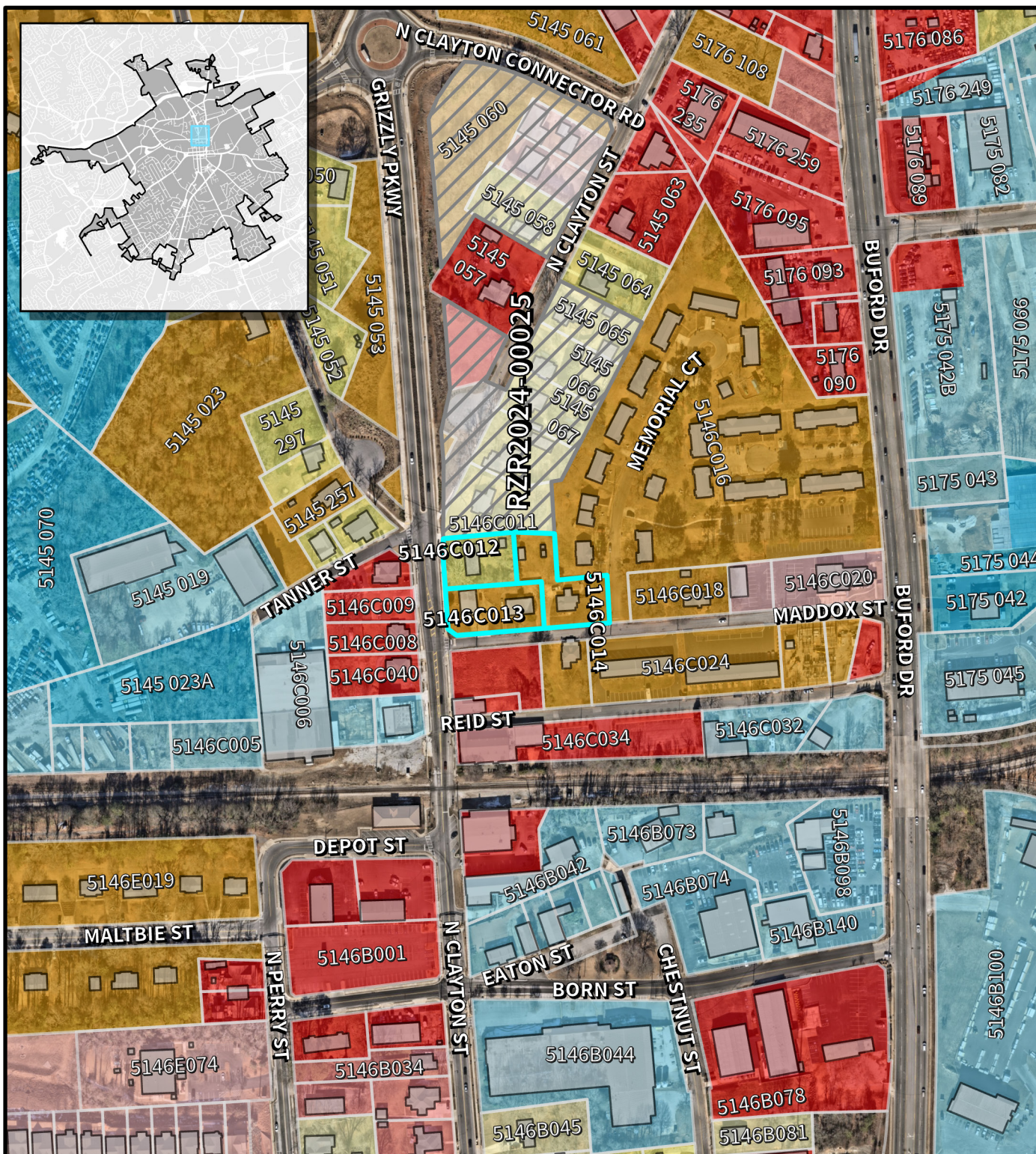
Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet



N




Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

 RZR2024-00025

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Commercial Corridor

Industrial

 Parks

Scale: 1:3,600

0 125 250 500 Feet

Page 135







Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

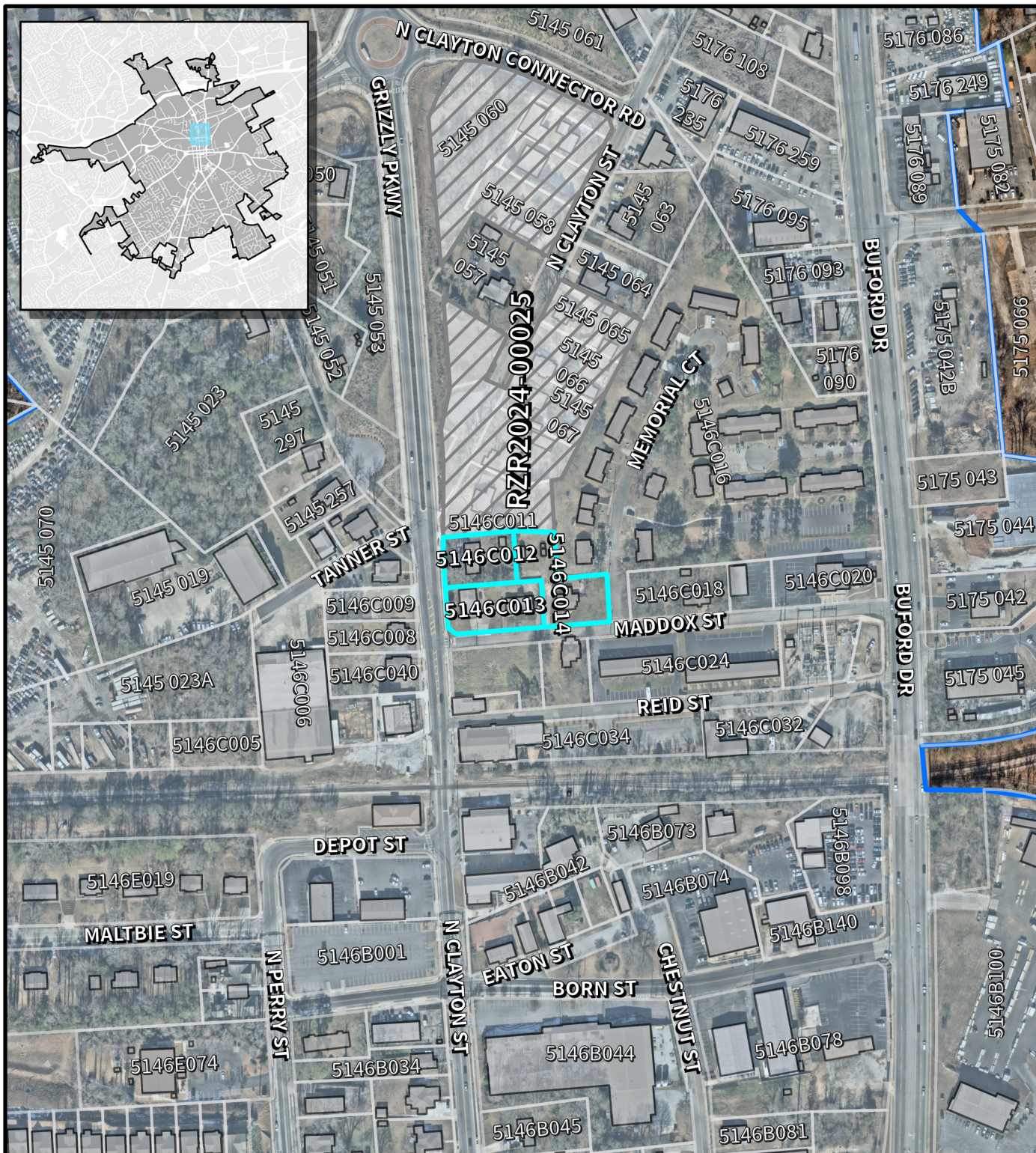
Applicant:

North DTL CC Ph1, LLC

-  RZR2024-00025
 Subject Property
 Lawrenceville City Limits
 DDA Boundary

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2 SUPPLEMENTAL REGULATIONS
Department:	Planning and Development
Date of Meeting:	Monday, July 7, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Approval of Amendment
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

Summary: An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 2 Supplemental and Accessory Use Standards, by deleting Section 200.3.58 Personal Care Home, Family in its entirety, and replace with a new Section 200.3.58 Personal Care Home, Family.

Attachments/Exhibits:

- ORD-2025-XXXXX_ZO ART 2_SEC 200.3.58_06092025

ORDINANCE NO. ZON ORD-2025-**AN ORDINANCE TO AMEND****THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE**

The City Council of the City of Lawrenceville, Georgia hereby ordains the Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1: That the Zoning Ordinance, Article 2 Supplemental and Accessory Use Standards of the City of Lawrenceville, Georgia is hereby amended to delete Section 200.3.58 Personal Care Home, Family in its entirety, and add replace Section 200.3.58 Personal Care Home, Family as follows:

200.3.58 PERSONAL CARE HOME, FAMILY**A. Special Use Permit**

A Personal Care Home, Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

B. Lot Size and Resident Capacity

Personal Care Homes shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

C. Architectural Consistency

The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

D. On-Site Staffing

A qualified employee must always be present on the premises during operation.

E. Roadway Access

The Personal Care Home shall be located adjacent to and directly accessed from a roadway classified as an Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Personal Care Home shall not be located adjacent to nor, directly accessed from a

ORDINANCE NO. ZON ORD-2025-

roadway classified as a Street - Local Residential, Street - Private Alley or Street - Private Utility Easement.

1. Street - Local Residential, Street - Private Alley or Street - Private Utility Easement shall be defined as follows:
 - a. Street - Local Residential - A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.
 - b. Street - Private Alley or Street - A private access way having the same function as a public street, providing access to more than one property, but held in private ownership (as distinct from a “driveway”).
 - c. Street - Private Utility Easement - A private utility easement dedicated to a private Homeowners Association or Multifamily Professional Property Management and intended for vehicle traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access.

F. Proximity Limitations

A Personal Care Home shall not be located within 1,000 feet of another Personal Care Home

G. Licensing and Compliance

The Personal Care Home shall be licensed by the State of Georgia and operate in full compliance with the rules and regulations of the Georgia Department of Community Health at all times.

H. Building Code and Zoning Compliance

The Personal Care Home shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

ORDINANCE NO. ZON ORD-2025-

IT IS SO ORDAINED, this --th day of -----, 2025.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk