



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Tuesday, September 02, 2025
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. July 7, 2025 Planning Commission Meeting 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. SUP2025-00109; Soccer 5 Atlanta c/o Anderson Tate & Carr; 0 Curtis Road (PIN: 5145 299)
3. RZC2025-00070; City of Lawrenceville; 427 Reynolds Road
4. RZC2025-00069; Tony Niakan - RCS Inc; 330 S Culver Street
5. RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage
6. RZM2025-00022 & SUP2025-00110; Kittle Homes, LLC c/o Mahaffey Pickens Tucker; Paper Mill Road Parcel Assemblage
7. An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020, ARTICLE 1, DISTRICTS

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS (Community Living Arrangement)

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS (Personal Care Home)

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 10, DEFINITIONS

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: July 7, 2025 Planning Commission Meeting Minutes

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 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 MTNG MNTS_07022025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2025-00109; Soccer 5 Atlanta c/o Anderson Tate & Carr; 0 Curtis Road (PIN: 5145 299)
Department:	Planning and Development
Date of Meeting:	Tuesday, September 2, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit to allow a Recreation and Entertainment Facility (outdoor soccer fields)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for an outdoor recreation facility featuring five small-sided soccer fields; to serve as a community hub for youth, families, and adult leagues, operated by Soccer 5®, a company dedicated to providing high-quality, small-sided soccer environments. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

Attachments/Exhibits:

- SUP2025-00109_RPRT_07302025
- SUP2025-00109_P&D REC CNDS_07302025
- SUP2025-00109_ATTCHMNTS_07072025



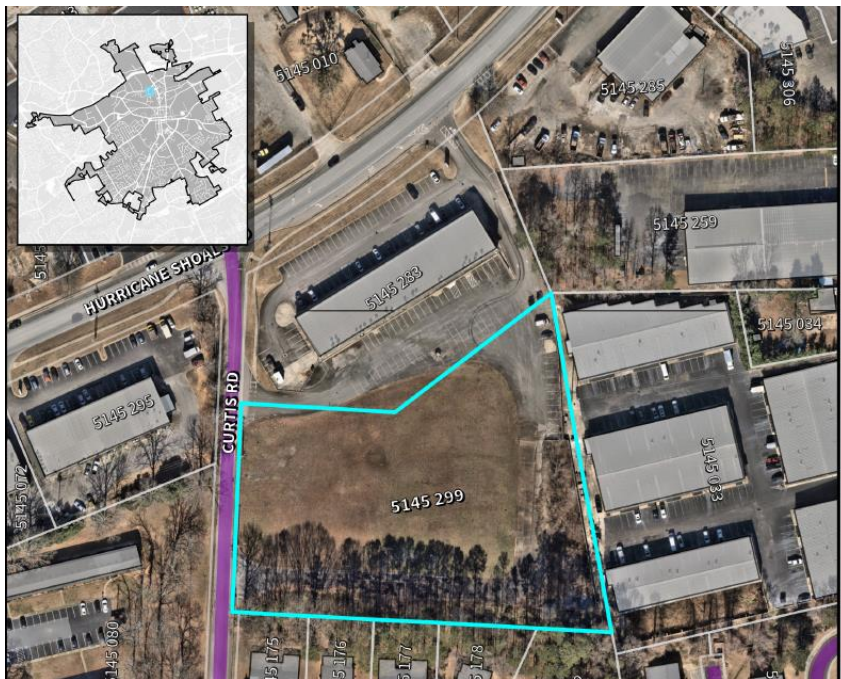
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	SUP2025-00109
APPLICANT(S):	SOCCER 5 ATLANTA c/o MELODY A. GLOUTON, ANDERSON TATE CARR
PROPERTY OWNER(S):	DULUTH CHURCH OF CHRIST, INC.
LOCATION(S):	0 CURTIS ROAD
PARCEL IDENTIFICATION NUMBER(S):	R5145 299
APPROXIMATE ACREAGE:	3.38 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	RECREATION AND ENTERTAINMENT FACILITY (OUTDOOR-SOCCER FIELDS)
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

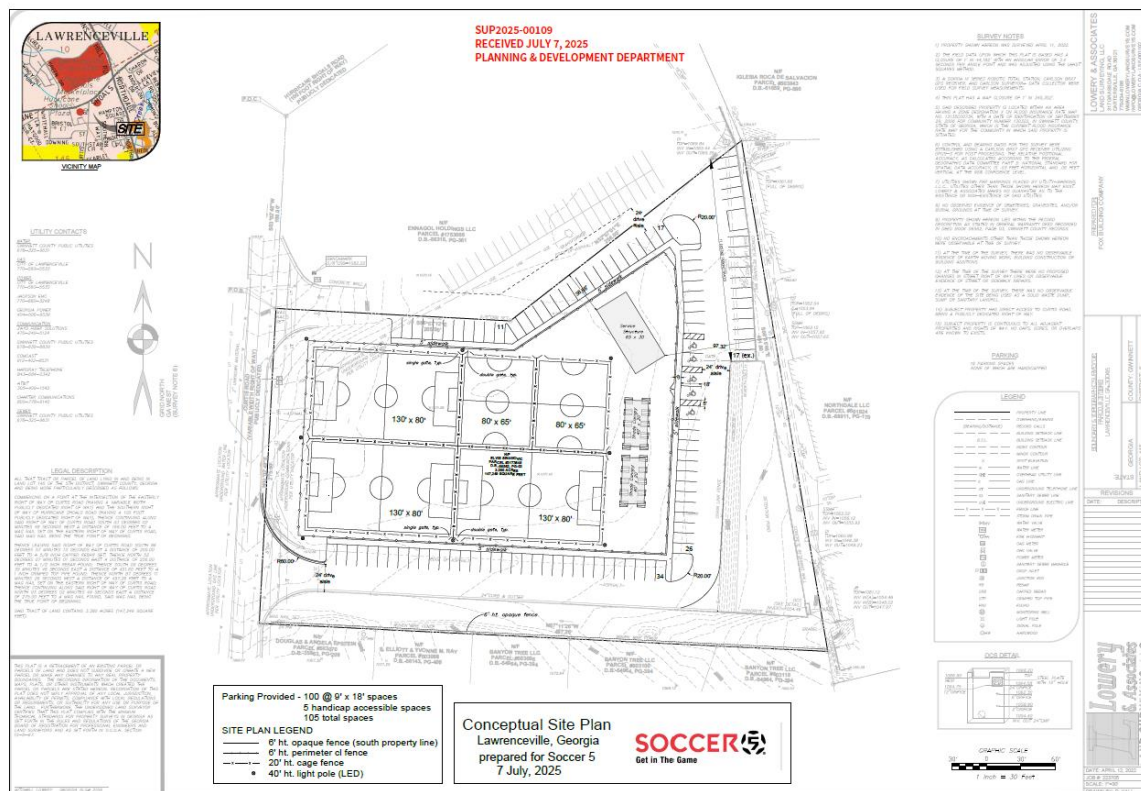
ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1960, which is the earliest zoning record on file.

PROJECT SUMMARY

The applicant requests a Special Use Permit for an outdoor recreation facility featuring five small-sided soccer fields; to serve as a community hub for youth, families, and adult leagues, operated by Soccer 5®, a company dedicated to providing high-quality, small-sided soccer environments. Programming will include field rentals, youth clinics, adult leagues, and tournaments, with an emphasis on skill development, community engagement, and accessibility for players of all ages and abilities. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of three (3) soccer fields measuring 130 ft. by 80 ft. and two (2) measuring 80 ft. by 65 ft. The site plan includes two shade canopies, a 65 ft. by 30 ft. service building, and three (3) access points; two (2) along Curtis Road (one shared with adjacent commercial property) and one (1) existing drive on the southern edge. While a 50-foot buffer is required adjacent to nearby residential property, the applicant notes that a portion of this area contains an existing paved access drive, which they intend to retain without further disturbance. A 6-foot fence is also proposed along the southern property line to buffer residential uses.

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>None</i>	<i>16,411 sq. ft.</i>	<i>N/A</i>
Minimum Lot Width	<i>None</i>	<i>275 feet</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>N/A</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>
Outdoor Recreational Facility (Outdoor)	BG- Special Use Permit	BG- Special Use Permit	<i>Approval w/ Conditions</i>

Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG/RM-12	<i>50ft</i>	<i>0 ft</i>	<i>Reduction</i>

**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>
Outdoor Recreational Facility (outdoor)	<i>1 parking space per 1,000 SF GFA or 1 per 5 seats</i>	<i>105</i>	<i>N/A</i>

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

The proposed principal structure consists of a flat-roofed building, however, the renderings do not specify the materials to be used.

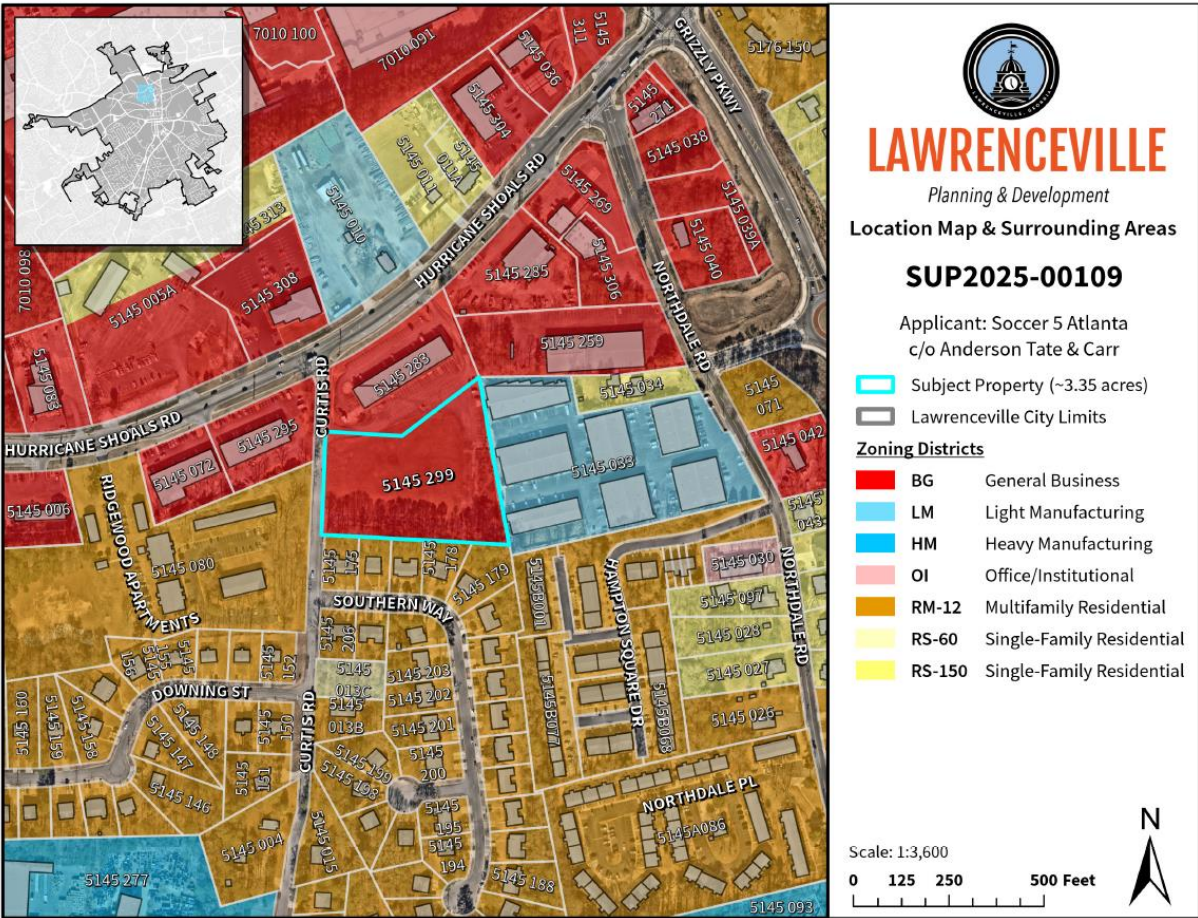
RIGHT-OF-WAY IMPROVEMENTS

Curtis Road is a City of Lawrenceville owned and maintained right-of-way, classified as a Local Residential Street (roadway). The proposed use and requested zoning could require the reclassification of Curtis Road into a Local Industrial Street classification. Additionally, the current right-of-way width of Curtis Road is inconsistent or varying with minimum standards, and local regulations would require a Local Industrial Street to consist of minimum right-of-way of sixty feet (60 ft.) in width. In addition, the current width of the pavement on the roadway is approximately nineteen feet (19 ft.), and local regulations would require a Local Industrial Street to consist of a minimum pavement width of thirty-two feet (32

ft.). Furthermore, the required improvements to Curtis Road could include the installation of a deceleration lane along the road frontage, and additional improvements to the Curtis Road right-of-way extending to the north with its intersection with Hurricane Shoals Road.

The site will be accessed via one (1) existing driveway along the right-of-way, and a shared private internal driveway traversing along or near the southern and eastern property lines and exiting the property at or near the northeastern portion of the property. The shared private internal driveway continues in a southwestern direction and traverses onto the subject property at or near the northwestern portion of the property. The City does not have verification of the existence of an internal access easement, and to satisfy the intent of the Development Regulations this type of agreement would be required prior to the commencement of land disturbing activity. In addition, the existing driveway along Curtis Road may require improvements consistent with the minimum standards regulating Industrial Driveways. Therefore, the development of the property will require the dedication of right-of-way, improvements to, and reclassification of the existing roadway.

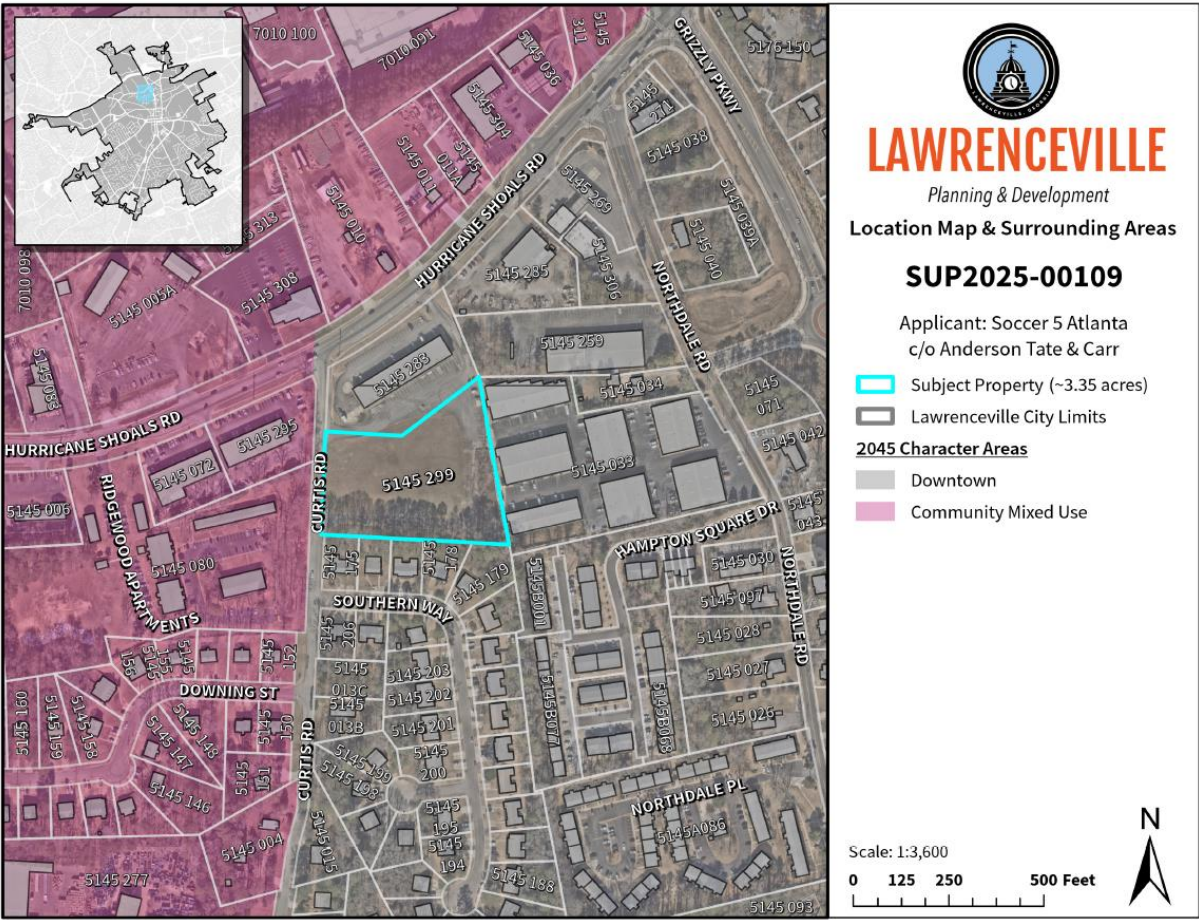
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and light industrial uses and zoning. The parcel located immediately to the east of the subject property is zoned LM and is similarly used for flex office/warehouse spaces. The properties to the north along Hurricane Shoals Road are zoned predominantly BG and are used as retail spaces. The Southgate Unit 1 Subdivision is located directly south of the subject property, consisting of residential duplexes zoned RM-12. The Ridgewood Apartments are located directly across from Curtis Road and are also zoned RM-12.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown Character Area. 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. By introducing an active, community-oriented use, focused on youth sports and public engagement; the proposed development may support the area’s emphasis on enhancing quality of life, promoting health and wellness, and creating spaces for social interaction. While the Downtown Character Area is traditionally associated with cultural, commercial, and pedestrian-oriented uses, the soccer facility contributes to the vibrancy and community life envisioned for the area. Additionally, the inclusion of amenities such as shade structures and buffered

fencing demonstrates sensitivity to surrounding uses and helps integrate the facility into the broader urban fabric.

STAFF RECOMMENDATION

The subject property is currently undeveloped and has been previously cleared. It is surrounded by a mix of commercial, industrial, and residential uses. The introduction of a low-intensity outdoor recreation use such as soccer fields may be compatible with this diverse context. The proposed use can serve as a transition between higher-intensity commercial/industrial uses and nearby residential properties, particularly with proper buffering and fencing in place.

As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.

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 subject property is surrounded by a mix of commercial, industrial, and residential uses, making it a suitable location for a recreational use that can serve as a transitional buffer between more intense and less intense land uses. An outdoor recreation facility complements the area's diversity and introduces a community-serving amenity that aligns well with nearby development patterns.

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

The proposed facility is designed with sensitivity to surrounding properties. A 6-foot fence and preserved buffer would help minimize potential impacts to adjacent residential areas, and the site's orientation and limited building footprint reduce the likelihood of adverse effects on nearby commercial and industrial uses. The recreational nature of the use is not anticipated to create nuisances that would impair the usability of neighboring parcels.

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

Yes, the property has reasonable economic use as currently zoned; however, it remains undeveloped and cleared. Allowing the special use for an outdoor recreation facility would unlock a viable and productive community use that may not otherwise be achievable under strict interpretation of the base zoning district. The proposal enables appropriate and beneficial use of an underutilized parcel.

- 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 proposed use is not expected to cause an excessive burden on public infrastructure. The site includes adequate vehicular access from Curtis Road and existing drives. As a private outdoor facility, it will not place demands on

school capacity, and its operating hours and event scheduling can be managed to mitigate peak-hour traffic impacts.

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

The 2045 Comprehensive Plan designates the site within the Downtown Character Area, which supports a variety of active, community-oriented uses that enhance quality of life. The plan encourages recreation, green space, and public gathering areas, especially in proximity to civic and educational institutions. The proposed soccer facility supports these goals by promoting health, engagement, and placemaking in the downtown area.

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 cleared condition, surrounding mix of land uses, and increasing demand for youth and adult recreational space support approval of the proposal. The shift toward mixed-use, community-oriented development in the downtown area reinforces the value of adding active recreational amenities that serve a broad demographic and contribute to the vibrancy of the community.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

SUP2025-00109

Approval of a Special Use Permit to allow a Recreation and Entertainment Facility (outdoor soccer fields) at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** A Recreation and Entertainment Facility, specifically outdoor soccer fields, 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 July 7, 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 and exhibits received on July 7, 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.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Curtis Road).

- C.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Curtis Road). 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.
- D.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Curtis Road. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- E.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- F.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- G.** Provide a two-hundred-foot (200 ft.) acceleration/deceleration lane with fifty-foot (50 ft.) taper along the eastern right-of-way of Curtis Road, subject to the approval of City of Lawrenceville Engineering Department.
- H.** All grassed areas shall be sodded.
- I.** Underground utilities shall be provided throughout the development.
- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** 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.
- L.** Billboards or oversized signs shall be prohibited.
- M.** 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.

- N.** 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. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- O.** 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.
- P.** Peddlers and/or parking lot sales shall be prohibited.
- Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- R.** 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.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Soccer 5 Atlanta</u>	NAME: <u>Duluth Church of Christ, Inc.</u>
ADDRESS: <u>c/o Andersen Tate & Carr</u> <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>P.O. Box 4284</u>
CITY: <u>Duluth</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>mglouton@atclawfirm.com</u>	PHONE: _____
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.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>3.380</u>	
PARCEL NUMBER: <u>R5145 299</u>	
ADDRESS OF PROPERTY: <u>0 Curtis Road</u>	
PROPOSED SPECIAL USE: <u>Outdoor recreation facility (soccer fields)</u>	

Melody A. Glouton 7/7/25
SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney
TYPED OR PRINTED NAME For Applicant

D. Sayre 7/7/25
NOTARY PUBLIC



Darren Brown 7/7/25
SIGNATURE OF OWNER DATE

Darren Brown
TYPED OR PRINTED NAME

Kristina Jackson 7/7/25
NOTARY PUBLIC DATE



70 S. Clay Street, Lawrenceville, Georgia 30046 2200

SUP2025-00109
RECEIVED JULY 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

SUP2025-00109
RECEIVED JULY 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? 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)

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

July 7, 2025

**LETTER OF INTENT AND
JUSTIFICATION FOR SPECIAL USE PERMIT**

**Special Use Permit Application
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:
Soccer 5 Atlanta

Property/Tax Parcel ID
R5145 299

±3.38 Acres of Land
Located at 0 Curtis Road, Lawrenceville, Georgia
For Outdoor Recreation Facility

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 a Special Use Permit is submitted for a 3.38-acre parcel of land located on Curtis Road, south of its intersection with Hurricane Shoals Road, in the City of Lawrenceville, Georgia, and being shown on the survey prepared by Lowery & Associates Land Surveying, LLC, dated April 12, 2022, (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned BG (General Business District).

The Property that is the subject of this Special Use Permit application is owned by Duluth Church of Christ, Inc., and further identified below from the Gwinnett County Geographical Information System:



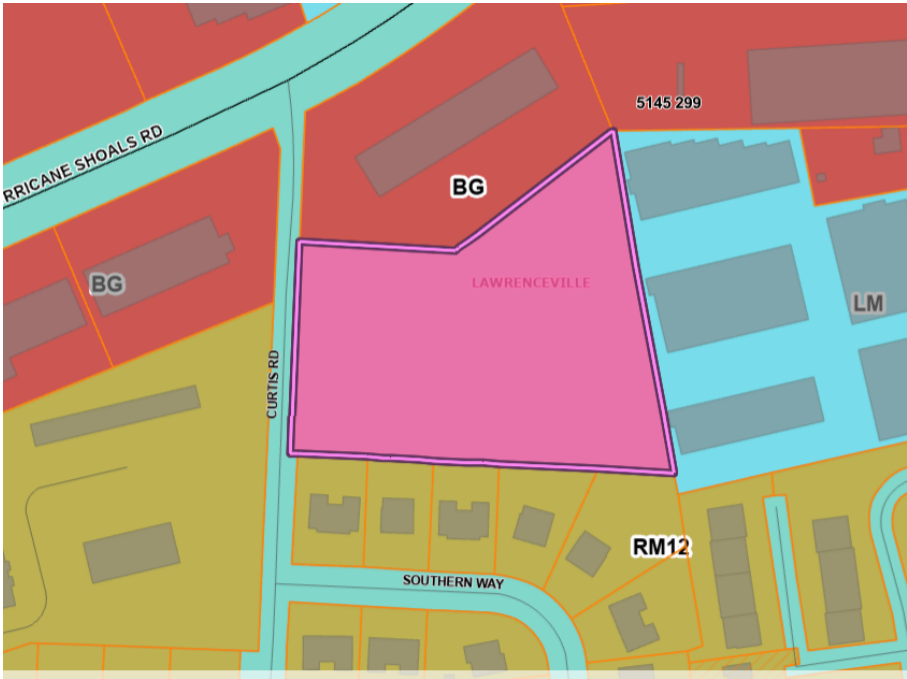
As indicated, the Property is currently zoned BG pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, Soccer 5 Atlanta (the “Applicant”), now seeks to obtain a Special Use Permit to develop the property into an outdoor recreation facility to include soccer fields of varying sizes.

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 Curtis Road, just south of its intersection with Hurricane Shoals Road and north of Southern Way. The surrounding uses and zoning classifications are as follows:

Location	Land Use	Zoning
Proposed Site	Recreational	BG
North	Commercial	BG
South	Multifamily Residential	RM12
East	Industrial	LM
West	Commercial, Multifamily Residential	BG; RM12



The Applicant is seeking to obtain a Special Use Permit application to allow for the development of an outdoor recreation facility with soccer fields. The Property is undeveloped and has previously been cleared. It is surrounded by a variety of uses, including commercial, industrial, and residential. As such, it is an ideal location for an outdoor recreation facility.

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, key features in this character area include proximity to educational institutions like Georgia Gwinnett College, mixed land uses to encourage synergy between learning and living, green and recreational space to enhance quality of life.

III. PROJECT SUMMARY

As shown on the site plan filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into an outdoor recreation facility to include soccer fields of varying sizes. Three fields are proposed to be one hundred thirty feet (130 ft.) by eighty feet (80 ft.), and two fields are proposed to be eighty feet (80 ft.) by sixty-five feet (65 ft.).¹ The facility would include two, forty-foot (40 ft.) by twenty-foot (20 ft.) shade canopies, as well as one sixty-five-foot (65 ft.) by thirty-foot (30 ft.) service building. The facility would maintain two access drives along Curtis Road, one being a shared access with the existing commercial development to the north. The site maintains an existing drive access on the southern property line. Pursuant to Article 4, Section 403 of the Zoning Ordinance, the development is required to maintain a 50-foot buffer adjacent to the residentially zoned property. The Applicant submits the 50-foot buffer falls within the existing paved access. The Applicant does not intend to remove the existing paved access as that would be an unnecessary hardship for the Applicant. The Applicant does not intend to disturb any of the remaining buffer area. The site would include a 6-foot fence along the southern property line adjacent to residentially zoned property.

The proposed development would provide a local hub for youth, families, and leagues. Soccer 5® was founded in 2010 with a vision to bring small sided soccer to the United States, a concept supported in both the UK and South America. Soccer 5® is dedicated to creating dynamic small-sided soccer environments accessible to individuals of diverse ages and skill levels. The goal is to foster a vibrant community where players can pursue their passion for the game, develop their skills, and build lasting connections off the field. The facility would offer top-notch facilities and programming that foster skill development, teamwork, and enjoyment for players of all ages and abilities. The facility would include field rentals, youth leagues and clinics, adult leagues, and tournaments/events.

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 Special Use Permit is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property maintains frontage on Curtis Road. The proposed outdoor recreation facility is compatible with existing commercial, industrial, and residential uses and will further provide recreational space for community members.

¹ Three fields are proposed to accommodate 7 v 7, and two fields are proposed to accommodate 5 v 5.

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

No. The proposed Special Use Permit will not adversely affect the existing use or usability of adjacent or nearby property. The property is currently zoned BG and suitable for development use for a wide variety of commercial uses.

(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 without a Special Use Permit. By way of further response, the Applicant submits the Special Use Permit would allow the property to be developed into a viable, recreational use.

(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 Special Use Permit will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Curtis Road and Hurricane Shoals Road. The proposed development would complement the existing and nearby commercial and residential uses.

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

The proposed Special Use Permit 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 Special Use Permit for development as an outdoor recreation facility. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to

downtown Lawrenceville and Georgia Gwinnett College provide further support for approval of the proposed Special Use Permit application.

V. JUSTIFICATION FOR SPECIAL USE PERMIT

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 an outdoor recreation facility, under the BG 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 denial of a Special Use Permit as 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 Special Use Permit 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 for Special Use Permit 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 7th day of July, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

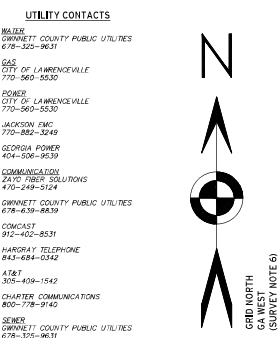
Enclosures
MAG/dwb

4925-9392-0339, v. 1

LEGAL DESCRIPTION

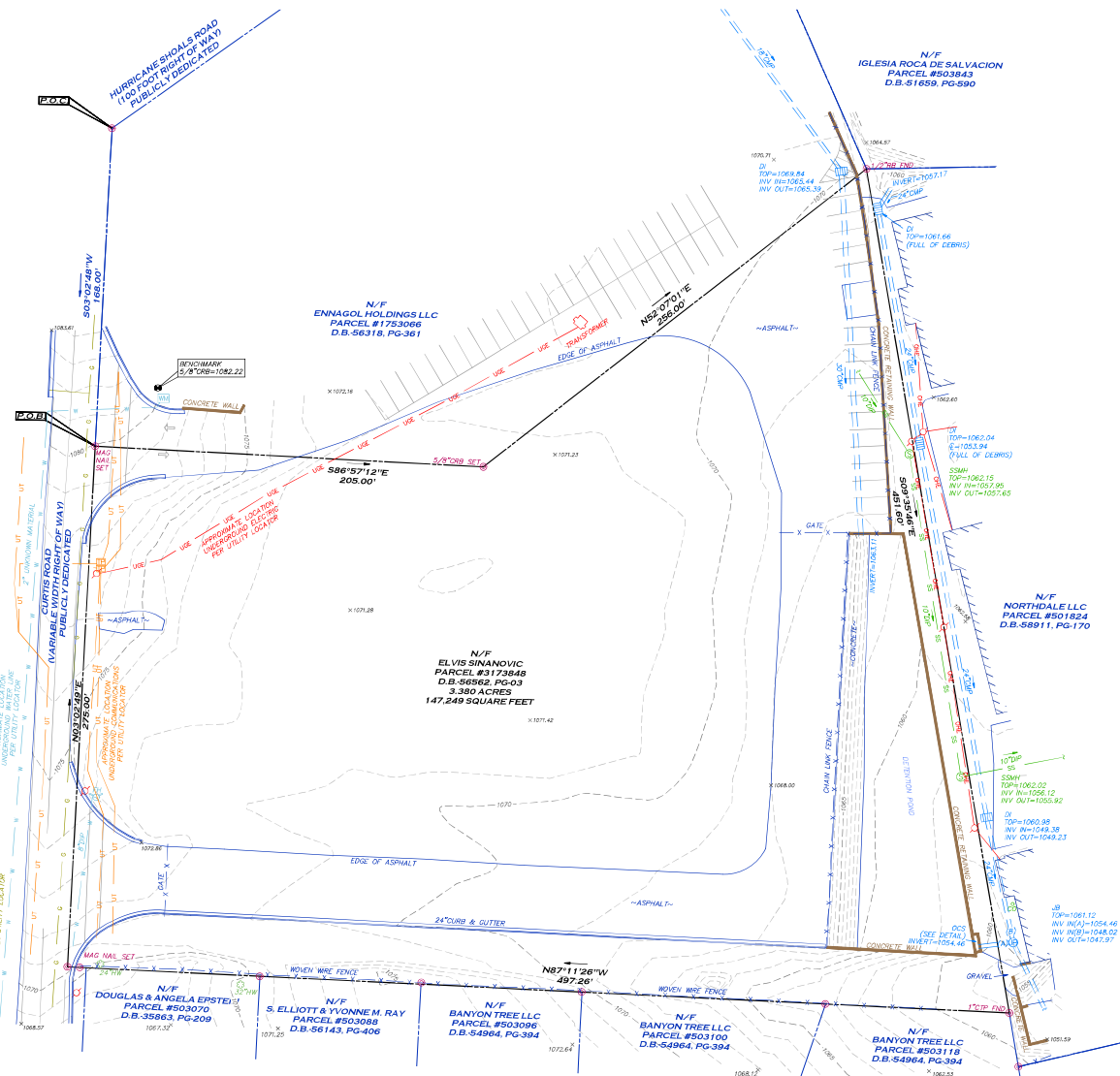
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN THE CITY OF LAWRENCEVILLE AND BEING SHOWN AS TRACT B CONTAINING 3.3804 ACRES ON A PLAT OF SURVEY FOR GREGORY H. STEPHENS AND DAVE E DAVIS BY MCNALLY AND PATRICK SURVEYORS (LLOYD C, MCNALLY GEORGIA REGISTERED LAND SURVEYOR NO. 2040) DATED NOVEMBER 2, 2000 AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAW PLAT AS FOLLOWS:

TO LOCATE THE PLACE OR POINT OF BEGINNING, BEGIN AT A POINT MARKED BY IRON PIN SET AT THE INTERSECTION OF THE EAST SIDE OF CURTIS ROAD (BASED ON A 30 FOOT PRESCRIPTIVE EASEMENT FOR CURTIS ROAD) WITH THE SOUTHEAST RIGHT OF WAY LINE OF HURRICANE SHOALS ROAD (A 100 FOOT RIGHT OF WAY); RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A. DISTANCE OF 168.00 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING. FROM SAID BEGINNING POINT AS THIS ESTABLISHED, RUN THENCE SOUTH 87 DEGREES 58 MINUTES 26 SECONDS EAST 205.00 FEET TO A POINT; RUN THENCE NORTH 51 DEGREES 05 MINUTES 47 SECONDS EAST 256.00 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 451.60 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE NORTH 88 DEGREES 12 MINUTES 40 SECONDS WEST 497.26 FEET TO A POINT MARKED BY AN IRON PIN SET ON THE EAST SIDE OF CURTIS ROAD; RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST 274.99 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.



GEORGIA
REALESTATE
COMMISSION
No. 3182
P. 11/11/11
MCCALL LOWERY

SUP2025-00109
RECEIVED JULY 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT



$1 \text{ Inch} = 30 \text{ Feet}$

DRAWN

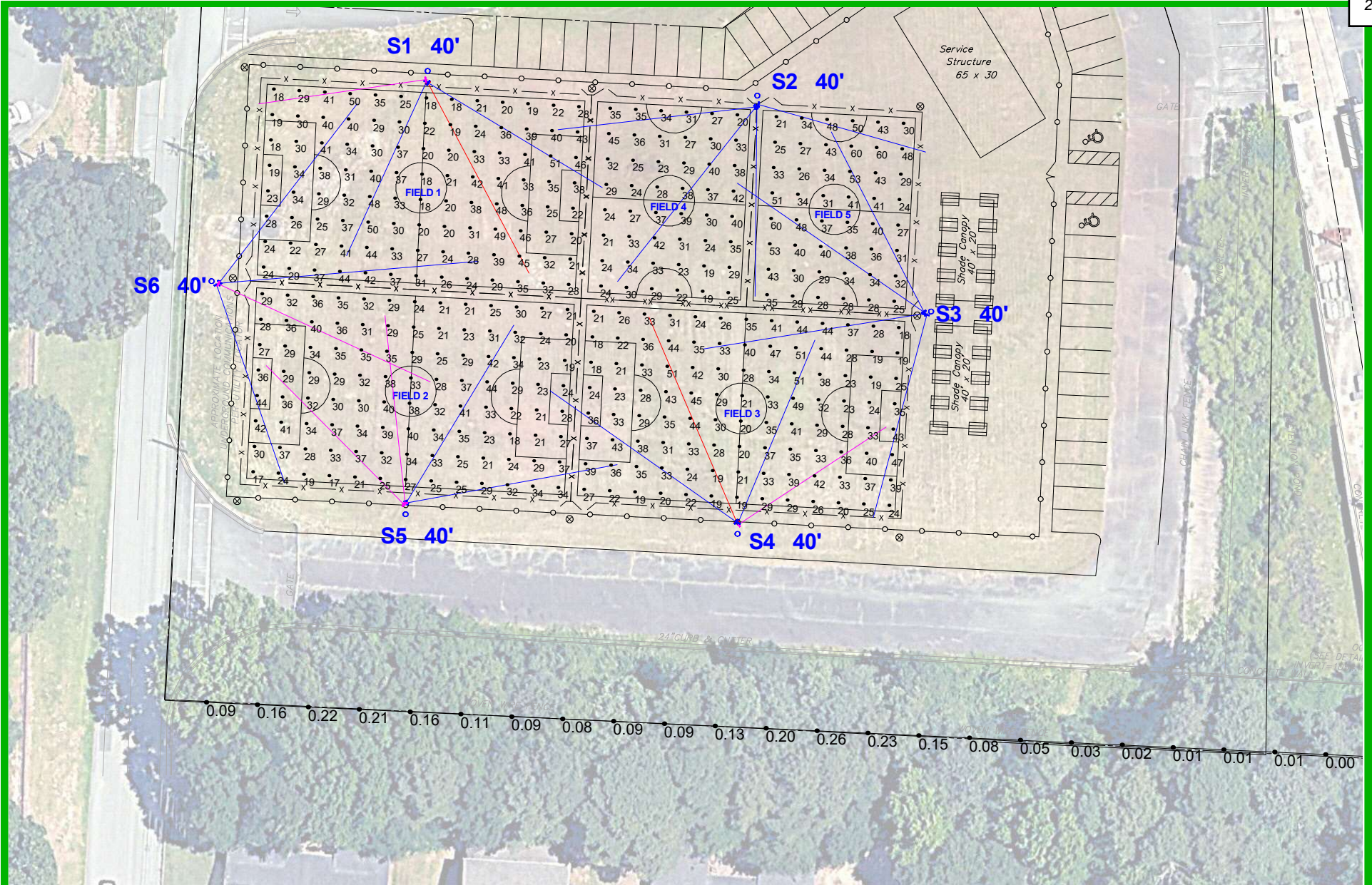




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Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

DATE: 6/21/2011



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GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

JOB NAME: **LAWRENCEVILLE SOCCER 5**

LOCATION: **LAWRENCEVILLE, GA**

REF# QL-23415

REV: D1-A

DESIGNER: P. DEL RIO

DATE: 6/1/2025




SR 2025-00109

RECEIVED JULY 7, 2025

PLANNING & DEVELOPMENT DEPARTMENT




Calculation Summary									
Label	Units	Avg	Max	Min	Max/Min	CV	UG	# Pts	Pt Spacing
FIELD 1	Fc	31.3	51	18	2.83	0.29	2.06	104	10 X 10
FIELD 2	Fc	30.1	44	17	2.59	0.21	1.94	104	10 X 10
FIELD 3	Fc	31.6	51	18	2.83	0.28	1.85	104	10 X 10
FIELD 4	Fc	30.5	45	19	2.37	0.21	1.65	48	10 X 10
FIELD 5	Fc	37.3	60	21	2.86	0.27	1.71	48	10 X 10




NEW POLES - PROPOSED LOCATIONS & STANCHION CONFIGURATIONS MUST BE VERIFIED


TOTAL PROJECT: Luminaire Schedule					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	2	GC 650 N2V-33	GEN 4 SMALL VISORED	665	1,330
	17	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	11,305
	5	GC 650 N6V-33	GEN 4 SMALL VISORED	665	3,325



TOTAL 24


KW PER POLE	
Label	KW
S1	2.66
S2	2.66
S3	2.66
S4	2.66
S5	2.66
S6	2.66
TOTAL	15.96



Luminaire Schedule					
Project: S1 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	1	GC 650 N2V-33	GEN 4 SMALL VISORED	665	665
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

Luminaire Schedule					
Project: S4 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	1	GC 650 N2V-33	GEN 4 SMALL VISORED	665	665
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

Luminaire Schedule					
Project: S2 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	4	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	2660

Luminaire Schedule					
Project: S5 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	2	GC 650 N6V-33	GEN 4 SMALL VISORED	665	1330

Luminaire Schedule 4 LIGHTS ON GTP POLE					
Project: S3 40'					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	4	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	2660

Luminaire Schedule					
Project: S6 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	3	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1995
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

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JOB NAME: LAWRENCEVILLE SOCCER 5

LOCATION: LAWRENCEVILLE, GA

REF# QL-23415

REV: D1-A

DESIGNER: P. DEL RIO

DATE: 6/4

SLP2025-00109

RECEIVED JULY 7, 2025

PLANNING & DEVELOPMENT DEPARTMENT







LAWRENCEVILLE

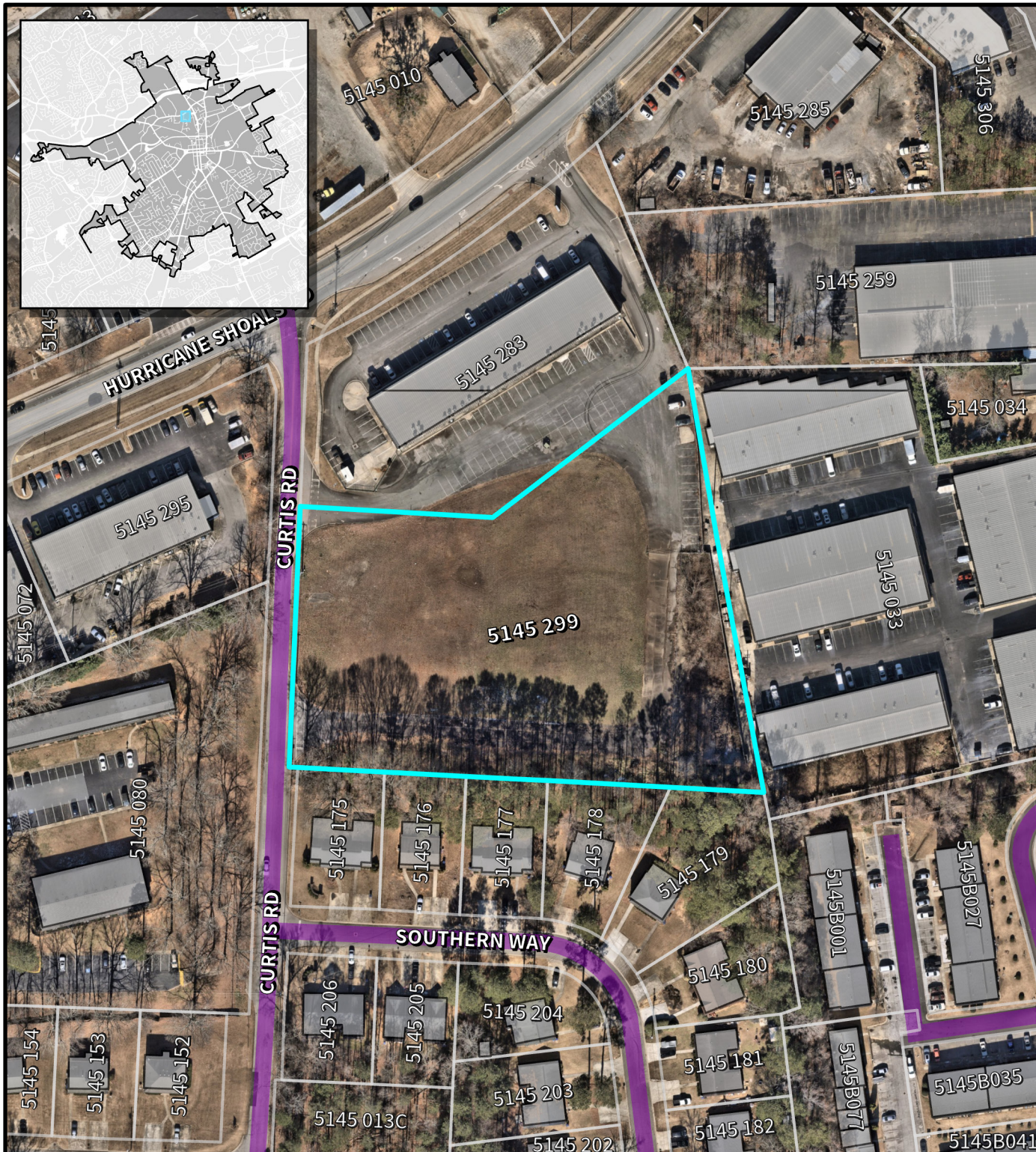
Planning & Development

Location Map & Surrounding Areas

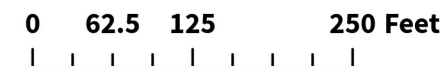
SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

 Subject Property (~3.35 acres)

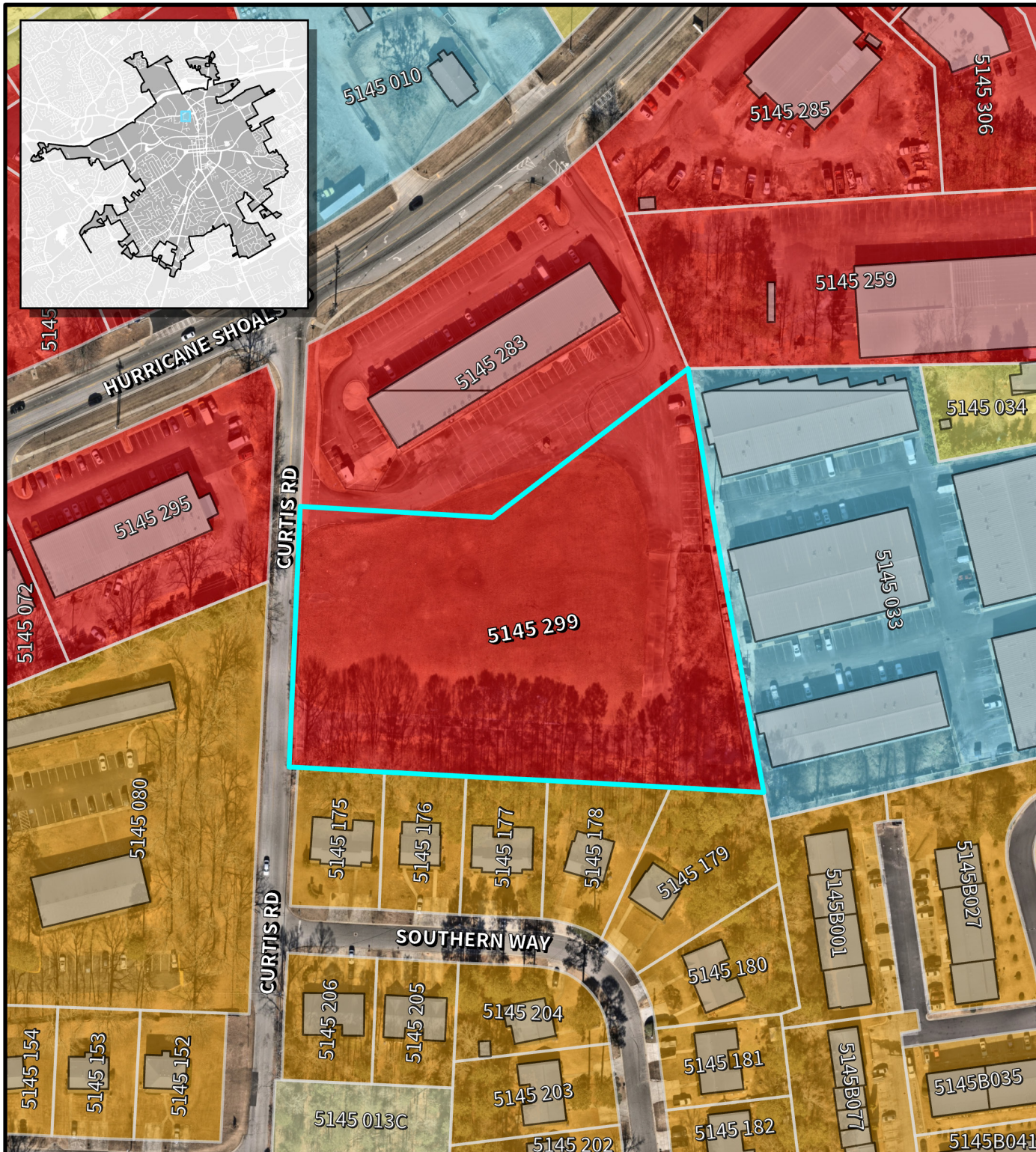
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	RM-12	Multifamily Residential
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109


Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

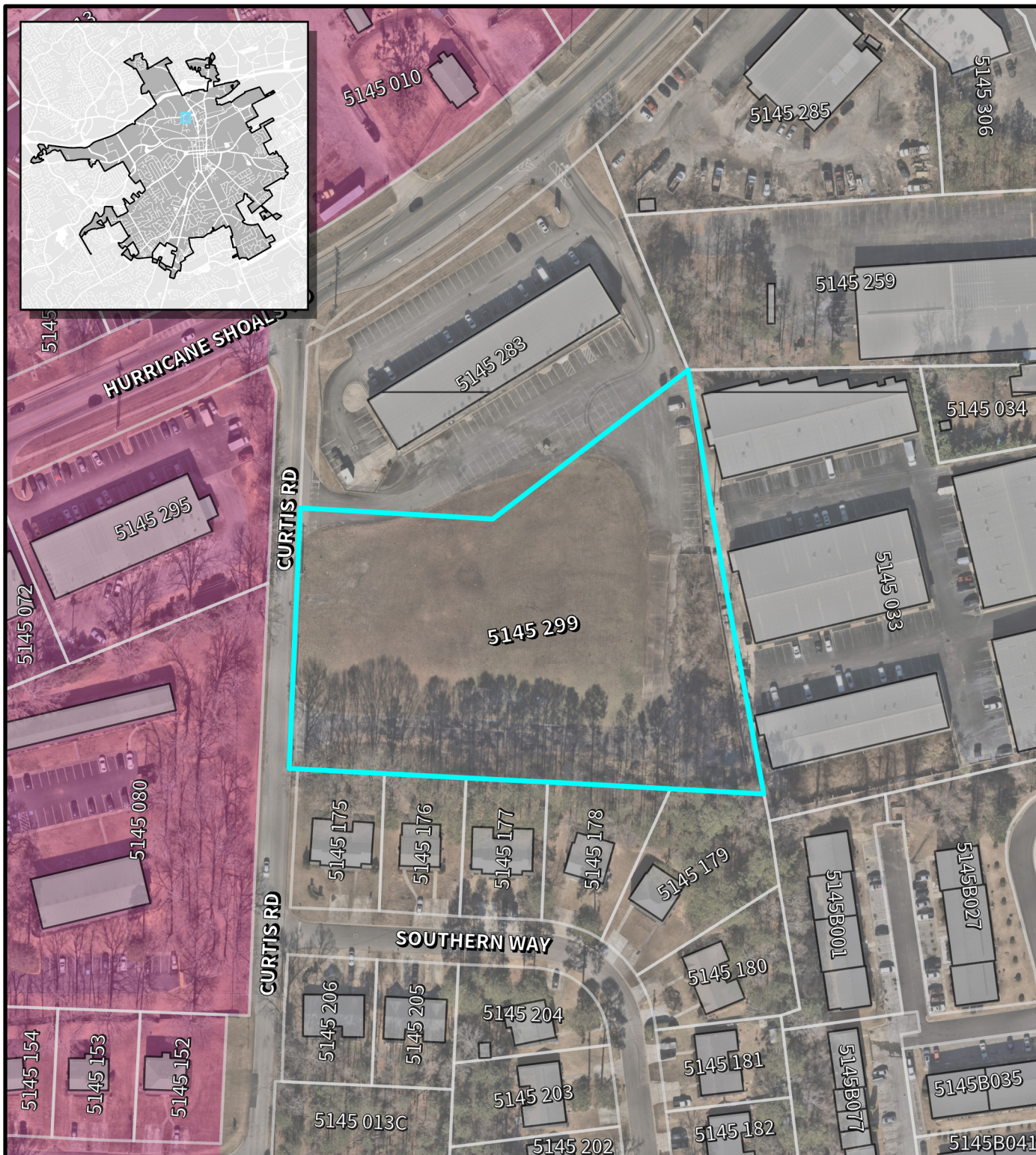
 Subject Property (~3.35 acres)

 Lawrenceville City Limits

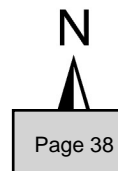
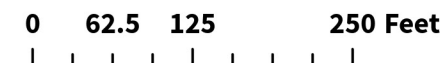
2045 Character Areas

 Downtown

 Community Mixed Use



Scale: 1:1,800








LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

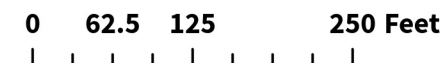
SUP2025-00109

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-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:1,800










LAWRENCEVILLE

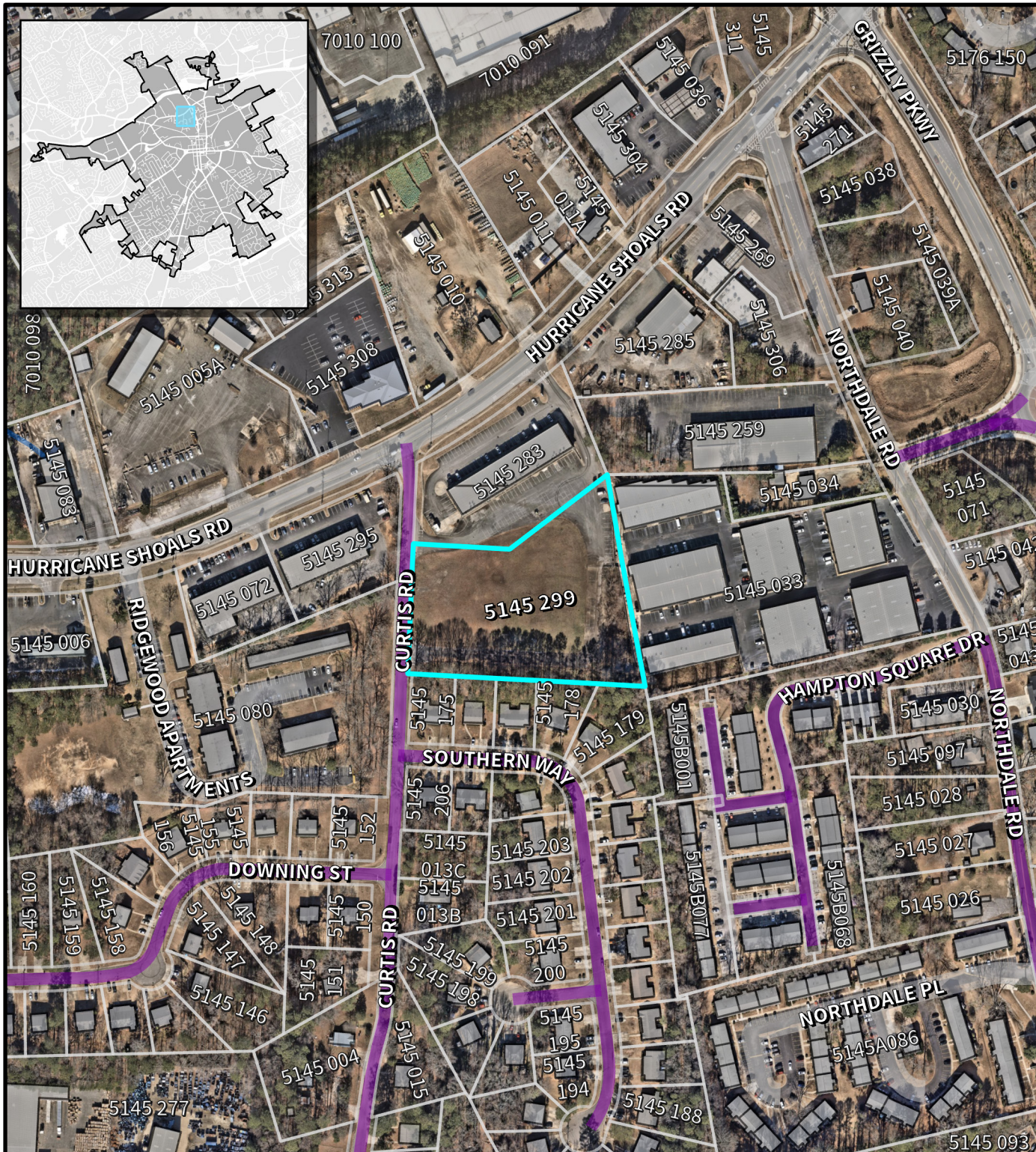
Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas








SUP2025-00109

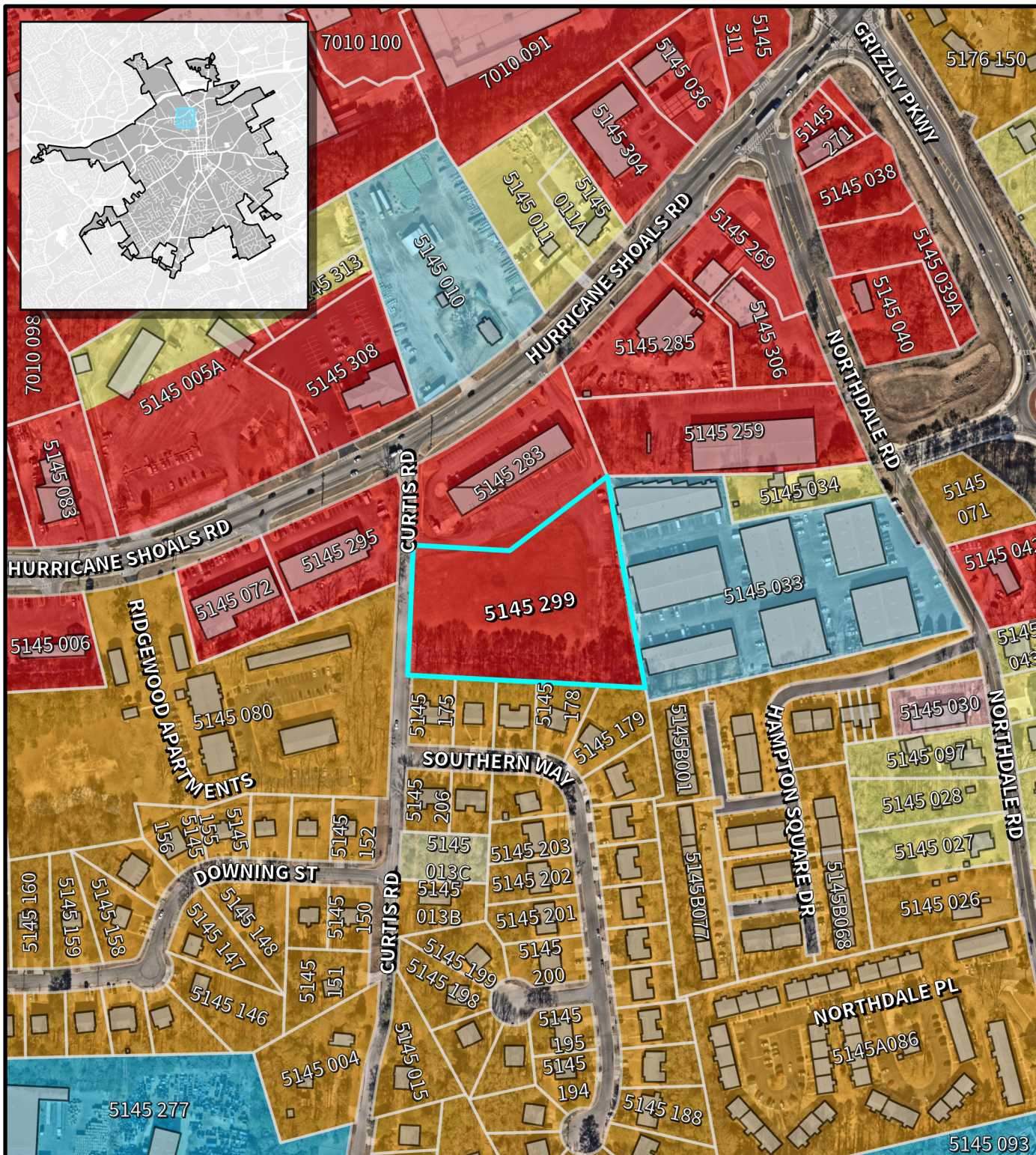
Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

 Subject Property (~3.35 acres)

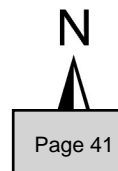
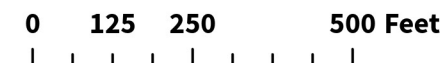
 Lawrenceville City Limits

Zoning Districts

	BG	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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

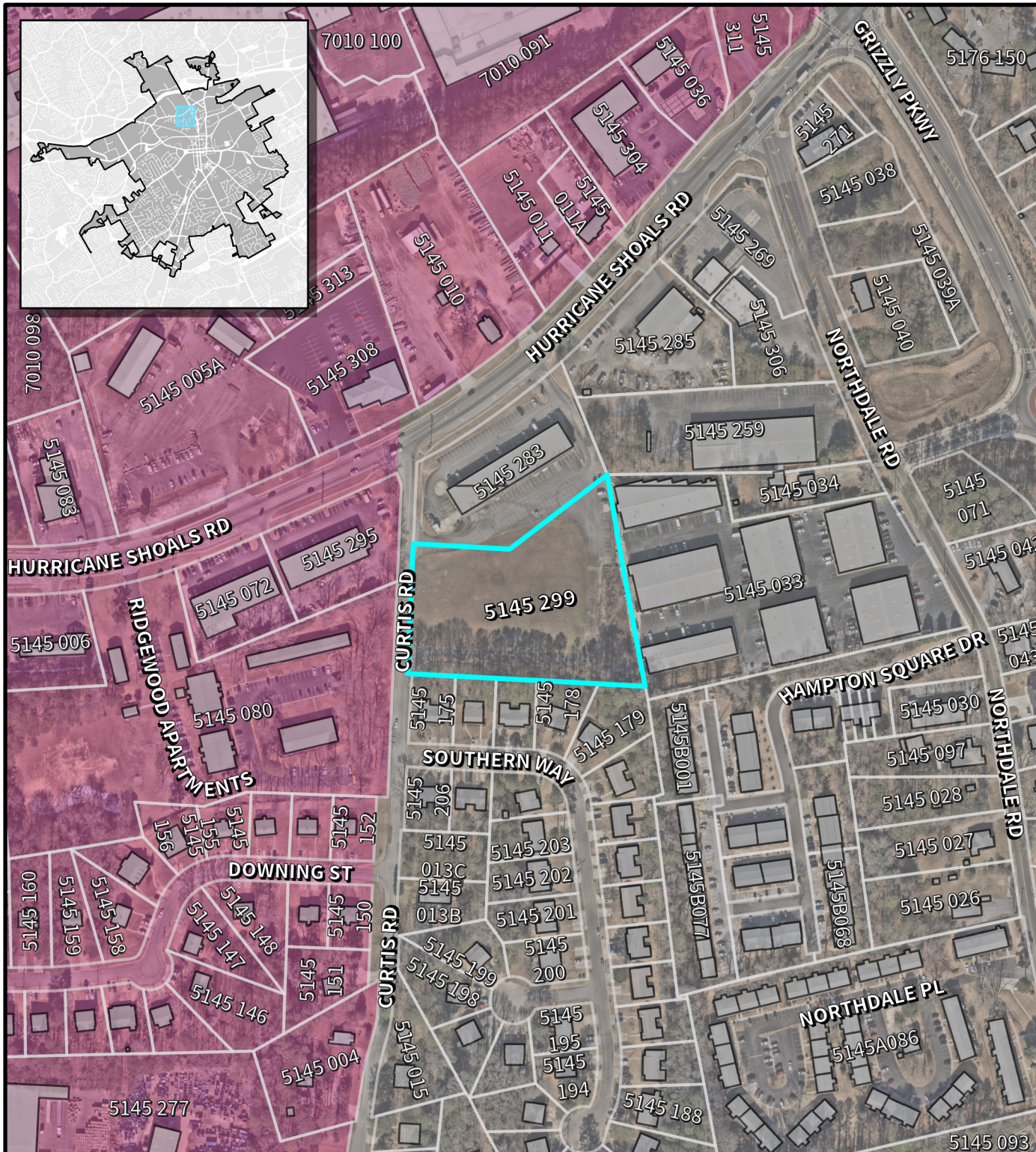
 Subject Property (~3.35 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Community Mixed Use



Scale: 1:3,600

0 125 250 500 Feet






Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
 Lawrenceville City Limits
 DDA Boundary

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2025-00070; City of Lawrenceville; 427 Reynolds Road

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BG (General Business District) to LM (Light Manufacturing District)

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

Planning Commission Recommendation:

Summary: The applicant is requesting to rezone the subject property from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a landscape supply business with a retail component and outdoor storage. This is an addition to previously approved rezoning case RZR2024-00025, approved on July 22, 2024. The subject property consists of two parcels approximately 1.19 acres in area located near the intersection of Reynolds Road and Wimberly Way, just west of the Gwinnett County Jail.

Attachments/Exhibits:

- RZC2025-00070_RPRT_08082025
- RZC2025-00070_P&D REC CNDS_08082025
- RZC2025-00070_ATTCHMNTS_08062025



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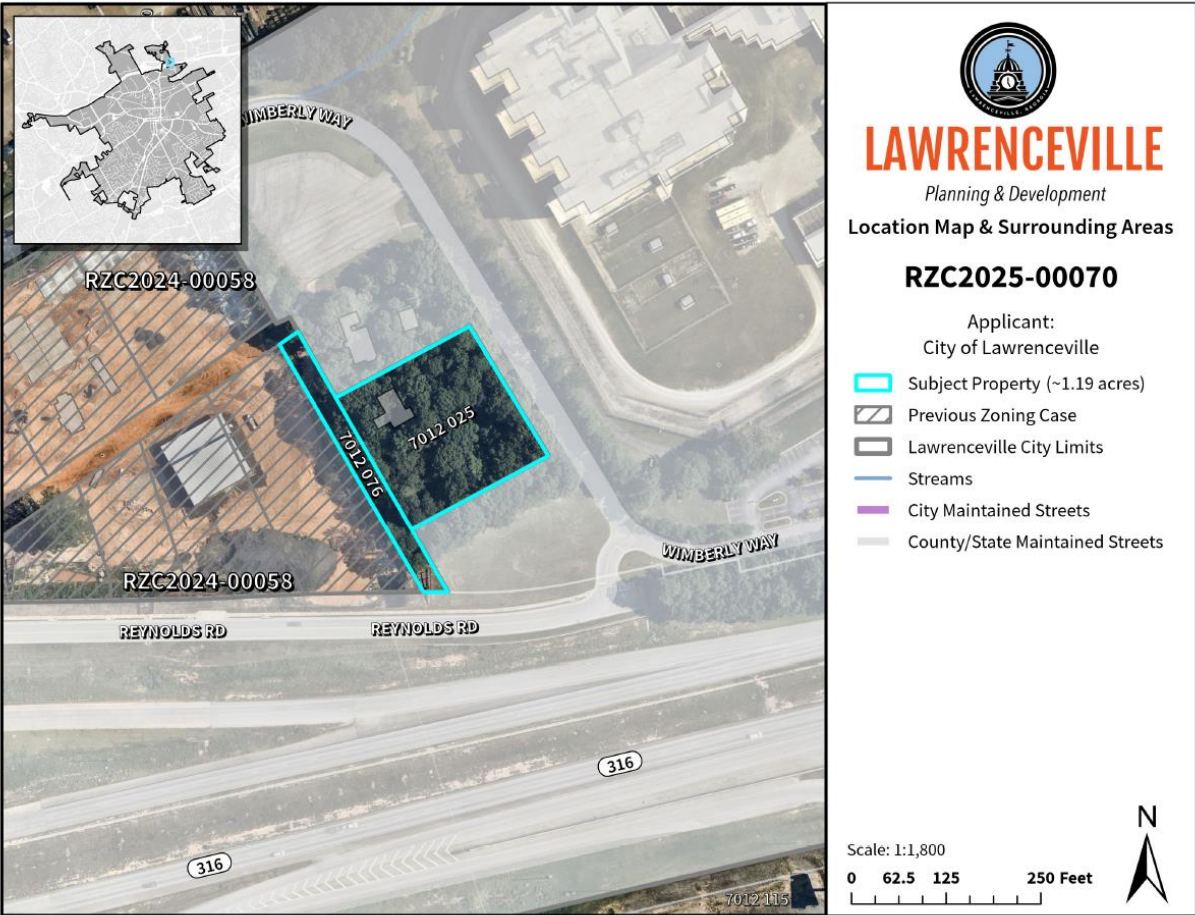
Planning & Development

3.

REZONING

CASE NUMBER(S):	RZC2025-00070
APPLICANT(S):	CITY OF LAWRENCEVILLE
PROPERTY OWNER(S):	CITY OF LAWRENCEVILLE
LOCATION(S):	427 REYNOLDS ROAD & 0 REYNOLDS ROAD
PARCEL IDENTIFICATION NUMBER(S):	R7012 025 & R7012 076
APPROXIMATE ACREAGE:	1.19 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT:	LANDSCAPE SUPPLY COMPANY W/ RETAIL
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



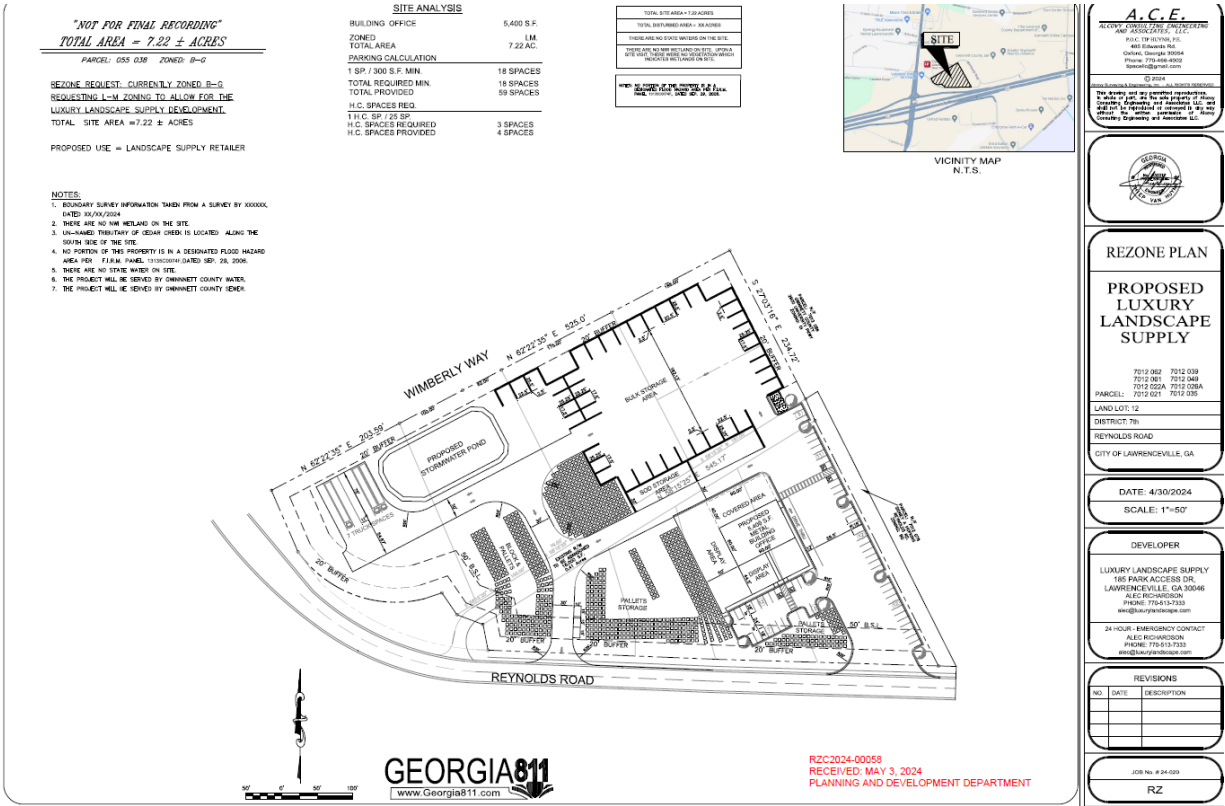
ZONING HISTORY

The subject property has been zoned BG (General Business District) since November 9, 1998, when it was annexed into the City of Lawrenceville (ANNX1998-00008) and rezoned to BG (RZ-99-02).

PROJECT SUMMARY

The applicant is requesting to rezone the subject property from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a landscape supply business with a retail component and outdoor storage. This is an addition to previously approved rezoning case RZR2024-00025, approved on July 22, 2024. The subject property consists of two parcels approximately 1.19 acres in area located near the intersection of Reynolds Road and Wimberly Way, just west of the Gwinnett County Jail.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposal is an addition to the development of a landscaping supply business with outdoor storage and a retail component at the subject property approved on July 22, 2024 (RZR2024-00025).

Approval of the requested LM (Light Manufacturing District) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.14 LM Light Manufacturing District, Table B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>25,000 sq. ft.</i>	<i>367,000 sq. ft.</i>	<i>N/A</i>
Minimum Lot Width	<i>50 feet</i>	<i>1,050 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>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>85%</i>	<i>85%</i>	<i>N/A</i>
Maximum Building Height	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>

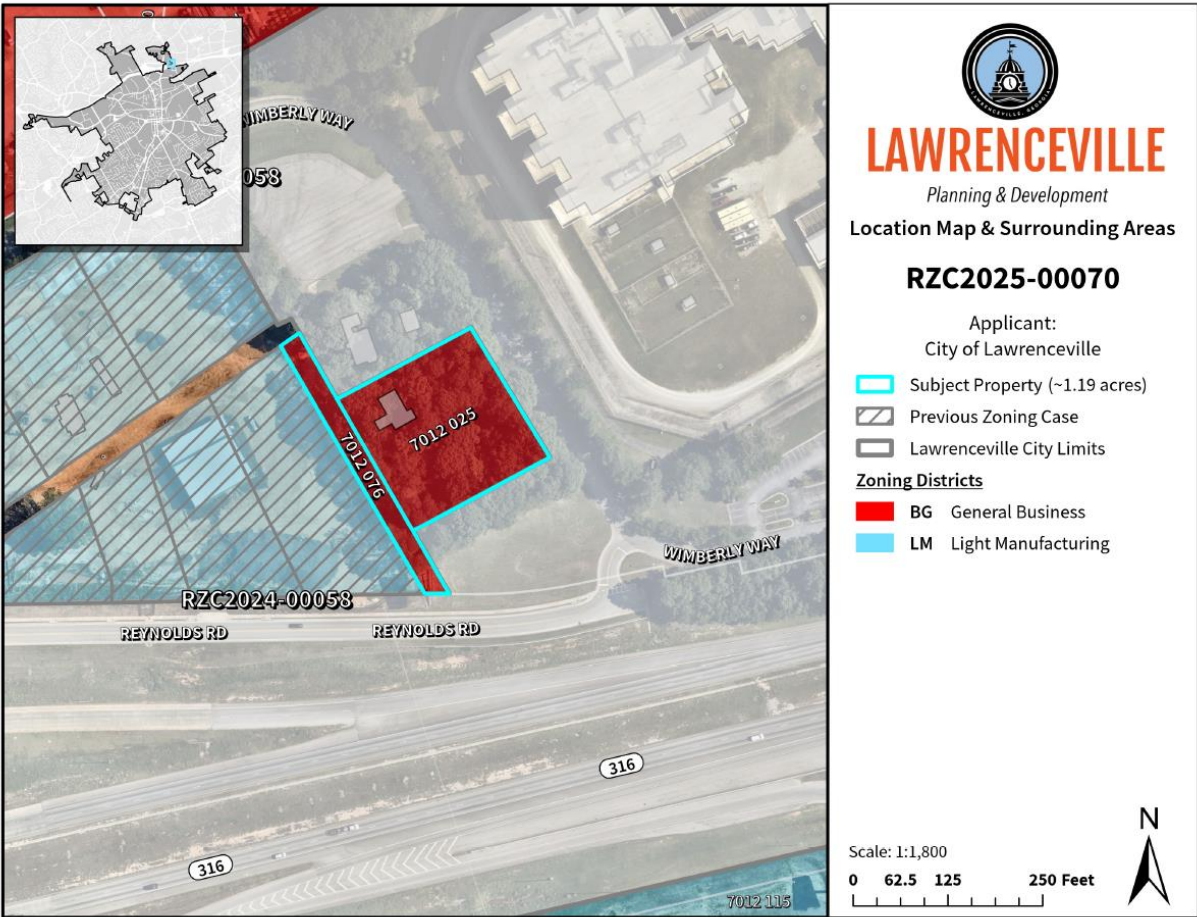
Article 4 Buffers, 403 Buffers Table (LM)

<i>Adjacent Development</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
LM / OI	<i>50 feet</i>	<i>0 feet</i>	<u>REDUCTION</u>

Due to the property’s proximity to the Gwinnett County Jail, which is zoned Gwinnett County OI (Office/Institutional District), a buffer reduction is required to develop the property. The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a one hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and LM).

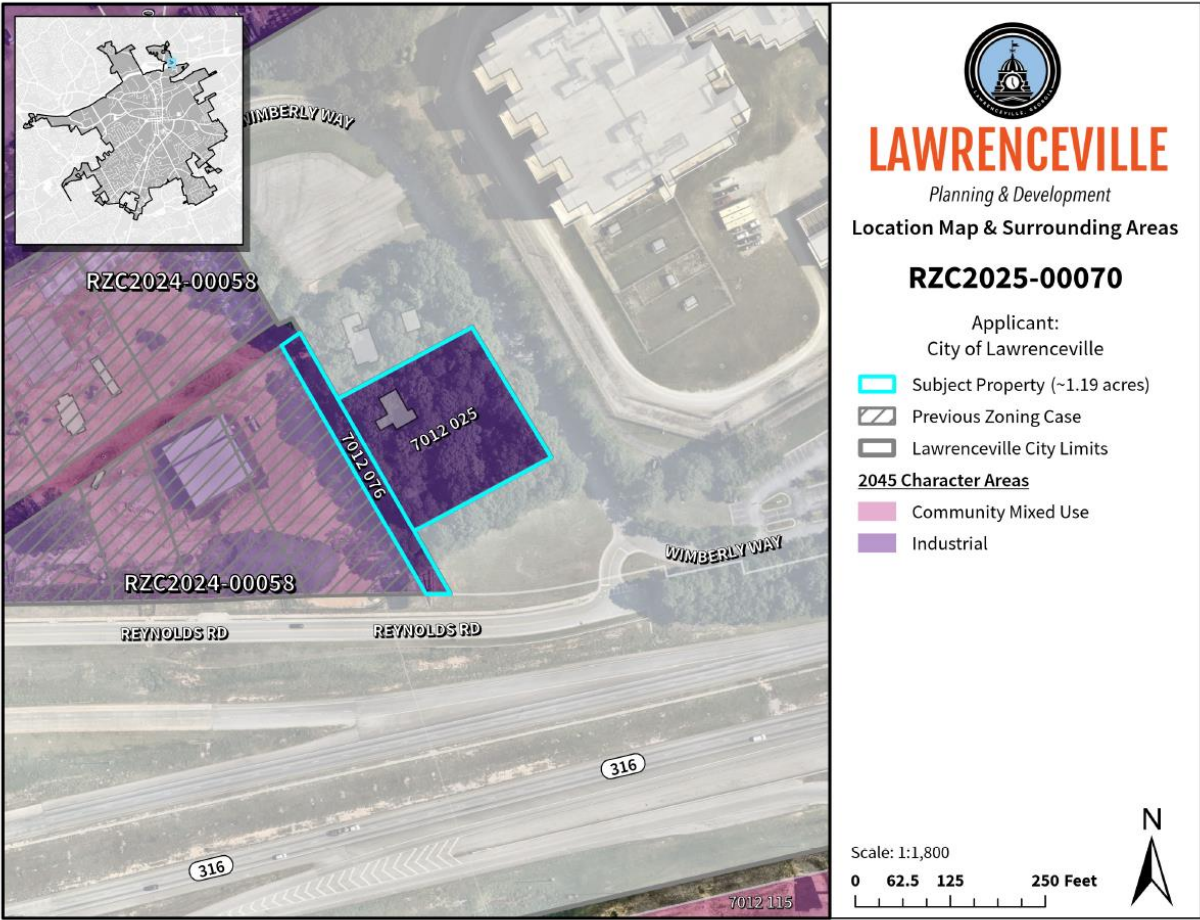
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property consists of commercial, industrial, and institutional uses and zoning districts. The subject property is directly east of several parcels that were rezoned to LM in 2024 to develop a landscape supply business (RZR2024-00025); these properties are under active development efforts. Otherwise, the other adjacent use includes the Gwinnett County Jail to the direct east, south, and north of the subject property, which is zoned Gwinnett County OI (Office-Institutional District). The requested rezoning may be consistent with existing and proposed uses and zoning classifications for the general area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Industrial character area. The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. As proposed, this development may meet the standards for the Industrial character area as established in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The request to rezone the subject property is consistent with the Industrial Character Area of the 2045 Comprehensive Plan and compatible with nearby light industrial, commercial, and institutional uses, including adjacent LM-zoned property already approved for a landscape supply operation. The proposal would expand an existing development in an area with limited potential for conflicts with other uses. However, the request includes a 100% buffer reduction between LM and OI zoning, which could increase visual, noise, and operational impacts on the adjoining property if not offset by adequate screening. Additionally, outdoor storage and light manufacturing uses may create heightened traffic, noise, and aesthetic impacts along the roadway without careful site design and operational controls.

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 not 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 LM zoning would permit a landscape supply company with retail, which is compatible with the surrounding mix of light industrial, commercial, and institutional uses, including the adjacent LM-zoned parcels approved in 2024 for the same use.

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

The proposed use is unlikely to adversely affect nearby properties, as the surrounding area consists primarily of non-residential uses such as the Gwinnett County Jail and other industrial operations, which are generally compatible with the proposed activities.

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

The property has a reasonable economic use under its current BG zoning; however, the LM zoning better aligns with the intended expansion of the adjacent landscape supply operation and allows for more compatible industrial activities.

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 proposed use is not anticipated to overburden existing public infrastructure, as the area is already served by adequate roadways, utilities, and services, and the use will not generate significant school impacts.

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

The proposal is consistent with the Industrial Character Area designation in the 2045 Comprehensive Plan, which supports light industrial uses and related commercial activities.

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 proximity to other LM-zoned parcels under development for the same use and its location adjacent to large institutional facilities create conditions that support approval, though the requested 100% buffer reduction will require careful site design to mitigate potential visual and noise impacts.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZC2025-00070

Approval of a rezoning to LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A.** A Contractors Office, Landscape.
- B.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- D.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- E.** 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be

prohibited.

- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - H.** Outdoor Storage is to be allowed in the front yard if a 6-foot opaque fence or 4-foot berm with landscaping along Reynolds Road is provided.
 - I.** Outdoor Storage shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials
 - J.** Stacking of pallets of material is allowed on the interior of the site. Stacking of pallets of material higher than ten (10) feet shall be prohibited.
 - K.** Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.
 - L.** The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited
 - M.** Bin Blocks used to separate loose, bulk landscape material may be stacked to a max height of eleven (11) feet.
- 2. To satisfy the following site development considerations:**
- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** The area between the truck parking and Reynolds Road shall maintain a 50-foot undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.
 - C.** Underground utilities shall be provided throughout the development.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All disturbed areas not paved shall be sodded and/or landscaped.

- F.** Dust from operations at the site shall be controlled at all times. Machinery shall not exceed ten feet (10 ft.) and shall be placed at the back of the property.
- G.** Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Gingko (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
- O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.

- P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
- Q.** 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 public right-of-way.
- R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

3. The following variances are approved:

- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a one hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and LM).

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING on the east side of an unnamed street at a corner with property now or formerly owned by Bill Phillips, and run thence easterly along property now or formerly of Phillips and property of H.P. Davis 200 feet to a corner; thence southerly along property of H.P. Davis 200 feet to a corner; thence westerly along property of H.P. Davis 200 feet to a point on the east side of said street; thence northerly along the east side of said street 200 feet to a corner with property now or formerly owned by Bill Philips, which is the place or point of beginning.

Also conveyed is Grantors' interest in a 20-foot easement through property formerly owned by H.P. Davis for purposes of ingress of egress to the above property.

This is the same property conveyed by warranty deed from H.P. Davis dated January 10, 1958, recorded in Deed Book 139, Page 138, Gwinnett County Records, and warranty deed from H.P. Davis dated October 12, 1963, recorded in Deed Book 203, Page 293, Gwinnett County Records.



LAWRENCEVILLE







Planning & Development

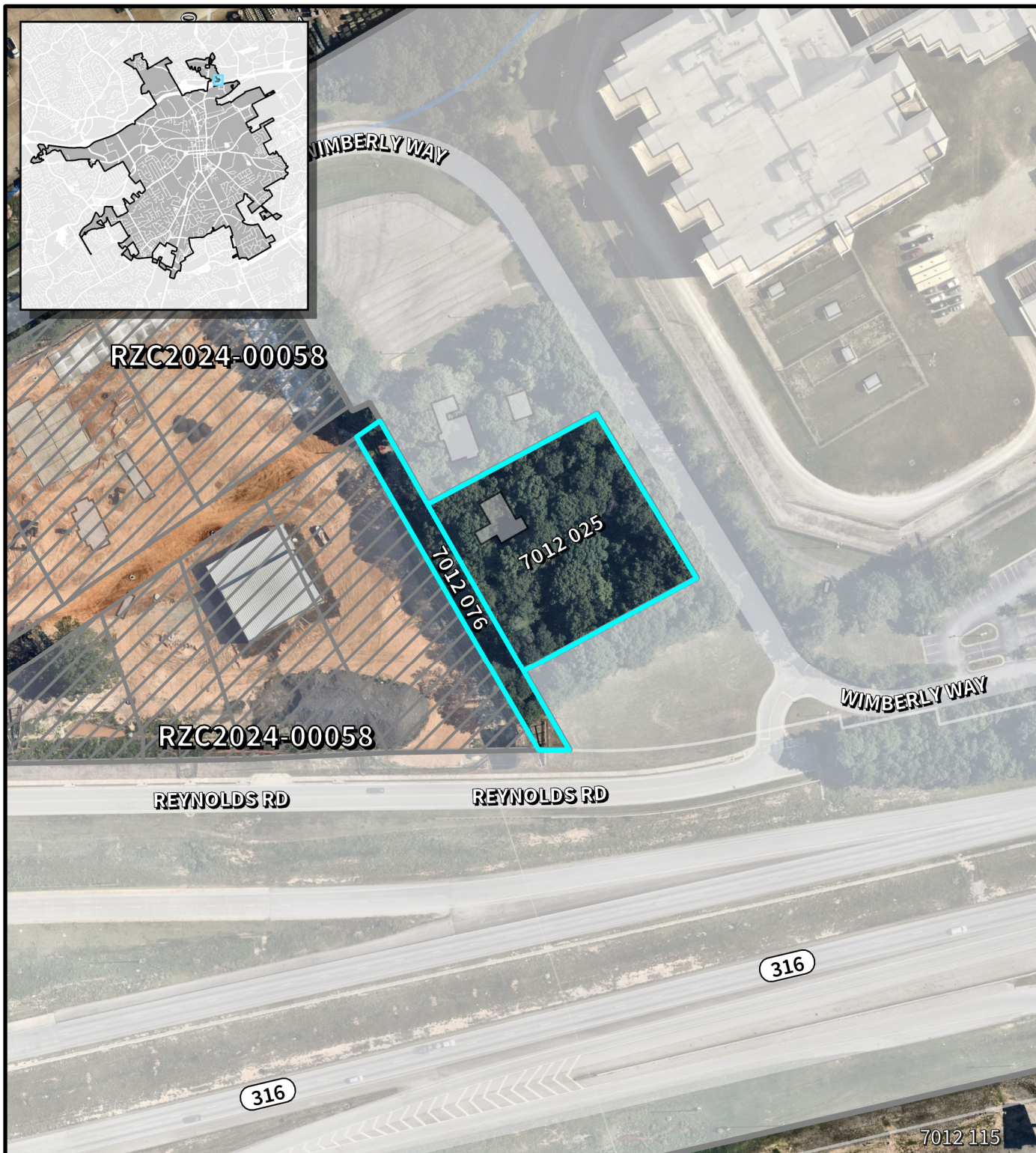
Location Map & Surrounding Areas

RZC2025-00070

Applicant:

City of Lawrenceville

-  Subject Property (~1.19 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00070

Applicant:

City of Lawrenceville

 Subject Property (~1.19 acres)

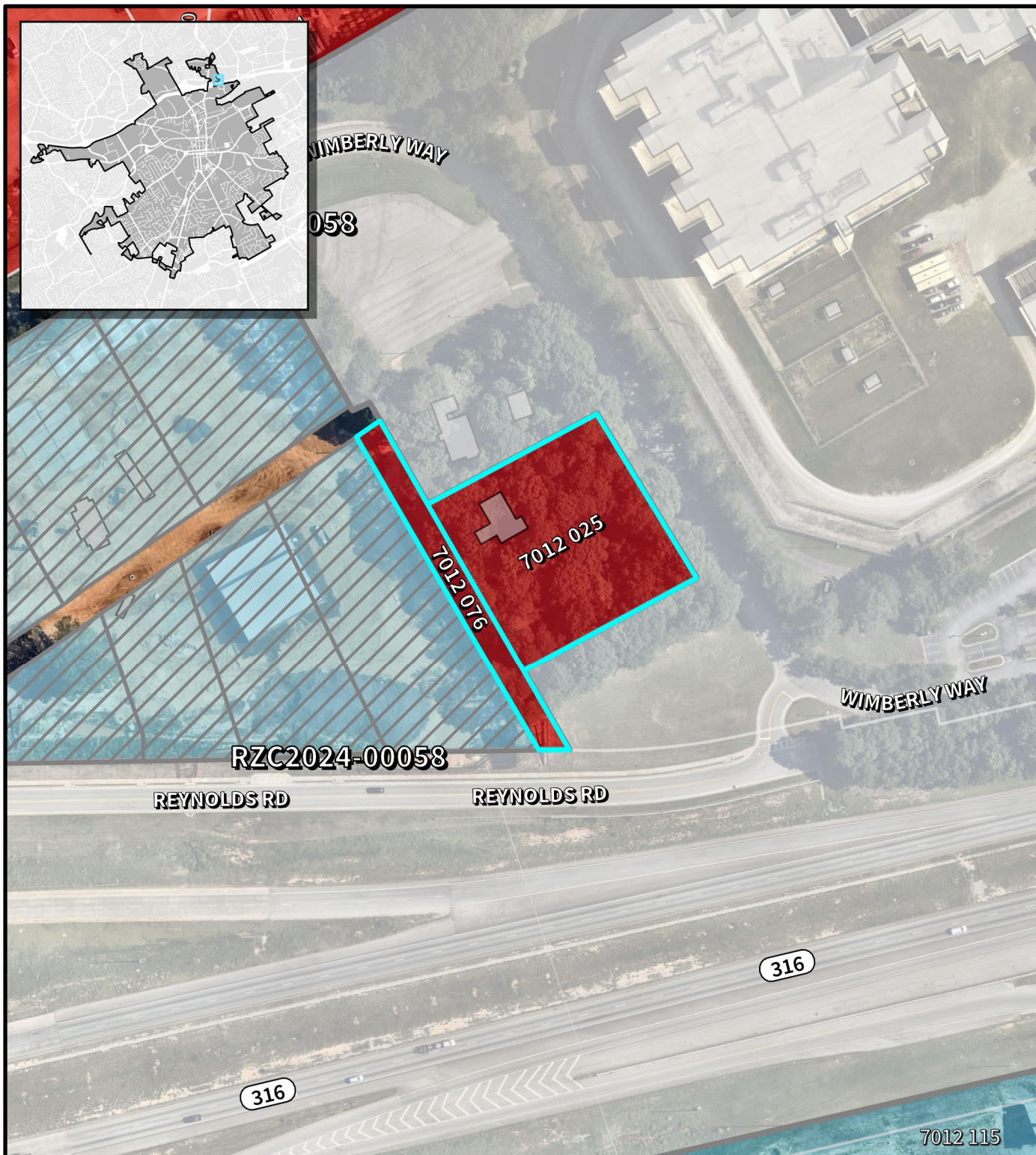
 Previous Zoning Case

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00070

Applicant:

City of Lawrenceville

 Subject Property (~1.19 acres)

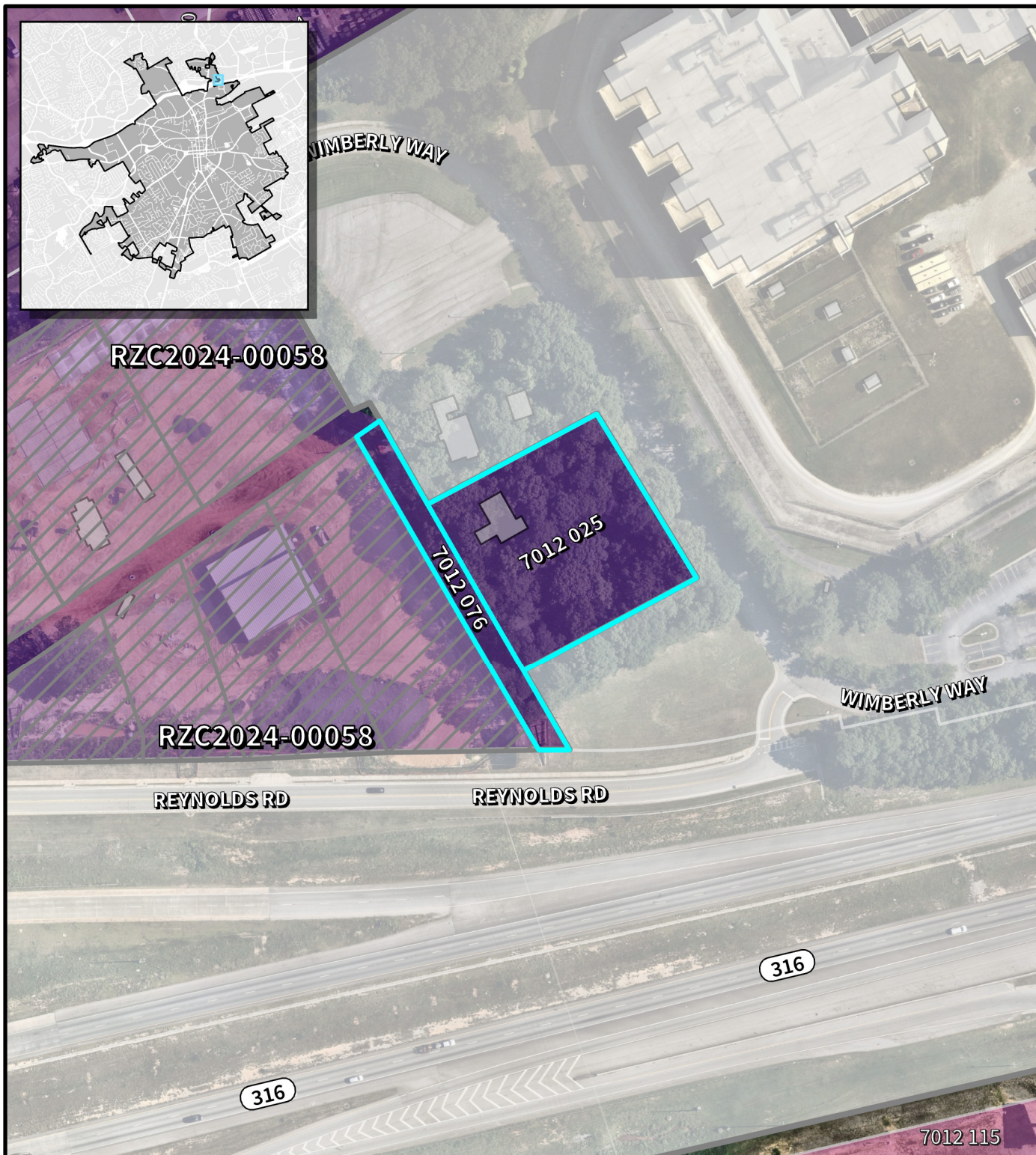
 Previous Zoning Case

 Lawrenceville City Limits

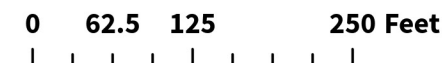
2045 Character Areas

 Community Mixed Use

 Industrial



Scale: 1:1,800









Planning & Development

Location Map & Surrounding Areas

RZC2025-00070

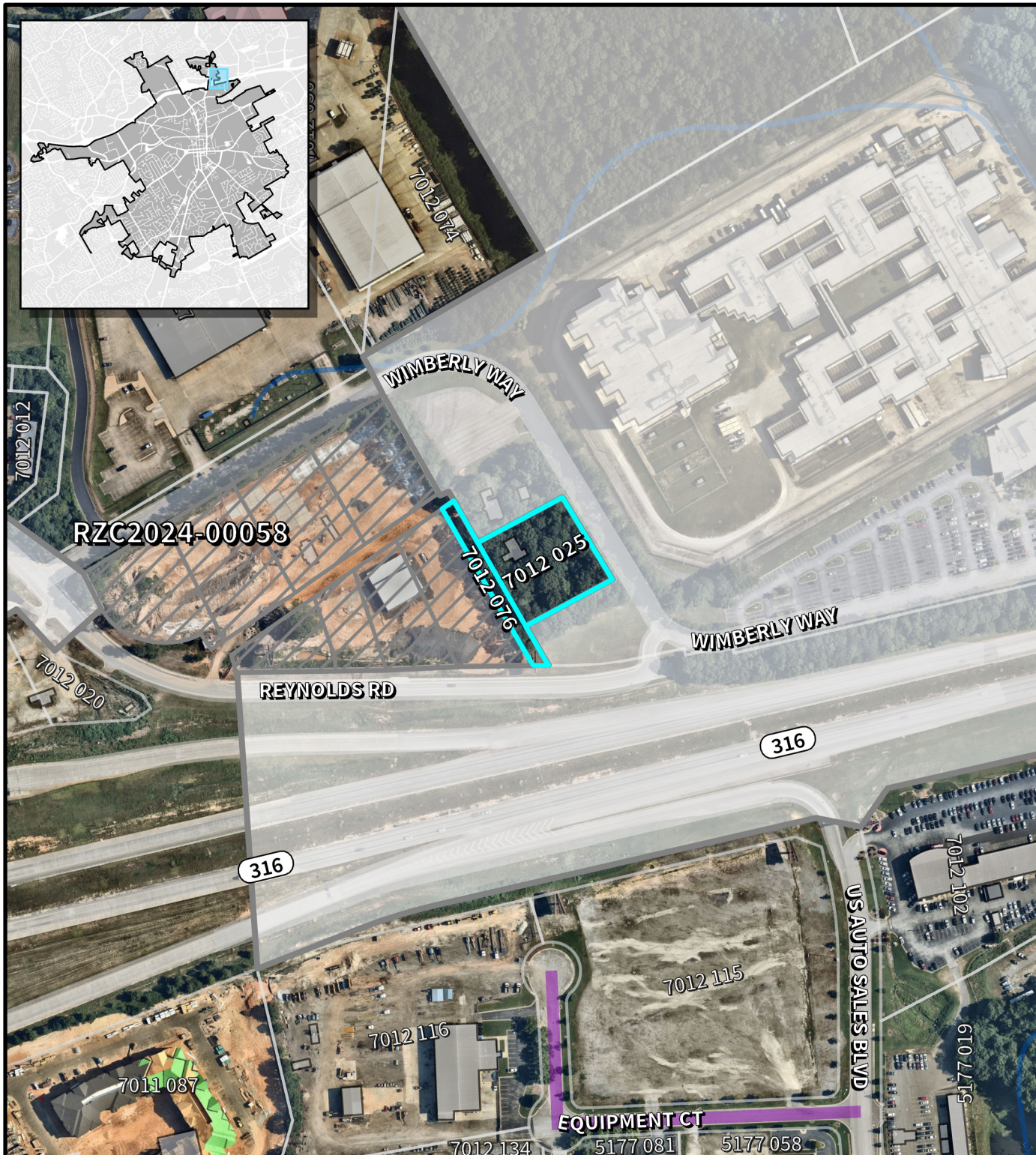
Applicant:

City of Lawrenceville

-  Subject Property (~1.19 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00070

Applicant:





City of Lawrenceville

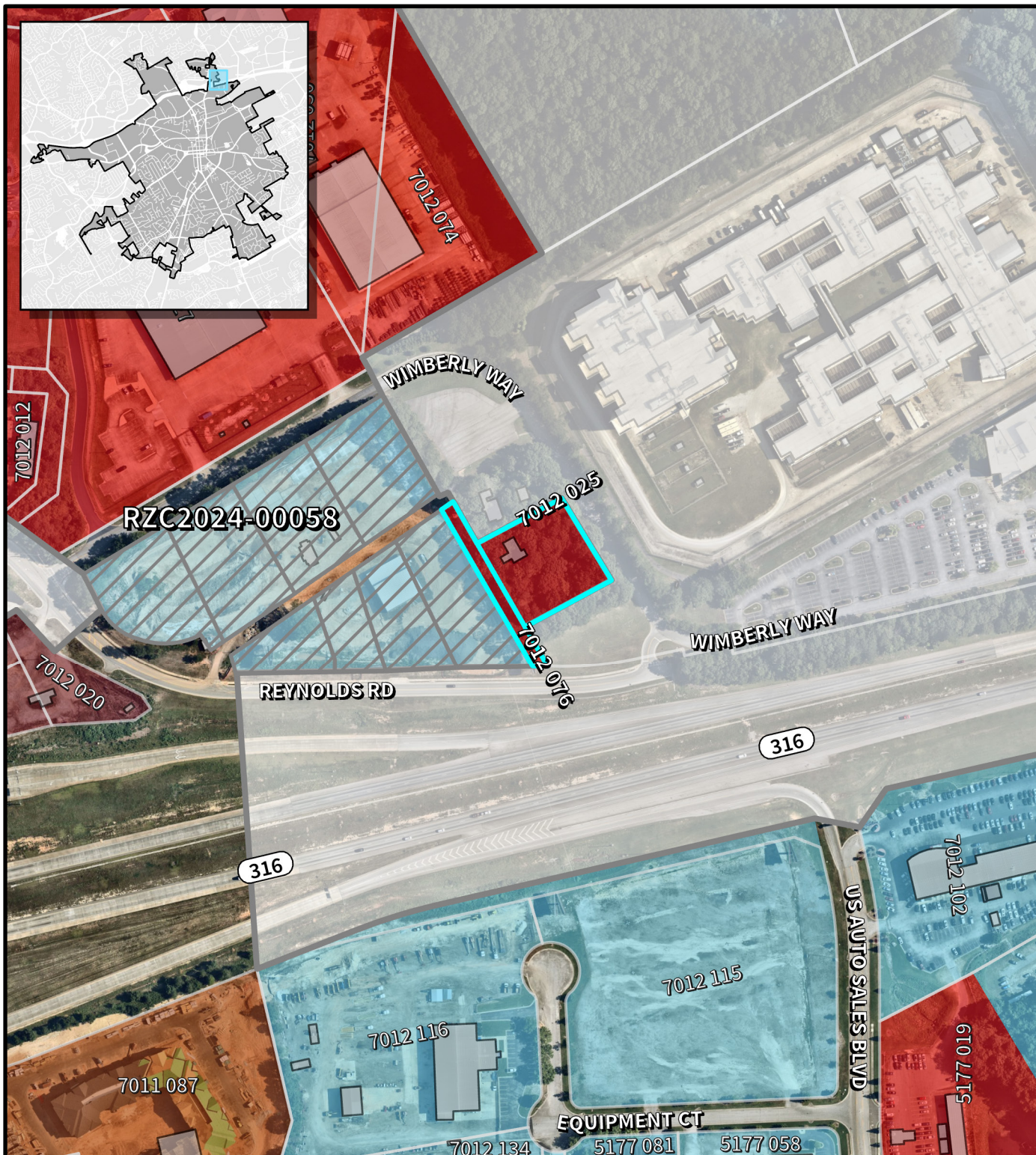
 Subject Property (~1.19 acres)

 Previous Zoning Case

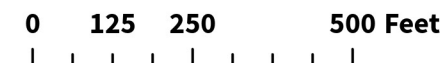
 Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  CMU Community Mixed Use



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00070

Applicant:

City of Lawrenceville

 Subject Property (~1.19 acres)

 Previous Zoning Case

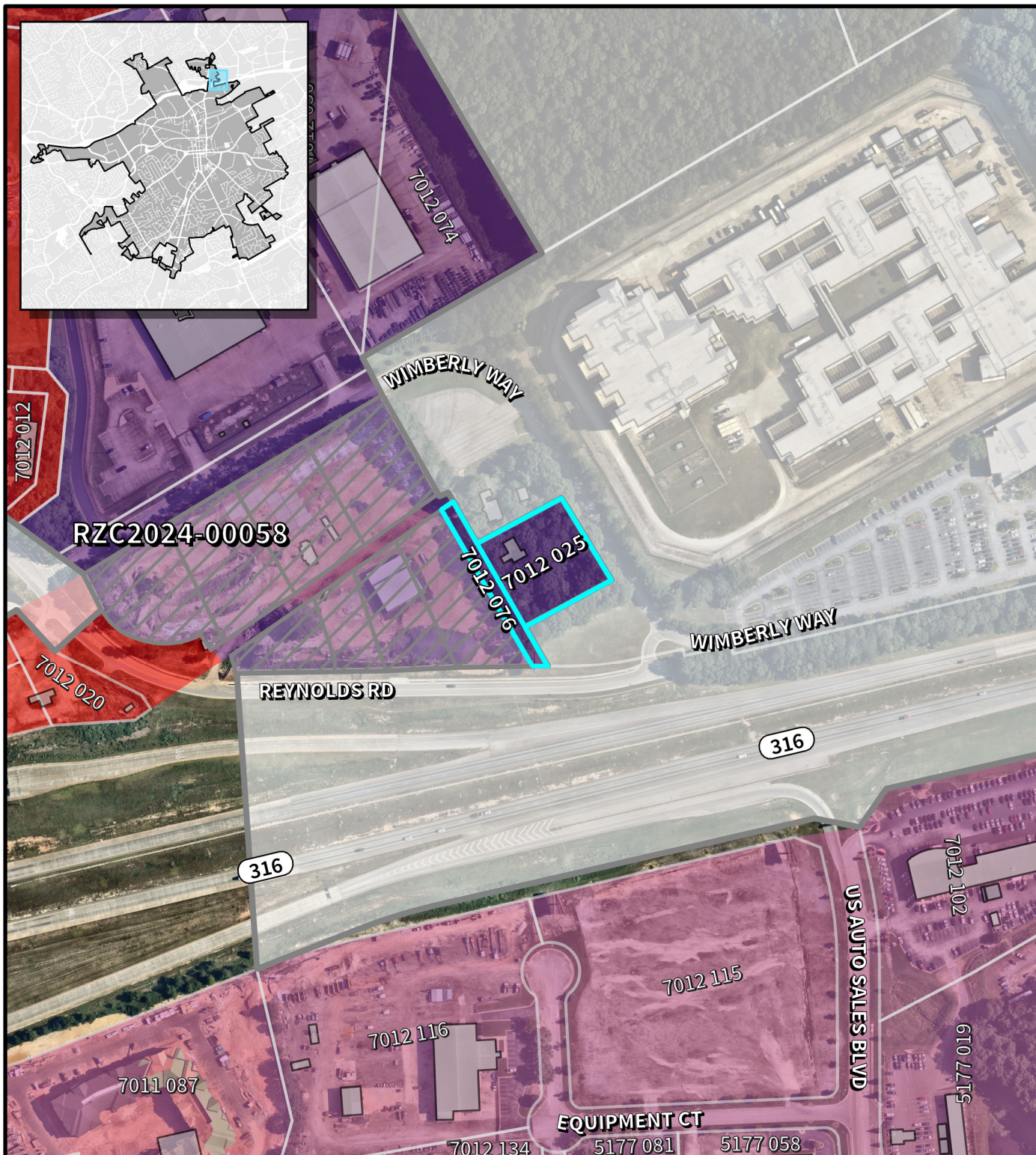
 Lawrenceville City Limits

2045 Character Areas

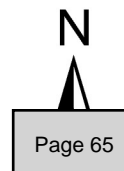
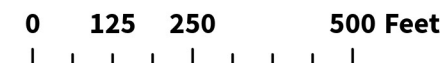
 Community Mixed Use

 Commercial Corridor

 Industrial



Scale: 1:3,600





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2025-00069; Tony Niakan - RCS Inc; 330 S Culver Street

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from ON (Office/Neighborhood District) and RS-150 (Single-Family Residential District) to OI (Office/Institutional District)

**Planning &
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Summary: The applicant is requesting to rezone the subject property to OI (Office Institutional District) to construct a new office complex totaling 7,200 square feet, consisting of 12 units at approximately 600 square feet each. The subject property is located at the northwest corner of Nash Street and Culver Street, in Downtown Lawrenceville.

Attachments/Exhibits:

- RZC2025-00069_RPRT_07302025
- RZC2025-00069_P&D REC CNDS_07302025
- RZC2025-00069_ATTCHMNTS_08122025



LAWRENCEVILLE

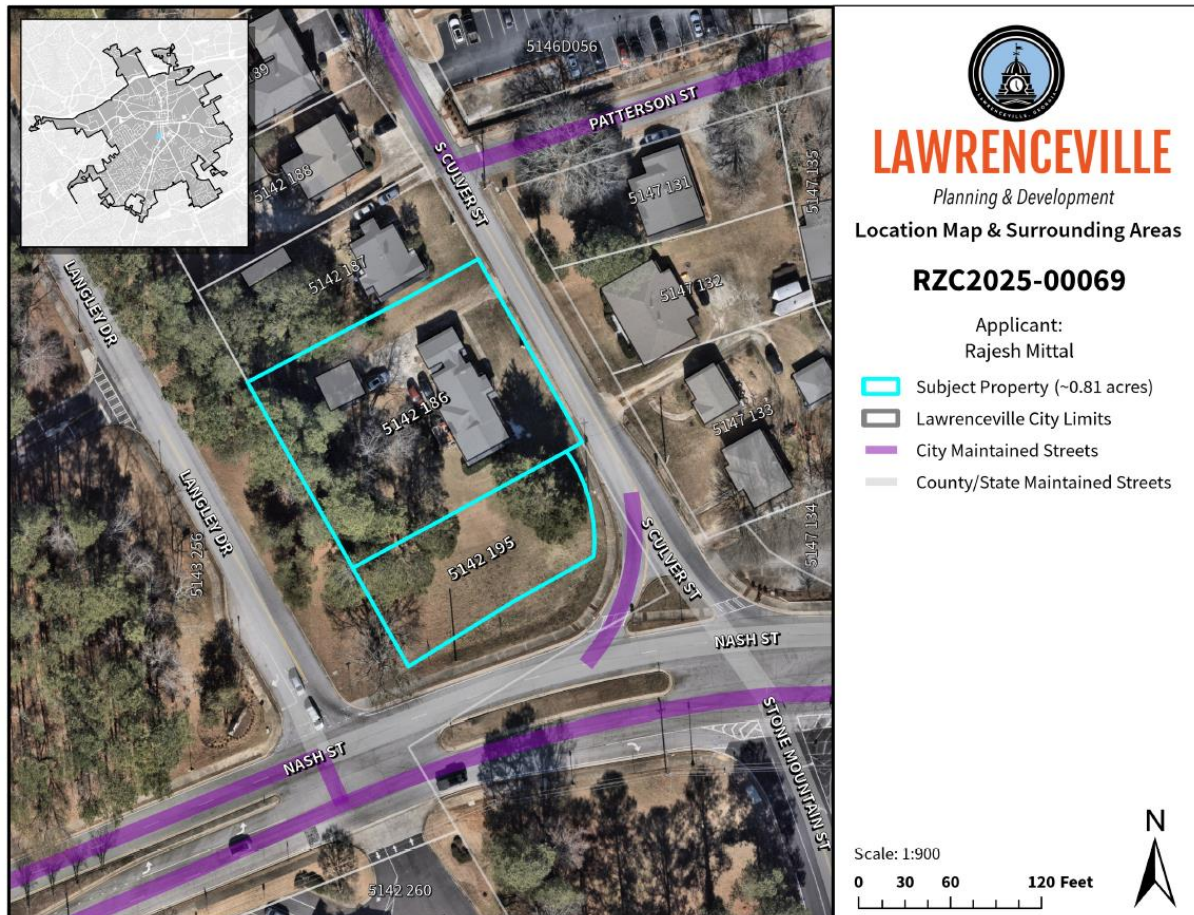
Planning & Development

4.

REZONING

CASE NUMBER(S):	RZC2025-00069
APPLICANT(S):	TONY NIAKAN – RCS INC
PROPERTY OWNER(S):	ERAAA LLC
LOCATION(S):	330 S CULVER STREET
PARCEL IDENTIFICATION NUMBER(S):	R5142 195, R5142 186
APPROXIMATE ACREAGE:	0.79 ACRES
CURRENT ZONING:	ON (OFFICE NEIGHBORHOOD DISTRICT) RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	OFFICE COMPLEX
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

Parcel R5142 186 was rezoned from RS-150 (Single-Family Residential District) to ON in 2010 pursuant to RZ-10-03. Parcel R5142 195 was zoned BG (General Business District) in the 1980s and rezoned to RS-150 between then and 2011.

PROJECT SUMMARY

The applicant is requesting to rezone the subject property to OI (Office Institutional District) to construct a new office complex totaling 7,200 square feet, consisting of 12 units at approximately 600 square feet each. The subject property is located at the northwest corner of Nash Street and Culver Street, in Downtown Lawrenceville.

located in the rear. The project will feature brick, stone, and panel materials consistent with neighborhood aesthetics, as well as landscaping, hardscaping, walkways, and seating areas to create a pedestrian-friendly and visually appealing.

Approval of the requested OI (Office Institutional District) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Lot Area	<i>20,000 sq.ft</i>	<i>23,784 sq.ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>144.87 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>30 ft</i>	<i>Variance</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Read Setback	<i>15 ft</i>	<i>15ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
District Location	<i>Major Arterial State Highway Access Roads parallel to expressways</i>	<i>Local Street</i>	<i>Variance</i>

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
OI/RS-150	50	15	Buffer Reduction

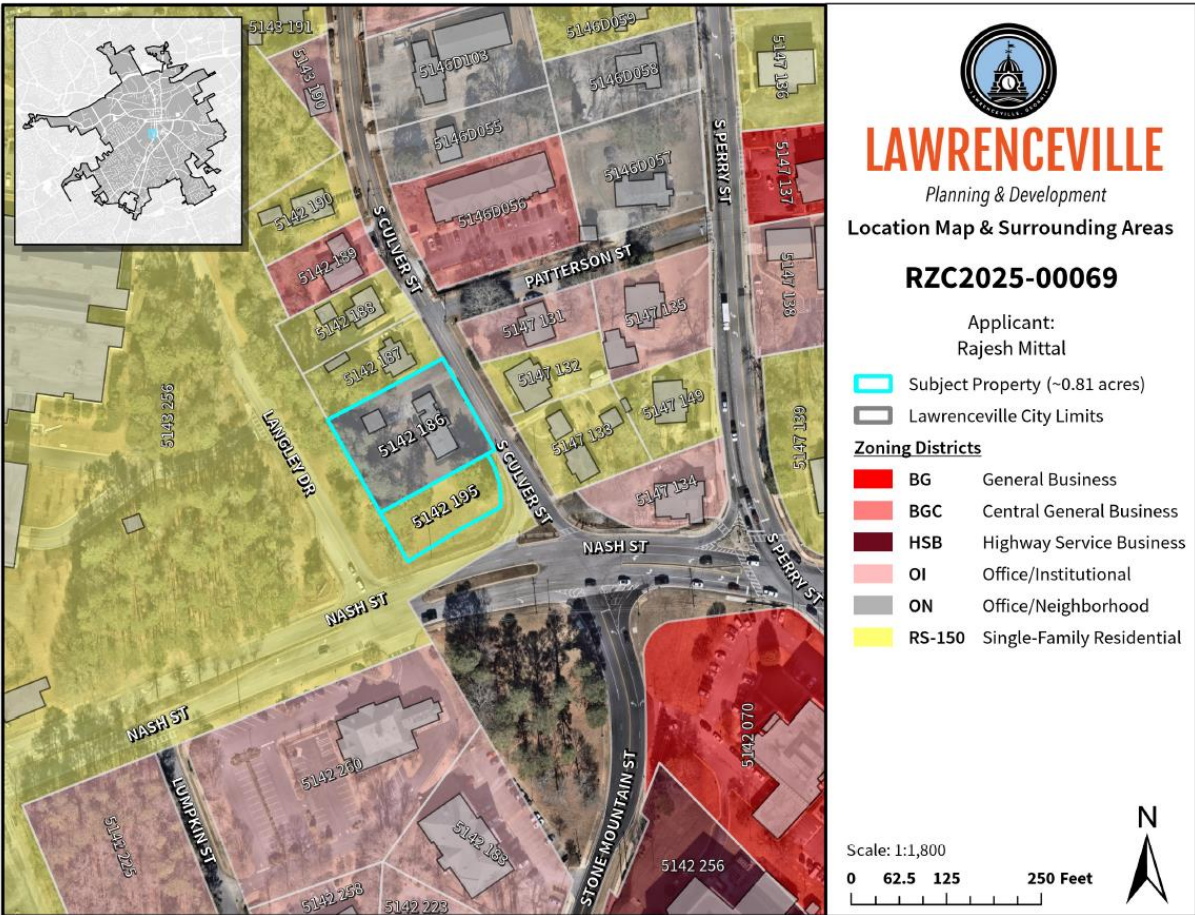
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Parking: Office (business, government, or professional)	1 per 300 SF GFA (24)	26	N/A

The specific variances requested are as follows:

- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 OI Office Institutional, B. Lot Development Standards. Allows for an encroachment of twenty (20) feet into the required fifty (50) feet front setback along Culver Street.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (70%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and RS-150).

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

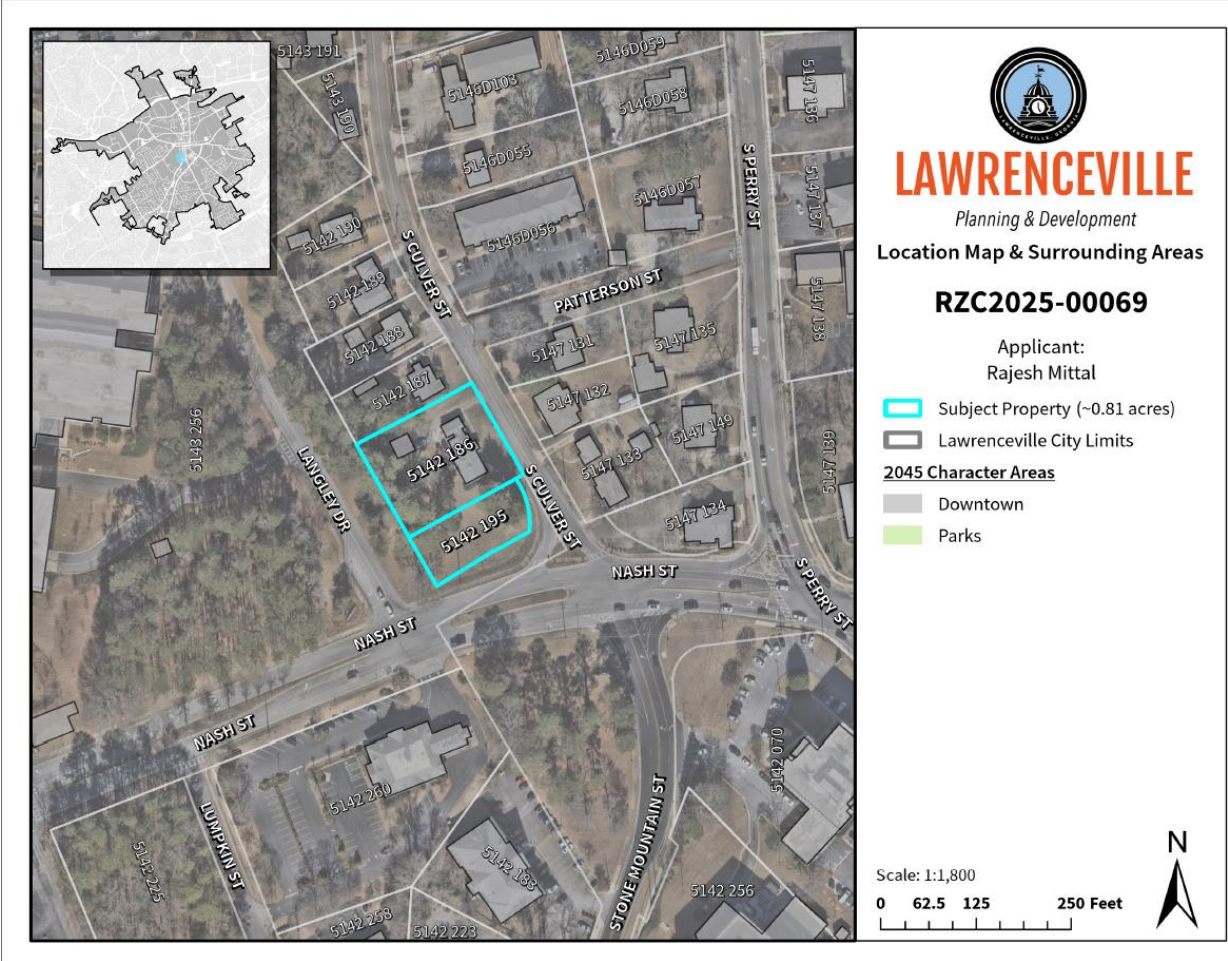


SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a variety of uses and zoning categories. The properties to the north, west, south and east are zoned RS-150 (Single-Family Residential District) used as residences with the exception to the property adjacent to the west that is the Gwinnett County Justice and Administration Center. To the northeast of the proposed development, is a property zoned BGC (Central General Business District) used for professional and attorney’s offices.

The proposed rezoning may be appropriate when considering the surrounding context; the proximity to the Gwinnett County Justice and Administration Center has a significant institutional presence.

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. 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 proposed office complex, modest in scale (7,200 sq ft), oriented to the street, with walkable features, seating areas, and compatible materials, aligns well with the vision for this Character Area.

STAFF RECOMMENDATION

In conclusion, the requested project may complement the Downtown Character Area's vision by introducing a small-scale office building that enhances walkability, street frontage, and appropriate land use transitions.

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

CEU2023-07007; unlicensed business; closed.

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 Office-Institutional use is suitable considering the surrounding development pattern. The subject property is adjacent to both residential and institutional/governmental uses, including the Gwinnett County Justice and Administration Center. The office use provides a compatible transition between the higher-intensity downtown and adjacent residential areas, particularly given its modest scale and proposed architectural treatment.

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

Properly conditioned and designed, adverse impacts to surrounding properties can be mitigated. The project includes pedestrian-friendly features, appropriate orientation of buildings, and rear-lot parking to reduce visual and functional conflicts. Therefore, it is not expected to adversely affect the usability of nearby properties.

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

Yes, however, one of the properties has potential for residential development under its current zoning, its location adjacent to downtown and to a major institutional use reduces the long-term viability of low-density residential uses. Rezoning to OI allows for a more appropriate economic use that aligns with market demand and the context of surrounding development.

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 proposed office use is relatively low in intensity and may not generate significant traffic or require additional school enrollment. The project benefits from existing street and utility infrastructure in the downtown area, and the applicant's request for reduced parking reflects the walkability of the

location. As such, the project is unlikely to place a burdensome demand on public facilities.

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

Yes. The 2045 Comprehensive Plan designates this area as part of the Downtown Character Area, which encourages mixed-use, walkable, and human-scaled development. The proposed office complex aligns with this vision by providing a low-intensity commercial use that supports downtown activity, complements the surrounding built environment, and enhances pedestrian connectivity.

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;

Yes. The continued investment and redevelopment within downtown Lawrenceville indicate changing conditions that support the transition of properties like this from residential and office neighborhood to office or mixed-use. The presence of institutional uses nearby, improvements in walkability infrastructure, and demand for small-scale office space in proximity to the courthouse and downtown businesses may provide strong justification for approving the rezoning request. The request may help implement Policy LU3. Facilitate the Development of Underutilized Parcels, from the 2045 Comprehensive Plan.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZC2025-00069

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A.** A professional Office Complex consisting of multiple fire-separated office suites of approximately 600 square feet in size.
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated August 12, 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.
- C.** The design and exterior appearance shall be in general accordance with the elevation exhibits received on August 12, 2025. Final design and exterior appearance shall be approved by the Director of Planning and Development.
- D.** 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- E.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- F.** Outdoor storage shall be prohibited.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- C.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and striped.
- D.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E.** Provide a five (5) foot concrete sidewalk adjacent to all public rights-of-way.
- F.** 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;
- G.** Dumpsters shall be located to the interior of 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. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- H.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- I.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- J.** All grassed areas shall be sodded.
- K.** Underground utilities shall be provided throughout the development.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.

M. 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.

N. Billboards or oversized signs shall be prohibited.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of twenty (20) feet into the required fifty (50) feet front setback along Culver Street.

B. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (70%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and RS-150).



LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RCS INC</u>	NAME: <u>ERAAA LLC</u>
ADDRESS: <u>3870 Peachtree Ind'l. Blvd</u>	ADDRESS: <u>3771 Old Bridge Way</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>(678) 427-7312</u>	PHONE: <u>(678)367-8253</u>
CONTACT PERSON: <u>Tony Niakan</u> PHONE: <u>(678) 427-7312</u>	
CONTACT'S E-MAIL: <u>corvelle@mindspring.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>ON and RS150</u> ACREAGE: _____	
PARCEL NUMBER(S): <u>Gwinnett Parcel Numbers 5142 186 and 5142 195</u>	
ADDRESS OF PROPERTY: <u>330 CULVER ST and CULVER ST</u>	
PROPOSED USE: <u>Professional Offices OI</u>	

H/S Niakan - 7/15/25
SIGNATURE OF APPLICANT DATE

Tony Niakan

TYPED OR PRINTED NAME

Cedric Wesley 7/15/25
NOTARY PUBLIC DATE



Raj Mittal 07/08/25
SIGNATURE OF OWNER DATE

Raj Mittal

TYPED OR PRINTED NAME

Melanie H Keeling 7/8/25
NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC2025-00069
RECEIVED AUGUST 12, 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? 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)

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

ARCADE, Inc.
Architects, Building Consultant
3877 Thayer Trace, Duluth, Georgia 30096
arcadeinc@aol.com Tel: (404) 731-2322

August 8, 2025

Letter of intent

Re: 330 Culver Street- Application for Re-Zoning

Address: 330 Culver Street, Lawrenceville, Georgia 30046

Dear Sirs:

This is an application for the rezoning of the property located at the address above.

The property consists of three lots (Tax deeds) but the whole property has a deed as one property and one owner. (Gwinnett County parcel ID: R5142 195 & R5142 186 & R5142 187.)

We are requesting dividing this property into two lots as shown on the site plan and survey drawings as Lot "A" that we are applying for the rezoning and the new building. And Lot "B" to remain as residential as is and will not be a part of this development.

This application has been filed and the number is: RZC2025-00069.

A request to rezone the property at 330 Culver Street (PINS; 5142 186 & 5142 195) from RS-150 (Single Family Residential District) and ON (Office neighborhood District) to develop a 7,200 to 7,300 square foot office building.

As per recent comments we have updated the drawings and are submitting them with this letter. We respectfully are requesting the following:

- An elimination of the 40' undisturbed buffer to the north. The owner already owns and controls that property.
- We have updated the setbacks based on considering both sides of Culver & Nash streets as similar setbacks (Apparently set back on Culver side is considered front with 50' setback and Nash street as the side with 10' set back) and reducing and adjusting both to 30 feet from both property lines As shown on the project.

- Buffer reduction of the frontage from 50' to 30' (same 30' set back has been applied to both sides of Culver and Nash Streets.)
- Reduction of Langley Street side (west) to a 15 feet rear setback and removal of the 50' residential buffer on west side since the property is the Gwinnett County Administration building and is not residential.

The proposed office building(s) will be based on a theme and style to match the existing downtown area and proceed with attention to the new development and the future of the city. The main building will be facing Nash Street, and the car parking will be located behind the building. The complex will have a charming walkable ambience with sitting areas, and walkway access to the adjacent areas for a more user-friendly environment. The materials will consist of brick and stone and new panels (Nichia or similar) to match the neighborhood. Landscaping and hardscaping will also be a part of the development to add a natural feeling to the complex and the area.

We appreciate your consideration of this application. Please let us know if there are more documents needed to be added or changes to be made to this application.

Please feel free to contact us for any questions or concerns.

Respectfully,

Mani Farhan, Project Architect

LEGAL DESCRIPTION
330 Culver Street - Lot A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 142 of the 5th District, lying in the City of Lawrenceville of Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at the right of way intersection of the northerly right of way of Nash Street (Variable R/W) and Culver Street (Variable Right of Way); and said point being the true POINT OF BEGINNING;

from said point as thus established;

Following southwesterly along the right of way of Nash Street;

South 57 degrees 29 minutes 19 seconds West, a distance of 144.87 feet to a 1-inch open-top pipe found;

Leaving said right of way;

North 29 degrees 41 minutes 47 seconds West, a distance of 210.02 feet to a point;

Thence North 58 degrees 14 minutes 21 seconds East, a distance of 167.40 feet to a 1/2-inch rebar found;

Thence, following southeasterly along the right of way of Culver Street;

South 29 degrees 46 minutes 30 seconds East, a distance of 124.29 feet to a right of way monument found;

Thence South 60 degrees 33 minutes 36 seconds West, a distance of 2.35 feet to a 1/2-inch rebar found;

Thence South 10 degrees 2 minutes 16 seconds East, a distance of 18.56 feet to a right of way monument found;

Thence South 21 degrees 33 minutes 51 seconds East, a distance of 28.98 feet to a right of way monument found;

Thence, Southerly following a curve with a radius of 59.50 feet, a distance of 40.57 feet, being subtended by a line South 15 degrees 2 minutes 31 seconds East, a distance of 39.79 feet to a 1/2-inch open-top pipe found;

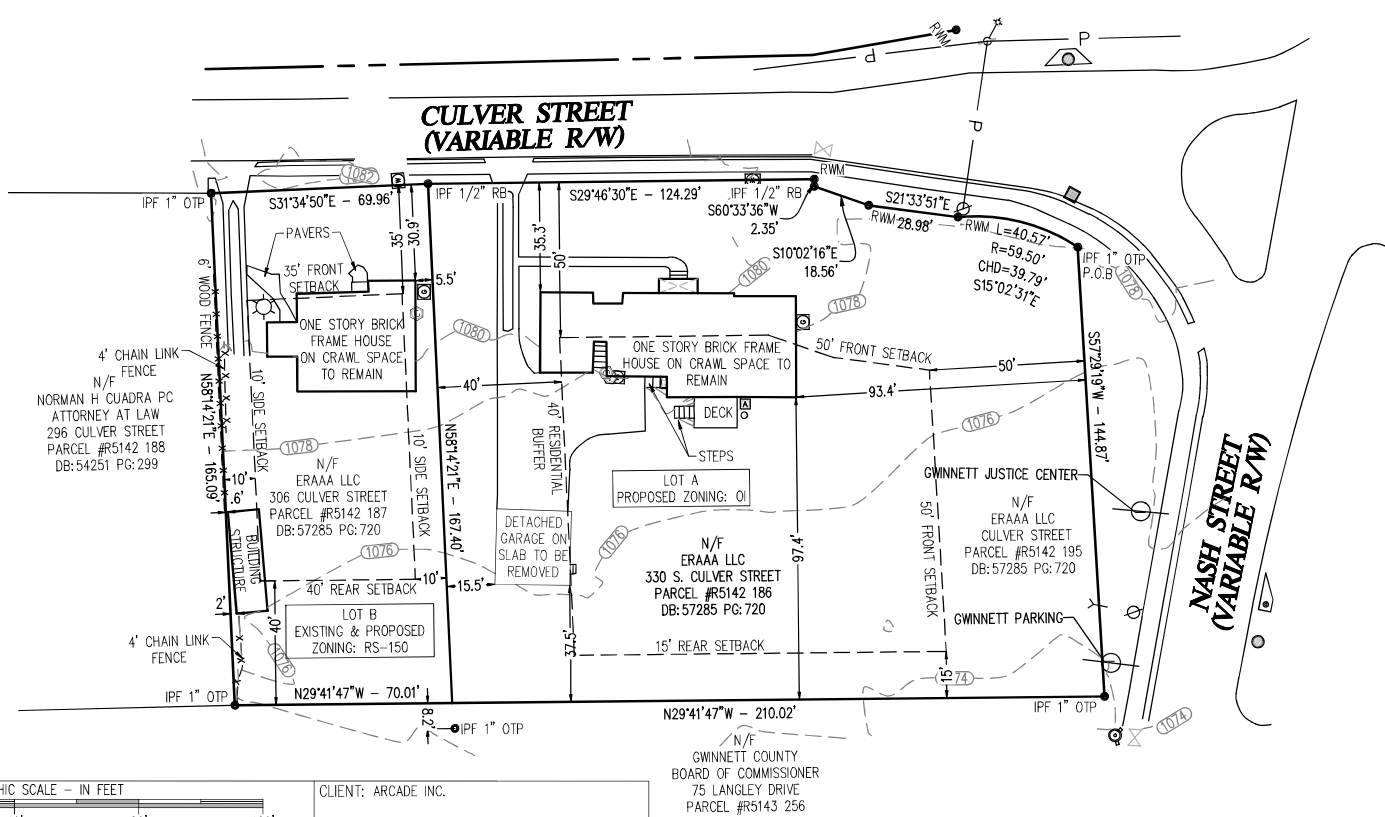
said point being the POINT OF BEGINNING.

Containing approximately 33,995.88 square feet or 0.780 acres.

RZC2025-00069
RECEIVED JULY 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXISTING ZONING DATA
LOT A - ON (OFFICE/NEIGHBORHOOD)
LOT B - RS-150 SINGLE FAMILY RESIDENCE
PROPOSED ZONING DATA
LOT A - OI (OFFICE/INSTITUTIONAL)
LOT B - RS-150 SINGLE FAMILY RESIDENCE

PROPOSED LOT DATA - LOT A
33,996 SQUARE FEET
0.780 ACRES
PROPOSED LOT DATA - LOT B
11,630 SQUARE FEET
0.267 ACRES



SCALE: 1"=40'

GRAPHIC SCALE - IN FEET

20' 0' 40' 80' 120'

CLIENT: ARCADE INC.

DESIGNED BY: LAR


SHEET NUMBER: 1 of 1

FILE NAME: 330 CULVER STREET ZONING CONCEPT

DATE: 06.27.2025

JOB NUMBER: FP-220

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KEYSTONE LAND SURVEYING, INC.

262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

REZONING EXHIBIT

FOR

330 SOUTH CULVER STREET

REZONING EXHIBIT

LAND LOT 142 - 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

REVISIONS

1		
2		
3		
4		
5		

RZC2025-00069
RECEIVED JULY 9, 2025
PLANNING & DEVELOPMENT DEPARTMENT



ARCADE, INC.
 ARCHITECTS
 BUILDING CONSULTANTS
 3877 THAYER TRACE
 DULUTH, GEORGIA 30096
 TEL (404) 781-2322
 ARCADEINC@AOL.COM

Rev No. Date Revision

SITE PLAN
 NEW OFFICE BUILDING FOR:
330 CULVER STREET
 330 CULVER STREET
 LAWRENCEVILLE, GEORGIA 30046

Project No: 25007

Scale: 1" = 40' - 0"

Drawn By: MF

Date: 6, 27, 2025

Issue: 8, 8, 2025

C-1c

TOTAL LOT "A" AREA 33918 SQ FT
 10% OF TOTAL AREA (IMPERVIOUS) 23184 SQ FT
 TOTAL PROPOSED BUILDINGS 1236 SQ FT
 TOTAL PARKING AREA 9178 SQ FT
 TOTAL SIDEWALKS/ SITTING 5600 SQ FT
 TOTAL ABOVE (IMPERVIOUS) 22014 SQ FT
 PROPOSED IMPERVIOUS AREA IS LESS THAN REQUIRED.
 (OK)

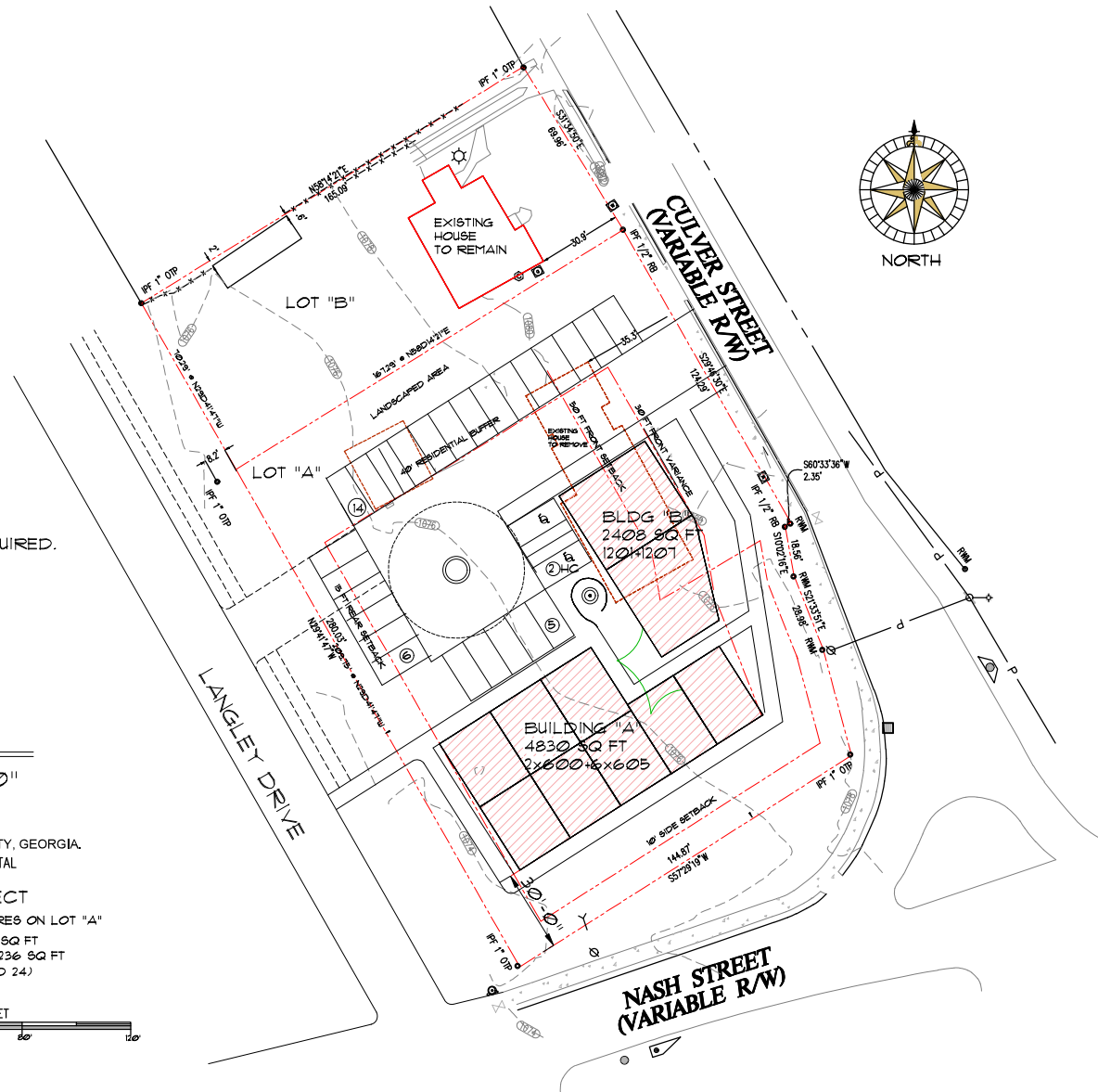
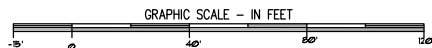
SITE PLAN

SCALE 1" = 40' - 0"

330 CULVER STREET
 LAND LOT 142 - 5TH DISTRICT
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA.
 CLIENT: RAJESH KUMAR MITTAL

PROPOSED PROJECT

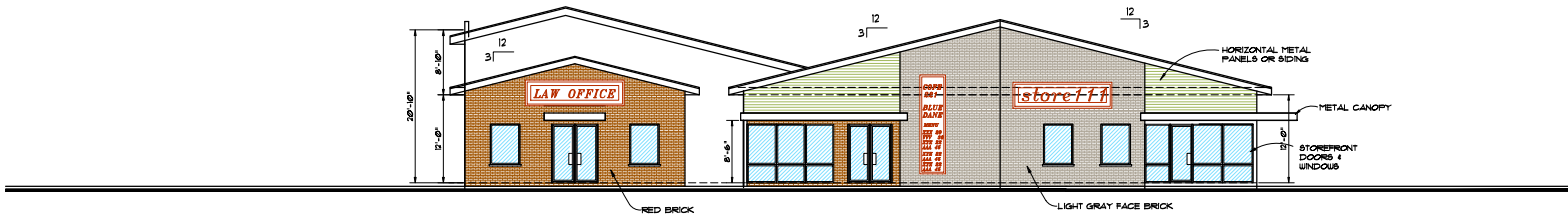
REMOVING EXISTING STRUCTURES ON LOT "A"
 12 NEW UNITS OF APPROX 600 SQ FT
 TOTAL NEW BUILDINGS AREA 1236 SQ FT
 NEW PARKINGS 21- (REQUIRED 24)





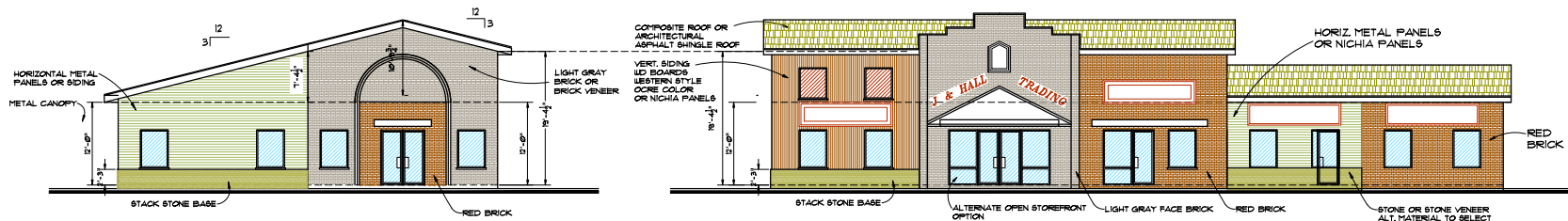
ARCADE, INC.
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 TEL. (404) 731-2322
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Rev. No. Date Revision



SIDE/FRONT? ELEVATION (CULVER STREET VIEW)

SCALE 1/8" = 1'-0"



REAR ELEVATION (LANGLEY DRIVE VIEW)

SCALE 1/8" = 1'-0"

FRONT, SIDE ELEVATION (NASH STREET VIEW)

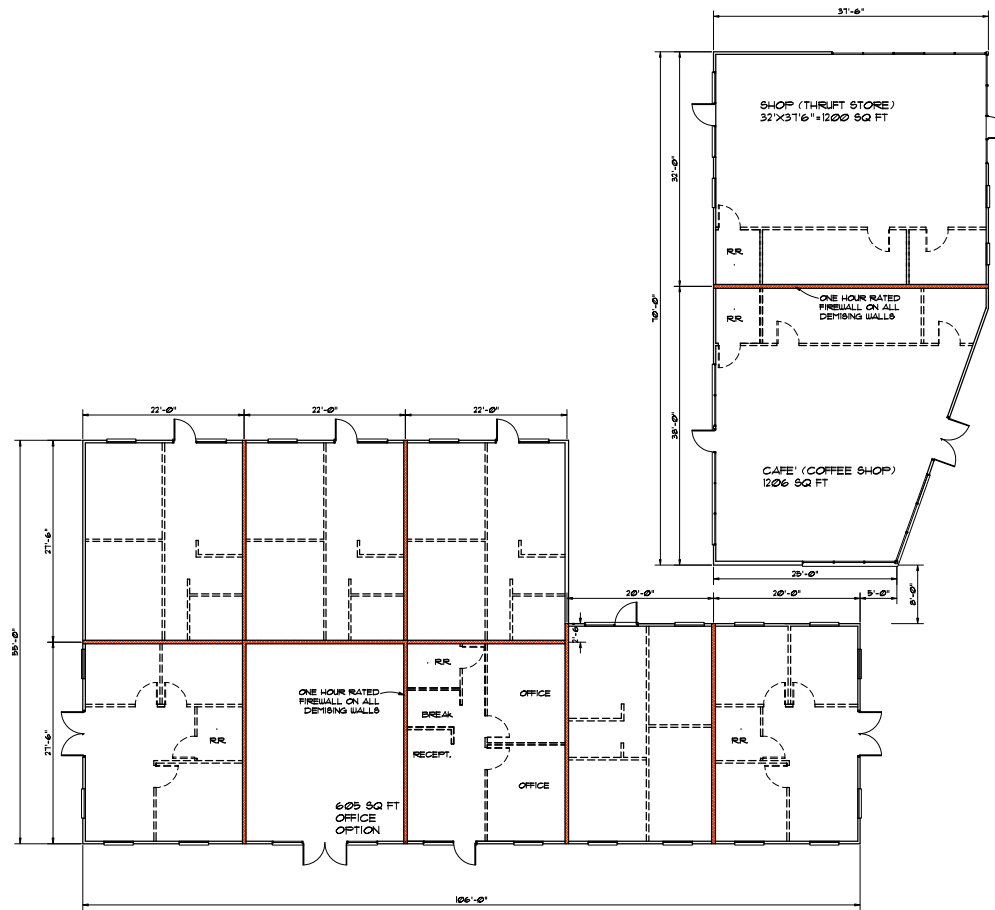
SCALE 1/8" = 1'-0"

ELEVATIONS

A NEW OFFICE BUILDING FOR:
330 CULVER STREET
 330 CULVER STREET
 LAURENCEVILLE, GEORGIA 30000

Project No: 25007
 Scale: 1/8" = 1'-0"
 Drawn By: MF
 Date: 5, 19, 2025
 Issue: 8, 6, 2025

A-2



FLOOR PLAN

SCALE 1/8" = 1'-0"

TOTAL AREA = 1,236 SQ FT

INCLUDES: 10 UNITS AS FOLLOWS:

6 UNITS OF 27'6"X22' = 605 SQ FT, 3630 SQ FT

2 UNITS OF 20'X30' = 600 SQ FT, 1200 SQ FT

PLUS SHOP, 1200 SQ FT, CAFE: 1206 SQ FT

(OPTION OF COMBINING TWO OR MORE UNITS)



ARCADE, INC.
ARCHITECTS
BUILDING CONSULTANTS
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DULUTH, GEORGIA 30096
TEL (404) 751-2322
ARCADEINC@AOL.COM

Rev No. Date Revision

Rev No.	Date	Revision

FLOOR PLAN

A NEW OFFICE BUILDING FOR:
330 CULVER STREET
330 CULVER STREET
LAURENCEVILLE, GEORGIA 30000

Project No: 25007

Scale: 1/8" = 1'-0"

Drawn By: MF

Date: 5, 19, 2025

Issue: 8, 6, 2025

A = 1



RZC2025-00069
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PLANNING & DEVELOPMENT DEPARTMENT



RZC2025-00069
RECEIVED AUGUST 12, 2025
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RECEIVED AUGUST 12, 2025
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RZC2025-00069
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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE





Planning & Development

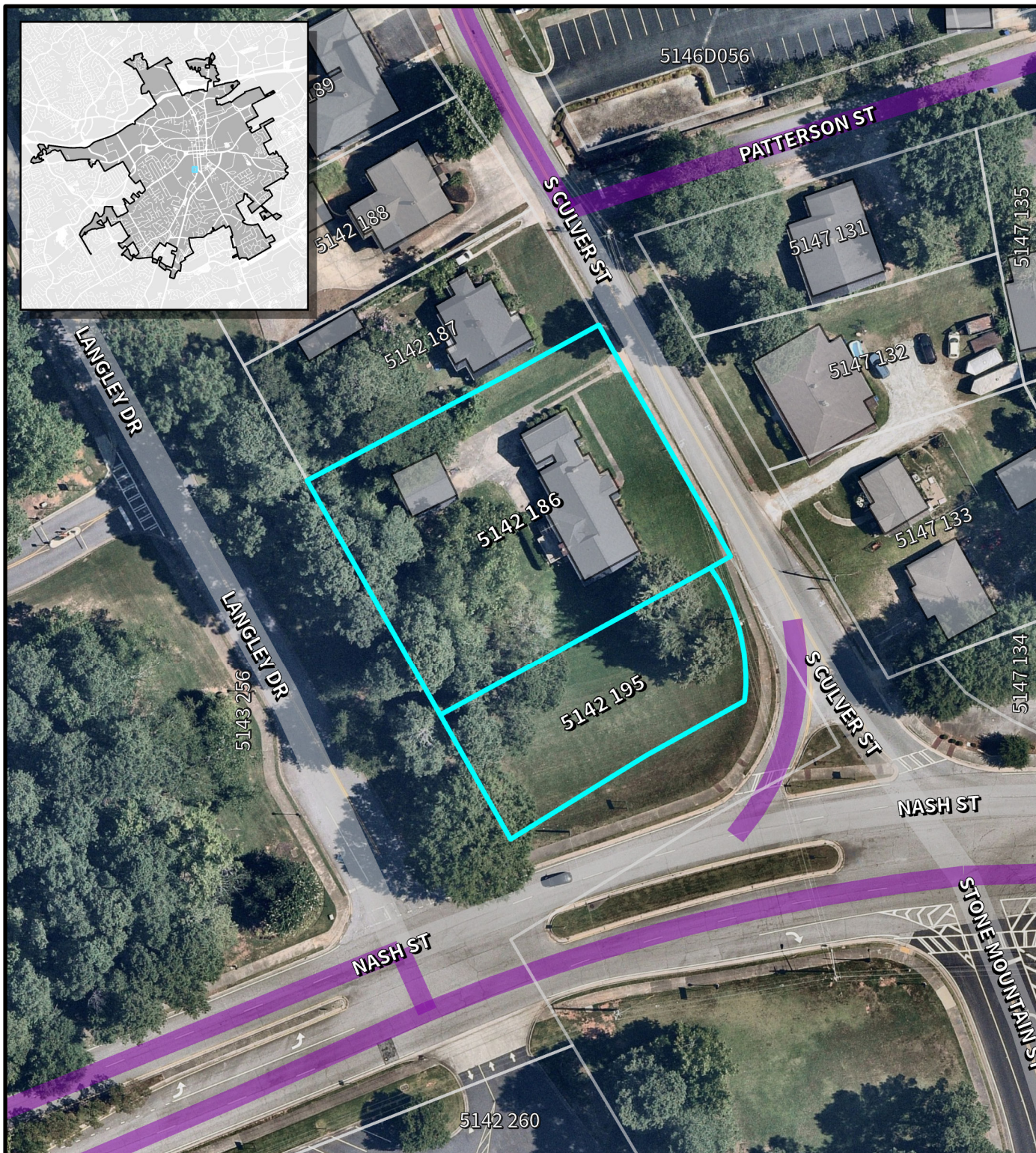
Location Map & Surrounding Areas

RZC2025-00069

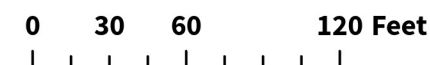
Applicant:

Tony Niakan - RCS Inc

-  Subject Property (~0.81 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00069





Applicant:

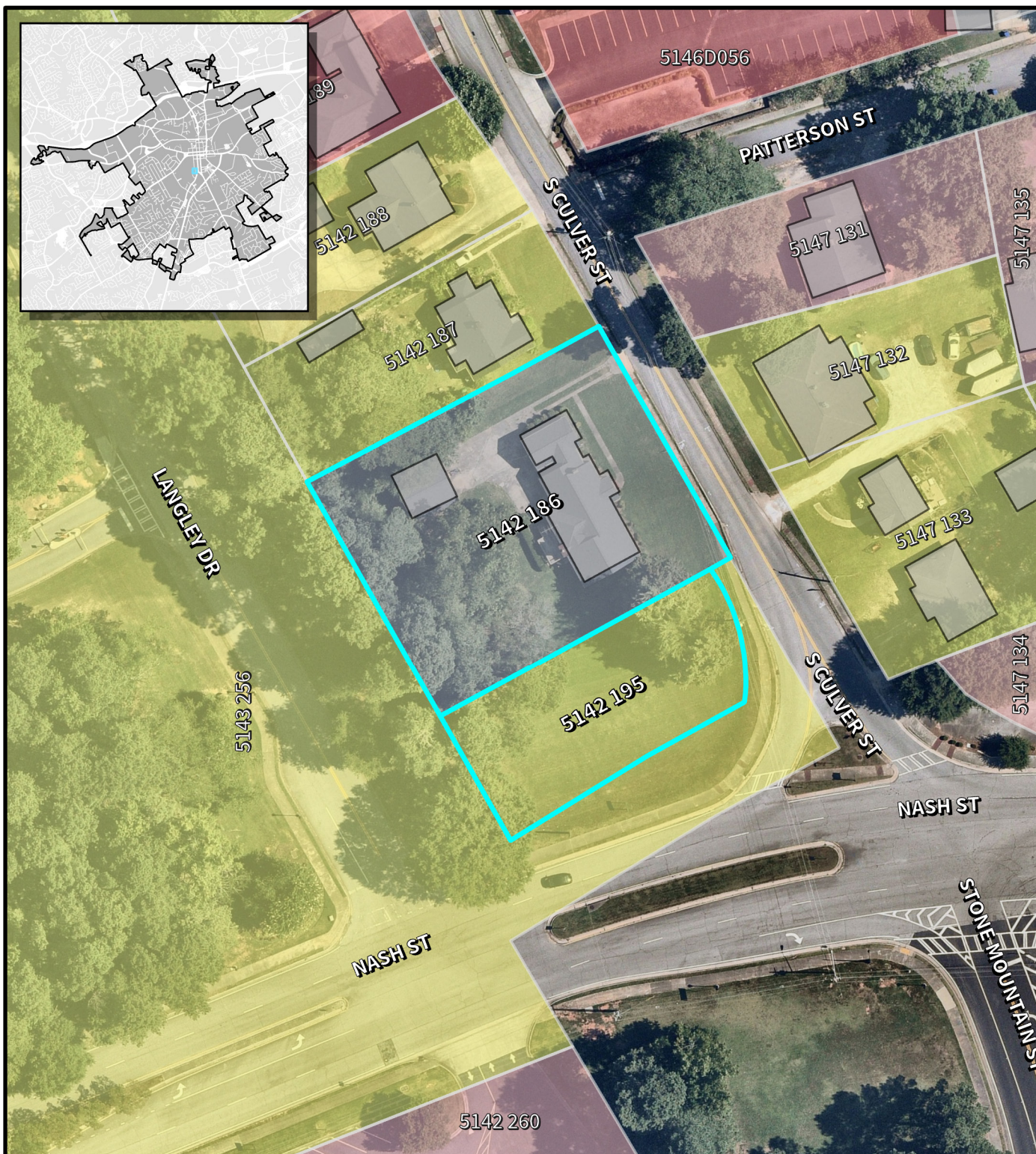
Tony Niakan - RCS Inc

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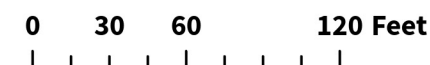
 Lawrenceville City Limits

Zoning Districts

	BGC	Central General Business
	OI	Office/Institutional
	ON	Office/Neighborhood
	RS-150	Single-Family Residential



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00069

Applicant:

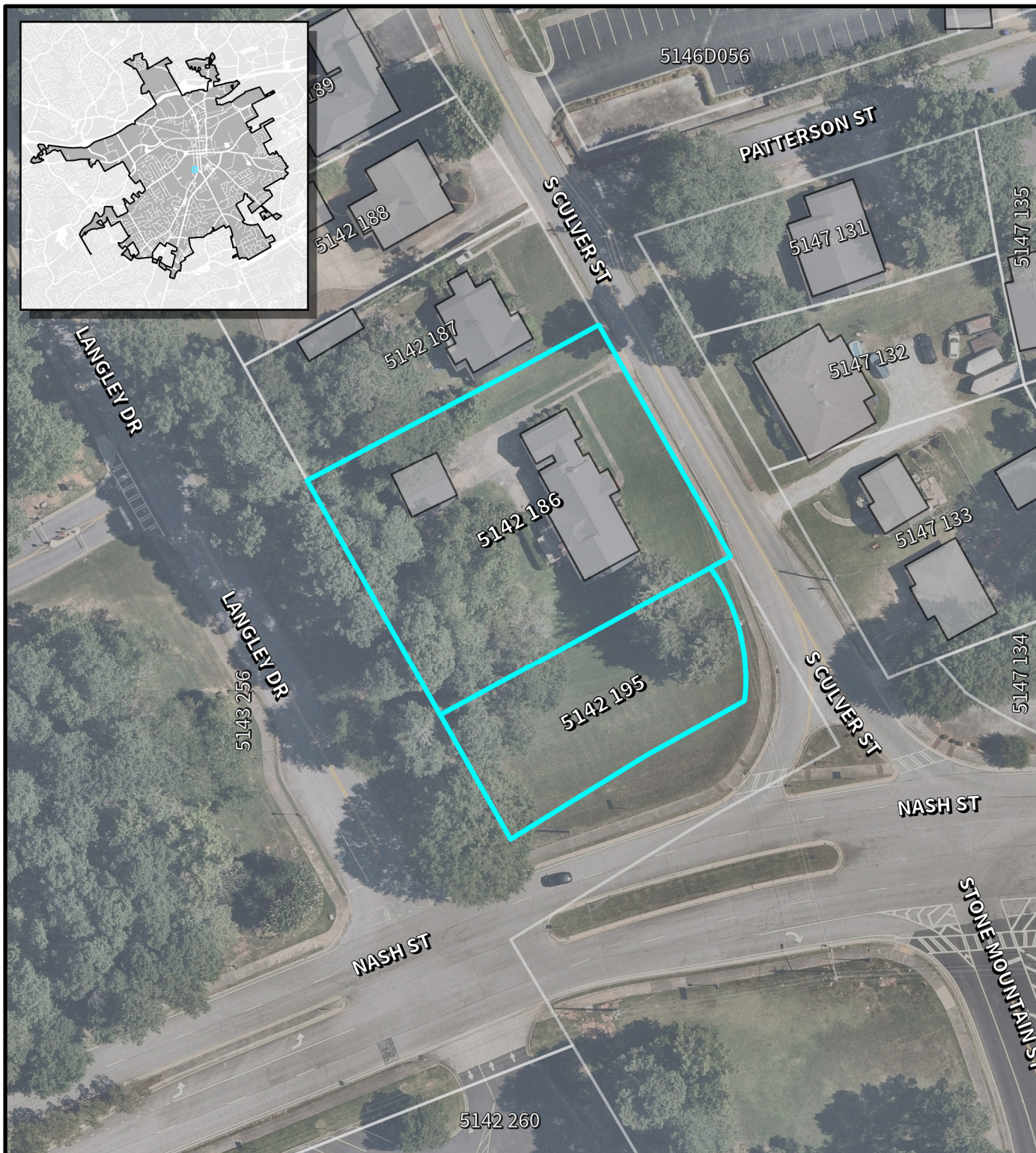
Tony Niakan - RCS Inc

 Subject Property (~0.81 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE





Planning & Development

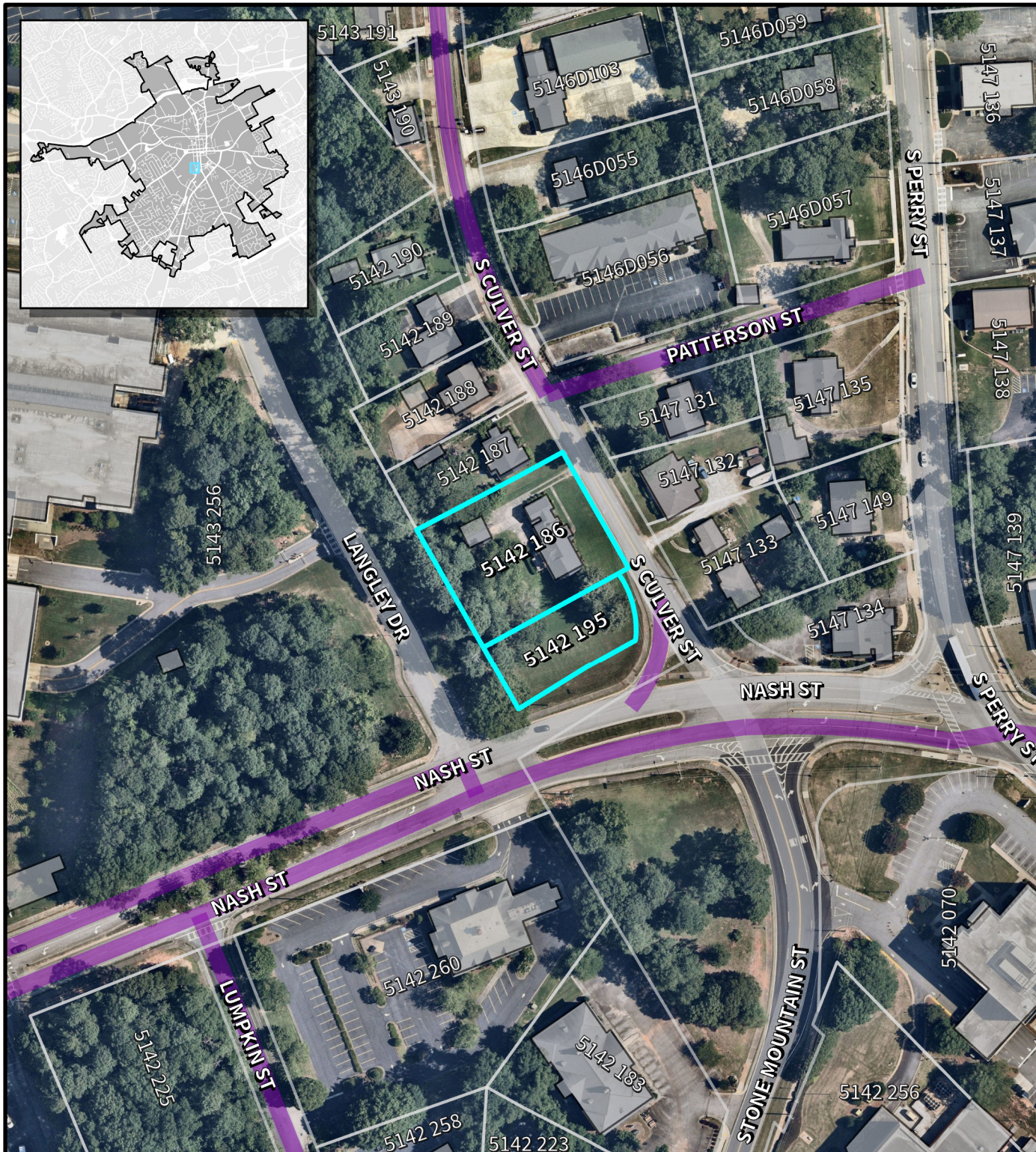
Location Map & Surrounding Areas

RZC2025-00069

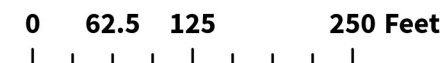
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Tony Niakan - RCS Inc

-  Subject Property (~0.81 acres)
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-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00069







Applicant:

Tony Niakan - RCS Inc

 Subject Property (~0.81 acres)

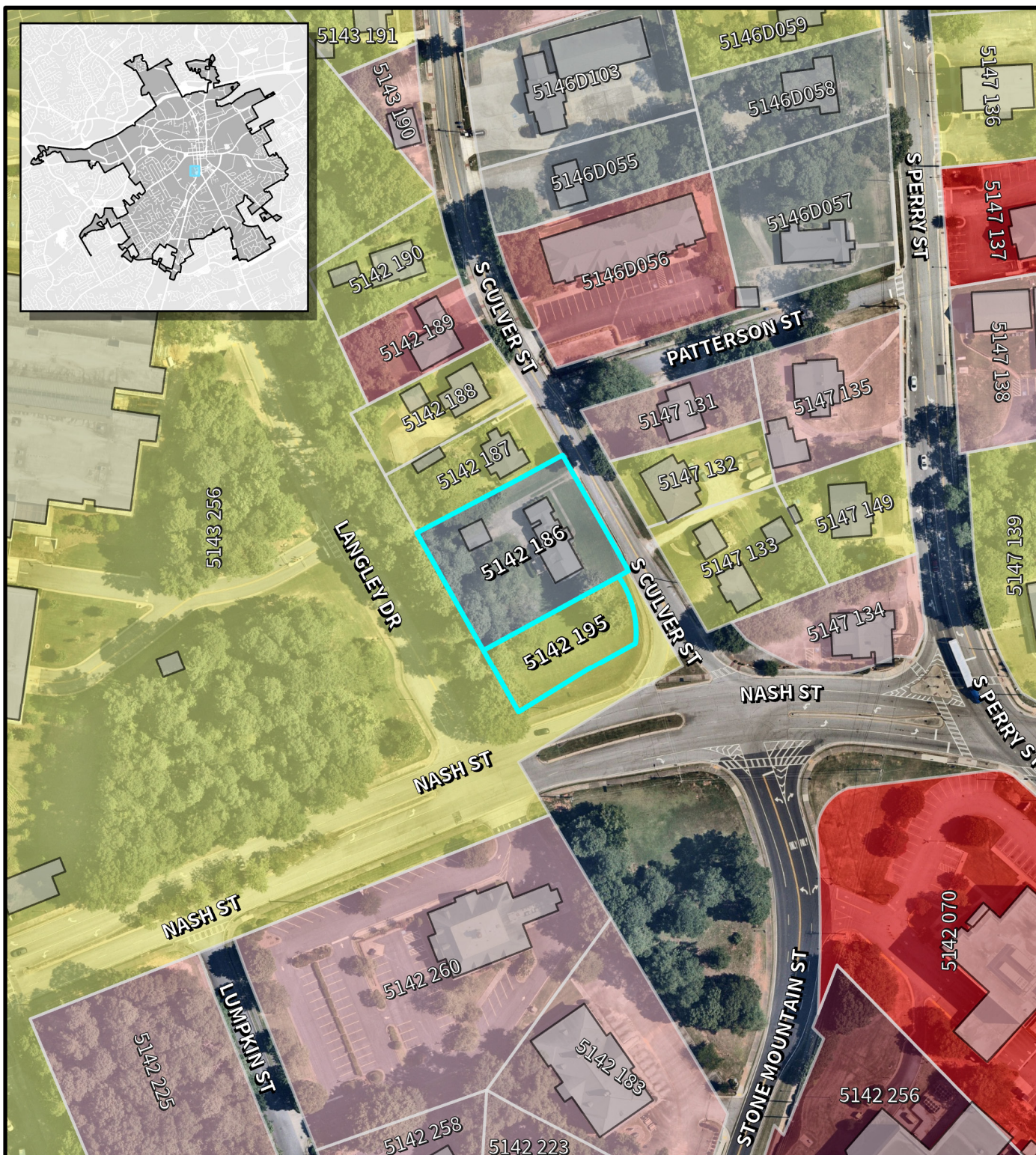
 Lawrenceville City Limits

Zoning Districts

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

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00069

Applicant:

Tony Niakan - RCS Inc

 Subject Property (~0.81 acres)

 Lawrenceville City Limits

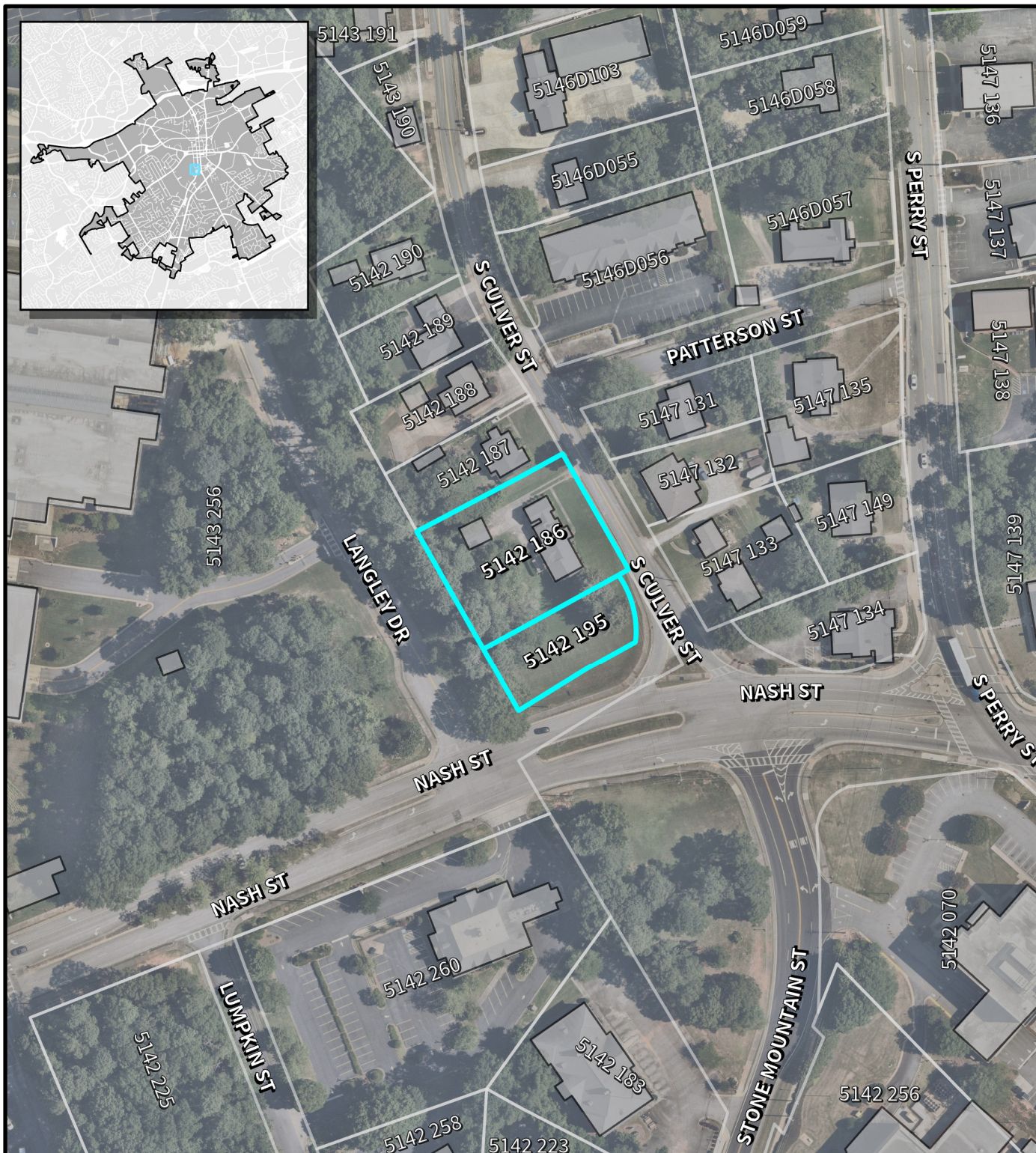
2045 Character Areas

 Downtown

 Parks

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District)

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

Planning Commission Recommendation:

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

Attachments/Exhibits:

- RZM2025-00021_RPRT_08062025
- RZM2025-00021_P&D REC CNDS_08062025
- RZM2025-00021_ATTCHMNTS_08112025



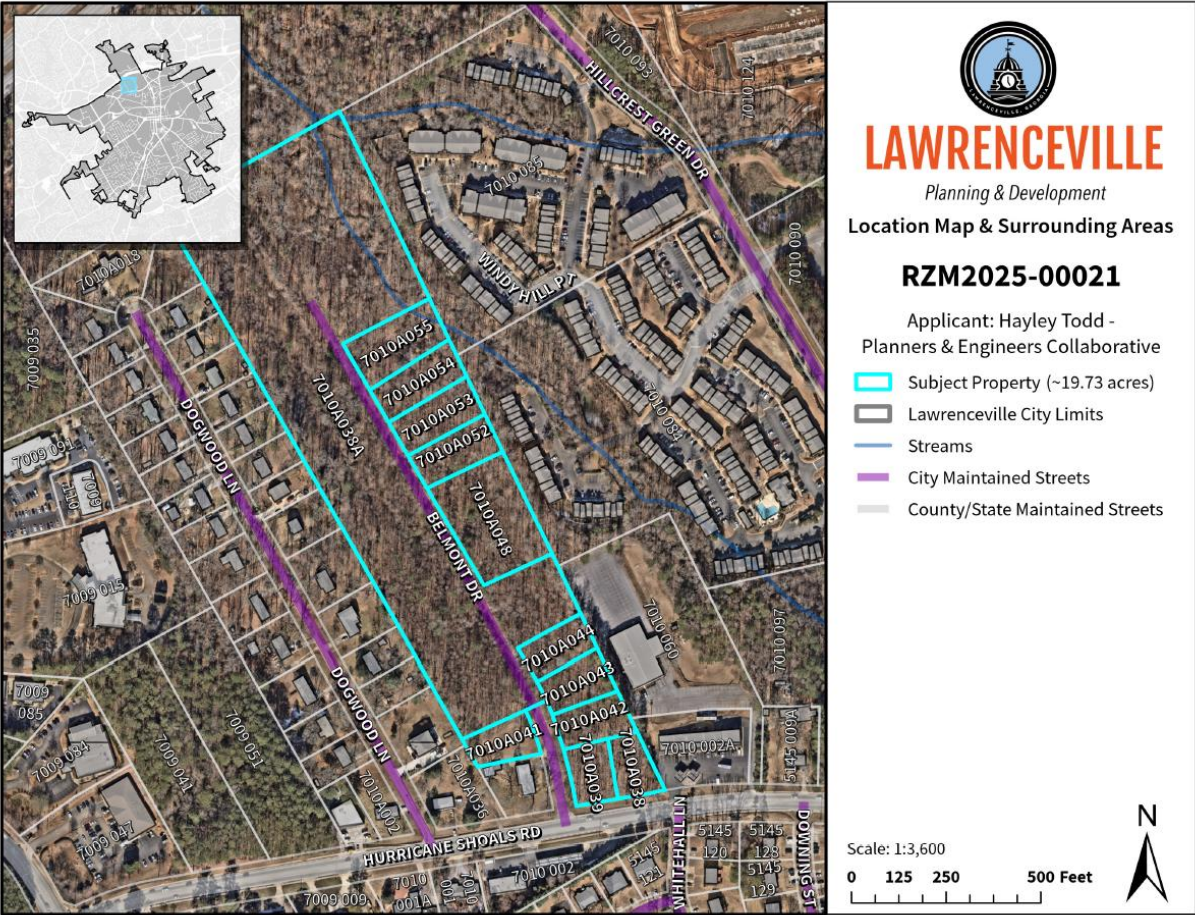
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZM2025-00021
APPLICANT(S):	HAYLEY TODD – PLANNERS & ENGINEERS COLLABORATIVE
PROPERTY OWNER(S):	SMITH CHARITABLE REMAINDER UNITRUST AND CE SMITH FAMILY, LLLP
LOCATION(S):	0 BELMONT DRIVE & 0 HURRICANE SHOALS ROAD
PARCEL IDENTIFICATION NUMBER(S):	R7010A038, R7010A038A, R7010A039, R7010A041, R7010A042, R7010A043, R7010A044, R7010A048, R7010A052, R7010A053, R7010A054, AND R7010A055
APPROXIMATE ACREAGE:	20 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT) & LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	252 SENIOR HOUSING UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



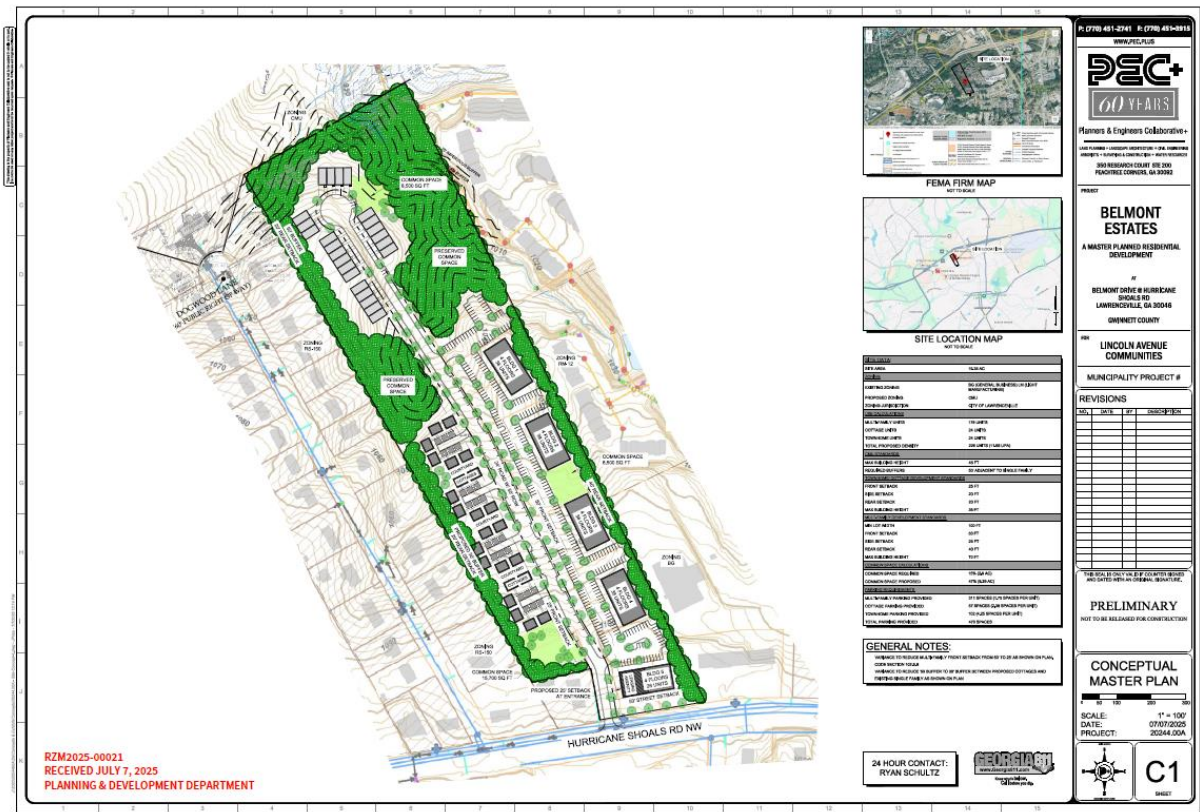
ZONING HISTORY

The earliest zoning records on file with the city show the subject property zoned as RS-120 (Single-Family Residential District) circa 1960. It was rezoned to split LM/BG zoning on December 7, 1987 and again in 1997 (RZ-97-09) to correct an error in placement of the zoning boundary line. The subject property remains zoned as split LM/BG to this day.

PROJECT SUMMARY

The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the approximately 20-acre subject property to CMU (Community-Mixed Use District) in order to develop a 252-unit, mixed housing-style community featuring 204 apartment units, 24 attached cottage units, and 24 front-entry townhomes at a gross density of 13 units per acre (UPA). The development is specifically geared towards senior (age 55+) housing, with an emphasis on affordability; that is, units will be priced at 50-60% of Area Median Income (AMI).

Approval of the requested CMU (Community Mixed Use) zoning district is contingent on allowing variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

<i>Land Use</i>	<i>Percentage of Gross Land Area</i>			<i>Recommendation</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Proposed</i>	
Residential	30%	75%	100%	Variance
Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	0%	

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
<i>d. Townhouses (see RM-8 standards, below)</i>
<i>e. Multifamily (see RM-24 standards, below)</i>

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District,
Subsection B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>N/A</i>
Minimum Unit Width	<i>20 feet</i>	<i>24 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>25 feet</i>	<i>25 feet</i>	<i>N/A</i>
External Minimum Side Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
External Minimum Rear Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>See Table Below</i>	<i>See Table Below</i>	<i>N/A</i>
Impervious Surface Coverage	<i>40% (7.74 acres)</i>	<i>40% (7.74 acres)</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Green / Common Space %	<i>2.90 acres (15% of gross acreage)</i>	<i>9.29 acres (47% of gross acreage)</i>	<i>N/A</i>
Minimum Public Green Space	<i>3,000 SF</i>	<i>8,500 SF</i>	<i>N/A</i>
Adjacency to Public Green Space	<i>24 Units (50%)</i>	<i>48 Units (100%)</i>	<i>N/A</i>

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
1-bedroom	<i>1,000 sq. ft</i>	<i>1,600 square feet</i>	<i>N/A</i>
2-bedroom	<i>1,200 sq. ft</i>		
3-bedroom	<i>1,400 sq. ft (40%)</i>		
4-bedroom	<i>1,600 sq. ft (10%)</i>		

Article 1 Districts, Section 102.9 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards and Subsection E. Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>CMU Project Standard: Minimum Acreage – 5 acres</i>
Minimum Lot Width	<i>100 feet</i>	<i>240 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>50 feet</i>	<i>50/25 feet</i>	<i>Variance</i>
External Minimum Side Setback	<i>25 feet</i>	<i>25 feet</i>	<i>N/A</i>
External Minimum Rear Setback	<i>40 feet</i>	<i>40 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>See Table Below</i>	<i>See Table Below</i>	<i>N/A</i>
Impervious Surface Coverage	<i>60% (11.61 acres)</i>	<i>53% (10.26 acres)</i>	<i>N/A</i>
Maximum Building Height	<i>70 feet</i>	<i>70 feet</i>	<i>N/A</i>
Maximum Number of Stories	<i>5 stories</i>	<i>5 stories</i>	<i>N/A</i>
Gross Density	<i>24 units per acre (UPA)</i>	<i>13 units per acre (UPA)</i>	<i>N/A</i>

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Studio	<i>650 sq. ft</i>	<i>750 – 1,100 square feet</i>	<i>N/A</i>
1-bedroom	<i>800 sq. ft</i>		
2-bedroom	<i>1,000 sq. ft</i>		
3-bedroom	<i>1,200 sq. ft (10%)</i>		

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection C. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>N/A</i>
Road Frontage	<i>40 feet per lot</i>	<i>N/A</i>	<i>N/A</i>
Maximum Height	<i>45 feet</i>	<i>45 feet</i>	<i>N/A</i>
Internal Minimum Front Setback	<i>5-15 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Side Setback	<i>10-20 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Rear Setback	<i>25-50 feet</i>	<i>25 feet</i>	<i>N/A</i>
Minimum Setback along classified Arterials/Collectors	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection I. Parking and Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3

Standard	Requirement	Proposal	Recommendation
Multifamily Dwelling Unit (204 units)	<i>1.5 spaces per dwelling unit (306 spaces)</i>	<i>1.6 spaces per dwelling unit (308 spaces)</i>	<i>N/A</i>
Townhouse Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>4.25 spaces per dwelling unit (102 spaces)</i>	<i>N/A</i>
Cottage Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>2.38 spaces per dwelling unit (57 spaces)</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
CMU / BG	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / CMU	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RS-150	<i>50 ft</i>	<i>30 ft</i>	Variance

Five (5) variances are specifically requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

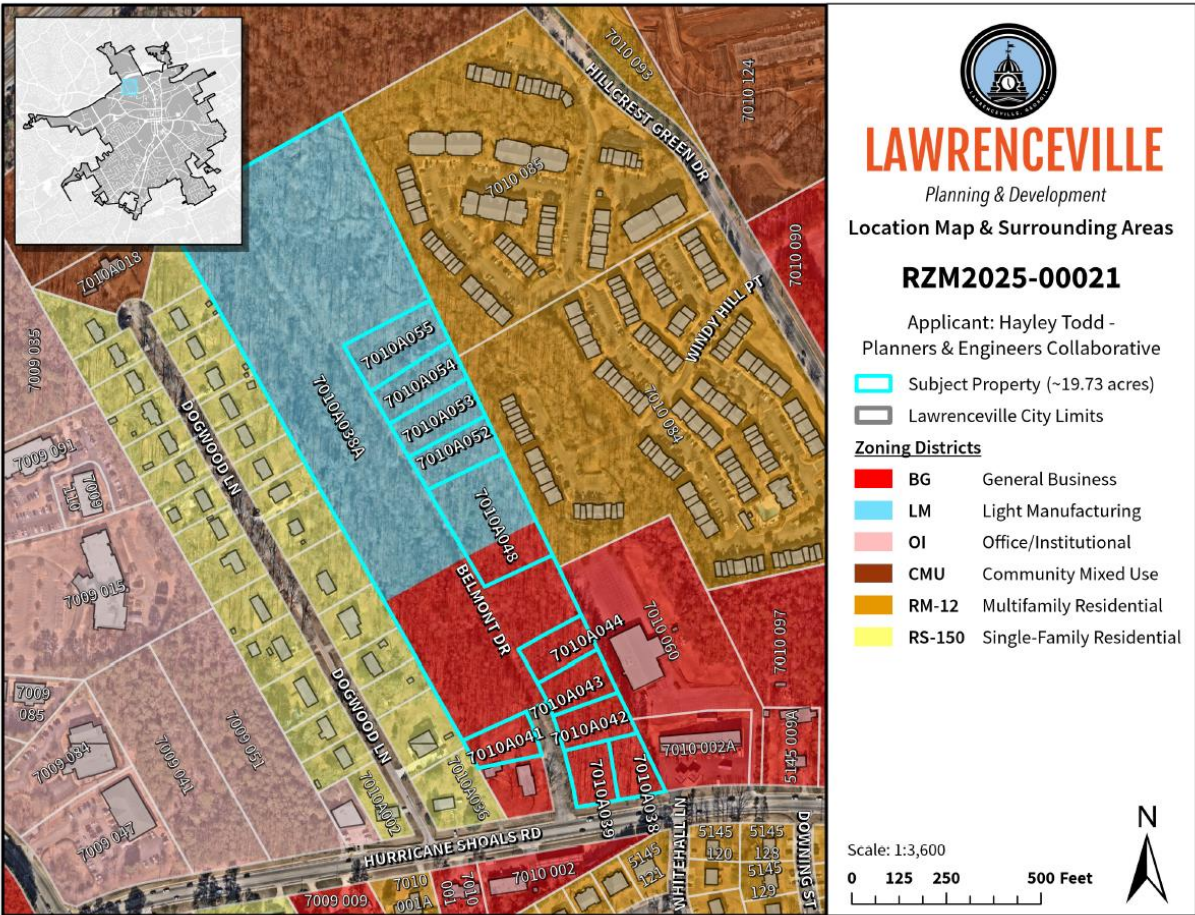
The applicant is requesting these variances to support a cohesive and context-sensitive residential community. First, a variance is needed to allow the development to be 100% residential, as the CMU zoning district typically requires a mix of uses; however, the proposed senior housing community is intended to serve a specific population with limited demand for commercial components, and its location near other residential developments may justify such a variance.

The requested front setback variance applies only to an internal road within the development (Belmont Drive) and does not affect the 50-foot front setback along Hurricane Shoals Road, which will be maintained. Additionally, a variance is requested to reduce the buffer along the western property line, where single-family scale cottages are proposed. These cottages may be more compatible in scale and use with the adjacent single-family neighborhood and provide a gentle transition in character and density.

The site is intentionally designed as a transect: townhomes are placed adjacent to the existing townhome development to the north, cottages near single-family homes to the west, and multifamily buildings next to an apartment complex to the east and along Hurricane Shoals Road. This thoughtful arrangement supports compatibility with surrounding uses and may help to justify the requested variances.

As presented, the proposed development generally meets the standards of the CMU zoning district concerning architecture, common space, and street and pedestrian connectivity. All plans will be subject to review and oversight throughout the development process to ensure compliance with the City's zoning, development, and architectural and design standards.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



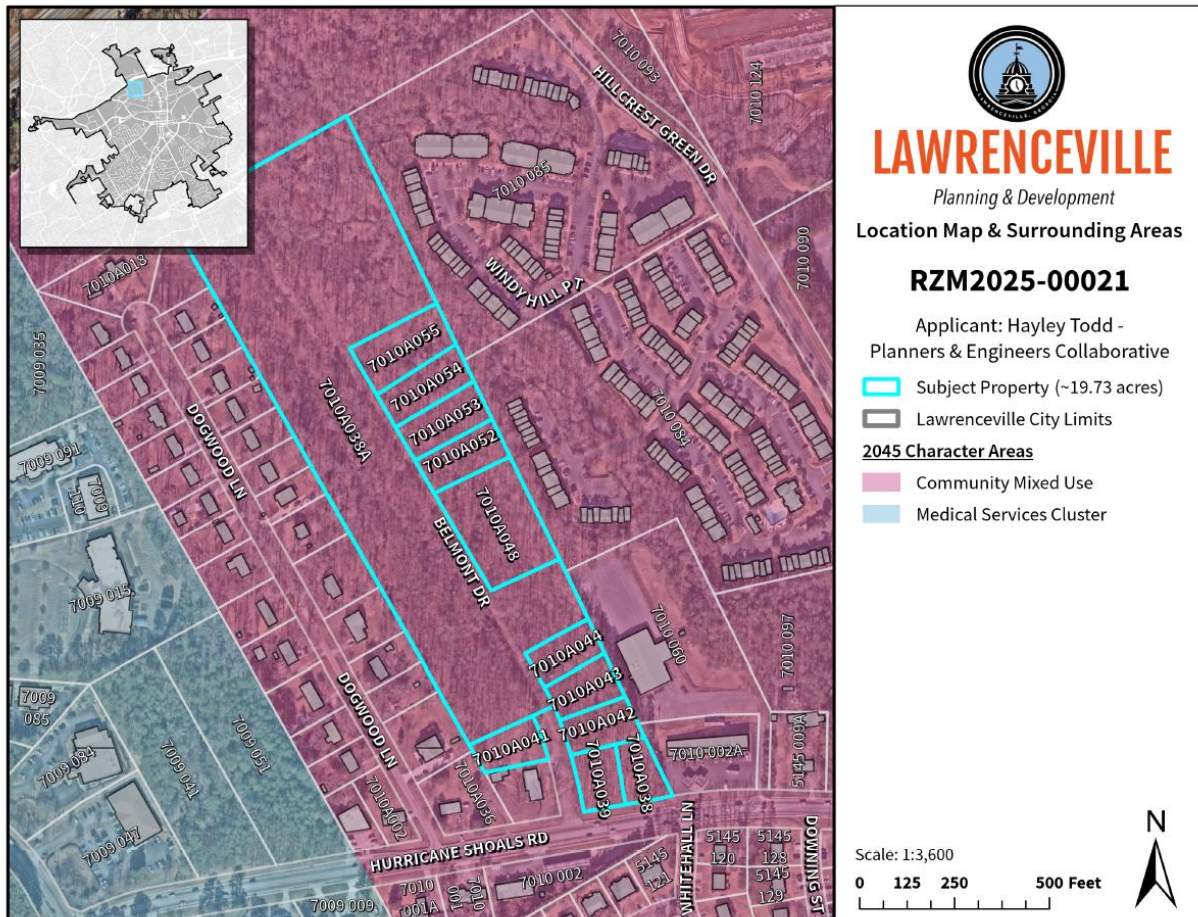
SURROUNDING ZONING AND USE

The area surrounding the subject property predominantly consists of residential zoning districts and uses of varying intensities, with some light commercial uses along Hurricane Shoals Road. The properties directly to the west of the subject property are single-family residences part of the Northern Heights subdivision, zoned RS-150 (Single-Family Residential District). Much of the eastern side of the property is adjacent to the Greens at Hillcrest apartment community, zoned RM-12 (Multifamily Residential District), while the remainder to the south is composed of commercial and retail uses on land zoned BG (General Business District). The northern end of the subject property is adjacent to land zoned CMU (Community Mixed-Use District), site of the future “Rovena at Hillcrest Green” multifamily residential development (approved in September 2024, per rezoning case RZM2024-00016). Other notable nearby uses include small retail/commercial uses

zoned BG on properties along Hurricane Shoals Road as well as residential duplexes zoned RM-12 on properties south of the subject property.

The proposed rezoning may be appropriate given the abundance of residential developments in the general vicinity, including a similar rezoning to the north approved in 2024 (RZM2024-00016). The project's internal layout reflects a thoughtful response to surrounding conditions, placing townhomes near existing townhouses, cottages near single-family homes, and multifamily buildings adjacent to apartments and commercial uses along Hurricane Shoals Road.

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 Community Mixed Use Character Area, defined as such:

The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.

The proposal generally aligns with the vision of the 2045 Comprehensive Plan for the Community Mixed Use character area. While the project is entirely residential, it provides a diverse mix of housing types and targets an underserved population (seniors) within a walkable, infill location.

STAFF RECOMMENDATION

In conclusion, the proposed rezoning and associated variances support the development of a thoughtfully designed, affordable senior housing community that aligns with both the surrounding land uses and the vision of the 2045 Comprehensive Plan. By concentrating residential types in a transect-based layout and situating the project within a largely residential context, the proposal offers a rare infill opportunity that addresses local housing needs while maintaining compatibility with adjacent neighborhoods. Approval of the request, subject to design oversight and affordability commitments, would represent a meaningful step toward advancing inclusive, sustainable growth in Lawrenceville.

As such, 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 not 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;

Yes, the zoning proposal permits a use that is suitable given the surrounding context, which includes a mix of single-family homes, multifamily residential developments, and smaller scale commercial developments, reflecting similar land use patterns and zoning designations.

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

No, the zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby properties, as the proposed development is residential in nature and designed to be compatible with surrounding residential uses through appropriate building types, buffering, and site design.

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; however, the proposed rezoning may allow for a more context-sensitive and economically beneficial use that aligns with surrounding development patterns.

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 and active planning efforts moving forward.

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

Yes, the zoning proposal aligns with the policy and intent of the Comprehensive Plan, as it supports the Community Mixed-Use character area's goals of providing diverse residential options and fostering a walkable, interconnected neighborhood that serves a growing and dynamic population.

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;

Yes, the presence of similar recent rezonings nearby, ongoing housing developments, and the property's location within a transitioning area from commercial to residential uses provide supporting grounds for approval. Conversely, requested variances and the need to balance compatibility with adjacent single-family neighborhoods may warrant careful consideration and conditions.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZM2025-00021

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 two hundred fifty-two (252) housing units, including a minimum of twenty-four (24) single-family attached cottages, a minimum of twenty-four (24) single-family attached townhomes, and a maximum of two hundred four (204) multifamily apartment units. Density of housing units is not to exceed thirteen units per acre (13 UPA).
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated July 7, 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.
- 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.** Multifamily, Cottage, and Townhome Units shall meet the following standards:
 - 1. Four (4) bedroom units shall be prohibited
 - 2. All units shall include granite counter tops and stainless-steel appliances.
 - 3. All dwelling units shall meet fifty to sixty percent (50%-60%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

4. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.

E. All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate

B. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.

C. 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.

D. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the northern right-of-way of Hurricane Shoals Road.

E. Provide a minimum 30-foot wide natural or enhanced buffer adjacent to the westernmost property line, where adjacent to residential properties.

F. Provide a 5-foot concrete sidewalk along the road frontage of Hurricane Shoals Road.

G. The required parking ratio for the townhouse section of development shall be a minimum of 4 spaces per unit.

H. The required parking ratio for the cottage section of development shall be a minimum of 2 spaces per unit.

I. The required parking ratio for the multifamily residential component of

development shall be a minimum of 1.5 spaces per unit.

- J.** Maximum multifamily building height shall be seventy feet (70 ft).
 - K.** Ground signage shall be limited to one (1) 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.
 - L.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - M.** New billboards or oversized signs shall be prohibited.
 - N.** Outdoor storage shall be prohibited.
 - O.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - P.** 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.
 - Q.** 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.
 - R.** Peddlers and/or parking lot sales shall be prohibited.
 - S.** The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from 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, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- E.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Planners & Engineers Collaborative +	NAME: Smith Charitable Remainder Unitrust
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</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>LM & BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, & R7010A048</u> ACREAGE: <u>19.3</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

Hayley Todd 7/7/25
SIGNATURE OF APPLICANT DATE

Hayley Todd, on behalf of
Planners & Engineers Collaborative +
TYPED OR PRINTED NAME

Nicole Maddox 7/7/2025
NOTARY PUBLIC DATE
Nicole Maddox

CE Smith 7/7/25
SIGNATURE OF OWNER DATE

Smith Charitable Remainder Unitrust
TYPED OR PRINTED NAME

Susan Peters 7/7/25
NOTARY PUBLIC DATE

Susan Peters

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.gov
My Commission Expires 10/12/2025



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>_Planners & Engineers Collaborative +</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A039 & R7010A038</u> ACREAGE: <u>0.8</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

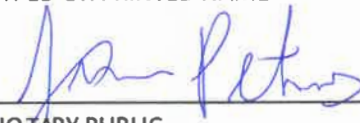
 7/7/25
SIGNATURE OF APPLICANT DATE

Hayley Todd, on behalf of
Planners & Engineers Collaborative +
TYPED OR PRINTED NAME

 7/7/2025
NOTARY PUBLIC DATE
Nicole Maddox
WINNETT COUNTY

 7/7/25
SIGNATURE OF OWNER DATE

CE Smith Family, LLLP
TYPED OR PRINTED NAME

 7/7/25
NOTARY PUBLIC DATE

Susan Peters

NOTARY PUBLIC

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770.963.2414 • www.lawrencevillega.gov

My Commission Expires 10/12/2025

RZM2025-00021
RECEIVED JULY 11, 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? 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)

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

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

8/8/2025

Re: **Letter of Intent – CMU Rezoning**
Belmont Drive Assemblage (+/- 19.35 acres)
PEC+ Project No. 20244.00A

Dear Community Development Officials,

This application seeks to rezone the approximately 19.35-acre site near the intersection of Belmont Drive and Hurricane Shoals Road (“Belmont Drive Assemblage” or the “Subject Property,” PIDs R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, R7010A048, R7010A039 & R7010A038) from BG & LM to CMU. The change would allow for the development of approximately 252 units of new, Affordable senior housing. Housing types would include apartment buildings with elevators, attached cottages, and townhomes.

Site and Proposal

The Subject Property consists of an assemblage of twelve parcels with the street address 0 Belmont Drive. It is located between State Route 316 and Hurricane Shoals Road in the city of Lawrenceville.

There are streams located on the property, and in general the terrain is varied with gentle slopes. Immediately to the north is a senior residential development with a similar mix of uses that is under construction by McKinley Homes. To the immediate east is Groves of Lawrenceville, a LIHTC senior apartment development. Single-family lots that are approximately 0.3 acres in size on average are along the western property line. The project fits the context of the surrounding area by land use and zoning designation. This is a rare and important infill development opportunity.

The zoning actions requested include:

- An amendment to the City of Lawrenceville zoning map for parcels 7010A041, 7010A038A, 7010A055, 7010A054, 7010A053, 7010A052, 7010A048, 7010A044, 7010A043, 7010A042, 7010A039, and 7010A038 to change the zoning from BG & LM to CMU.
- A variance to permit 100% of the land uses to be residential

The proposed development would consist of approximately 252 affordable senior homes that would be priced at 50% to 60% of the Area Median Income. Of these units, there would be approximately 204 garden-style multifamily with elevator, 24 senior cottages, and 24 townhomes. The total density would be approximately 13 units per acre. Multifamily units would have a parking ratio of 1.5 spaces per unit; cottages would have a minimum parking ratio of 2 spaces per unit, and townhomes would have a minimum parking ratio of 4 spaces per unit.

The proposed development would be gated, per the recommendation of the Planning Department.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Lawrenceville (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for CMU as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Lawrenceville and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Lawrenceville and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Lawrenceville City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the development of a new, mixed, affordable residential development for seniors. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

LEGAL DESCRIPTION
OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20.022 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S76°34'22"W a distance of 81.09 feet to a found 1 inch open top pipe disturbed; thence S76°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along said east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S09°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19.214 acres.

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S09°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

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With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°52'21"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N76°34'22"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.

ALTA/NSPS LAND TITLE SURVEY – TABLE “A” ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: BELMONT DRIVE AT HURRICANE SHOALS ROAD, LAWRENCEVILLE, GEORGIA 30046

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS:
TRACT ONE: 19,214 ACRES / 836,960 SQ. FT.
TRACT TWO: 0.385 ACRES / 16,779 SQ. FT.
TRACT THREE: 0.423 ACRES / 18,437 SQ. FT.
TOTAL SITE: 20,022 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1315500736, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE “A” (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE “X” (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM “CERTIFICATION” RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°35'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 123.28 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20,022 acres.

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

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Tract or parcel contains 836,960 square feet or 19,214 acres.

LEGAL DESCRIPTION – TRACT 2

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With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S05°22'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

LEGAL DESCRIPTION – TRACT 3

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Tract or parcel contains 16,779 square feet or 0.385 acres.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION “TS103”, “TS105”, GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENUS800 SERIES DATA COLLECTOR, eGPS 201, GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,688 FEET.

To Lincoln Avenue Communities:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 10, 13, and 16 of Table A thereof. The field work was completed on: 7/25/2025

Date of Map or Plat: 8/6/2025

Surveyor's Signature

Printed name

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Date of Map or Plat: 8/6/2025



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676.354.4500/676.354.4500

REVISIONS				
5				
4				
3				
2				
1				
REV	DATE	DESCRIPTION	BY	

LAND LOT(S) 10
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY
FOR
LINCOLN AVENUE COMMUNITIES
AND
TITLE COMPANY

CITY OF LAWRENCEVILLE

GWINNETT COUNTY
GEORGIA

SHEET 1 OF 2

DRAWN BY: MS
CHECKED BY: MS
FILE NO.: 20244.00
DATE: 09/06/2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 7/25/25










































































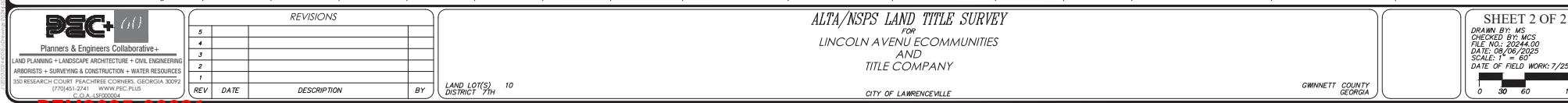
RZM2025-00021

RECEIVED AUGUST 11, 2025

PLANNING & DEVELOPMENT DEPARTMENT

STRUCTURE LEGEND

CABLE / TV	FIBER OPTIC	PAVEMENT MARKING	SEWER	TELEPHONE
 Cable / TV Marker	 Fiber Optic Marker	 Turn Arrow Left	 Grease Trap	 Telephone Termination
 Cable / TV Fendoff	 Fiber Optic Monitor	 Turn Arrow Right	 Sanitary Sewer Monitor	 Telephone Handhole
 Cable / TV Handhole	 Fiber Optic Fendoff	 Traffic Arrow Straight	 SITE / TOPOGRAPHIC FEATURES	 Telephone Monitor
 Cable / TV Cable Box	 GAS	 PROPERTY MONUMENTS	 Street Sign	 Telephone Cabinet
ELECTRIC / POWER	 Gas Meter	 Right-of-Way Monument Found	 Air Condition Unit	WATER
 Transformer	 Gas Valve	 Cap Monument Found	 Mailbox	 Hydrant
 Electric Meter	 Gas PS Cap	 Fire Set	 Satellite Dish	 Inlet/Outlet Control Valve
 Power Poles/Utility Pole	 Gas Marker	 Flag Pole	 Flag Pole	 Water Meter
 Street Light/High Pole	 Gas Pressure Relief Valve	 In Pa Found (Inboard)	STORM / DRAINAGE	 Rain Valve
 Electric Pole	 Gas Vault	 Pa Not Found	 Storm Structure Lid	 Fire Department Connection Water Valve
 Electric Box	 Gas Vent Pipe	 Point	 Drop Inlet	 Pressure Regulation Valve
 Electric Handhole		 Benchmark	 Catch Basin	 Water Vent Pipe
 Electric / Power Meter		MISCELLANEOUS UTILITIES	 Single Wing Catch Basin	 Water Meter
 Spot Light		 Utility Structure	 Double Wing Catch Basin	 Water Monitor
			 Box Inlet	 Water Handhole
			 Head Wall	 Water Air Release Valve
			 Junction Box	 Water Back Flow Preventer
				 Sprinkler Head
				 Sprinkler Valve





GENERAL NOTES:

VARIANCE TO REDUCE '50' BUFFER TO '30' BUFFER BETWEEN PROPOSED COTTAGES AND EXISTING SINGLE FAMILY AS SHOWN ON PLAN

GEORGIA811
www.Georgia811.com

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PROJECT _____

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

FOR
**LINCOLN AVENUE
COMMUNITIES**

MUNICIPALITY PROJECT #

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

NOT TO BE RELEASED FOR CONSTRUCTION

SCALE: 1" = 100'
DATE: 08/08/2025
PROJECT: 20244.00A



C1

1





RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT







Planning & Development

RZM2025-00021

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

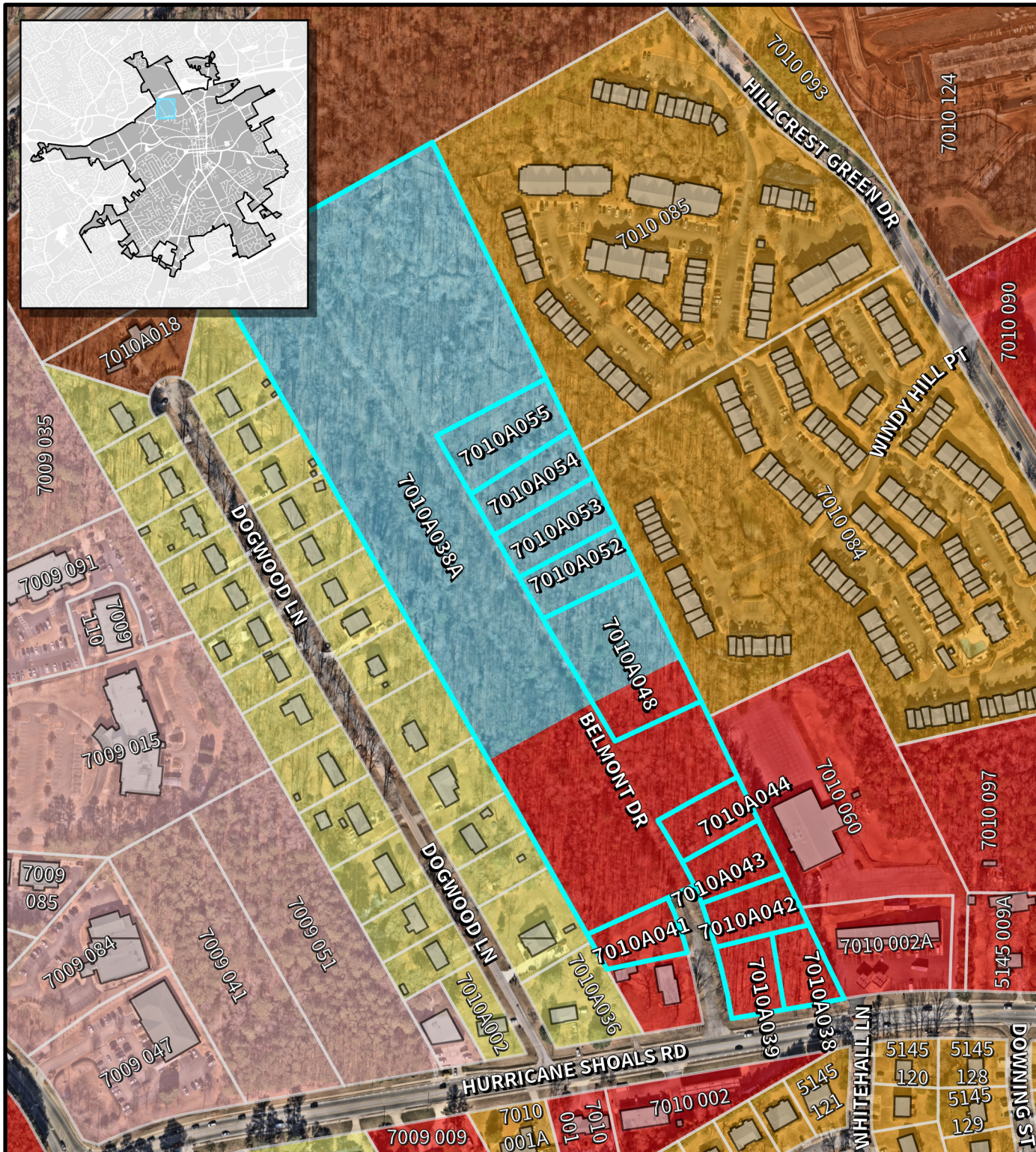
Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	OI	Office/Institutional
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet

Page 137



Planning & Development

Location Map & Surrounding Areas

RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet



Planning & Development

Location Map & Surrounding Areas

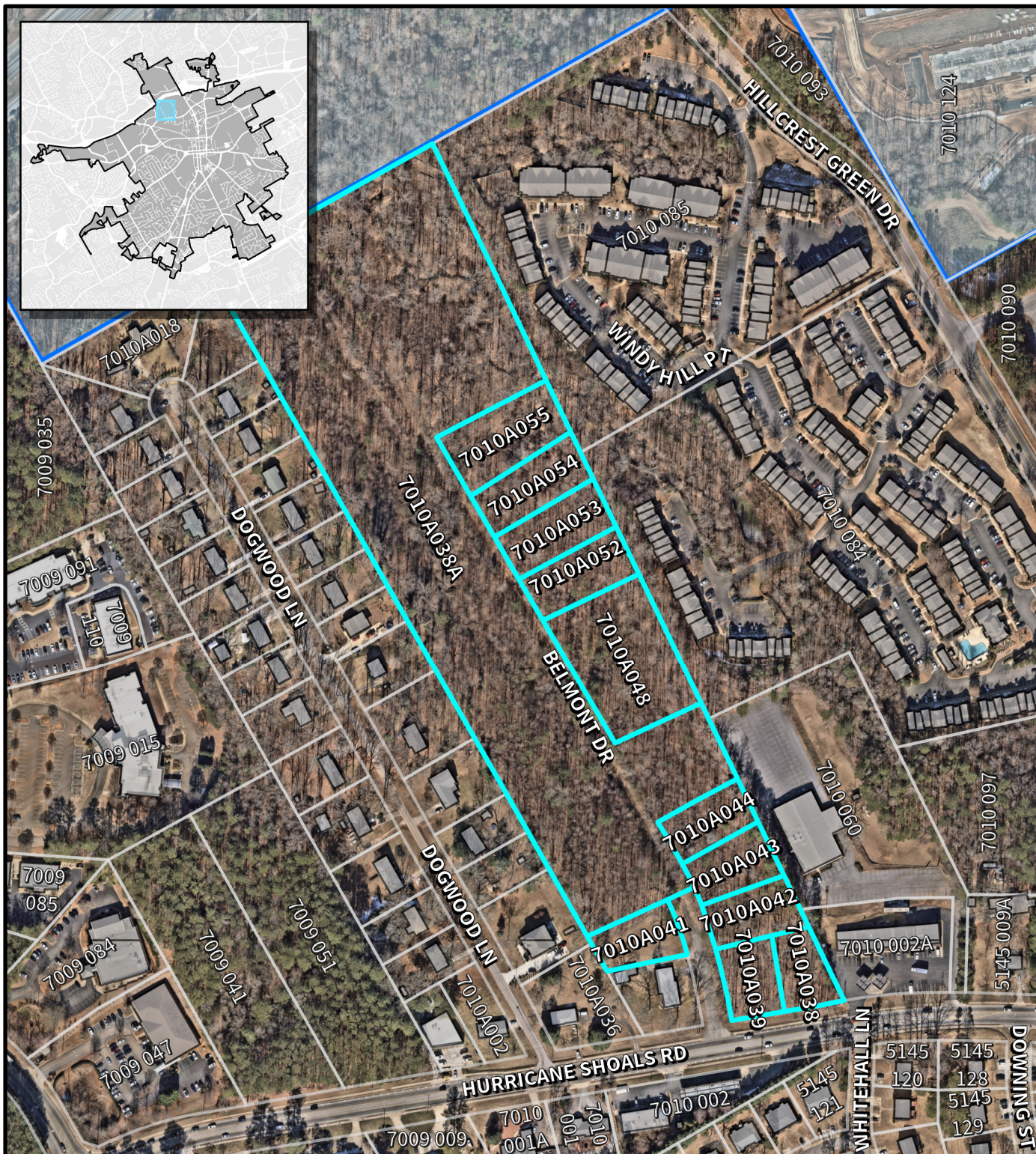
RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

 DDA Boundary



Scale: 1:3,600

0 125 250 500 Feet



Planning & Development

RZM2025-00021

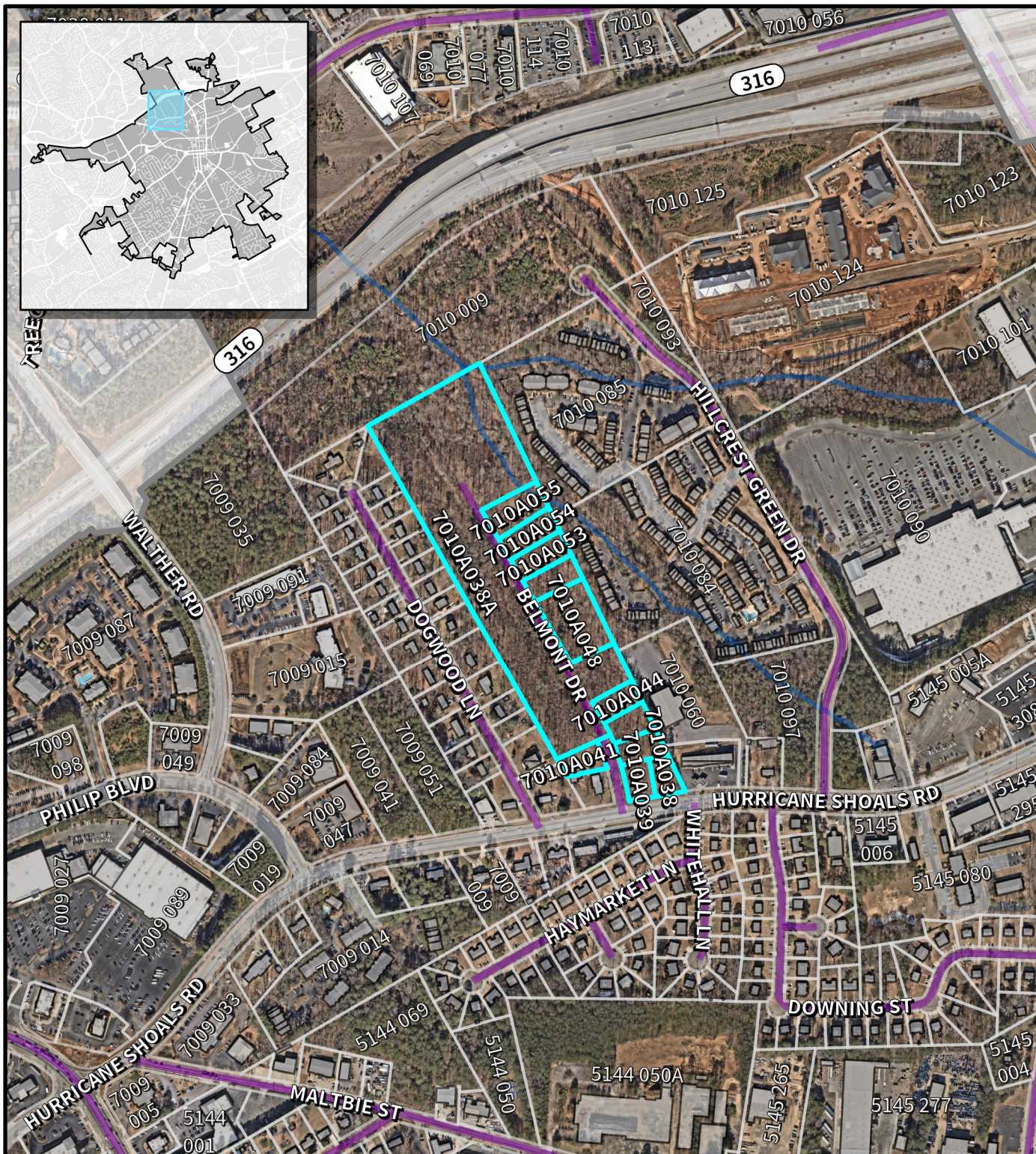
 Subject Property (~19.73 acres)

 Lawrenceville City Limits

Streams

City Maintained Streets

County/State Maintained Streets



Scale: 1:7,200

0 250 500 1,000 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas











RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

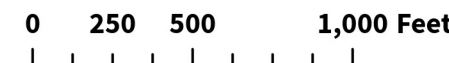
 Subject Property (~19.73 acres)

 Lawrenceville City Limits

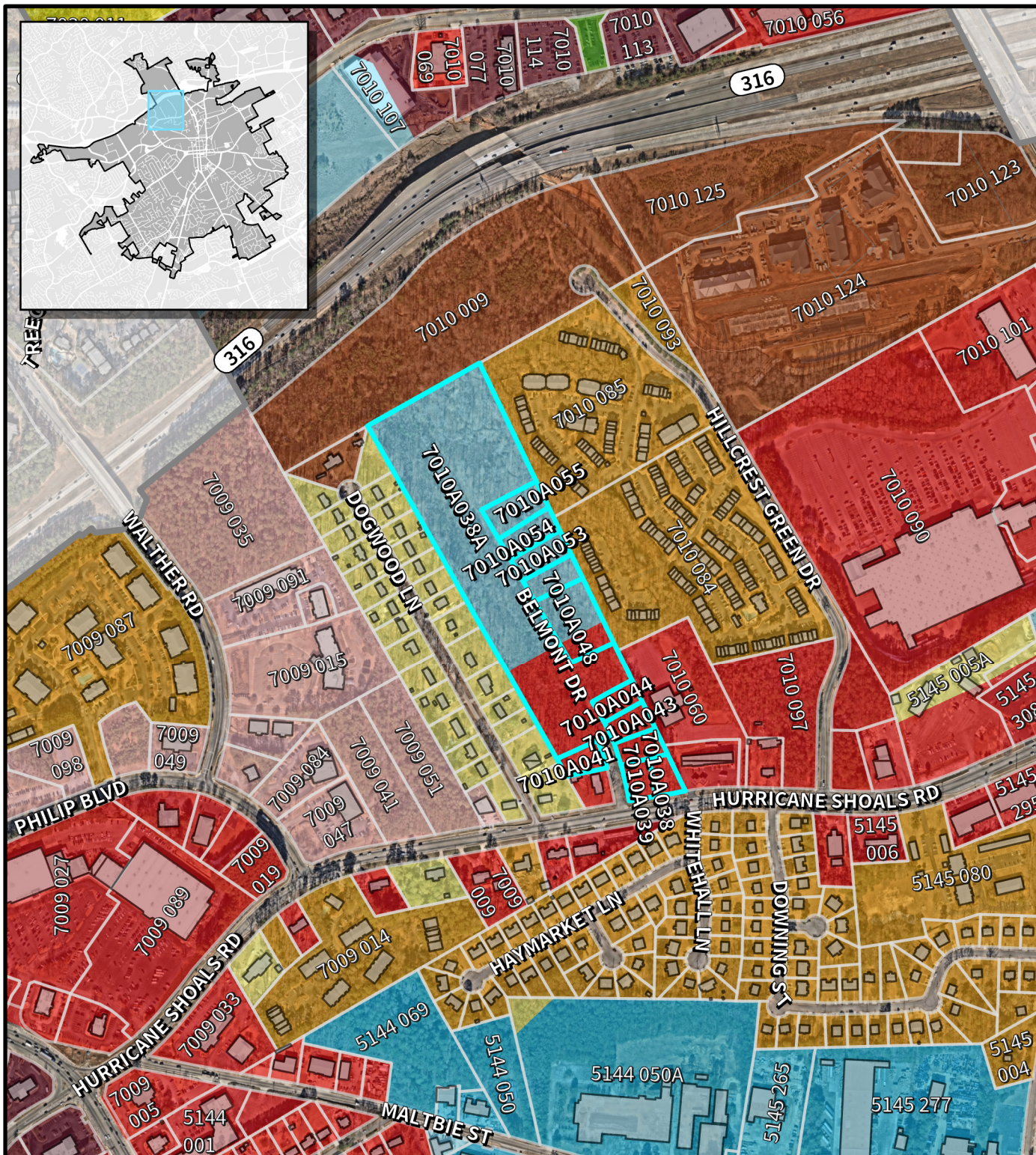
Zoning Districts

	AR	Agricultural Residential
	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential

Scale: 1:7,200



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






RZM2025-00021

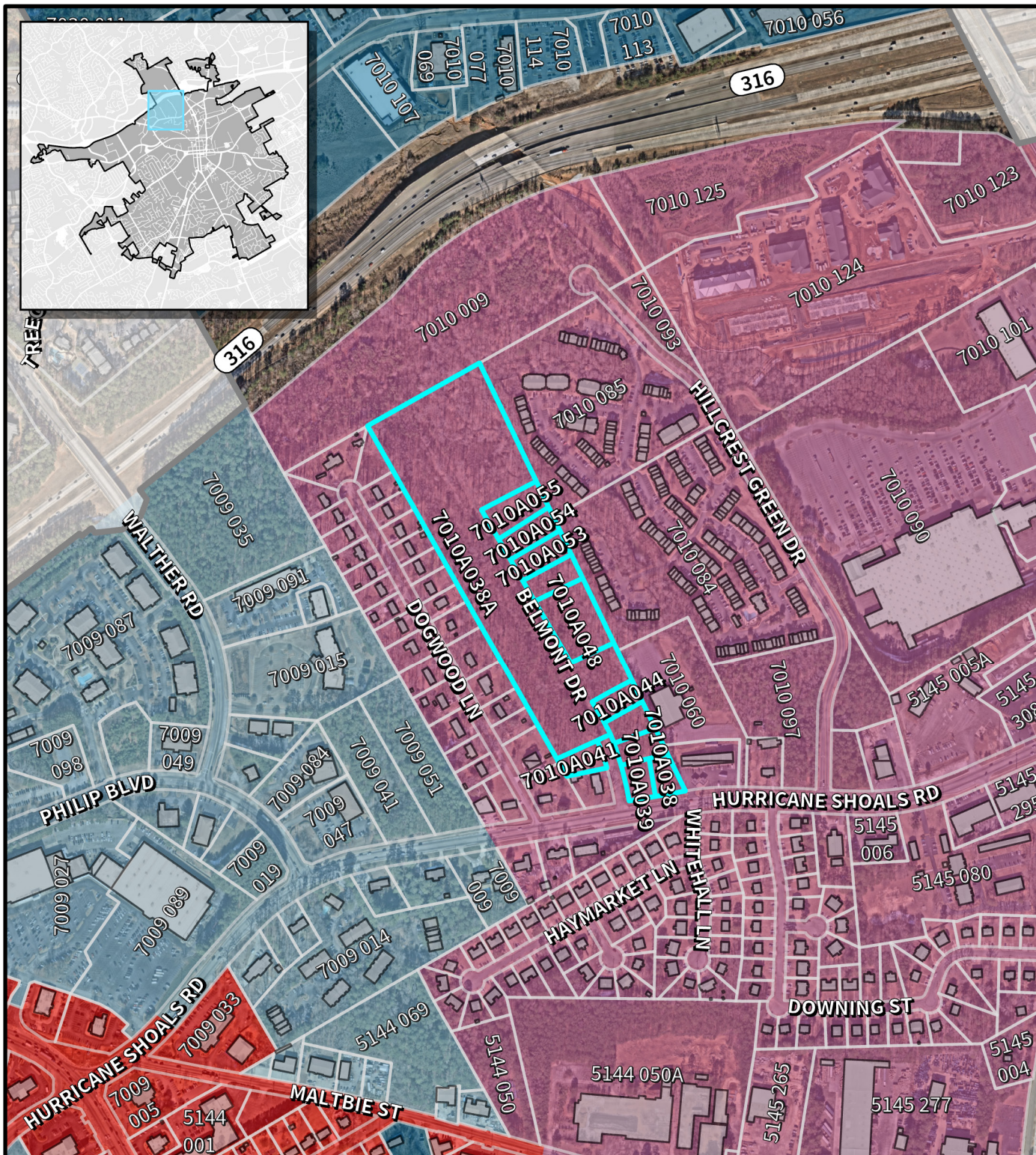
Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Medical Services Cluster
-  Education Center








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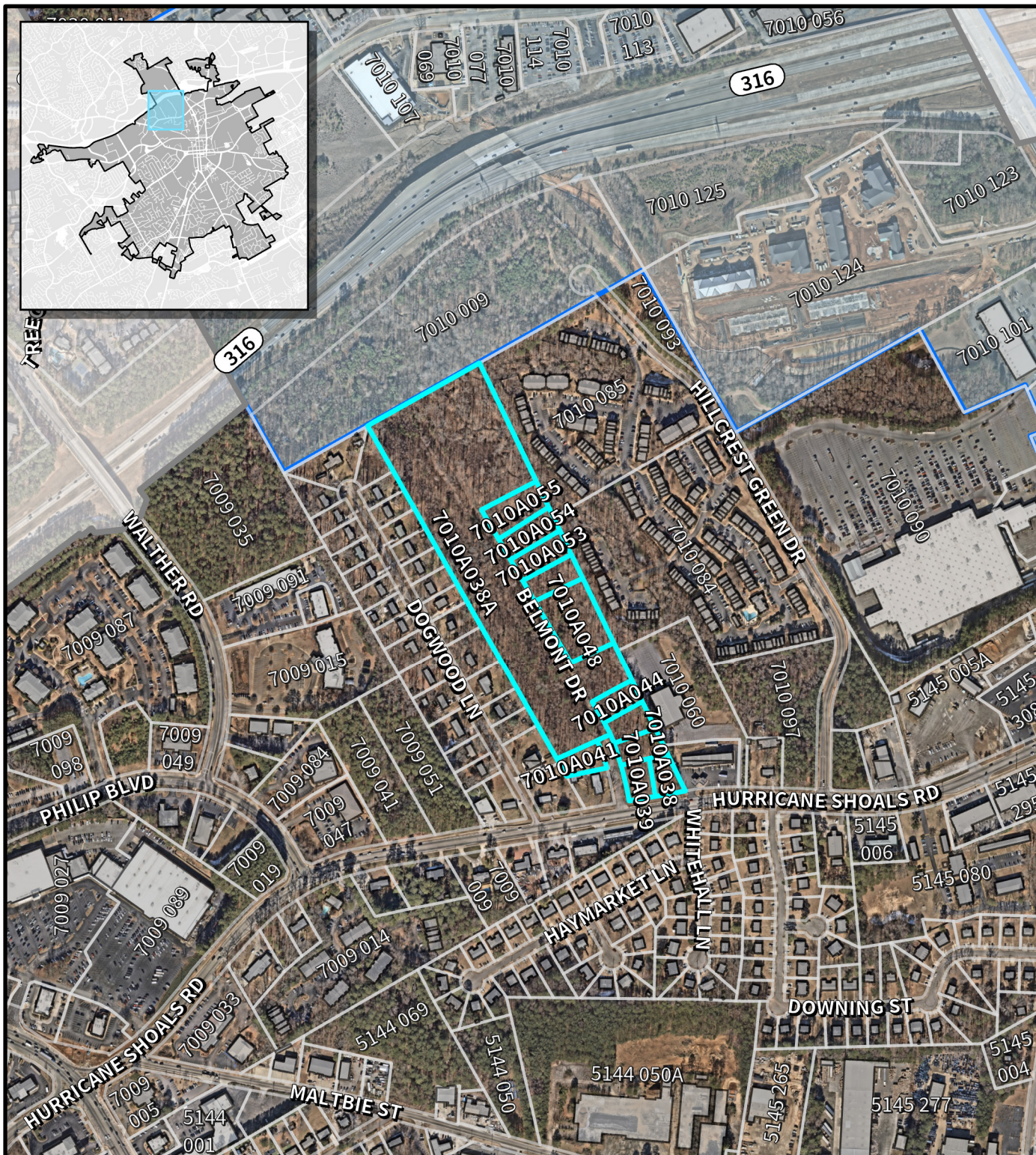
Planning & Development

Location Map & Surrounding Areas

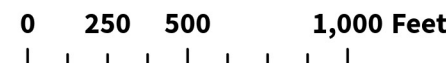
RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:7,200





RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Date: 8/6/2025

Applicant: Ramona Booker @ PEC+

Case No.:

Email: RBooker@pec.plus

Development Name: Belmont Estates

Location: Belmont Dr.

DISTRICT: 70 LANDLOT: 10A PARCEL: 038A

WATER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 16 inch water main located on the North right-of-way of In front of the subject parcel crossing Belmont Dr. running east and west.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

SANITARY SEWER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 8 inch sanitary sewer main located On the NE corner of the subject parcel running north and south.

Proposed Development Utility Letter

Sewer Availability continued

The subject development is located within the Collins Hill Business Park Service area. This does not guarantee there is sewer capacity to serve this development. A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water, Sewer, and Stormwater Requirements

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Private Road Developments

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master Water Meter

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be placed off of county-maintained water mains.

NOTE: As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore, this department does not guarantee the accuracy of the information provided.

Respectfully,

Robert Krasnoff

Gwinnett County Department of Water Resources
Infrastructure Support
678-376-7139

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TO: Ramona Booker

FROM: Todd Hardigree, Gas Director

DATE: August 6, 2025

SUBJECT: LOA for Belmont Estates

Please be advised that the City of Lawrenceville has natural gas available for the proposed development referenced as “**Belmont Estates**”. Natural gas main is located on the right of way on or near the proposed sight and the City will install and provide services to the proposed development provided we receive an original copy of the attached signed “Gas Main Agreement”. Gas tap applications are now to be completed on our website at <https://www.lawrencevilleutilities.com/223/Tap-Application>. Tap fees are determined based on equipment installed, length and total gas load. There is ample capacity on our gas main at this location to supply your needs.

If you need any additional information, please do not hesitate to contact our office. The City of Lawrenceville looks forward to serving your project and thanks you for considering natural gas.

Sincerely,

Todd Hardigree
Gas Director



8/5/25

Thank you for your request regarding:

Property:

Belmont Estates

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at.

Thank You
Patrick Mise
Comcast Business Development
Mobile 678 898 3201
Patrick_mise@cable.comcast.com

The information contained in this communication is privileged and confidential. The content is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by telephone or e-mail, and delete this message from your systems

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2025-00022 & SUP2025-00110; Kittle Homes, LLC c/o Mahaffey Pickens Tucker; Paper Mill Road Parcel Assemblage

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BN (Business/Neighborhood District) and RM-12 (Multifamily Residential District) to RM-8 (Townhouse Residential District) with a Special Use Permit for Front-Entry Units

**Planning &
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Summary: The applicant is requesting to rezone the subject property to RM-8 (Townhouse Residential District) to develop fifty-nine (59) townhomes, with a Special Use Permit for forty-three (43) front-entry units in the rear of the property. The subject property is an approximately 7.53-acre assemblage of five parcels located at the southwestern right-of-way of Paper Mill Road, just south of its intersection with Springlake Road.

Attachments/Exhibits:

- RZM2025-00022 & SUP2025-00110_RPRT_08072025
- RZM2025-00022_P&D REC CNDS_08072025
- SUP2025-00110_P&D REC CNDS_08072025

- RZM2025-00022 & SUP2025-00110_ATTCHMNTS_07082025



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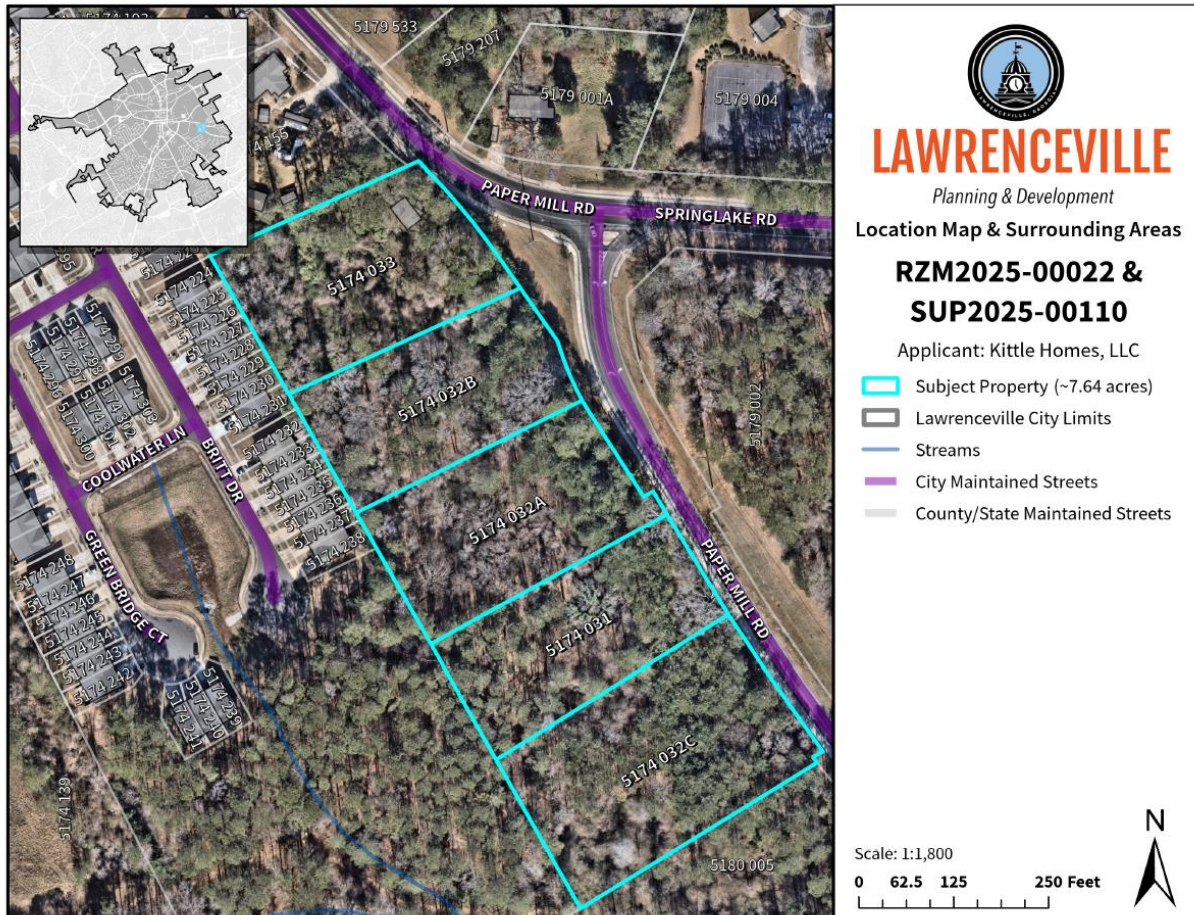
Planning & Development

6.

REZONING & SPECIAL USE PERMIT

CASE NUMBER(S):	RZM2025-00022 & SUP2025-00110
APPLICANT(S):	KITTLE HOMES, LLC C/O GABRIELLE SCHALLER - MAHAFFEY PICKENS TUCKER
PROPERTY OWNER(S):	JEAN CHENG/HZ MAKER LLC AND BONNIE INEZ SANDERS
LOCATION(S):	227 PAPER MILL ROAD, 241 PAPER MILL ROAD, 271 PAPER MILL ROAD, AND 287 PAPER MILL ROAD
PARCEL IDENTIFICATION NUMBER(S):	R5174 031, R5174 032A, R5174 032B, R5174 032C, AND R5174 033
APPROXIMATE ACREAGE:	7.53 ACRES
CURRENT ZONING:	RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) AND BN (NEIGHBORHOOD BUSINESS DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	59 TOWNHOUSE UNITS WITH A SPECIAL USE PERMIT FOR 43 FRONT-ENTRY TOWNHOUSE UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



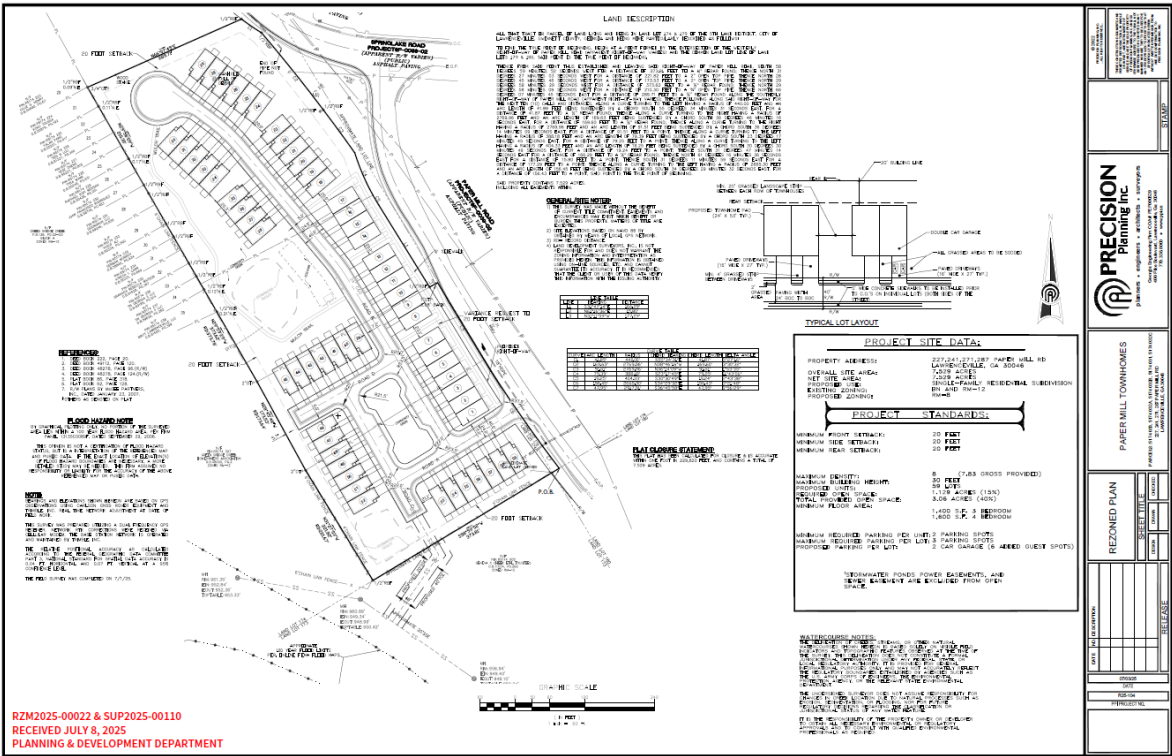
ZONING HISTORY

The earliest zoning records on file with the city show the subject property zoned as RM (General Residence District) circa 1960. The property’s zoning was reclassified to RM-12 (Multifamily Residential District) following the adoption of the 2005 Lawrenceville Zoning Ordinance. A significant portion of the subject property was then rezoned to BN (Neighborhood Business District) on October 6, 2008 (RZ-08-06). The subject property remains zoned split RM-12/BN today.

PROJECT SUMMARY

The applicant is requesting to rezone the subject property to RM-8 (Townhouse Residential District) to develop fifty-nine (59) townhomes, with a Special Use Permit for forty-three (43) front-entry units in the rear of the property. The subject property is an approximately 7.53-acre assemblage of five parcels located at the southwestern right-of-way of Paper Mill Road, just south of its intersection with Springlake Road.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone an approximately 7.53-acre parcel assemblage to RM-8 (Townhouse Residential District) to develop a total of fifty-nine (59) townhomes at a gross density of 7.83 units per acre (UPA), with a Special Use Permit to allow forty-three (43) front-entry units. The sixteen (16) townhomes most visible to the right-of-way of Paper Mill Road (lots 1-17) will be rear loaded while the remaining units will be front entry; according to the applicant, such a layout is necessary due to the narrow width of the property (approximately 350' across) and planned intersection improvements at Springlake Road and Paper Mill Road.

Each townhome will have a two-car garage and a minimum floor area of 1,400 square feet for three-bedroom units and 1,600 square feet for four-bedroom units. Amenities in the community include a fenced dog park and community greens for residents to enjoy. A property management company will be responsible for maintenance of all common areas, street frontage landscaping, lawn, ornamental plantings on each lot, and exterior maintenance of the townhomes such as attached deck maintenance, painting, and other property maintenance.

Approval of the requested RM-8 (Townhouse Residential District) zoning district is contingent on the approval of variances, as outlined below:

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>7.53 acres</i>	<i>N/A</i>
Minimum Unit Width	<i>20 feet</i>	<i>24 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>25 feet</i>	<i>20 feet</i>	Variance
External Minimum Side Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
External Minimum Rear Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>See Table Below</i>	<i>See Table Below</i>	<i>N/A</i>
Impervious Surface Coverage	<i>40% (3.01 acres)</i>	<i>40% (3.01 acres)</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Green / Common Space %	<i>1.13 acres (15% of gross acreage)</i>	<i>3.06 acres (40% of gross acreage)</i>	<i>N/A</i>

Minimum Public Green Space	<i>3,000 SF</i>	<i>8,000 SF</i>	<i>N/A</i>
Adjacency to Public Green Space	<i>30 Units (50%)</i>	<i>47 Units (80%)</i>	<i>N/A</i>

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
1-bedroom	<i>1,000 sq. ft</i>	<i>N/A</i>	Variance
2-bedroom	<i>1,200 sq. ft</i>		
3-bedroom	<i>1,400 sq. ft (40%)</i>	<i>1,400-1,600 square feet (100%)</i>	
4-bedroom	<i>1,600 sq. ft (10%)</i>		

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District,
Subsection E. Development Standards**

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Internal Yard Requirements	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Maximum Units Per Row (UPR)	<i>8 units</i>	<i>7 units</i>	<i>N/A</i>
Minimum Units Per Row (UPR)	<i>3 units</i>	<i>4 units</i>	<i>N/A</i>
Private Drive Width	<i>24 feet</i>	<i>24 feet</i>	<i>N/A</i>
Sidewalk Width	<i>5 feet</i>	<i>5 feet</i>	<i>N/A</i>
Rear Entry Units	<i>59 units (100%)</i>	<i>16 units (27%)</i>	Special Use Permit

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Townhouse Dwelling Unit (59 units)	<i>4 spaces per dwelling unit (236 spaces)</i>	<i>4.10 spaces per dwelling unit (242 spaces)</i>	<i>N/A</i>

Proposed parking includes the required two-car garage for each townhouse unit, two driveway spaces per unit, and an additional six guest parking spaces located

around the proposed community green. These may also serve as the required three stacking lane spots to serve a centralized mail kiosk.

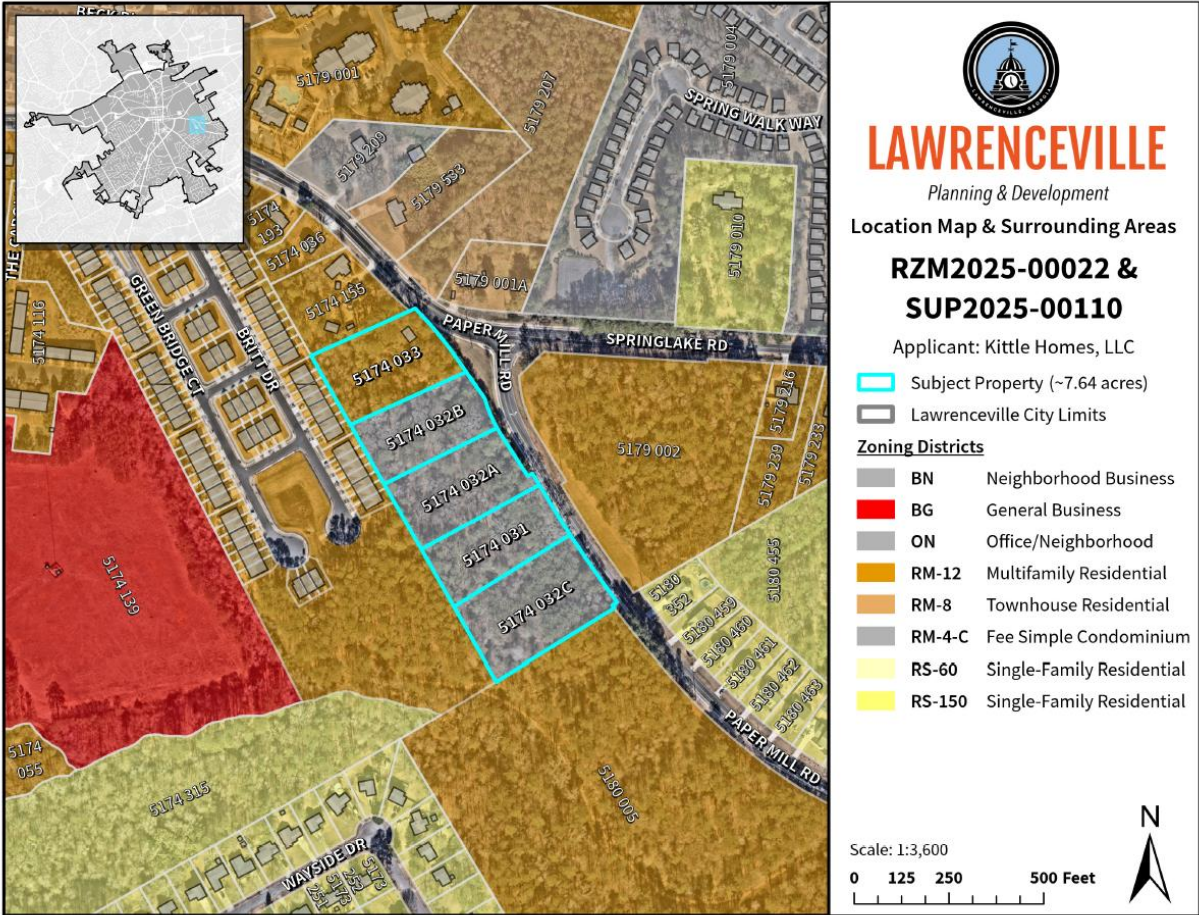
Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
RM-8 / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Two (2) variances are specifically requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction in the required external minimum front setback from twenty-five (25) feet to twenty (20) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase of three- and four-bedroom units from fifty percent (50%) to one hundred percent (100%) of the entire townhouse development.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



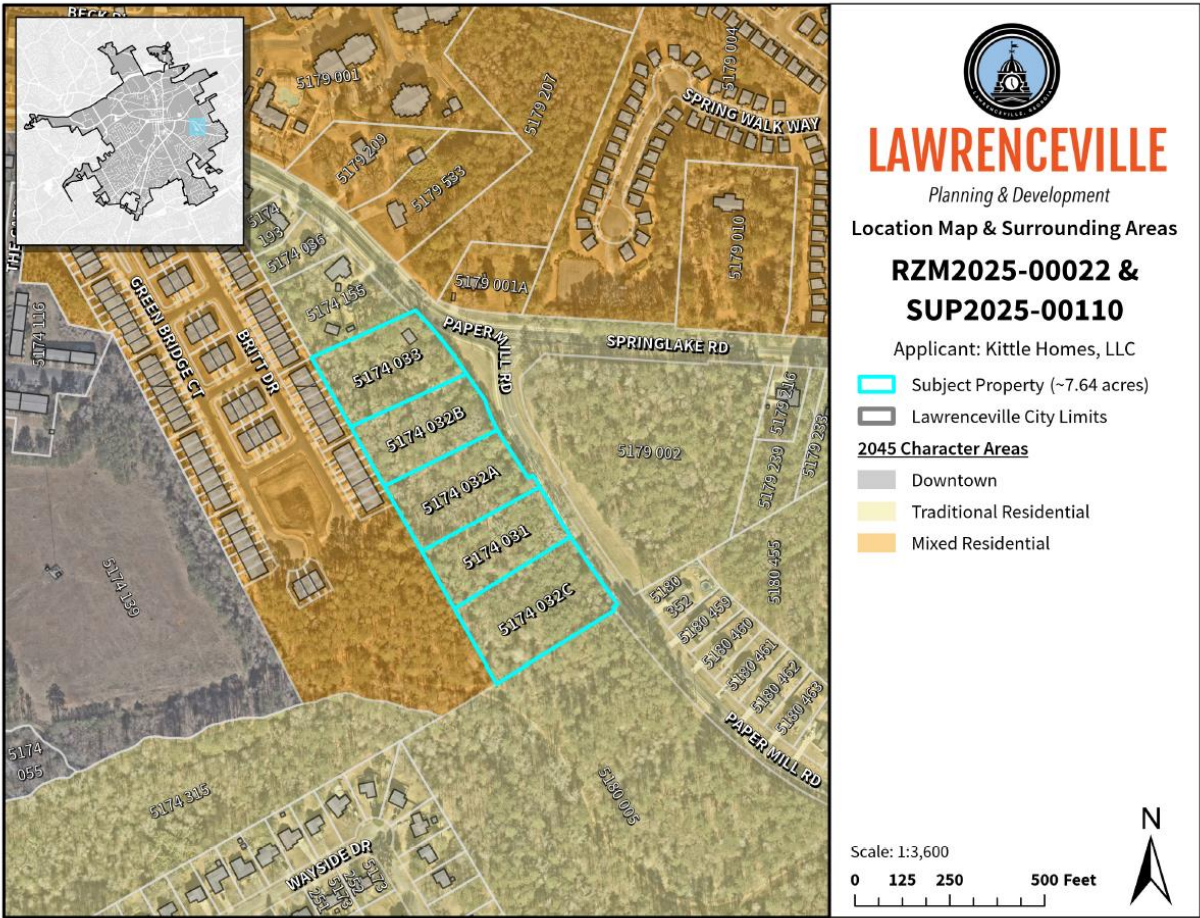
SURROUNDING ZONING AND USE

The area surrounding the subject property is composed of predominantly higher density residential zoning districts and uses. The Green Bridge Creek subdivision directly abuts the subject property to its rear and is the location for townhouse residences on land zoned RM-12. There are several vacant/underdeveloped parcels zoned RM-12 to the direct northwest, southwest, and east of the subject property, along Paper Mill Road. Traveling further east down Paper Mill Road, there are single-family residences and subdivisions on land zoned RS-150 (Single-Family Residential District). Other notable developments in the vicinity of the subject property include the Springlake Cove residential condominium subdivision (colloquially known as “Tiny Town”), zoned RM-4-C (Fee Simple Condominium Residence District), the Paper Mill Townhome development, zoned RM-8 (see RZR2019-00003/ SUP2019-00019, approved 5/20/2020), and another undeveloped

assemblage of parcels directly to the north of the subject property zoned RM-8 (see RZR2019-00002, approved 1/27/2020).

The proposed rezoning may be appropriate given the preponderance of similarly intensive residential developments in the general area, including two nearby developments recently rezoned to the same RM-8 zoning district as proposed. Furthermore, the properties directly adjacent to the property are all currently zoned for multifamily residential use; as such, the proposal is compatible with the current uses and zoning in the surrounding area.

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 Traditional Residential character area, defined as such:

Traditional Residential character areas preserve the charm of Lawrenceville's housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.

KEY FEATURES

Single-family homes, adherence to landscaping standards for a well-maintained environment, neighborhood parks for recreational opportunities.

IMPLEMENTATION MEASURES

Zoning regulations will prioritize suburban residential use, ensuring that the area maintains its character.

The subject property is also in the direct vicinity of the Mixed Residential character area, which is defined as such:

Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville's commitment to diversity and community development.

KEY FEATURES

Diverse housing options, mixed-density zoning to cater to varied housing needs, incorporation of community amenities to enhance the quality of life.

IMPLEMENTATION MEASURES

Zoning will allow for mixed residential development, encouraging diverse housing choices. Initiatives for different housing types will ensure inclusivity and access to housing for all residents.

While the proposal is not strictly consistent with the vision established for the Traditional Residential character area (specifically, its focus on single-family detached residential development), its proximity to the Mixed Residential character area and other similar developments may mean that it is still worthy of consideration.

STAFF RECOMMENDATION

The proposed rezoning and Special Use Permit are generally supported by several factors. The site is located within an area already characterized by a variety of residential uses and zoning districts, including multiple nearby properties zoned RM-8 and RM-12, indicating that the requested zoning would be compatible with the surrounding development pattern. The proposed density of 7.83 units per acre is within the intent of the RM-8 district and would provide a transitional buffer between existing single-family neighborhoods and higher-density residential developments nearby.

While the site lies within the Traditional Residential character area of the 2045 Comprehensive Plan, which favors single-family development, its proximity to the Mixed Residential character area and other multifamily developments supports its consideration for more diverse housing. Additionally, the internal design mitigates potential impacts, with rear-loaded units fronting Paper Mill Road to preserve the streetscape and green space that exceeds minimum requirements.

Variances related to front setbacks and unit composition are minor and justifiable based on-site constraints and design needs. Therefore, the proposal aligns with surrounding zoning and land use trends and furthers community goals of increasing housing diversity. As such, 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

CEU2023-09375; Illegal sign; closed.

CEU2024-11906; Illegal sign; closed.

CEU2024-14298; Illegal sign; closed.

CEU2024-11565; Illegal sign; closed.

CEU2024-11566; Illegal sign; closed.

CEU2024-11567; Illegal sign; closed.

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 zoning proposal would permit a use that is suitable given the surrounding context, which includes a mix of multifamily zoning districts and established townhome developments.

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

No, the proposed rezoning and Special Use Permit are not expected to adversely impact the use or usability of nearby properties, as the area is already developed with or planned for similarly dense residential uses, including adjacent RM-8 and RM-12 zoned properties.

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 RM-12 and BN; however, the split zoning limits cohesive redevelopment, and the proposed RM-8 zoning would allow for a more unified and contextually appropriate residential development.

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 and active planning efforts moving forward.

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

While the property lies within the Traditional Residential character area, which emphasizes single-family detached development, its proximity to the Mixed Residential character area and the presence of nearby RM-8 and RM-12

developments support the proposal as a logical extension of the surrounding residential pattern.

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;

Yes, the ongoing pattern of higher-density residential development along Paper Mill Road, combined with the site's adjacency to other multifamily-zoned properties, reflects a changing development context that supports the proposed rezoning and Special Use Permit.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZM2025-00022

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A.** Residential townhouse units at a maximum of fifty-nine (59) units on approximately 7.53 acres at a gross density of no more than eight (8) units per acre (UPA).
- B.** The maximum number of Front Entry Units shall be forty-three (43).
- C.** The development shall be designed and constructed in general accordance with the site plan received on July 8, 2025, with the exception that the plan may be modified with the removal of all or some of the front entry townhomes and replaced with rear entry townhomes. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** The townhouse units shall be designed in general accordance with the elevations received on July 8, 2025, being predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. Front entry townhomes shall have a covered rear porch. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- F.** All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G.** All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

- A.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate
- B.** Natural vegetation shall remain on the property until the issuance of a development permit.
- C.** All grassed areas on dwelling lots shall be sodded.
- D.** The required parking ratio for development shall be 4 spaces per townhouse unit.
- 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.** All underground utilities shall be provided throughout the development.
- G.** The property shall be gated with interior private streets permitted.
- H.** New billboards or oversized signs shall be prohibited.
- I.** Outdoor storage shall be prohibited.
- J.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- K.** 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.

L. 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.

M. Peddlers and/or parking lot sales shall be prohibited.

N. The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction in the required external minimum front setback from twenty-five (25) feet to twenty (20) feet.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase of three- and four-bedroom units from fifty percent (50%) to one hundred percent (100%) of the entire townhouse development.



LAWRENCEVILLE

Planning & Development

6.

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

SUP2025-00110

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

- A.** The maximum number of Front Entry Units shall be forty-three (43).



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

RZM2025-00022 & SUP2025-00110
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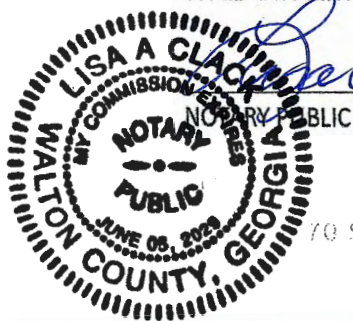
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kittle Homes</u>	NAME: <u>Jean Cheng / HZ Maker LLC</u>
ADDRESS: <u>243 Cashes Dr</u>	ADDRESS: <u>13444 Hipworth RD.</u>
CITY: <u>Lilburn</u>	CITY: <u>Milton</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30004</u>
CONTACT PERSON: <u>Zac Kittle</u> PHONE: <u>706 340 9186</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>BN/RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174-032B 241, 033227, 032A241, 031271, 0320287</u> ACREAGE: <u>7.529</u>	
ADDRESS OF PROPERTY: <u>227, 241, 271, 287 Paper Mill</u>	

[Signature] 7/13/25
SIGNATURE OF APPLICANT DATE

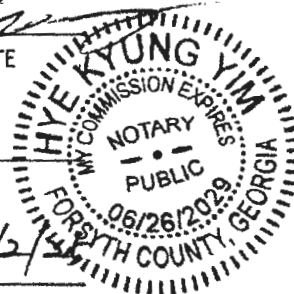
Zac Kittle
TYPED OR PRINTED NAME

[Signature] 7/13/25
SIGNATURE OF OWNER DATE

Jean Cheng
TYPED OR PRINTED NAME



[Signature] 7/13/25
DATE



[Signature] 7/13/25
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? 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)

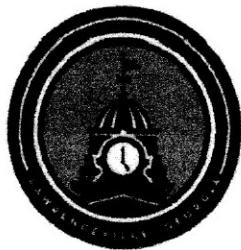
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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)

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

City of Lawrenceville, Georgia
City Council
City of Lawrenceville, Georgia
City of Lawrenceville, Georgia



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kithe Homes LLC</u>	NAME: <u>Bonnie Inez Sanders</u>
ADDRESS: <u>243 Castles Dr</u>	ADDRESS: <u>5108 Cambridge way</u>
CITY: <u>Lilburn</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
CONTACT PERSON: <u>Zac Kithe</u> PHONE: <u>706-340-9186</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>Rm12</u> REQUESTED ZONING DISTRICT: <u>Rm-8</u>	
PARCEL NUMBER(S): <u>R5174 033</u> ACREAGE: <u>1.52</u>	
ADDRESS OF PROPERTY: <u>227 PAPER MILL RD, LAWRENCEVILLE GA 30046</u>	

[Signature] 7/13/25
SIGNATURE OF APPLICANT DATE

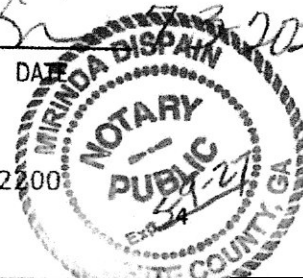
Zac Kithe
TYPED OR PRINTED NAME

[Signature] 7/31/2025
SIGNATURE OF OWNER DATE
Bonnie Inez Sanders
TYPED OR PRINTED NAME



Lisa Clayton 7/3/25
NOTARY PUBLIC DATE

[Signature] 7/3/2025
NOTARY PUBLIC DATE



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770.963.2414 • www.lawrencevillega.org

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Y/N

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Y/N

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

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GEORGIA

REZONING APPLICATION

RZM2025-00022 & SUP2025-00110
RECEIVED JULY 8, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gabriele Smaller</u> <u>Attorney for Applicant</u>	NAME: _____
ADDRESS: <u>1050 North Brown Rd Ste 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Gabriele Smaller</u> PHONE: <u>770-232-0000</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>BN/RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>RS174-033, RS174-032B, RS174-032A, RS174-032C</u> ACREAGE: <u>7.529</u>	
ADDRESS OF PROPERTY: <u>227, 241, 271, 287 Paper Mill Road</u>	

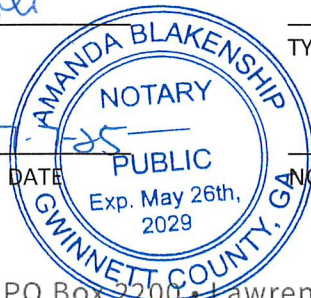
Gabriele Smaller 7/7/2025
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Gabriele Smaller
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

Amanda Blakeship
NOTARY PUBLIC



DATE

NOTARY PUBLIC

DATE

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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:

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Y/N

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David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

RZM2025-00022 & SUP2025-00110
RECEIVED JULY 8, 2025
PLANNING & DEVELOPMENT DEPARTMENT

**LETTER OF INTENT FOR REZONING AND
SPECIAL USE PERMIT APPLICATION**

Mahaffey Pickens Tucker, LLP submits the attached rezoning and special use permit application (the “Application”) on behalf of Kittle Homes, LLC (the “Applicant”), relating to a proposed development on approximately 7.529 acres of land (the “Property”) located at the corner of Paper Mill Road and Springlake Road in the City of Lawrenceville and further identified as parcel numbers R5174 033, R5174 032B, R5174 032A, R5174 031, and R5174 032C. The Applicant respectfully requests to rezone the Property from the current Neighborhood Business (“BN”) and Multifamily Residential (“RM-12”) Districts to the Townhouse Residential District (“RM-8”).

The Applicant intends to develop the Property into a townhome community. There will be 59 homes, all of which will have a two-car garage and a minimum floor area of 1,400 square feet for 3-bedroom homes and 1,600 square feet for 4-bedroom homes. Homes most visible to traffic on Paper Mill Road, units 1-16 on the site plan, will be rear loaded while the remainder of the homes will be front loaded. Amenities in the community include a fenced dog park and community greens for residents to enjoy. A property management company will be responsible for maintenance of all common areas, street frontage landscaping, lawn, ornamental plantings on each

lot, and exterior maintenance of the townhomes such as attached deck maintenance, painting, and other property maintenance.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area. Residential uses dominate the area in the immediate vicinity to the Property and notably, there are two townhome developments along Paper Mill Road. Adjacent to the Property is a multifamily development. There is commercial and office use in the area as well. The area is otherwise saturated with single-family homes. The townhome development will serve as a transitional use between the more intense multifamily and commercial uses and the single-family homes to the south.

In order to use the Property as set forth on the submitted site plan and the Application, the Applicant also requests an accompanying special use permit to allow lots 18-59 to be front entry units.

The proposed development conforms to the spirit and intent of the Lawrenceville 2045 Comprehensive Plan (the “Comp Plan”). The city’s three housing priorities are to balance housing availability, balance job availability, and promote diverse housing options to cater to various needs. Further, the Future Development Map and 2045 Comprehensive Plan designates the Property as within the Traditional Residential Character Area. While the Traditional Residential Character Area specifically calls out single-family residential uses, the goal of the character area is to provide for high-quality homes for future residents. Specifically, the Traditional Residential character area is intended to “preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design.” The Applicant intends to provide a quality townhome development that will complement the current housing stock in the area.

RZM2025-00022 & SUP2025-00110
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PLANNING & DEVELOPMENT DEPARTMENT

The Applicant welcomes the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 7th day of July, 2025.

Respectfully Submitted,
MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller
Attorneys for the Applicant

RZM2025-00022 & SUP2025-00110
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JUSTIFICATION FOR REZONING

The portions of the City of Lawrenceville Zoning Ordinance which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Lawrenceville Zoning Ordinance as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the RM-8 classification with the special use permit (“SUP”) as requested by the Applicant, and is not economically suitable for development under the present BN and RM-12 zoning classification of the City of Lawrenceville. A denial of this Application would constitute an arbitrary and capricious act by the City of Lawrenceville City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

RZM2025-00022 & SUP2025-00110
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Amendment to the Constitution of the United States.

A refusal by the City of Lawrenceville City Council to rezone the Property to the RM-8 classification with the requested SUP with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the RM-8 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the City of Lawrenceville City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

RZM2025-00022 & SUP2025-00110
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This 7th day of July, 2025.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

RZM2025-00022 & SUP2025-00110
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LAND DESCRIPTION OVERALL

All that tract or parcel of land lying and being in Land Lot 174 & 179 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a Point formed by the intersection of the Westerly Right-of-Way of Paper Mill Road (Apparent Right-of-Way Varies) and the Common Land Lot Line of Land Lots 179 & 180, said Point is the True Point of Beginning.

THENCE from said Point thus established and leaving said Right-of-Way of Paper Mill Road, South 58 degrees 59 minutes 52 seconds West for a distance of 373.81 feet to a ½" Rebar Found; THENCE North 31 degrees 27 minutes 03 seconds West for a distance of 221.82 feet to a 2" Open Top Pipe; THENCE North 28 degrees 45 minutes 46 seconds West for a distance of 173.53 feet to a 2" Open Top Pipe; THENCE North 29 degrees 59 minutes 29 seconds West for a distance of 373.62 feet to a ½" Rebar Found; THENCE North 29 degrees 58 minutes 09 seconds West for a distance of 210.30 feet to a ¾" Open Top Pipe; THENCE North 66 degrees 07 minutes 45 seconds East for a distance of 289.71 feet to a ½" Rebar Found along the Southerly Right-of-Way of Paper mill Road (Apparent Right-of-Way Varies); THENCE following along said Right-of-Way for the next Ten (10) calls and distances, along a curve turning to the left having a radius of 440.00 feet and an arc length of 41.89 feet being subtended by a chord South 55 degrees 34 minutes 31 seconds East, for a distance of 41.87 feet to a ½" Rebar Found; THENCE along a curve turning to the right having a radius of 2769.96 feet and an arc length of 169.63 feet being subtended by a chord South 38 degrees 46 minutes 16 seconds East, for a distance of 169.60 feet to a ½" Rebar Found; THENCE along a curve turning to the right having a radius of 2769.96 feet and an arc length of 91.51 feet being subtended by a chord South 36 degrees 14 minutes 09 seconds East, for a distance of 91.51 feet to a Point; THENCE along a curve turning to the left having a radius of 388.18 feet and an arc length of 79.39 feet being subtended by a chord South 23 degrees 17 minutes 45 seconds East, for a distance of 79.25 feet to a Point; THENCE along a curve turning to the left having a radius of 404.33 feet and an arc length of 19.25 feet being subtended by a chord South 30 degrees 30 minutes 49 seconds East, for a distance of 19.24 feet to a Point; THENCE South 31 degrees 47 minutes 14 seconds East for a distance of 166.29 feet to a ½" Rebar Found; THENCE North 61 degrees 16 minutes 36 seconds East for a distance of 15.80 feet to a Point; THENCE South 31 degrees 11 minutes 59 seconds East for a distance of 177.29 feet to a Point; THENCE along a curve turning to the left having a radius of 2665.30 feet and an arc length of 156.45 feet being subtended by a chord South 34 degrees 29 minutes 32 seconds East, for a distance of 156.43 feet to a Point, said Point is the True Point of Beginning.

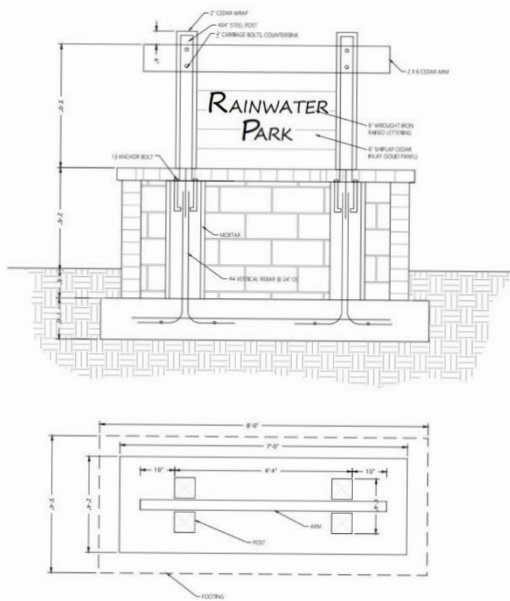
Said property contains 7.529 acres.
Including all easements within.

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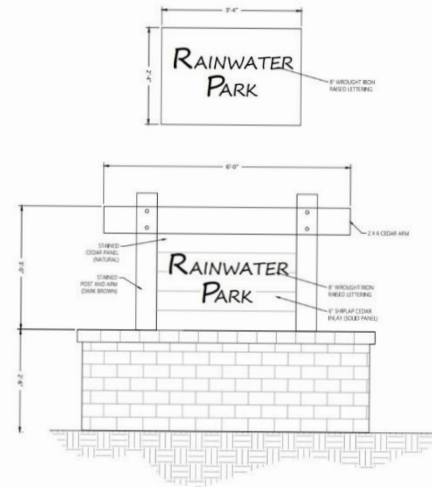


Example Name, TBD



MONUMENT SIGN REQUIREMENTS:

1. MUST HAVE A BASE AT LEAST TWO FEET TALL CONSISTING OF BRICK OR STONE, OR MATERIAL SIMILAR TO THE PRIMARY STRUCTURE ON THE PARCEL. THE SIGN FACE CANNOT EXTEND OVER THE BASE IN THE FRONT, BACK, OR SIDES. NO OPEN SPACES WHICH ALLOW A DIRECT LINE OF SIGHT FROM ONE SIDE OF THE SIGN TO THE OTHER ARE PERMISSIBLE IN THE AREA LOCATED BENEATH THE WIDEST PART OF THE SIGN FACE WHEN THE MESSAGE IS LOCATED IN A DIRECT VERTICAL PLANE TO THE GROUND.
2. NO GROUND SIGN SHALL BE LOCATED CLOSER THAN TEN FEET TO THE BACK-OF-CURB OF A PUBLIC ROADWAY.
3. SIGN FACE BACKGROUNDS MUST CONSIST OF NEUTRAL NON-WHITE COLORS.

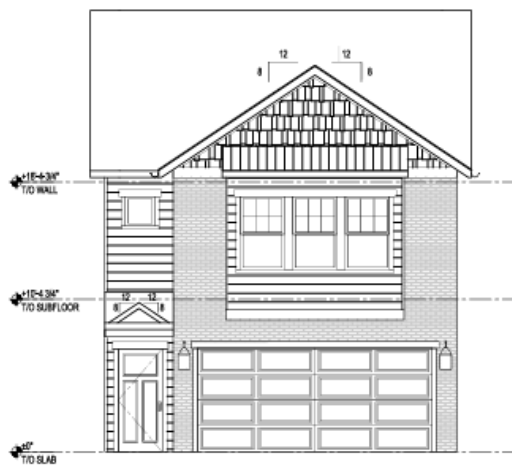




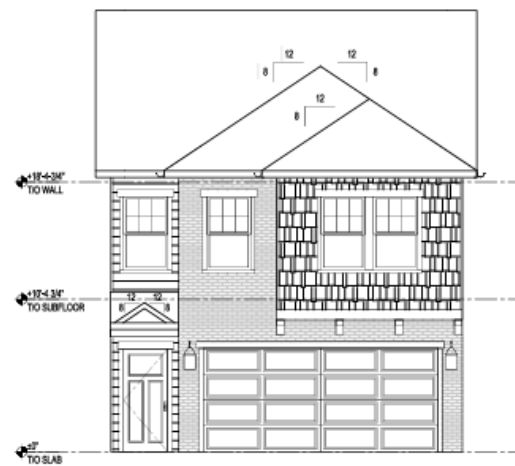
1 ENLARGED FRONT ELEVATION - TYPE A
1/4" = 1'-0"



2 ENLARGED FRONT ELEVATION - TYPE B
1/4" = 1'-0"



4 ENLARGED FRONT ELEVATION - TYPE D
1/4" = 1'-0"



5 ENLARGED FRONT ELEVATION - TYPE E
1/4" = 1'-0"



4 ENLARGED REAR ELEVATION - TYPE I
1/4" = 1'-0"



5 ENLARGED REAR ELEVATION - TYPE J
1/4" = 1'-0"



LAWRENCEVILLE

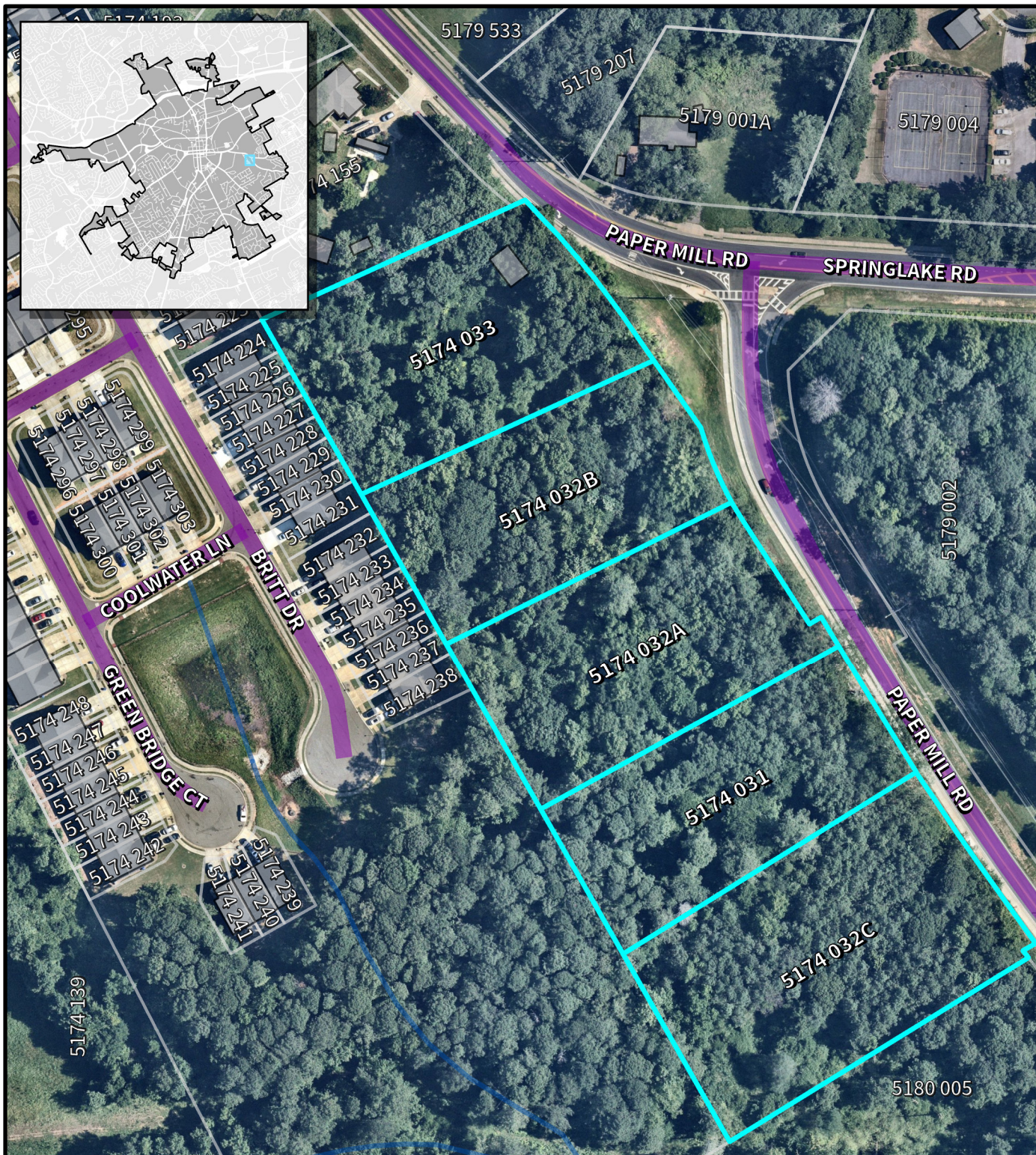
Planning & Development

Location Map & Surrounding Areas

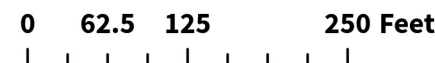
RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

- Subject Property (~7.64 acres)
- Lawrenceville City Limits
- Streams
- City Maintained Streets
- County/State Maintained Streets



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

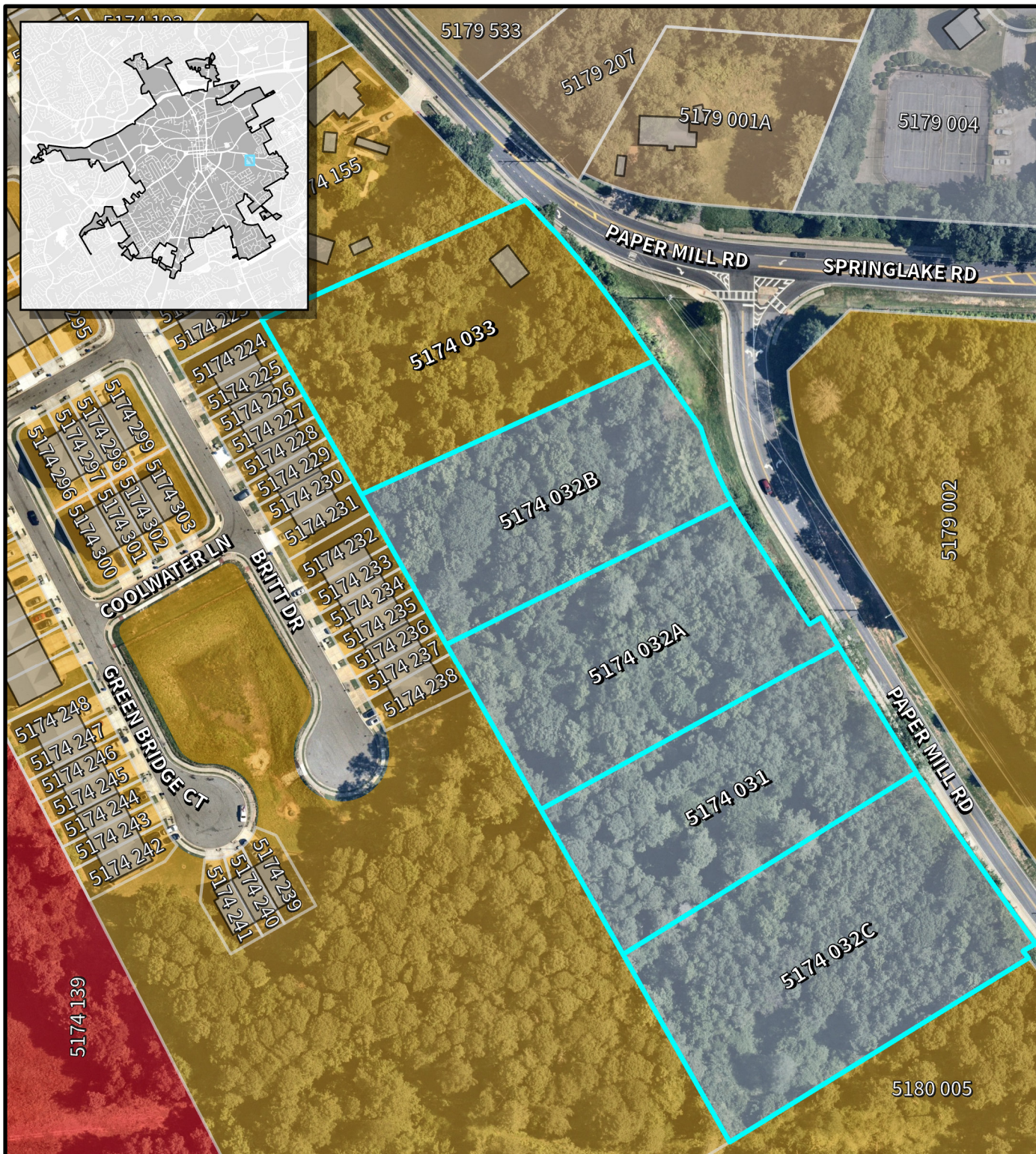
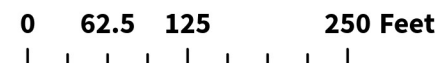
 Subject Property (~7.64 acres)

 Lawrenceville City Limits

Zoning Districts

	BN	Neighborhood Business
	BG	General Business
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RM-4-C	Fee Simple Condominium

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas




RZM2025-00022 & SUP2025-00110

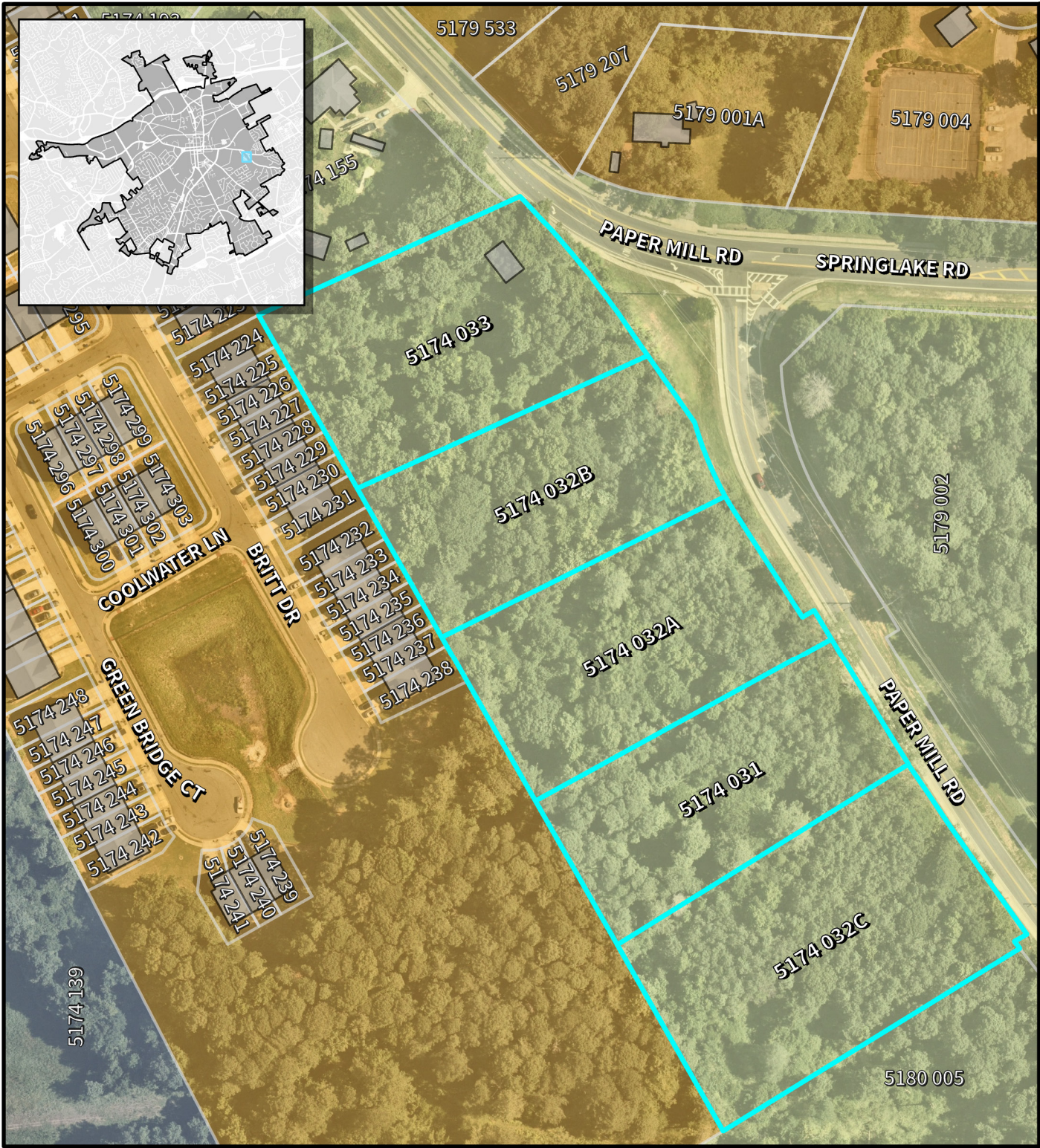
Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

 Subject Property (~7.64 acres)

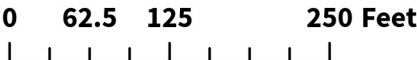
 Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Traditional Residential
-  Mixed Residential



Scale: 1:1,800










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

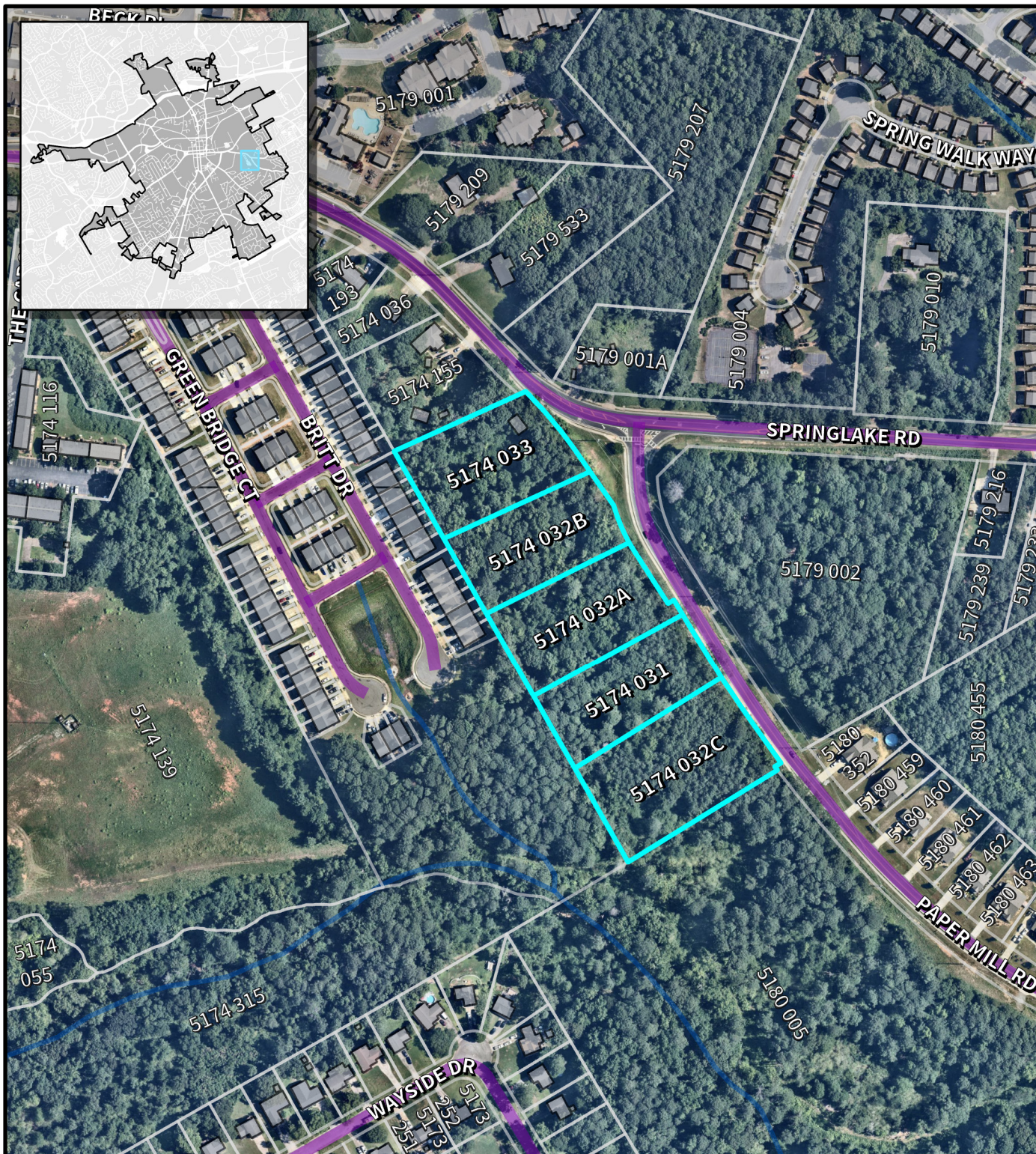
-  Subject Property (~7.64 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet



Page 188





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas









RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

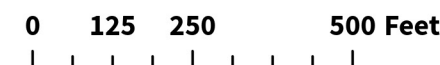
 Subject Property (~7.64 acres)

 Lawrenceville City Limits

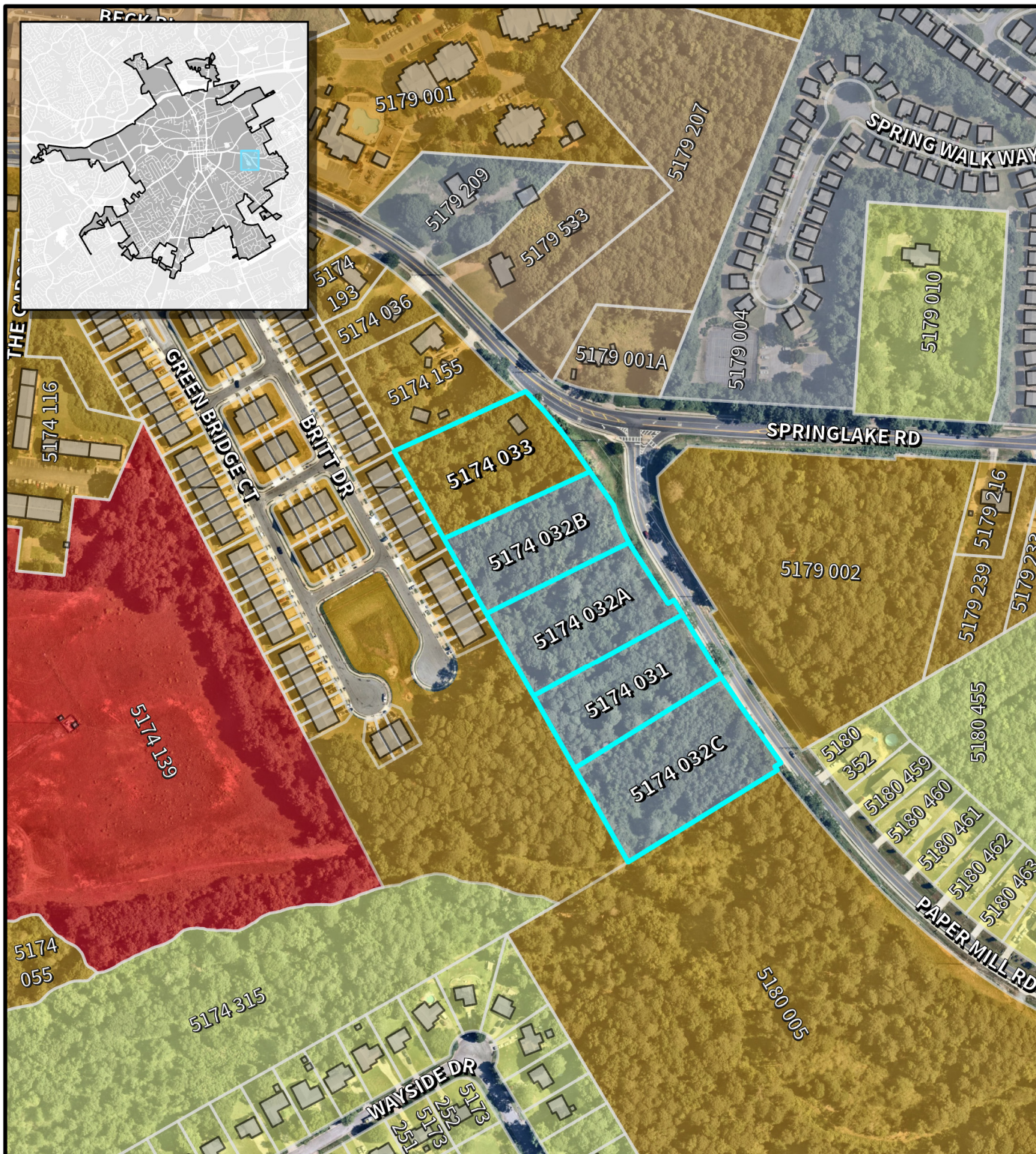
Zoning Districts

	BN	Neighborhood Business
	BG	General Business
	ON	Office/Neighborhood
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RM-4-C	Fee Simple Condominium
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:3,600



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

 Subject Property (~7.64 acres)

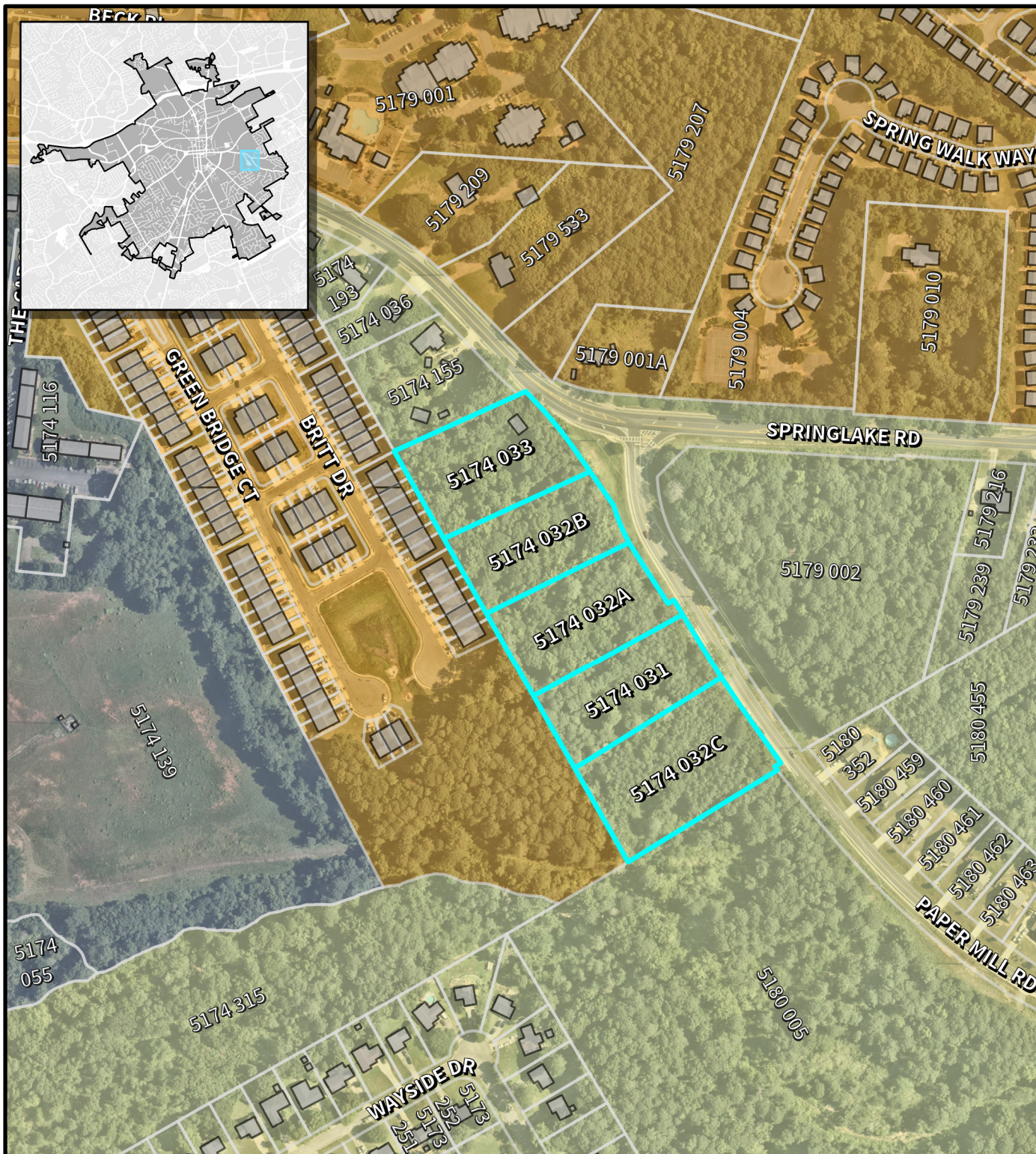
 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Mixed Residential



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 3, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020, ARTICLE 1, DISTRICTS

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS (Community Living Arrangement)

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS (Personal Care Home)

An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; ARTICLE 10, DEFINITIONS

Department: Planning and Development

Date of Meeting: Wednesday, September 3, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Approval of the following Amendments for City of Lawrenceville Zoning Ordinance 2020:

- Article 1, Districts
- Article 2, Supplemental and Accessory Use Standards (Community Living Arrangement)
- Article 2, Supplemental and Accessory Use Standards (Personal Care Home)
- Article 10, Definitions

**Planning &
Development
Recommendation:**

Approval

**Planning
Commission
Recommendation:**

Summary:

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 1, Districts, by deleting Section 103.2 Use Table in its entirety, and replace with a new Section 103.2 Use Table.

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 2 Supplemental and Accessory Use Standards, by deleting Section 200.3.21 Community Living Arrangement, Family in its entirety, and replace with a new Section 200.3.21 Community Living Arrangement, Family.

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.

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 10, Definitions by deleting Section 1000 General Meaning of Word and Terms in its entirety and replace with a new Section 1000 General Meaning of Words and new Section 1001 General Definitions.

Attachments/Exhibits:

- ORD-2025-_ZO ART 1, 2 & 10_07242025

ORDINANCE _____

ORDINANCE TO AMEND ARTICLE 1 DISTRICTS, SECTION 103.2 USE TABLE; ARTICLE 2 SUPPLEMENTAL AND ACCESSORY USE STANDARDS; AND ARTICLE 10 DEFINITIONS OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1:

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 1 Districts, by deleting Section 103.2 Use Table in its entirety, and replace with a new Section 103.2 Use Table.

Additionally, the ordinance proposes to amend language relating to Community Living Arrangement (CLA); Community Living Arrangement - Family (CLAF); and Personal Care Home (PCH); and Personal Care Home - Family (PCHF) by deleting the existing provisions in their entirety and replacing them with revised language incorporated into the new section 103.2 use table.

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Community Living Arrangement (CLA)													P	P		P		
Community Living Arrangement – Family (CLAF)	√	S	S	S														
Personal Care Home (PCH)													P	P		P		
Personal Care Home – Family (PCHF)	√	S	S	S														

Section 2:

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 2 Supplemental and Accessory Use Standards, by deleting Section 200.3.21 Community Living Arrangement, Family in its entirety, and replace with a new Section 200.3.21 Community Living Arrangement - Family.

200.3.21 COMMUNITY LIVING ARRANGEMENT - FAMILY

A. Special Use Permit

A Community Living Arrangement - 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

A Community Living Arrangement - Family 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

A Community Living Arrangement - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Community Living Arrangement – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions. Proximity Limitations

A Community Living Arrangement - Family shall not be located within 1,000 feet of another Community Living Arrangement - Family or a Personal Care Home - Family.

F. Licensing and Compliance

The Community Living Arrangement - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules and regulations of the Georgia Department of Community Health.

G. Building Code and Zoning Compliance

The Community Living Arrangement - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

Section 3:

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.

200.3.58 PERSONAL CARE HOME - FAMILY

H. 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.

I. Lot Size and Resident Capacity

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

J. Architectural Consistency

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

K. On-Site Staffing

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

L. Roadway Access

A Personal Care Home - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Street - Collector (Major, Minor). A Personal Care Home – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions.

M. Proximity Limitations

A Personal Care Home - Family shall not be located within 1,000 feet of another Community Living Arrangement – Family or a Personal Care Home – Family.

N. Licensing and Compliance

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

O. Building Code and Zoning Compliance

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

Section 4:

An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 10 Definitions, by deleting Section 1000 General Meaning of Word and Terms in its entirety and replacing with a new Section 1000 General Meaning of Words and Terms and adding a new Section 1001 General Definitions.

Additionally, the ordinance proposes to amend the definitions of the following terms by deleting the existing language in its entirety and replacing it with revised definitions: Community Living Arrangement; Personal Care Home.

These Revised Terms, Along with Newly Defined Terms, Will Be Incorporated into Section 1001 General Definitions. New Terms Include: Community Living Arrangement – Family.; Personal Care Home – Family.; Street.; Street – Arterial.; Street – Collector.; Street – Cul-De-Sac.; Street – Local Non-Residential.; Street – Local Residential.; Street – Major Arterial.; Street – Major Intersection.; Street – Marginal Access.; Street – Minor Arterial.; Street – Minor Arterial.; Street – Multi-Use Pathway.; Street – Nonconforming Right-Of-Way Or Substandard Street.; Street – Principal Arterial.; Street – Private Alley Or Street.; Street – Private Utility Easement.; Street – Public Right-Of-Way.; Street – Road Frontage.; Street – Roadway.; Street – Street Jog. In Addition, the ordinance includes general revisions to correct grammar, punctuation, eliminate redundancies, and remove unnecessary terms and wording.

DEFINITIONS

1000 GENERAL MEANING OF WORDS AND TERMS

For the purposes of the Lawrenceville Zoning Ordinance, the words and terms defined in this Article have the meanings ascribed to them.

Any word or term not specifically defined or described in this Article shall have their common definition by the Merriam-Webster dictionary.

Words used in the present tense shall include the future tense.

The singular form of the word shall include the plural, and the plural the singular.

The word “person” shall include a firm, association, organization, partnership, trust, company, or corporation.

The words “used or occupied” shall include the words “intended, designed, or arranged to be used or occupied”.

The word “shall” or “will” is mandatory, and the word “may” is permissive.

The word “zoning map” means the Official Zoning Map of the City of Lawrenceville, Georgia.

The word “lot” shall be construed to include “parcel”.

Whenever a conflict of definitions is considered to exist or an interpretation of these definitions is necessary, the Director of Planning and Development shall resolve the conflict and interpret the definition. The action of the Director shall be recorded.

1001 GENERAL DEFINITIONS

A

ACCENT LIGHTING. The use of lighting or lighted bulbs to emphasize or draw attention to a building or portions of a building. This definition shall not include traditional landscape lighting, security lighting, or similar lighting shown on the building plans and specifications approved at the issuance of the building permit.

ACCESSORY DWELLING UNIT. A dwelling unit sharing ownership and utility connections with a single-family dwelling or townhouse.

ACCESSORY BUILDING. A building detached from a principal building on the same lot and customarily incidental to the principal building or use including but not limited to detached garages, carports and utility buildings, sheds, gazebos, or barns.

ACCESSORY STRUCTURE. A structure detached from a principal building on the same lot and customarily incidental to the principal building or use, but not including stormwater infrastructure or a fence, wall, or trellis which is customarily placed along a property line and not including HVAC equipment or similar utilities that occupy less than 30 square feet in footprint.

ACCESSORY USE. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

ADULT ENTERTAINMENT – ADULT ENTERTAINMENT. For purposes of this Article Adult Entertainment shall include all of the following:

ADULT ENTERTAINMENT – ADULT ARCADE. A commercial establishment to which the public is permitted or invited that maintains booths or rooms smaller than 100 square feet, wherein image-producing devices are regularly maintained, where a fee is charged to access the booths or rooms, and where minors are excluded from the booths or rooms by reason of age.

ADULT ENTERTAINMENT - ADULT BOOKSTORE: A commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:

1. At least 35 percent of the establishment's displayed merchandise consists of said items,
or

2. At least 35 percent of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items, or
3. The establishment maintains at least 35 percent of its floor space for the display, sale, and/or rental of said items; or
4. The establishment maintains at least 750 square feet of its floor space for the display, sale, and/or rental of said items.

ADULT ENTERTAINMENT - ADULT ESTABLISHMENT. An "adult arcade," an "adult bookstore," an "adult motion picture theater," a "semi-nude lounge," or a "sex paraphernalia store."

ADULT ENTERTAINMENT - ADULT MOTION PICTURE THEATER A commercial establishment to which the public is permitted or invited that maintains viewing rooms that are 100 square feet or larger wherein films or videos characterized by their emphasis upon "specified sexual activities" or "specified anatomical areas" are regularly shown.

ADULT ENTERTAINMENT - SEMI-NUDE LOUNGE. A nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment that regularly offers live semi-nude conduct. No establishment shall avoid classification as a semi-nude lounge by offering nude conduct.

ADULT ENTERTAINMENT - SEX PARAPHERNALIA STORE. A commercial establishment where more than 100 sexual devices are regularly made available for sale or rental. This definition shall not be construed to include any establishment located within an enclosed regional shopping mall or any pharmacy or establishment primarily dedicated to providing medical products.

ADULT ENTERTAINMENT - VIEWING ROOM. The room or booth where a patron of an adult establishment would ordinarily be positioned while watching a film, videocassette, digital video disc, or other video on an image-producing device.

All adult entertainment establishments must comply with all regulations set forth in Chapter 12 of the Code of Ordinances of the City of Lawrenceville, Georgia.

AGRICULTURAL DISPLAY STAND. A structure or vehicle used for the display and sale of products raised on the same premises.

AIR TRAFFIC CONTROL. Any person, partnership, joint venture, or company engaged in the business of directing and/or controlling the taxi, take off, approach, landing, scheduling, clearing, or otherwise managing flights from an airport for a fee.

AIRCRAFT. All equipment now or hereafter used for the navigation of or flight in air or space, including, but not limited to, airplanes, gliders, lighter-than-aircraft, helicopters, amphibians, and seaplanes.

AIRCRAFT MAINTENANCE OR SERVICE. Engaging in the business of providing goods, supplies, or services for the repairing, refurbishing, rebuilding, constructing, altering, fueling, refueling, cleaning, inspecting, testing, or otherwise modifying any aircraft for a fee.

AIRLINE. Any person, partnership, joint venture, or company engaged in the business of transporting passengers, baggage, and/or cargo by aircraft for profit.

AIRPORT. A tract of land or water equipped with facilities for the taxi, take off, approach, landing, shelter, storage, supply, maintenance and/or service of aircraft. Airports may be used, but are not required to be used, for the transportation of passengers, baggage, and/or cargo for a fee.

ALLEY. A public or private way, at the rear or side of the property, permanently reserved as a means of secondary vehicular access to abutting property.

AMENITY. Something that helps to provide comfort, convenience, and/or enjoyment.

ANTENNA. A system of poles, panels, rods, or other similar devices used for the transmission or reception of radio frequency signals.

APPEAL. A request for a review of the Department's interpretation or decision of any provision of this Ordinance.

ATTIC. The unfinished space between the ceiling joist of the top story and the roof rafters.

AUCTION HOUSE. A place where the sale of property to the highest bidder occurs.

AUTOMOBILE AUCTION. The sale of automobiles to the highest bidder.

AUTOMOBILE BODY SHOP. A building, lot, or portion of a lot used or intended to be used for the business of collision service, which shall include body, frame, or fender-straightening or repair; painting; and glass replacement. It also includes the reconditioning of motor vehicles, which may include repainting, re-sculpturing, rust repair, engine, underbody steam cleaning, and undercoating.

AUTOMOBILE REPAIR. A building and/or lot where motor vehicle fuels or lubricating oil or grease or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where services are provided on motor vehicles, including greasing and oiling on the premises, including vehicle washing; and where repair services may be incidental to the use.

AUTOMOBILE WASH. A building, lot, or portion of a lot used or intended to be used exclusively for exterior washing and interior cleaning of motor vehicles. Such term shall include Car Wash.

AVIATION. The operation of aircraft.

AVIATION BUSINESS. Any business engaged in the operation, service, support, maintenance, repair, management, or control of aircraft for a fee.

AWNING. A roof-like structure with a rigid frame which cantilevers from the elevation of a building designed to provide continuous overhead protection. Such term shall include Canopy.

B

BAR, TAVERN, OR LOUNGE. A business enterprise physically separated into a free-standing building or separated by a permanent or temporary wall from the restaurant portion of an establishment permitted to sell beer, wine, and spirituous liquor.

BASEMENT. That portion of a building that is partly or completely below grade. A basement is not deemed a story unless the ceiling is six (6) feet or more above the average grade.

BED AND BREAKFAST ESTABLISHMENT. An owner-occupied residential single-family, detached structure where lodging and breakfast only are provided to transient guests for compensation and the provision of lodging and breakfast are subordinate to the principal use of the structure. The provision of lodging and breakfast shall be subordinate to the principal use of the structure.

BOARD. The Board of Appeals of the City of Lawrenceville, Georgia.

BODY ART STUDIOS – BODY ART. A tattoo or piercing placed on the body of a person for aesthetic or cosmetic purposes.

BODY ART STUDIOS – ARTIST. Any person who performs body art. Such term shall not include in its meaning any physician or osteopath licensed under O.C.G.A. Chapter 34 of Title 43, nor shall it include any technician acting under the direct supervision of such a licensed physician or osteopath, pursuant to subsection (a) of Code Section 16-5-71.

BODY ART STUDIOS – STUDIO. Any facility or building on a fixed foundation wherein a body artist performs body art.

BODY ART STUDIOS - MICROBLADING OF THE EYEBROW. A form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to extend the natural eyebrow pattern, or to create a full construction if the eyebrows have little to no hair.

BODY ART STUDIOS – TATTOO. To mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin. Such term includes microblading of the eyebrow.

BREWERY. An establishment where malt liquors are produced.

BUFFER. A strip of land, identified in this Ordinance, established to protect one type of land use from another with which it is incompatible. A buffer may include additional transition uses, yard space, fences, landscapes areas, or height restrictions.

BUILDABLE AREA. The portion of a lot remaining after required yards have been provided.

BUILDING AREA. The area of the face of a building (height x width), not including the roof.

BUILDING FRONTAGE. The side of the building adjacent to the primary roadway.

BUILDING HEIGHT. The vertical distance from the average grade at the exterior wall to the average height of the highest roof surface of a gable, hip, mansard, or gambrel roof, or to the highest point of the roof surface of a flat roof.

BUILDING AND CONSTRUCTION MATERIALS AND HARDWARE. Retailing, wholesaling, or rental of building supplies or construction equipment, typically with outdoor bulk materials and lumberyards. This classification includes lumberyards, home improvement sales and services, tool and equipment sales, and rental establishments.

BUILDING OFFICIAL. The individual appointed by the City Council of the City of Lawrenceville, Georgia, and charged with the responsibility of building permit and certificate of occupancy issuance.

C

CARPORT. A permanent, open-sided shelter for an automotive vehicle, usually formed by a roof projecting from the side of a building.

CEMETERY. An area and use of land set apart for the purpose of burial plots for deceased persons or animals and for the erection of customary markers, monuments and/or mausoleums related thereto; and which may be maintained by a church or other place of worship, or a private corporation.

CERTIFICATE OF COMPLETION. Document issued by the Department to indicate that the construction work authorized by a building permit has been completed which is either applicable to a non-occupied building, structure, building/structure addition, or any portion thereof, or involves a limited scope of renovation that does not change the occupancy or configuration of the affected space.

CERTIFICATE OF OCCUPANCY. A permit issued by the Department indicates that the use of the building or land in question is in conformity with this Ordinance or that there has been a legal variance therefrom as provided by this Ordinance.

CHECK CASHING, PAYDAY LOAN, AND WIRE TRANSFER FACILITIES. An establishment primarily engaged in facilitating credit intermediation (e.g., check cashing services, loan servicing, money order issuance services, money transmission services, payday lending services, traveler's check issuance services)

Exceptions: mortgage and loan brokerage; and financial transactions processing, reserve, and clearinghouse activities.

CHILD-CARING INSTITUTION (CCI). See also “Group Home.” A State licensed child-welfare agency that is any institution, society, agency, or facility, whether incorporated or not, which either primarily or incidentally provides full-time care (room, board, and watchful oversight) for children through 18 years of age outside of their own homes. (Source: Georgia Department of Human Resources)

CIVIC USES. Public parks, squares, plazas, greens, lawns, amphitheaters, stages, churches, or places of worship, public or private schools, gymnasiums, assembly halls, community meeting rooms, community service centers, post offices, fire stations, libraries, museums, public libraries, or other government or public service buildings and facilities except for those requiring outdoor storage or maintenance yards.

CLUB. A nonprofit association of people who are bona fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to provide a place of residence or render a service customarily carried on as a commercial enterprise.

CLUSTER. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation and/or common open space, as well as to preserve environmentally sensitive features.

CLUSTER SINGLE-FAMILY DEVELOPMENT. A form of development for single-family residential subdivisions that permits a reduction in lot area requirements, provided there is no increase in the number of lots that would normally be permitted under conventional zoning and subdivision requirements, and the resultant land area is devoted to open space.

COMMERCIAL EQUIPMENT AND MACHINERY SALES, RENTAL, LEASING, AND REPAIR. A business primarily engaged in renting or leasing machinery for use in general business or residential activity. Examples include the leasing of furniture, trucks and trailers, moving and storage services, party supplies, limousines, etc.

COMMERCIAL ENTERTAINMENT. A facility for any indoor profit-making activity which is providing participatory and/or spectator activities, such as, but not limited to, motion picture theaters, live performances, bowling alleys, video game rooms, billiard halls, indoor skating rinks, bingo parlors, and similar entertainment activities. Commercial entertainment shall not include Adult Uses.

COMMISSION. The Planning Commission of the City of Lawrenceville, Georgia.

COMMON SPACE. Natural or improved land that provides continuous public access.

COMMUNITY LIVING ARRANGEMENT. Any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not

related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Behavioral Health and Developmental Disabilities (*Source: Georgia Department of Community Health*).

COMMUNITY LIVING ARRANGEMENT – FAMILY. Any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for up to six (6) adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Behavioral Health and Developmental Disabilities.

CONVENIENCE STORE. A facility primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks.

COMMUNITY GARDEN. A private, public, or non-profit facility for cultivation of fruits, vegetables or ornamental plants cultivated by more than one household.

CONDITIONAL ZONING. The granting or adoption of zoning for a property subject to compliance with restrictions such as to use, size, project design, or timing of development, stipulated by the City Council to mitigate adverse impacts that could be expected without the imposition of such conditions.

CONDOMINIUM. A form of property ownership in which the buildings or portions of the buildings, whether residential or non-residential in use, are owned by individuals separate from the lands which surround the buildings, said lands held in common ownership by the owners of the several buildings.

CONTINUING CARE RETIREMENT COMMUNITY. See RETIREMENT COMMUNITY, CONTINUING CARE.

COUNCIL. The City Council of the City of Lawrenceville, Georgia.

CULTURAL INSTITUTION. A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis, with or without a charge for admission. Cultural institutions include performing arts centers for theater, dance and events, museums, historical sites, art galleries, aquariums, and the like.

D

DAYCARE CENTER. A private establishment that provides supervision and care of more than six children or adults for periods of less than twenty-four (24) hours per day. The facility typically charges tuition, fees, or other forms of compensation for the care of the children or adults and is

licensed or approved to operate as a care facility in the State of Georgia. (Source: Georgia Department of Human Resources)

DEVELOPMENT REGULATIONS. The adopted regulations providing for the subdivision and development of real property within the City of Lawrenceville, as amended from time-to-time by the City Council of the City of Lawrenceville.

DIRECTOR. See PLANNING AND DEVELOPMENT DIRECTOR.

DIRECT BURIAL GROUND FIXTURE. Upward directed lighting assembly that is installed such that the lens or outermost portion of the fixture is flush with the grade of the ground or surrounding surface in which it is installed.

DIRECT LIGHT. Light or illumination emitted directly from a fixture's light source, including the lens and globes associated with the fixture.

DISTRIBUTION FACILITY. A warehouse established where individual tenants engage in the receipt, storage, and distribution of their goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.

DISTILLERY/WINERY. A facility that: (1) ferments juices from grapes and/or other fruit; (2) blends wines; (3) distills and/or blends alcoholic liquors; (4) manufactures, bottles, labels, and packages wine and/or alcoholic liquors; and/or (5) performs any other similar activity authorized by the Alcohol and Tobacco Division of the Georgia Department of Revenue.

DRIVE-IN OR DRIVE-THRU. A facility at which the service or business transaction occurs while the customer remains sitting in a vehicle.

DRUG ABUSE TREATMENT FACILITY. A residential facility staffed by professional and paraprofessional people offering treatment or therapeutic programs for drug-dependent persons who live on the premises. A Drug Abuse Treatment Facility must be approved and licensed by the Georgia Department of Community Health.

DUMP. A commercial operation of a parcel of land on which junk, waste material, inoperative vehicles, and/or other machinery are collected, stored, salvaged, or sold. This includes the terms junkyard and landfill.

DUMPSTER, RECYCLING, OR TRASH CONTAINER. A mobile bin designed to be brought and taken away, or lifted and emptied, by a special truck for the disposal of trash, refuse, garbage, and junk.

DWELLING. Any building that contains one or two dwelling units used, intended, or designed to be built used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. (Source International Residential Code, Part II – Definitions 2018)

DWELLING – MULTIFAMILY. A multifamily dwelling unit constructed in a group of twelve (12) attached units or more, including single-level units located in a multistory building. Each unit is

accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units. These terms or words shall not include Dwelling – Live-Work; Dwelling Residential/Business, Dwelling – Townhouse-Family, Dwelling - Two-Family; Dwelling -Villa

DWELLING – ATTACHED. See Dwelling – Apartment; Dwelling – Duplex; Dwelling - Unit Studio; Dwelling - Residential/Business; Dwelling - Townhouse-Family; Dwelling - Villa.

DWELLING – FOURPLEX. A residential building designed for four (4) or more families or housekeeping units, living independently of each other in separate dwelling units.

DWELLING - LIVE-WORK. A dwelling unit or sleeping unit in which a significant portion of the space includes non-residential use that is operated by the tenant.

DWELLING - MOBILE HOME. A detached single-family dwelling unit having all the following characteristics:

1. Designed for long term occupancy as opposed to transient location, containing sleeping accommodations, toilet facilities, with plumbing and electrical connections provided.
2. Designed to be transported after fabrication on its own wheels or flatbed or other trailer or on detachable wheels; and
3. Built to arrive at the site where it is to be occupied as a dwelling unit complete, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on a permanent foundation, or integration into a prepared structure.

DWELLING - RESIDENTIAL/BUSINESS. A type of attached dwelling in which a commercial business or office may be operated in the basement or first floor/story of the structure. Each unit is separated from any other unit by one or more vertical common fire-resistance-rated walls. The business need not be operated by the resident of the dwelling. This definition shall not include Dwelling Apartment, Dwelling Duplex, Dwelling Residential/Business, Dwelling Townhouse or Dwelling Villa.

DWELLING - ONE-FAMILY. A dwelling containing one and only one dwelling unit, other than a manufactured home. Such terms or words shall include Single-Family.

DWELLING – TOWNHOUSE-FAMILY. A single-family dwelling unit constructed in a group of three (3) attached units, but not more than eight (8) attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each unit is separated from any other unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have at least two stories. This definition shall not include Dwelling Apartment, Dwelling Duplex, Dwelling Residential/Business or Dwelling Villa.

DWELLING - TWO-FAMILY. A dwelling containing two and only two dwelling units. Such terms and words shall include Duplex.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more people, including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWELLING - APARTMENT STUDIO. A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities (see Dwelling Attached).

DWELLING – VILLA. A multifamily one-family dwelling unit with at least three (3), but no more than four (4), attached units in which each unit has at least two (2) exterior walls and each unit is separated from any other unit by one (1) or more vertical common fire resistance-rated walls. Villas are exclusively single-story but may include a bonus room over a garage or covered porch. This definition shall not include Dwelling Apartment, Dwelling Duplex, Dwelling Residential/Business, Dwelling Townhouse or Dwelling Villa).

E

EASEMENT. The Right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

ELECTRONIC MESSAGE CENTER (EMC). A computer programmable sign capable of displaying words, symbols, figures, or picture images that can be altered or rearranged on-site or by remote means without altering the face or surface of the sign.

ENFRONT. To place an element along a build-to-line.

ESSENTIAL PUBLIC SERVICES AND UTILITIES. An agency that, under public franchise or ownership or governmental control, provides essential services such as electricity, natural gas, heat, steam, communications, transportation, water sewage collection or another similar service to the general public. This includes transmission lines, generation buildings, stations, substations, lay down, and maintenance yards.

ESTATE SALES – ESTATE SALE. The sale of personal property, which is open to the public and conducted from or on any property located on any residential lot by an individual, company, firm, corporation, or other entity for profit and on behalf of another person or persons. The term "estate sale" shall not include yard sales, garage sales or carport sales which are conducted directly by individuals who own the goods or merchandise to be sold.

ESTATE SALES - PERSONAL PROPERTY. Any property which is owned, utilized, and maintained by an individual and acquired in the normal course of living in or maintaining a residence. Such term includes, but is not limited to, clothing, furniture, jewelry, artwork, household items, dishes, antiques, and other similar goods owned by the person or persons who reside or formerly resided in the residence where such estate sale is to take place.

F

FAÇADE. The face or elevation of a building.

FAMILY. One or more people living together as a single housekeeping unit. No more than two (2) unrelated persons shall reside in a single housekeeping unit. The term “family” does not include any organization or institutional group and is distinguished from “joint living,” defined below.

FAMILY DAY CARE HOMES. A private residence operated by any person who receives therein for pay for supervision and care fewer than twenty-four hours per day, without the transfer of legal custody, at least three but not more than six children under thirteen years of age, who are not related to such person and whose parents or guardians are not residents of the same private residence; provided however, that the total number of unrelated children cared for in such home for pay and not for pay may not exceed six children under thirteen years of age at one time. *(Source: Georgia Department of Human Resources).*

FEE SIMPLE. A form of property ownership in which the buildings and surrounding lands are owned with absolute title without limit to inheritance or heirs, and unrestricted as to transfer of ownership.

FENCE. A structural barrier for enclosure, screening or demarcation, presenting a solid face or having openings amongst or between its constituent members; also, a wall separate from or extending from a building.

FINANCIAL INSTITUTION. A state or federally chartered bank, savings association, credit union, or industrial land company located in a building, or portion of a building, which provides for the custody, loan, exchange, or issue of money, the extension of credit, or facilitating the transmission of funds, and which may include accessory drive-up customer service facilities on the same premises. This does not include small loan lenders, title loan companies, or check cashing facilities.

FINANCIAL INSTITUTION – SMALL. A company that specializes in consumer loans of any type, and that may accept as security an interest in personal property (e.g. a lien on an automobile, tax refunds, checks, notes, or any other chattel or intangible property). This definition shall exclude insured, full-service banking institutions and licensed credit unions. These shall include but are not limited to, Pawn Shop, Check Cashing Facility, Title Loan Facility, Small Loan Lender (see definitions).

FLAG LOT. A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

FLOOD PLAIN. That area within the intermediate regional flood contour elevations subject to periodic flooding as designated by the Department of Housing and Urban Development.

FLOODLIGHTS. Fixtures that project light in a broad, directed beam, typically of two lamp types:

1. Simple lamps where the supporting optic elements are part of the fixture casement, having wide beam angles up to 110 degrees; or
2. Sealed beam lamps with internal parabolic reflectors, having narrower beam-spread angles of 25 to 55 degrees.

FLUORESCENT LIGHTING. A lamp that produces visible light by fluorescence, especially a glass tube whose inner wall is coated with a material that fluoresces when an electrical current causes a vapor within the tube to discharge electrons.

FOOD SERVICE ESTABLISHMENT. A public or private establishment which prepares and serves meals, lunches, short orders, sandwiches, frozen desserts, or other edible products either for carry out or service within the establishment. The term includes restaurants; coffee shops; cafeterias; short order cafes; luncheonettes; taverns; lunchrooms; places which retail sandwiches or salads; soda fountains; food carts; itinerant restaurants; industrial cafeterias; catering establishments; and similar facilities.

FOOD SERVICE ESTABLISHMENT - BASE OF OPERATIONS/COMMISSARY. Main office of a properly licensed and permitted Food Service Establishment or Mobile Extended Food Service Base of Operations where wastewater from the unit/truck will be dumped and water tanks refilled. The Base is also the place where you will store and/or prepare food, and wash, rinse and sanitize any dishes or utensils that are too big to be washed on the unit/truck. Cleaning and servicing the unit/truck will also be done at the Base of Operation.

FOOD SERVICE ESTABLISHMENT - MOBILE FOOD SERVICE UNIT. A food service business that operates from any vehicle that is self-propelled, or can be pulled or pushed down a sidewalk, street, highway or waterway, on which food is prepared, processed or converted, or which is used in selling and dispensing food to the end consumer.

FOOD TRUCK PARK. An area where two or more licensed, motorized vehicles prepare and sell food on a lot privately or publicly owned to the general public.

FOOT-CANDLE. Measure of illumination equivalent to one lumen produced uniformly on a surface of one square foot, as measured by a light meter.

FOURPLEX. See DWELLING, FOURPLEX.

FREE-STANDING AUTOMATED TELLER MACHINE (ATM). An automated device which performs banking and financial functions at a freestanding location which is remote from the controlling financial institution.

FULL-CUTOFF LIGHT FIXTURE. The class of lighting fixture defined by the Illuminating Engineering Society of North America (IESNA) according to technical photometric criteria. Included among those design criteria is a pattern of light distribution which does not permit any light to project at or above the horizontal plane from the lowest light-emitting point of the lighting fixture either dispersed directly from the lamp source or an integrated diffusing element, or indirectly from an integrated reflector surface, refractive lens, or refractive globe. These fixtures are also often referred to as "horizontally cutoff fixtures".

FUNERAL HOME. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human dead. Typical uses include funeral parlors, crematories, mortuaries, or columbaria.

G

GARAGE. A permanent enclosed area primarily for parking or storing motor vehicles.

GARAGE, RUMMAGE, YARD, AND SIMILAR SALES. The sale of personal property, which is open to the public and conducted from or on any property located on any residential lot by an individual company, firm, corporation, or other entity for a profit and on behalf of another person or persons. The term "garage, rummage, yard, and similar sales" shall not include estate sales which are conducted directly by individuals who own the goods or merchandise to be sold.

GARAGE, RUMMAGE, YARD, AND SIMILAR SALES - PERSONAL PROPERTY. Any property which is owned, utilized, and maintained by an individual and acquired in the normal course of living in or maintaining a residence. Such term includes, but is not limited to, clothing, furniture, jewelry, artwork, household items, dishes, antiques, and other similar goods owned by the person or persons who reside or formerly resided in the residence where such garage, rummage, yard, and similar sales are to take place.

GOVERNMENT OFFICE BUILDING. Administrative, clerical, or public contact offices of a government agency.

GREEN. A type of public space

GROSS FLOOR AREA. The total floor area is included within surrounding exterior walls of a building. Areas of a building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

GROUP HOME. A state-licensed Child Care Institution (for six or more children) or Child Care Institution for Medically Fragile Children (up to 12 children) either residential or institutional in character that provides full-time group home care for children through 18 years of age outside their own homes. (*Source: Georgia Department of Human Resources*)

GROUND COVERAGE. The area of a zoning lot occupied by all buildings expressed as a percentage of the gross area of the zoning lot.

GROUND TRANSPORTATION. The transportation of passengers, baggage, cargo, goods, products, or other items for a fee.

GROUP LIVING. A dwelling includes shared living quarters such as rooming houses, dormitories, sororities, fraternities, and patient family homes.

GROWLER. Any glass, plastic, or other types of containers, not less than 12 ounces or more than 64 ounces, used to hold specialty malt beverages such as beer and hard cider, which are dispensed from a tap and sealed airtight before being sold to the customer for off-premises consumption.

GROWLER RETAILER. A person or entity that holds a current retail package (malt beverage) license from the city for the sale of malt beverages pursuant to the laws of the State of Georgia and a valid current alcohol license from the state and sells specialty malt beverages in growlers. A growler retailer does not include any retailer that sells distilled spirits or that holds a consumption license from the city.

H

HABITABLE SPACE. Covered building floor area utilized for any principal permitted use except parking, storage, digital industry switchboards, power generators, and other relay equipment.

HANDWRITING ANALYSTS AND FORTUNE TELLERS - FORTUNE TELLING. The prediction of the future for a fee, gift, or donation.

HANDWRITING ANALYSTS AND FORTUNE TELLERS – HANDWRITING ANALYSIS. The interpretation of human experience based upon an examination of handwriting or other inscription done by hand for fee, gift, or donation.

HARD SURFACE. A surface made of solid, impermeable material that significantly impedes or prevents the natural infiltration of water into soil such as asphalt, concrete, or traditional pavers.

HELIPORT OR HELICOPTER LANDING PAD. A facility or landing place for helicopters.

HOME OCCUPATION. Any use conducted entirely within a dwelling and carried on by the occupants thereof, which is clearly incidental and secondary to the use of the dwelling for residential purposes and operated in accordance with applicable provisions. Distinguished from Office.

HOSPITAL. An institution providing health services primarily for in-patient medical or surgical care of the sick or injured and including related facilities such as laboratories, out- patient

facilities, training facilities, central service facilities, and staff offices which are an integral part of the facility.

HOTEL OR MOTEL. A facility offering transient lodging accommodations to the general public which may provide additional accessory services such as restaurants, bars, meeting rooms, entertainment, and recreation facilities.

I

IESNA. Abbreviation for Illuminating Engineering Society of North America, a professional society of individuals, academics, and businesses engaged in the lighting industry.

INDEPENDENT LIVING FACILITY. See RETIREMENT COMMUNITY (INDEPENDENT LIVING).

INDUSTRIAL EQUIPMENT SALES, RENTAL AND LEASE. A building, lot, or portion of a lot used or intended to be used for the display, sale, rent, or lease of new or used truck and industrial equipment, in operable condition and where repair service is accessory to the sale, rental, or lease. This includes semi-tractors, trailers, and construction equipment. This excludes body work.

INDOOR CLIMATE CONTROLLED STORAGE FACILITY. A storage facility where all storage units are climate controlled.

INDUSTRIALIZED HOME. An industrialized home or modular home is a factory-fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a structure to be used for residential purposes.

INTERIOR LOT. See LOT - INTERIOR.

INTERMEDIATE CARE FACILITY. See NURSING HOME.

J

JUNK. Old, dilapidated, scrap, or abandoned materials that shall include, but are not limited to, metal, paper, building material and equipment, bottles, glass, appliances, rags, rubber, motor vehicles, and parts thereof.

JUNK VEHICLE. Any vehicle, automobile, truck, van, trailer of any kind or type, or contrivance or part thereof which is wrecked, dismantled, partially dismantled, stripped, partially stripped, inoperative, abandoned, discarded, or kept parked, stored, or maintained on any premises or public right-of-way without a current license plate and/or decal displayed on the vehicle.

JUNK OR SALVAGE YARD. A place where waste, discarded or salvaged metals, building materials, paper, textiles, used plumbing fixtures, used cars or trucks in inoperable condition, are bought, sold, exchanged, stored, baled, or cleaned.

K

KENNEL. An establishment for the breeding or boarding of dogs or cats. Any property where there are four (4) or more dogs or cats over the age of three (3) months kept, maintained, or housed shall be deemed to constitute a kennel, regardless of whether such dogs are kept for business or profit purposes.

L

LABORATORY, RESEARCH OR TESTING ESTABLISHMENT. A facility primarily conducting medical, pharmaceutical, optical, orthotic, prosthetic, or dental laboratory services, photographic, analytical, or testing services or a facility engaged in the research, development, and controlled production of high technology electronics, industrial, or scientific products or commodities.

LAMP. Component, tube, or bulb of a lighting fixture that produces the light. Multiple lamps within a single fixture are lumen-rated cumulatively as if a single lamp.

LAND DISTURBANCE. Any activity that comprises, facilitates, or result in land disturbance, and which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, clearing and grubbing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices. Each clearing, clearing, and grubbing, grading, or development permit shall include the required erosion and sediment control measures and practices.

LANDSCAPE STRIP. Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

LANDFILL. See DUMP.

LIGHT FIXTURE. Complete lighting assembly consisting of a lamp or lamps, together with the parts designed to power, position, house, and protect the lamp; and other parts (such as a lens, reflector, or globe) which function together with the lamp as a light source to emit, control, direct, and disperse light. Not included is the support assembly (pole, arm, or mounting bracket) to which the lighting unit is attached. If multiple lighting units are attached to a common support assembly, each unit shall be considered to be an individual lighting fixture. A fixture with multiple lamps comprises only a single fixture.

LIGHT POLLUTION. A general expression for any and all uncontained light; both directed and reflected, that increases ambient light.

LIGHT SOURCE. The point of origin from which illumination emanates, usually a lamp.

LIGHT TRESPASS. Intrusion of direct light projected from one property or roadway onto another property or roadway.

LIMITED USE. Principal permitted uses subject to additional restrictions that are identified in this Zoning Ordinance.

LOADING SPACE, OFF-STREET. Space logically and conveniently located for bulk pickups and deliveries.

LOT. A zoning lot unless the context shall clearly indicate a contrary definition.

LOT – CORNER LOT. A lot situated at the intersection of two (2) streets or bounded on two or more adjacent sides by street right-of-way lines.

LOT - DOUBLE FRONTAGE LOT. A lot, other than a corner lot, which fronts two (2) streets that are parallel to each other. Also known as a “through lot”.

LOT – INTERIOR LOT. A lot other than a corner lot.

LOT - LOT DEPTH. Considered to be the distance between midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT – LOT FRONTAGE. The portion of a lot adjacent to a street.

LOT - LOT LINE. A boundary of a lot. Lot line is synonymous with property line.

LOT - LOT OF RECORD. Land designated as a separate and distinct parcel in a subdivision, the plat of which has been recorded in the office of the Clerk of the Superior Court of Gwinnett County, or a parcel of land, the deed to which was recorded in said office prior to the adoption of this Ordinance.

LOT - LOT WIDTH. The distance between side lot lines measured at the rear of the required front yard line on a line parallel with a line tangent to the street right-of-way line.

LOT – PANHANDLE LOT. A lot that is setback from the street and is only accessible via a long, narrow drive. Also known as a “flag lot”.

LUMEN. Unit of illumination measuring the rate at which a lamp emits light where one lumen per square foot is one foot-candle.

M

MAINTENANCE. The act of keeping property, structures, or vegetation in a proper condition so as to prevent their decline, failure, or uncontrolled growth.

MANUFACTURED HOME. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent

foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems connected therein. The term "manufactured home" includes the term "mobile home".

MANUFACTURED HOME LOT. A parcel of land for the exclusive use of the occupants of a single manufactured home.

MANUFACTURED HOME PARK. A manufactured home park is a parcel of land that has been planned and improved for the placement of manufactured homes for non-transient use.

MANUFACTURED HOME SUBDIVISION. A tract of land that is used, designated, maintained, or held out for sale of lots to accommodate manufactured homes. Services such as water, sewage, recreational facilities, and solid waste collection may be provided for a service charge.

MANUFACTURING – ARTISAN. A business primarily engaged in the limited on-site production of goods, by hand manufacturing, which involves the use of hand tools and small-scale equipment.

MANUFACTURING – GENERAL. A facility engaged in the production of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes food, beverage, and tobacco product manufacturing; textiles, apparel, leather, and allied products; wood products, paper, chemicals, plastics, rubber, nonmetallic mineral products, fabricated metal products, and transportation equipment.

MANUFACTURING - HIGH INTENSITY. A business engaged in the production of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This group also includes smelting, animal slaughtering, and oil refining.

MARQUEE SIGN. Any sign attached to, in any manner, or otherwise made a part of any permanent roof-like structure which projects beyond a building or extends along and projects beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MASSAGE THERAPY BUSINESSES – ACT. The Georgia Massage Therapy Practice Act, enacted by and defined in O.C.G.A. § 43-24A-1 et seq. as amended.

MASSAGE THERAPY BUSINESSES – BOARD. The Georgia Board of Massage Therapy, enacted by the provisions of O.C.G.A. § 43-24A-4.

MASSAGE THERAPY BUSINESSES – FOR HIRE. A reasonable expectation that the person to whom the massage is provided, or some third person on his or her behalf, will pay money, give other consideration, or provide any gratuity, therefore.

MASSAGE THERAPY BUSINESSES - LICENSED MASSAGE THERAPIST. A person who holds a valid, current, unrevoked, and unsuspended State license in the practice of massage therapy issued by the Board pursuant to the Act.

MASSAGE THERAPY BUSINESSES - MASSAGE THERAPY. The application of a system of structured touch, pressure, movement, and holding to the soft tissue of the body in which the primary intent is to enhance or restore health and well-being. The term "massage therapy" includes complementary methods, including, without limitation, the external application of water, superficial heat, superficial cold, lubricants, salt scrubs, or other topical preparations and the use of commercially available electromechanical devices which do not require the use of transcutaneous electrodes and which mimic or enhance the actions possible by hands. The term "massage therapy" also includes determining whether massage therapy is appropriate or contraindicated, or whether referral to another health care provider is appropriate. The term "massage therapy" does not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal modalities (O.C.G.A. § 43-24A-3).

MASSAGE THERAPY BUSINESSES - MASSAGE THERAPY BUSINESS. A business with a location in the City at which any person engages in or offers massage therapy, regardless of the name of the business or the words used to describe the business through signage or advertisement or in filings with the Secretary of State. Massage therapy businesses are subject to regulation by local government, pursuant to O.C.G.A. §§ 43-24A-22(a) and 48-13-9(b)(17), as amended.

MASSAGE THERAPY BUSINESSES - MASSAGE THERAPIST, MASSEUSE, MASSEUR, MASSAGE PRACTITIONER, OR PERSON PRACTICING MASSAGE. A person who performs or engages in the practice of massage.

MASSAGE THERAPY BUSINESSES – PROVISIONAL PERMIT. A permit issued pursuant to Chapter 24A of Title 43 of the O.C.G.A. allowing the holder to practice massage therapy in this state.

MASSAGE THERAPY BUSINESSES - SEXUAL OR GENITAL AREA. The genitals, pubic area, anus, perineum of any person, or the vulva or breast of a female.

MASSAGE THERAPY BUSINESSES - STATE LICENSE. A license to practice massage therapy issued by the Board, pursuant to the Act.

MEDICAL OR DENTAL OFFICE OR CLINIC. A facility other than a hospital where medical, mental health, surgical, and other personal health services are provided on an outpatient basis. Examples of these uses include offices for physicians, dentists, chiropractors, or other health care professionals; outpatient care facilities; urgent care facilities; and other allied health services.

MOBILE HOME. See, DWELLING, MOBILE HOME.

MODULAR HOME. See INDUSTRIALIZED HOME.

N

NON-CONFORMING USE. A use which lawfully occupies a building or land at the time this Ordinance or an amendment thereto becomes effective but does not meet the requirements of this Ordinance or any amendment thereto.

NON-CONFORMING BUILDING. A building or structure or portion thereof, lawfully existing at the time this Ordinance or an amendment thereto becomes effective, which does not meet the bulk, height, yard, parking, loading, or other requirements of this Ordinance or any amendment thereto.

NON-CONSTANT LIGHTING. Light fixtures meant not to operate continuously, and operated only briefly, irregularly, intermittently, or occasionally by a switching device. Fixture activation by a motion sensor may provide non-constant lighting.

NURSING HOME. A State licensed facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home; and otherwise complies with the rules and regulations of the Georgia Department of Human Resources. (Source: Georgia Department of Human Resources)

O

OCCUPANCY. The purpose for which a building is utilized or occupied.

OFFICE. A building or portion of a building wherein service is performed involving predominantly administrative, professional, or clerical operations. Distinguished from Home-Based Occupation.

OFF-STREET PARKING. All parking accommodations that are not located on the street, including parking decks, driveways, parking garages, and/or parking lots that allow cars to park on or near the place of use.

OIL, GAS, AND CHEMICAL STORAGE, BULK. A tank farm or other similar outdoor facility for the storage of oil, gas, chemicals, and related bulk products.

ON-STREET PARKING. Spaces on the street that are officially designated for parking by street paint, signage, parking meters, or a combination of the three.

OUTBUILDING. An ancillary building or structure located towards the rear of the same lot as a principal structure.

OUTDOOR DISPLAY AND SALES OF MERCHANDISE. The placement of goods, materials, merchandise, or equipment for sale, rental, or lease in a location not enclosed by a structure consisting of walls and roof. "Outdoor display" shall not mean yard sales or vehicle sales lots.

OUTDOOR LIGHTING. Illumination of an exterior area. Included are open-air spaces which are under a roof or other cover and not fully enclosed, such as a canopy, pavilion, drive-through bay, or parking deck.

OUTDOOR STORAGE. The storage, outside of a fully enclosed lawful structure, of vehicles, items, equipment, materials, supplies, merchandise, vending machines, or similar items.

P

PARCEL. A designated lot, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

PARK. A publicly accessible open space that provides recreation and gathering places.

PARKING GARAGE. A structure or portion thereof, other than a private or storage garage, designed or used for the storage of motor-driven vehicles for a fee.

PARKING LOT. A parcel of land containing one or more unenclosed parking spaces whose use is principal to the lot.

PARKING SPACE, OFF-STREET. An off-street space for the temporary storage of a motor vehicle with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering spaces.

PAWNBROKERS AND SECONDHAND DEALERS – EMPLOYEE. Shall mean and include any of the following:

1. Any owner or pawnbroker who, in the performance of his duties or the management of the business affairs of a pawnshop, comes into contact with members of the public.
2. Any person working for an owner or pawnbroker; or
3. Any person who is employed on a part-time or full-time basis, either with or without remuneration, by a pawnshop.

PAWNBROKERS AND SECONDHAND DEALERS - PAWN OR PLEDGE. A bailment of personal property as security for any debt or engagement, redeemable upon certain terms and with the power of sale on default.

PAWNBROKERS AND SECONDHAND DEALERS – PAWNBROKER. Any person, whether an owner or not, who works in a pawnshop on a regular basis and in a managerial capacity whereby he has charge of the business or daily operations of the pawnshop, and whose business or occupation it is to take or receive, by way of pledge, pawn, or exchange, any goods, wares, or merchandise, or any kind of personal property whatever, as security for the repayment of money lent thereon.

PAWNBROKERS AND SECONDHAND DEALERS – PAWNSHOP. Any business wherein a substantial part thereof is to take or receive, by way of pledge, pawn, consignment or exchange, any goods, wares, merchandise, or any kind of personal property whatever, as security for the repayment of money lent thereon.

PERSONAL CARE HOME. Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. (*Source: Georgia Department of Community Health*). The term Personal Care Home shall also encompass the term Assisted Living Facility.

PERSONAL CARE HOME – FAMILY. Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for up to six (6) adults who are not related to the owner or administrator by blood or marriage.

PERMEABLE SURFACE. A surface made of material such as gravel, permeable pavers, turf, planting bed, or mulched beds that allows storm water to infiltrate into the ground.

PLANNING AND DEVELOPMENT DIRECTOR. The person responsible for the administration and enforcement of this Zoning Ordinance. This includes the Director's designee unless otherwise specified herein.

PLAT. A map indicating the subdivision, resubdivision, or recombination of land.

PLAZA. A publicly accessible open space that is available for civic and commercial activities but may have limited access for the purpose of providing outdoor dining areas.

PORTABLE STORAGE CONTAINER. Any secure portable container used for the temporary storage of personal or commercial goods that is filled on site and transferred to an off-site facility for storage.

PRECIOUS METALS DEALERS. Any person, partnership, sole proprietorship, corporation, association, or other entity engaged in the business of purchasing, bartering, or acquiring in trade any precious metals from persons or sources, other than from manufacturers of or licensed

dealers in precious metals, for re-sale in its original form or as changed by melting, reforming, remolding, or for re-sale as scrap or in bulk.

PRECIOUS METALS DEALERS - NONPERMANENT LOCATION. Any location used to conduct business in a temporary location or for a limited time. The term "nonpermanent location" includes, but is not limited to, movable vehicles, temporary or moveable structures, tents, awnings, hotels, or motels and the like.

PRECIOUS METALS DEALERS – PERMANENT LOCATION. A business domiciled within a properly constructed building located within an area zoned for such business.

PRECIOUS METALS DEALERS – PRECIOUS METALS. Any metals, including, but not limited to, in whole or in part, silver, gold and platinum.

PREMISES. A designed parcel, tract, lot, or area of land, together with improvements located thereon, if any, established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

PRIMARY ROADWAY. The public right-of-way, which is identified as the address of the premises.

PRINCIPAL PERMITTED USE. The primary use of a lot, which is among the uses allowed as a matter of right under the zoning classifications.

PUBLIC SAFETY FACILITY. A facility for public safety and services, including police and fire protection, jail, reformatory and related training facilities.

PUBLIC SPACES. Exterior and interior spaces appropriately improved for pedestrian amenities or for aesthetic appeal and not including areas used for vehicles, except for incidental service, maintenance, or emergency actions only.

PUBLIC WORKS AND MAINTENANCE FACILITY. A government-owned facility providing maintenance and repair services for government vehicles and equipment and areas for storage of equipment and supplies. This classification includes government-owned construction yards, equipment service centers, and similar facilities.

Q

QUARRYING AND MINERAL EXTRACTION. The removal of minerals, aggregates, sand, limestone, gravel, stone, clay overburden, topsoil, and the like from the ground for storage, processing, and sales.

R

RAILROAD TRAIN YARD, SPUR, SIDING, RIGHT-OF-WAY. Land used for classification yards, switch tracks, team tracks, storage tracks, through tracks, and areas for the transfer and storage of freight, locomotives, and railcars.

RECREATION FACILITY – PRIVATE. A place, indoor or outdoor, designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities. Private recreational facilities are operated by a non-profit organization and open only to bona fide members and guests of such non-profit organizations.

RECREATION FACILITY – PUBLIC. A place, indoor or outdoor, designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities. Public recreational facilities are operated by a governmental unit and are open to the public for free or through a membership fee.

RECREATIONAL VEHICLE. A vehicle which is:

1. Built on a single chassis.
2. 400 square feet or less when measured at the largest horizontal projection.
3. Designed to be self-propelled or permanently towable by light-duty truck; and,
4. **D.** Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATED USE. Any building or structure or portion of any building or structure used or proposed to be used for adult use as defined in this Article.

RELIGIOUS PLACE OF WORSHIP. A permanently located church, cathedral, synagogue, temple, mosque, or other place dedicated to religious worship. As part of its functions, it may include the following incidental and subordinate uses subject to applicable federal, state, and local regulations: offices, residences for clergy, religious instruction, schools, daycare centers, shelters, and community and recreational activities.

RESTAURANT. An establishment that serves food prepared on-site and beverages primarily for consumption on- or off-premises.

RESOLUTION. Means by which a local legislature or other board expresses its policy or position on a subject.

RETAIL SALES AND SERVICE. A business engaged in sales of goods or the provision of services directly to consumers. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification.

RETIREMENT COMMUNITY - CONTINUING CARE. A managed residential facility for elderly adults that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. These facilities provide distinct levels of care: independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and 24-hour home-style nursing care. As the resident's health needs increase, they transition from one level to the next, all within the same community.

RETIREMENT COMMUNITY - INDEPENDENT LIVING. A managed housing complex designed for older adults who are generally able to live independently and care for themselves. Limited or no personal or healthcare services are offered; however, activities and socialization opportunities may be provided.

ROAD FRONTAGE. The distance, measured in a straight line, from the two furthest property corners located on the same public right-of-way, excluding parcels.

RUNWAY. A paved or cleared strip of land on which aircraft may take off and land.

S

SCHOOL, COLLEGE, UNIVERSITY, VOCATIONAL AND TECHNICAL. An institution of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, licensure, or certifications. This classification also includes business and computer schools; management training; technical, vocational, and trade schools; but excludes personal instructional services.

SCHOOL, ELEMENTARY AND SECONDARY. An institution having regular sessions with regularly employed instructors teaching subjects which are fundamental and essential for general academic education, under the supervision of, and in accordance with, the applicable statutes of the State of Georgia.

SCREENING. A method of shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, or the like.

SHELTER – EMERGENCY SHELTER. A nonprofit institutional use, comprised of a building, institutional in nature, which provides overnight shelter, sleeping accommodations, and services, and not otherwise mandated by the state government for related or nonrelated individuals for a period of time not to exceed 15 hours every 24 hours. The stay of the individuals is presumed to be of a temporary nature.

SHELTER – HOMELESS SHELTER. A type of homeless service agency which provides temporary residence for homeless individuals and families. Distinguished from emergency shelters, which are operated for specific circumstances and populations.

SIGN. Any surface, fabric, device, or display which bears letters, numbers, symbols, pictures, or sculptured matter, whether illuminated or unilluminated; designed to identify, announce, direct, or inform; and that is visible, from a public right-of-way. For purposes of this Ordinance, the term "sign" does not include all structural members.

SIGN - ATTENTION GETTING DEVICE. Any balloon, figurine, inflatable sign (static), pennant, propeller, ribbon, searchlight, spinner, statue, streamer, or other similar device or ornamentation designed to or having the effect of attracting the attention of potential customers or the general public. An Attention-Getting Device shall be considered a sign and shall meet all requirements of this ordinance for a sign.

SIGN - ANIMATED SIGN. Any sign that utilizes the appearance of movement using lighting to depict action or to create a special effect or scene.

SIGN - BANDIT SIGN. Any sign of any material whatsoever that is attached or painted in any way to a natural object or feature, plant, post, rock, shrub, street sign or marker, traffic control sign or device, tree, utility pole or any object located or situated on any public road right-of-way, easements, or alleys. This shall include guerilla and snipe signs.

SIGN – BANNER. A sign either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere. Flags are not banners.

SIGN – BILLBOARD. A sign larger than 200 square feet in area.

SIGN - CONSTRUCTION SIGN. A temporary sign erected on premises where construction is taking place.

SIGN - DIRECTORY SIGN. A sign located on developed premises, adjacent to exits, entrances, driveways, or off-street parking facilities.

SIGN - DOOR SIGN. A sign that is applied to or attached to the exterior or interior of a door or located in such a manner within a building that it can be seen from the exterior of the structure through a door.

SIGN - DOUBLE POST SIGN. A sign located at a site during construction or sale where the primary support is supplied by two wooded posts.

SIGN - EXPOSED NEON. Any display which utilizes bulbs or glass to directly illuminate without any form of color translucent covering including, but not limited to, being placed directly on or in a sign structure or located on a building as accents. This definition shall include LED linear rope lights or similar devices intended to imitate Exposed Neon.

SIGN - FALL ZONE. A Fall Zone is defined as an area large enough and set back far enough from any buildings, structures, or property lines equal to 133% of the height of the entire structure in every direction.

SIGN – FLAG. A cloth with colors and patterns, which does not meet any other sign definition under this Ordinance. A flag is not a banner.

SIGN - FLASHING SIGN. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Illuminated signs which indicate only the time, temperature, date, or any combination thereof shall not be considered as flashing signs.

SIGN - FREESTANDING SIGN. A permanent sign supported by any structure or support placed in or anchored in the ground and not attached to any building or structure. All freestanding signs must meet the requirements of a ground sign or a double post sign unless specifically approved through the granting of a variance.

SIGN - GROUND SIGN. A permanent, freestanding sign with a solid supporting base. This definition shall not include a Subdivision Sign.

SIGN – HEIGHT. The distance in vertical feet from the average elevation of the ground level at the base of the sign to the highest point of the sign structure.

SIGN - ILLUMINATED SIGN. A sign illuminated in any manner by an artificial light source.

SIGN – INFLATABLE-STATIC. Any sign inflated or supported by air, pneumatic noncombustible pressure or winds which is securely anchored to the ground and does not move.

SIGN – INFLATABLE-ANIMATED. Any sign inflated or supported by air, pneumatic noncombustible pressure or winds which moves or is caused to move in any way to thereby distract or draw attention.

SIGN - MOTOR VEHICLE SIGN. A sign mounted, placed, written, or painted on a vehicle or trailer whether motor-driven or not.

SIGN - MOVABLE PANEL SIGN. Any sign which utilizes movable discs, panels, or other similar methods, which allows a machine or device to change the message by a control rather than manually changing the message.

SIGN – MURAL-PUBLIC ART. A painted or otherwise attached or adhered image or representation on the exterior of a building that is visible from a public right-of-way or neighboring property, does not contain commercial advertisement, and is designed in a manner so as to serve as public art, to enhance public space, and to provide inspiration.

SIGN – PENNANT. Any long, narrow flag which does not meet any other sign definition in this Ordinance.

SIGN - POLE SIGN. A Ground Sign where the primary support is one post or column.

SIGN - PORTABLE SIGN. Any sign which is not permanently attached to the ground or other permanent structure including, but not limited to, signs attached to vehicles, trailers, securely anchored into the ground, or any sign which may be transported or is designed to be transported. Such signs include, but are not limited to, "A" and "T" type, sidewalk, sandwich, trailer signs, curb type signs, banners, balloons, or other commercial advertisement attached to vehicles.

Exceptions: Signs which are painted, bolted, screwed, or magnetically attached to the top, sides, or rear of the vehicle. Signs which are placed in the bed of a truck or trunk of an automobile, or a banner attached to the vehicle regardless of the information contained thereon or method of attachment are not included in this exception.

SIGN - PROJECTING SIGN. A sign that projects from a wall, that may be parallel or perpendicular to a wall or surface to which it is attached to.

SIGN - ROOF SIGN. A sign projecting over the coping of a flat roof, or wholly or partially over the ridge of a gable, hip, or gambrel roof, and erected or installed upon the roof of any building of a structure.

SIGN - SIGN AREA. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color-forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning Ordinance regulations and is clearly incidental to the display itself.

SIGN - SURFACE AREA. The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. A curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines, or device. The calculation for a double-faced sign shall be the area of one face only where the sign faces are parallel or whether the interior angle formed by the faces is 60 degrees or less. The area of the larger side shall be computed in cases in which the two sides do not coincide.

SIGN - TEMPORARY SIGN. A display, sign, banner, or other device with or without a structural frame, not permanently mounted, and intended to be displayed for only a limited time.

SIGN - WINDOW SIGN. A sign placed inside or upon the windowpanes of any window or door.

SINGLE-FAMILY ATTACHED DWELLING. See DWELLING, SINGLE-FAMILY ATTACHED.

SINGLE-FAMILY DETACHED DWELLING. See DWELLING, SINGLE-FAMILY DETACHED.

SKILLED NURSING FACILITY. See NURSING HOME.

SMALL LOAN LENDER. An establishment which is engaged exclusively in the business of making consumer loans of \$3000 or less.

SOLID WASTE. Putrescible and non-putrescible wastes, except water-carried body waste, and shall include garbage, rubbish, ashes, street refuse, dead animals, sewage sludge, animal manures, industrial wastes, abandoned automobiles, dredging wastes, construction wastes, hazardous wastes, and other waste material in a solid or semi-solid state not otherwise defined in this Ordinance.

SOLID WASTE TRANSFER STATION. Any facility which collects, consolidates, and ships solid waste to a disposal facility or processing operation.

SPECIAL EVENTS FACILITY. A facility designed to accommodate guests that can be rented by patrons as a venue for social or professional events or occasions.

SPECIAL USE. A use which is permitted if it meets stated conditions and is approved by the City Council of the City of Lawrenceville.

SPOTLIGHTS. Fixtures that project light in a narrow beam, contained and centered on a directional axis. Related lamps typically are sealed-beam with internal parabolic reflectors and beam-spread angles of 9 to 15 degrees.

STOP WORK ORDER. An order to cease and desist building, development, and land disturbing that is issued by the Department of Planning and Development pursuant to the requirements of this Ordinance and Construction Codes.

STORY. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

STREET FAÇADE. The exterior wall of a building that fronts the street.

STRUCTURE. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

STREET. A thoroughfare that affords the principal means of access to abutting property. This includes streets, roads, highways, avenues, alleys, sidewalks and other public places or ways. This term and "road" shall be synonymous

STREET – ARTERIAL. Functional classification for a street or highway that provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

STREET – COLLECTOR. Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

STREET - CUL-DE-SAC. A street having one end open to traffic and being permanently terminated within the development by a vehicular turnaround. For designation, a cul-de-sac street shall be interpreted to begin at the intersection of two or more streets nearest to the vehicular turnaround.

STREET - LOCAL NON-RESIDENTIAL. A surface street intended primarily to provide local access to adjacent existing or planned commercial or industrial development and not for through traffic.

STREET - LOCAL RESIDENTIAL. A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.

STREET - MAJOR ARTERIAL. The primary purpose of Major Arterial Street is to carry longer trip length segments and larger volumes of traffic to, from and through the City and County.

STREET - MAJOR INTERSECTION: The intersection of two or more public streets in which at least one of the streets is an arterial or major collector.

STREET - MARGINAL ACCESS. A local street which is parallel to and adjacent to a major thoroughfare and which provides access to adjacent properties and protection from through-traffic.

STREET - MINOR ARTERIAL. The primary purpose of Minor Arterial Street is to carry medium length trip segments and moderate volumes of traffic to, from and through the City and County.

STREET - MULTI-USE PATHWAY. A Multi-Use Pathway or trail, physically separated from motorized vehicular traffic by an open space or barrier, either within a public right-of-way, private access easement or twenty-foot (20 ft.) pathway easement utilized for pedestrian connectivity (e.g., bicyclists, skaters, equestrians, and other nonmotorized users).

STREET - NONCONFORMING RIGHT-OF-WAY OR SUBSTANDARD STREET. Any nonconforming right-of-way or substandard street deviating from, falling short or of a quality lower than required by the Development Regulations.

STREET - PRINCIPAL ARTERIAL. The primary purpose of the Principal Arterial Street is to carry very long trip length segments and very large volumes of traffic to, from and through the City and County.

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”).

STREET - PRIVATE UTILITY EASEMENT. A private utility easement dedicated to a private Homeowners Association or Multifamily Professional Property Management and intended for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access.

STREET - PUBLIC RIGHT-OF-WAY. A right-of-way dedicated to and accepted by City of Lawrenceville or applicable governing body for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access and including designated and numbered U.S. and State Highways. For the purposes of this ordinance, the term “public street” shall be limited to those, which afford or could afford a direct means of vehicular access to abutting property and exclude limited access roadways which abut a property but from which direct access may not be allowed under any circumstances. This term and “Road” shall be synonymous.

STREET - ROAD FRONTAGE. The distance on which a parcel of land adjoins a public street or public road right-of-way dedicated to and accepted by the City of Lawrenceville for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access and including designated and numbered U.S. and state highways.

STREET – ROADWAY. The paved portion of a street from back of curb to back of curb (or edge to edge of pavement for streets not having curbs) but excluding driveway aprons, bridges, and large single and multi-cell culverts which in a hydrologic sense can be considered to function as a bridge.

STREET - STREET JOG. The alignment or offset of roads intersecting the same street.

STRUCTURE – MIXED-USE AND OCCUPANCY. A mixed-use structure consisting of two or more distinct uses and occupancies. Each portion of a mixed-use structure is required to be classified in accordance with the use and occupancy classification groups and constructed to a minimum applicable standard.

STUDIO OR MEETING FACILITY. A building typically accommodates groups of students in multiple instructional spaces. Examples of these facilities include individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. This definition also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

SUBDIVISION. The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space, and public areas, and the designation of the location of utilities and other improvements.

T

TEMPORARY OUTDOOR ACTIVITY. For-profit activities involving the temporary outside sale of goods and merchandise in association with an existing business located on the premises is the principal use of the premises. The term "temporary outdoor activity" includes the sale of farm produce, carnivals, or sale of Christmas trees or Halloween pumpkins from property which is vacant, or which contains a separate and distinct primary use, such activities continuing for a period not exceeding 20 consecutive days, except Christmas tree sales shall be allowed between November 1 and December 31 and pumpkin sales shall be permitted from September 15 and October 31. Temporary outdoor activities shall occur in non-enclosed areas.

TEMPORARY OUTDOOR ACTIVITY - GOODS AND MERCHANDISE. Tangible or movable personal property, other than money.

TEMPORARY OUTDOOR ACTIVITY – TEMPORARY. A period of not to exceed 20 consecutive days. A second permit for a temporary outdoor activity on the same property may not be applied for or renewed within six months from the date of any prior approval of a temporary outdoor activity.

TEMPORARY OUTDOOR ACTIVITY – TEMPORARY OUTDOOR ACTIVITY PERMIT. Written authorization by the Director of the Planning and Development Department or his/her designee, for the applicant to engage in temporary outdoor activities at a specific, fixed location meeting all the requirements of this division.

TITLE LOAN LENDER. Establishments which engage in the business of providing money to customers on a temporary basis, where such loans are secured by a car title or a lien against a car title. Includes Title Pawn Lenders.

TOP-SHIELDED LIGHT FIXTURE. A lighting fixture that, either by its top-most shielding or by its sheltered placement under a soffit, cornice, roof, canopy, or other structural element, limits light at or above the horizontal plane.

TRUCK TERMINAL - TRANSFER FACILITY. A facility for the storage of commercial goods within an enclosed building for distribution by truck.

TUBE LIGHTING. Gas-filled glass tube that becomes luminescent in a color characteristic of the particular gas used, such as neon, argon, krypton, etc. Excluded from this lighting class are common fluorescent tubes.

U

UNDISTURBED. Land in its natural state of vegetation.

USE. The purpose or purposes for which land or a building is designed, arranged, or intended, or to which said land or building is occupied, maintained, or leased.

URGENT CARE FACILITY. An outpatient facility, operated by a hospital or health organization, and staffed with individuals that provide immediate emergency care services similar to what would be expected in a hospital.

V

VARIANCE. A resolution which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money.

VEHICLE. Any device in, upon, or by which any person or property is or may be transported or drawn upon a highway, except devices used exclusively upon stationary rails or tracks.

VEHICLE - ALL-TERRAIN VEHICLE. Any motorized vehicle originally manufactured for off-highway use which is equipped with three or more nonhighway tires is 80 inches or less in width with a dry weight of 2,500 pounds or less and is designed for or capable of cross-country travel on or immediately over land, water, snow, ice, marsh, swampland, or other natural terrain.

VEHICLE – BUS. Any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons and every motor vehicle, other than a taxicab, designed and used for the transportation of persons for compensation.

VEHICLE – BUSINESS. Any Vehicle, Passenger Car, SUV, Truck, or Van containing an exterior logo, design, lettering, or other depiction for advertising.

VEHICLE – COMMERCIAL. Any self-propelled or towed motor vehicle used on a highway in intrastate and interstate commerce to transport passengers or property when the vehicle:

1. Has a gross vehicle weight rating, gross combination weight rating, gross vehicle weight, or gross combination weight of 4,536 kg (10,001 lbs.) or more.
2. Is designed or used to transport more than eight passengers, including the driver, for compensation.
3. Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation: or

4. Is used to transport material determined to be hazardous by the secretary of the United States Department of Transportation under 49 U.S.C. Section 5103 and transported in a quantity that requires placards under regulations prescribed under 49 C.F.R., Subtitle B, Chapter I, Subchapter C.

VEHICLE - FORMER MILITARY MOTOR VEHICLE. A motor vehicle that operates on the ground, including a trailer, that was manufactured for use in any country's military forces and is maintained to represent its military design, regardless of the vehicle's size, weight, or year of manufacture. Such term shall not include motor vehicles armed for combat or vehicles owned or operated by this state, the United States, or any foreign government.

VEHICLE - FULLY AUTONOMOUS VEHICLE. A motor vehicle equipped with an automated driving system that can perform all aspects of the dynamic driving task without a human driver within a limited or unlimited operational design domain and will not at any time request that a driver assume any portion of the dynamic driving task when the automated driving system is operating within its operational design domain.

VEHICLE - GOLF CAR/CART. Any motorized vehicle designed for the purpose and exclusive use of conveying one or more persons and equipment to play the game of golf in an area designated as a golf course. For such a vehicle to be considered a golf car or golf cart, its average speed shall be less than 15 miles per hour (24 kilometers per hour) on a level road surface with a 0.5% grade (0.3 degrees) comprising a straight course composed of a concrete or asphalt surface that is dry and free from loose material or surface contamination with a minimum coefficient of friction of 0.8 between tire and surface.

VEHICLE - GROSS WEIGHT. The weight of a vehicle without load plus the weight of any load thereon.

VEHICLE – LIMOUSINE. Any motor vehicle that meets the manufacturer's specifications for a luxury limousine with a designed seating capacity for no more than ten passengers and with a minimum of five seats located behind the operator of the vehicle, and which does not have a door at the rear of the vehicle designed to allow passenger entry or exit; further, no vehicle shall be permitted to be operated both as a taxicab and a limousine.

VEHICLE - PASSENGER CAR, SUV, TRUCK OR VAN. Any motor vehicle, except all-terrain vehicles, motorcycles, motor-driven cycles, multipurpose off-highway vehicles, personal vehicles, and low-speed vehicles, designed for carrying ten passengers or less and used for the transportation of persons.

VEHICLE - POLE TRAILER. Any vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle utilizing a reach or pole, or by being boomed or otherwise secured to the towing vehicle and ordinarily used for transporting long or irregularly

shaped loads such as poles, pipes, or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

VEHICLE – RECREATIONAL. Any vehicle designed for recreational use (e.g., camper, caravan, motor home, RV, trailer).

VEHICLE - RECREATIONAL OFF-HIGHWAY VEHICLE. Any motorized vehicle designed for off-road use which is equipped with four or more nonhighway tires and which is 65 inches or less in width.

VEHICLE – SEMITRAILER. Any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

VEHICLE - SPECIAL MOBILE EQUIPMENT. Any vehicle not designed or used primarily for the transportation of persons or property and only incidentally operated or moved over a highway, including but not limited to: ditch-digging apparatus, well-boring apparatus, and road construction and maintenance types of machinery such as asphalt spreaders, bituminous mixers, bucket loaders, tractors other than truck tractors, ditchers, leveling graders, finishing machines, motor graders, road rollers, scarifiers, earth-moving carryalls and scrapers, power shovels and draglines, and self-propelled cranes and earth-moving equipment. The term does not include house trailers, dump trucks, truck-mounted transit mixers, cranes or shovels, or other vehicles designed for the transportation of persons or property to which machinery has been attached.

VEHICLE – TAXICAB. Any motor vehicle for hire which conveys passengers between locations of their choice and is a mode of public transportation for a single passenger or small group for a fee. Such term shall also mean taxi or cab, but not a bus or school bus, limousine, passenger car, or commercial motor vehicle.

VEHICLE – TRACTOR. Any self-propelled vehicle designed for use as a traveling power plant or for drawing other vehicles but having no provision for carrying loads independently.

VEHICLE – TRAILER. Any vehicle with or without motive power, other than a pole trailer, designed for carrying property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

VEHICLE – TRUCK. Any motor vehicle designed, used, or maintained primarily for the transportation of property.

VEHICLE - TRUCK TRACTOR. Any motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn.

VEHICLE – WRECKER. Any vehicle designed, equipped, or used to tow or carry other motor vehicles utilizing a hoist, crane, sling, lift, roll-back or slide back platform, by a mechanism of a

like or similar character, or by any combination thereof, and the terms "tow truck" and "wrecker" are synonymous.

VEHICLE SALES - RENTAL, AND LEASE. A building, lot, or portion of a lot used or intended to be used for the display, sale, rent, or lease of new or used motor vehicles in operable condition and where repair service is accessory to the sale, rental, or lease. This excludes bodywork.

VEHICLE SERVICE AND REPAIR FACILITY. A building or premises where products necessary for automobile service or maintenance are sold, provided there is no storage of automobiles, and only minor services are rendered. An automobile service station is not a repair garage or a body shop.

VESSEL. A watercraft, other than a seaplane on the water or a sailboard, used or capable of being used as a means of transportation on water and specifically includes, but is not limited to, inflatable rafts and homemade vessels.

VESSEL – HOMEMADE. Any vessel that is built by an individual for personal use from raw materials does not require the assignment of a federal hull identification number by a manufacturer according to federal law. A person furnishing raw materials under a contract may be considered the builder of a homemade vessel. Antique boats, boats reconstructed from existing boat hulls, and rebuilt or reconstructed vessels are not considered homemade vessels.

VESSEL - MECHANICALLY PROPELLED. Any vessel propelled by machinery using a volatile liquid for fuel.

VESSEL – NONMOTORIZED. Any vessel, other than a sailboat which has no motor attached in a manner to make it readily available for operation.

VESSEL – POWERBOAT. Any boat, vessel, or water-going craft which is propelled by mechanical rather than manual means whether or not such a propulsion device forms an integral part of the structure thereof.

VESSEL – WATERCRAFT. A vessel for transport by water constructed to provide buoyancy by excluding water and shaped to give stability and permit propulsion. This definition includes but is not limited to watercraft both mounted and not mounted, as well as boats, air boats, jet skis, wave runners, Sea Doo, and the like.

VETERINARIAN CLINIC. A facility or premises utilized for the diagnosis and treatment of ill and injured animals and the short-term boarding incidental to clinical use.

W

WAREHOUSE, PERSONAL STORAGE/MINI. A facility for the storage of personal property in a secure, individual unit with each unit having direct access to the service drive.

WAREHOUSING. A facility for the storage and distribution of property, merchandise, or equipment, without direct sales to the public.

WASTE INCINERATION. A building or facility used for the combustion of organic substances found in waste materials.

WIRELESS TELECOMMUNICATIONS ANTENNA, FACILITY OR TOWER. Public and private transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Wireless communication facilities include antennas, satellite dish antennas, and equipment buildings. Wireless communication facilities do not include telephone, telegraph and cable television transmission facilities that utilize hard-wired, fiber optic, or direct cable connections.

WRECKING YARD. See JUNK AND SALVAGE YARD.

WHOLESALE AND DISTRIBUTION. An establishment that engages in the sale of goods, merchandise, and commodities for resale by a purchaser.

Y

YARD. An open space located on the same lot as the principal building, unoccupied and unobstructed except for accessory uses and for shrubs, fences, etc.

YARD – BUILDING SETBACK. The minimum required distance between a property line and a building setback line.

YARD – BUILDING SETBACK LINE. Distance from property line to the nearest point of any sign or structure as defined by the Ordinance.

YARD – FRONT YARD SETBACK. The area of a lot extending across the full width of the lot and measured between the building line and the front lot line.

YARD – REAR YARD SETBACK. The area of a lot extending across the full width of the lot and measured between the building and the rear lot line.

YARD – SIDE YARD SETBACK. The area of a lot extending from the front yard to the rear yard and measured between the building and the side lot line.

Z

ZONING DISTRICTS. Zoning districts defined in this Zoning Ordinance.

ZONING LOT. A single tract of land, located within a single block which, at the time of filing for a building permit or a certificate of occupancy, is designated by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified

ownership or control, and assigned to the particular use, building or structure, for which the building permit or certificate of occupancy is issued and including such area of land as may be required by the provisions of this Ordinance for such use, building or structure.

Section 5:

Except as specifically amended as set forth above, all other sections, subsections, sub-subsections, etc. of Article 1 Districts, Article 2 Supplemental and Accessory Use Standards, Article 10 Definitions and the Zoning Ordinance shall remain in full force and affect.

Section 6:

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 7:

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 8:

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this ____ day of _____, 2025.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk