



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, July 09, 2025
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

- [1.](#) Northside Gwinnett Expansion Update
- [2.](#) RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
- [3.](#) RZR2025-00029; North DTL CC PH1, LLC; 750 North Clayton Street, 113 Maddox Street, 127 Maddox Street
- [4.](#) SUP2025-00108; HFA-Kelsey Kreher; 650 Gwinnett Drive
- [5.](#) An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; Article 2, Supplemental Regulations
- [6.](#) Alcohol Ordinance Update for Special Event Time Frame
- [7.](#) Consideration of Residency Incentive Resolution
- [8.](#) Authorization for Firm Service Acquisition for Transco 85 North Expansion Project
- [9.](#) Firm Service Acquisition, Mississippi Hub Storage
- [10.](#) Placement of Public Artwork on Public Property

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Northside Gwinnett Expansion Update
Department:	City Manager
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	N/A
Presented By:	Chuck Warbington, City Manager / Jay Dennard, COO
Action Requested:	No Action – Presentation only

Summary: Jay Dennard will provide an update on the Northside Gwinnett Expansion. Presentation packet will be provided at the meeting.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
Department:	Planning and Development
Date of Meeting:	Wednesday, July 9, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone to RS-TH INF (Townhouse-Family Infill Residential) to develop twelve (12) townhouses
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- RZR2025-00028_RPRT_04172025
- RZR2025-00028_P&D REC CNDS_04172025
- RZR2025-00028_ATTCHMNTS_06232025



LAWRENCEVILLE

Planning & Development

REZONING

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

VICINITY MAP



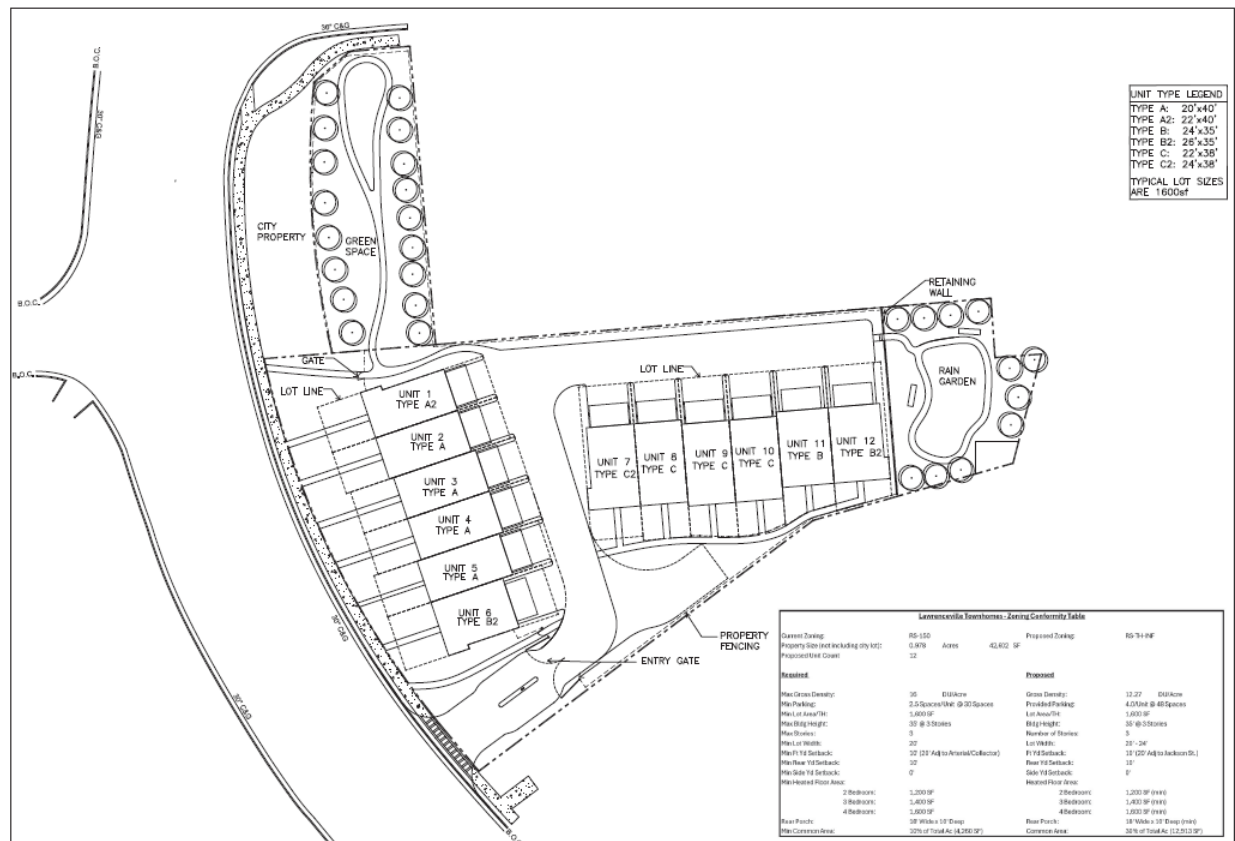
ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

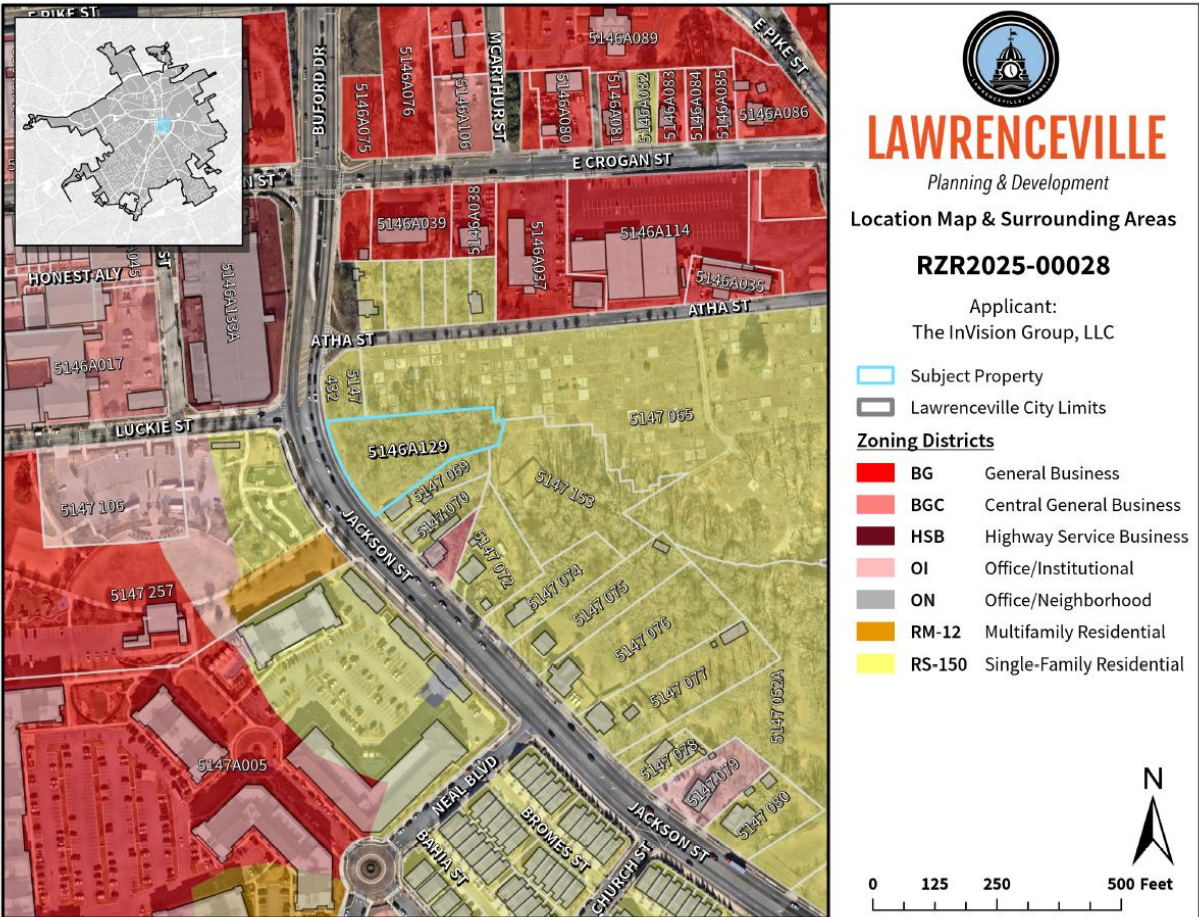
- A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



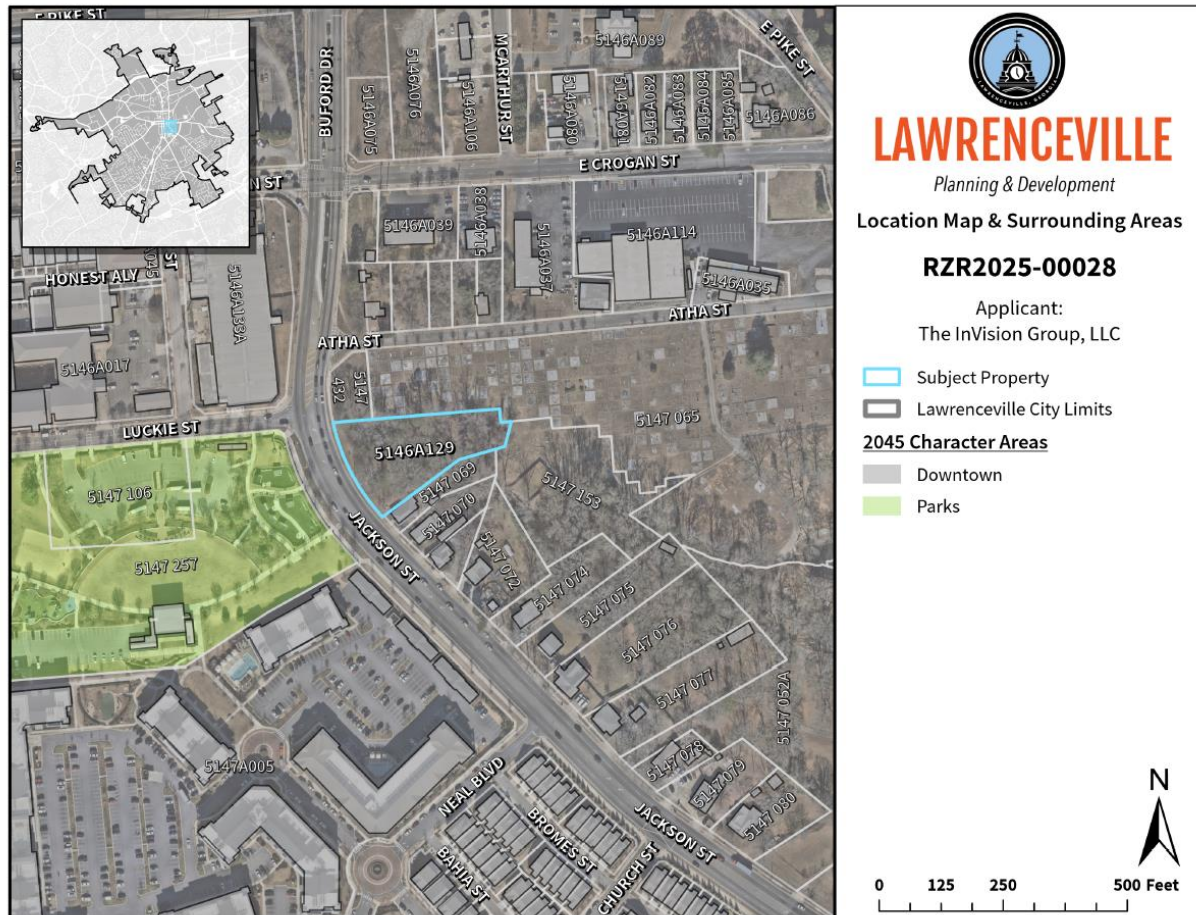
SURROUNDING ZONING AND USE

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

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

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

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

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

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

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

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

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

RZR2025-00028

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

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

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

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

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

- G.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

2. To satisfy the following site development considerations:

- A.** Provide a minimum twenty-foot (20 ft.) Front Yard Building Setback adjacent to Jackson Street.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback adjacent to Parcel Identification Numbers R5147 065, R5147 153, and R5147 069
- C.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.
- D.** Provide a twenty-foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.
- E.** Underground utilities shall be provided throughout the development.
- F.** Natural vegetation shall remain on the property until the issuance of a development permit.
- G.** New billboards or oversized signs shall be prohibited.
- H.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

Brian Wohl 2/13/2025
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

The InVision Group, LLC
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



2/13/25
DATE

NOTARY PUBLIC

DATE

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

Benjamin Bailey
 TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

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Notary for Benjamin
 Bailey signature



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

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

PROPERTY OWNER INFORMATION*

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

CONTACT PERSON: _____ PHONE: _____

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

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

PARCEL NUMBER(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

SIGNATURE OF APPLICANT _____ DATE _____

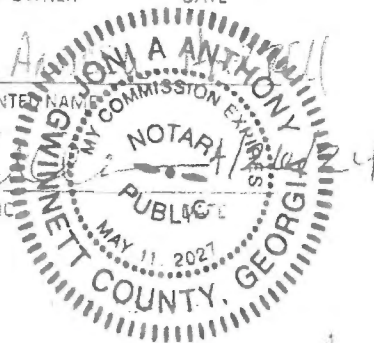
TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE 1/26/24

TYPED OR PRINTED NAME DAVID ANTHONY HARBELL

NOTARY PUBLIC _____



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



LAWRENCEVILLE

GEORGIA

ANDERSEN TATE & CARR

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

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

Applicant:
The InVision Group, LLC

Property/Tax Parcel ID
R5146A 129

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

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

I. INTRODUCTION

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

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



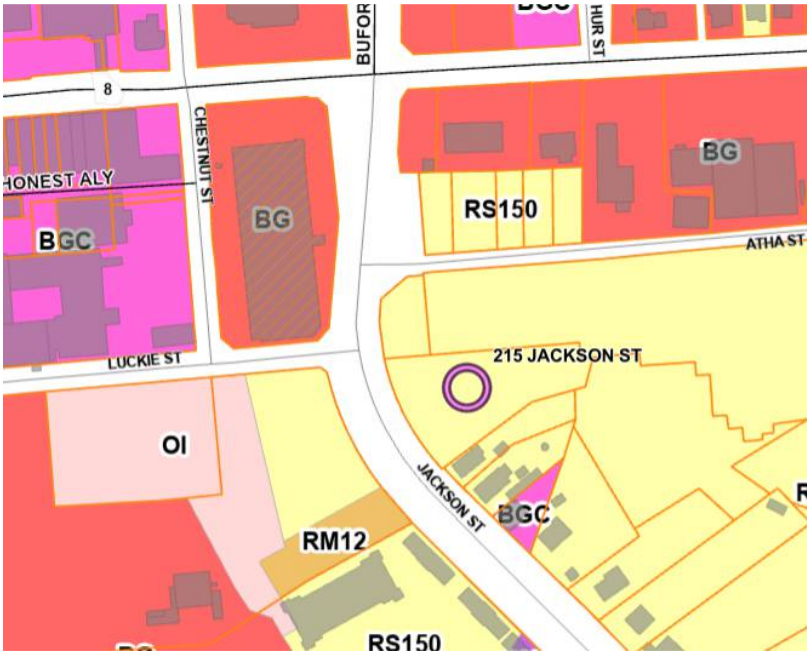
As indicated, the Property is currently zoned RS150 pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, The InVision Group, LLC (the “Applicant”), now seeks approval to rezone the Property to RS-TH-INF (Townhouse-Family Infill Residential District) to develop a distinctive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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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



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

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

III. PROJECT SUMMARY

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

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

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

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

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

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

IV. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. JUSTIFICATION FOR REZONING

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

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

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

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

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

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

VI. CONCLUSION

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

Respectfully submitted this 6th day of March, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4900-6023-2271, v. 1

R2025-00028_LOI REV_06202025



LAND DESCRIPTION

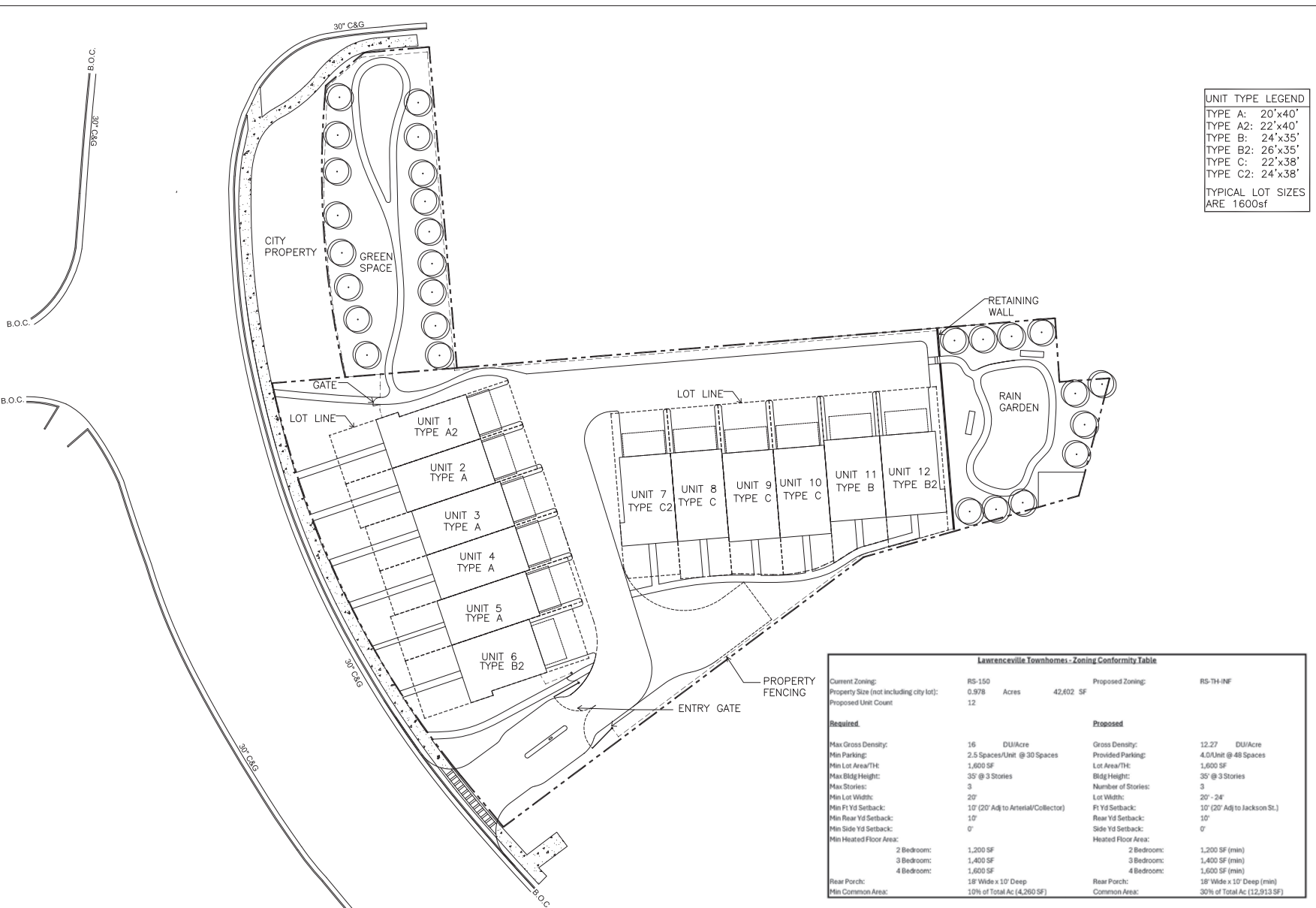
All that tract or parcel of land lying and being in The City of Lawrenceville, Land Lot 146 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

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

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

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

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



UNIT TYPE LEGEND	
TYPE A:	20'x40'
TYPE A2:	22'x40'
TYPE B:	24'x35'
TYPE B2:	26'x35'
TYPE C:	22'x38'
TYPE C2:	24'x38'
TYPICAL LOT SIZES ARE 1600sf	

Lawrenceville Townhomes - Zoning Conformity Table			
Current Zoning:	RS-150	Proposed Zoning:	RS-TH-INF
Property Size (not including city lot):	0.978 Acres		
Proposed Unit Count	12		
Required		Proposed	
Max Gross Density:	16 DU/Acre	Gross Density:	12.27 DU/Acre
Min Parking:	2.5 Spaces/Unit @ 30 Spaces	Provided Parking:	4.0/Unit @ 48 Spaces
Min Lot Area/Ht:	1,600 SF	Lot Area/Ht:	1,600 SF
Max Bldg Height:	35' @ 3 Stories	Bldg Height:	35' @ 3 Stories
Max Stories:	3	Number of Stories:	3
Min Lot Width:	20'	Lot Width:	20' - 24'
Min Ft Yd Setback:	10' (20' Adj to Arterial/Collector)	Ft Yd Setback:	10' (20' Adj to Jackson St.)
Min Rear Yd Setback:	10'	Rear Yd Setback:	10'
Min Side Yd Setback:	0'	Side Yd Setback:	0'
Min Heated Floor Area:		Heated Floor Area:	
2 Bedroom:	1,200 SF	2 Bedroom:	1,200 SF (min)
3 Bedroom:	1,400 SF	3 Bedroom:	1,400 SF (min)
4 Bedroom:	1,600 SF	4 Bedroom:	1,600 SF (min)
Rear Porch:	18' Wide x 10' Deep	Rear Porch:	18' Wide x 10' Deep (min)
Min Common Area:	10% of Total Ac (4,260 SF)	Common Area:	30% of Total Ac (12,913 SF)

TSW PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE

TOWNHOMES @ THE LAWN
SITE PLAN



0 20' 60' 120'
SCALE : 1" = 20'
2/28/2025



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

R2025-00028_ADMIN VAR_06202025



LAWRENCEVILLE

Planning & Development

2.

VARIANCE APPLICATION



ADMINISTRATIVE



BOARD OF APPEALS



CITY COUNCIL

GENERAL INFORMATION

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

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

APPLICANT INFORMATION

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

EMAIL: mglouton@atclawfirm.com

PHONE: 7708220900

STREET ADDRESS: 1960 SATELLITE BLVD

SUITE: 4000

CITY: Duluth

STATE: Georgia

ZIP CODE: 30097

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: Benjamin Bailey

EMAIL: ben@lgrp.com

PHONE: 6788989477

STREET ADDRESS: 3177 Hill Street

SUITE:

CITY: Duluth

STATE: Georgia

ZIP CODE: 30096

SIGNATURE OF PROPERTY OWNER:

05/06/2025

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: See attached Letter of Intent

STREET ADDRESS: 215 Jackson Street

SUITE/UNIT #:

CITY: Lawrenceville

STATE: Georgia

ZIP CODE: 30046

PIN:

LOT NO.: 146

BLOCK NO.:



ZONING INFORMATION

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

ZONING CLASSIFICATION: **RS-150**

ZONING CASE: **RZR2025-00028**

PRINCIPAL USE: **Vacant land**

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

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

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

Please see attached Letter of Intent.

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

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

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

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

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

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

R2025-00028_ADMIN VAR_06202025

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

Standards for Granting Variances

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

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

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

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

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

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

R2025-00028_ADMN VAR_06202025

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

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

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

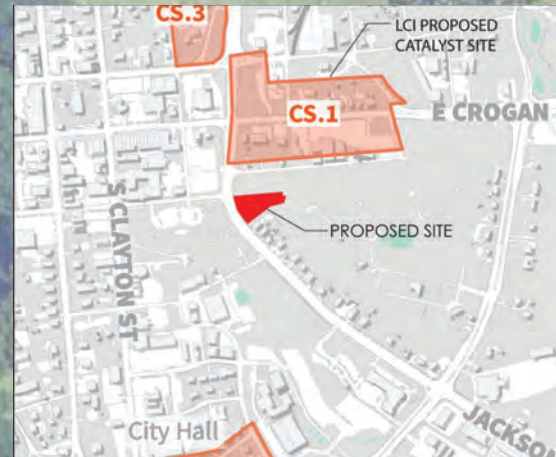
4923-9718-0751, v. 1

UNIT LEGEND

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



JACKSON STREET ELEVATION



**PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE**

TOWNHOMES @ THE LAWN: SITE PLAN

RZR2025-00028

**RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT**

SCALE: 1"=20'



LAWRENCEVILLE

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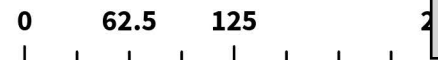
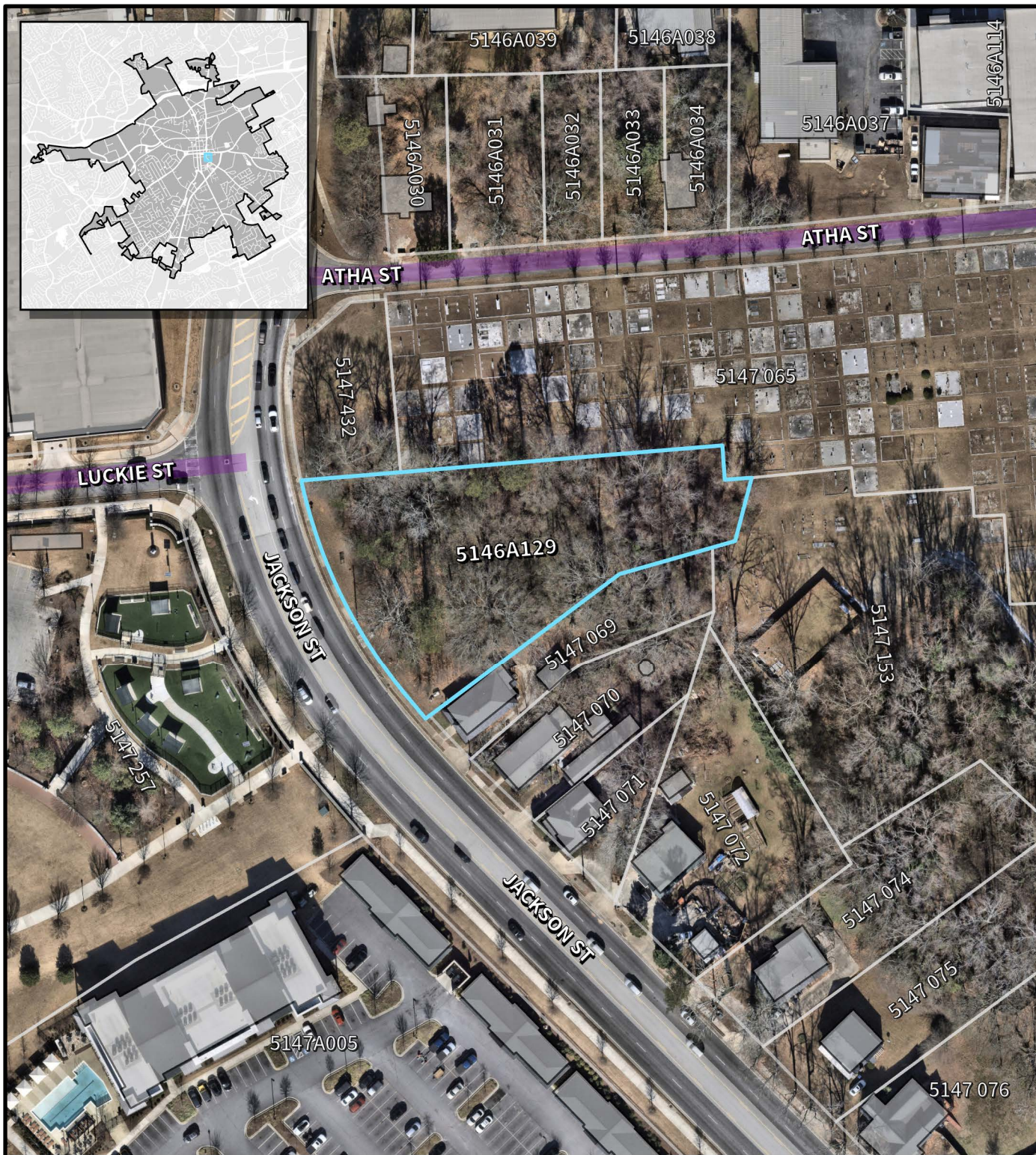
Location Map & Surrounding Areas

RZR2025-00028

Applicant:

The InVision Group, LLC

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

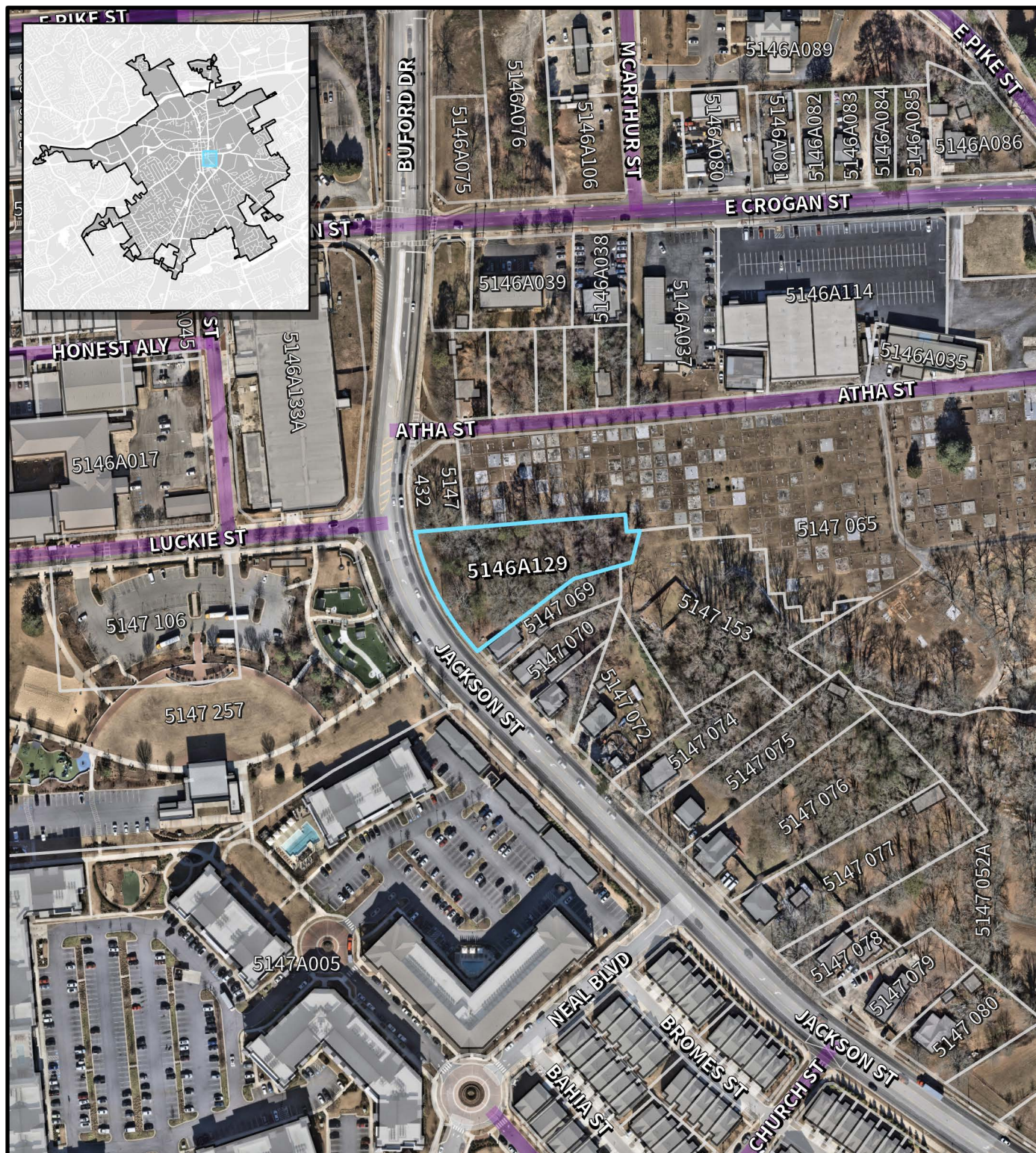


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RZR2025-00028

Applicant:
The InVision Group, LLC

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





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Location Map & Surrounding Areas

RZR2025-00028

Applicant:

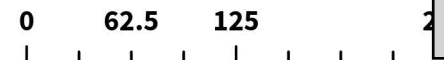
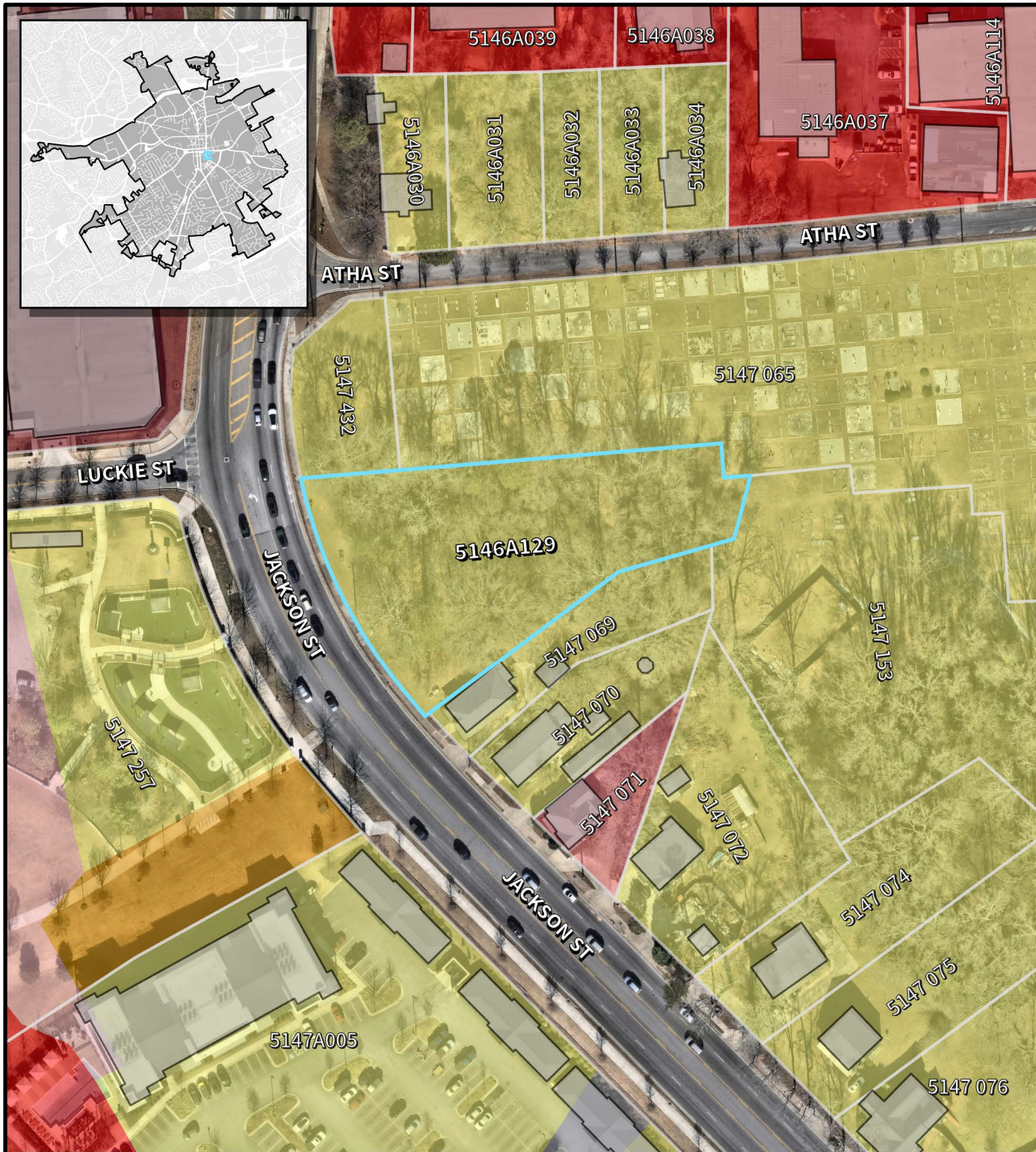
The InVision Group, LLC

Subject Property

Lawrenceville City Limits

Zoning Districts

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







LAWRENCEVILLE

Planning & Development








Location Map & Surrounding Areas

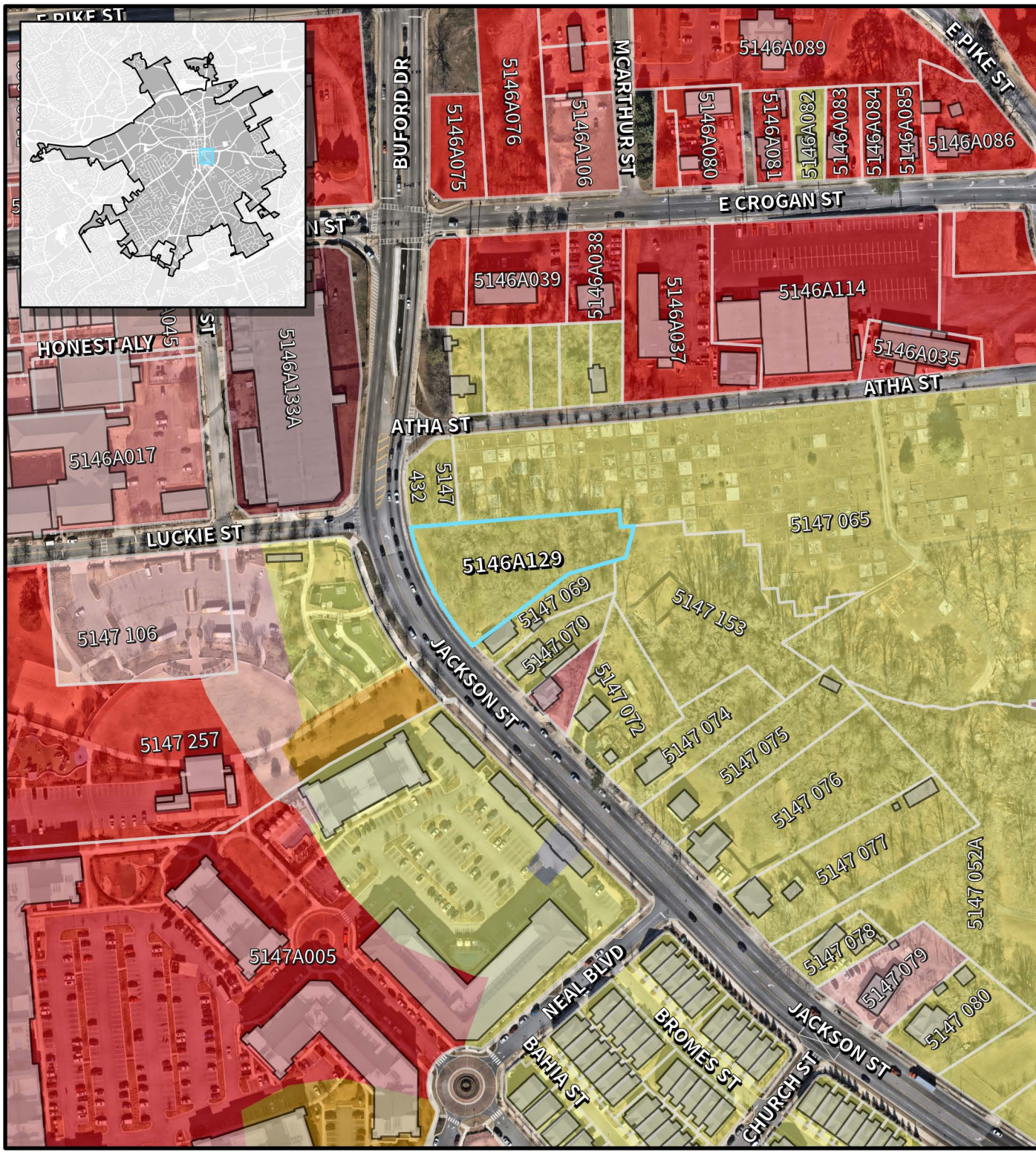
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

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







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

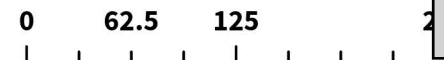
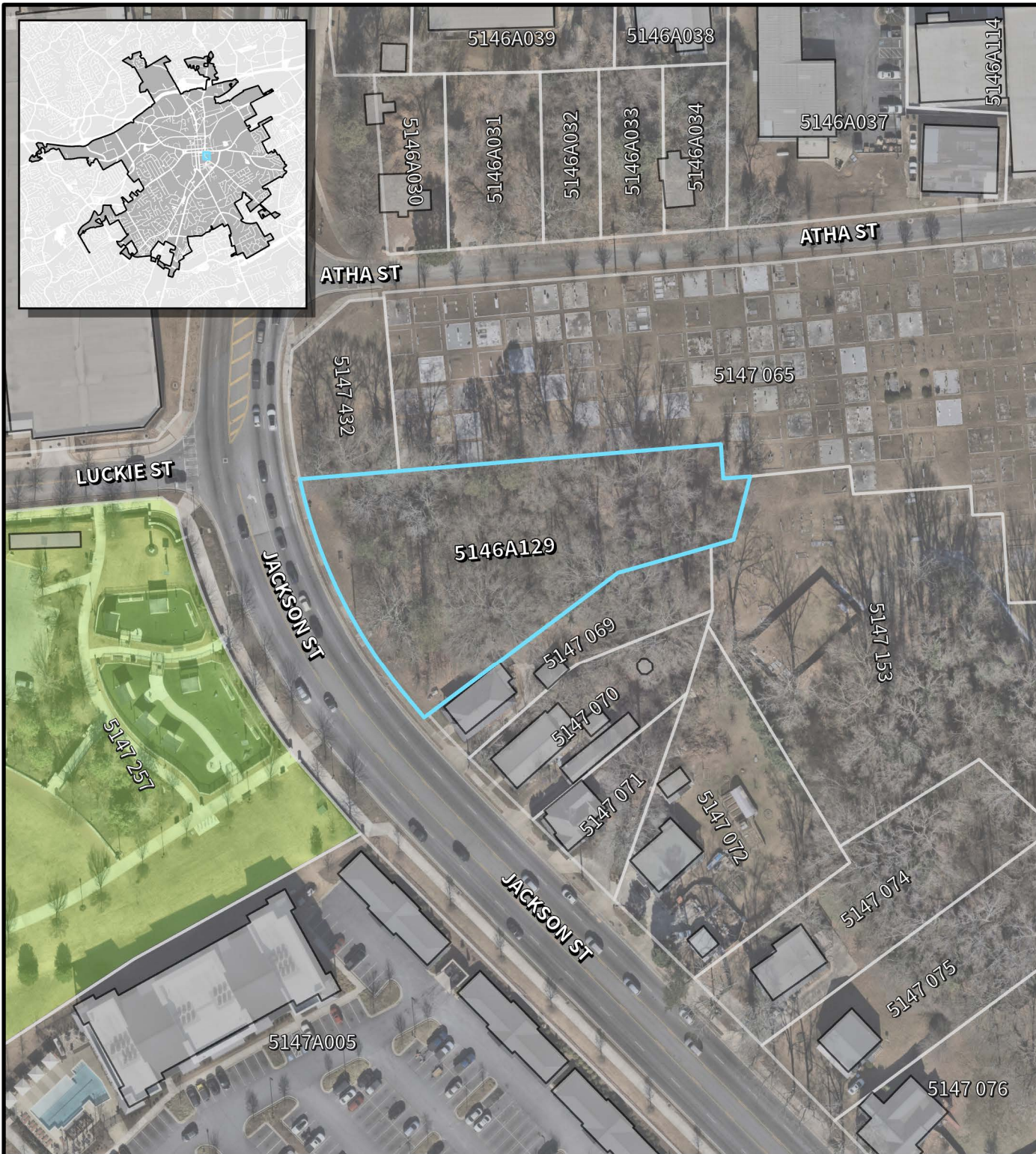
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks









LAWRENCEVILLE

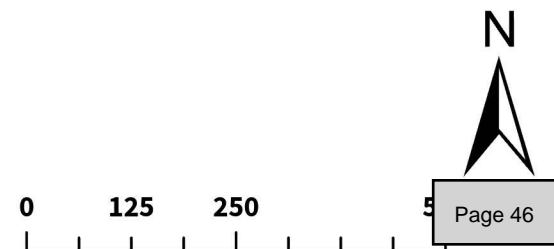
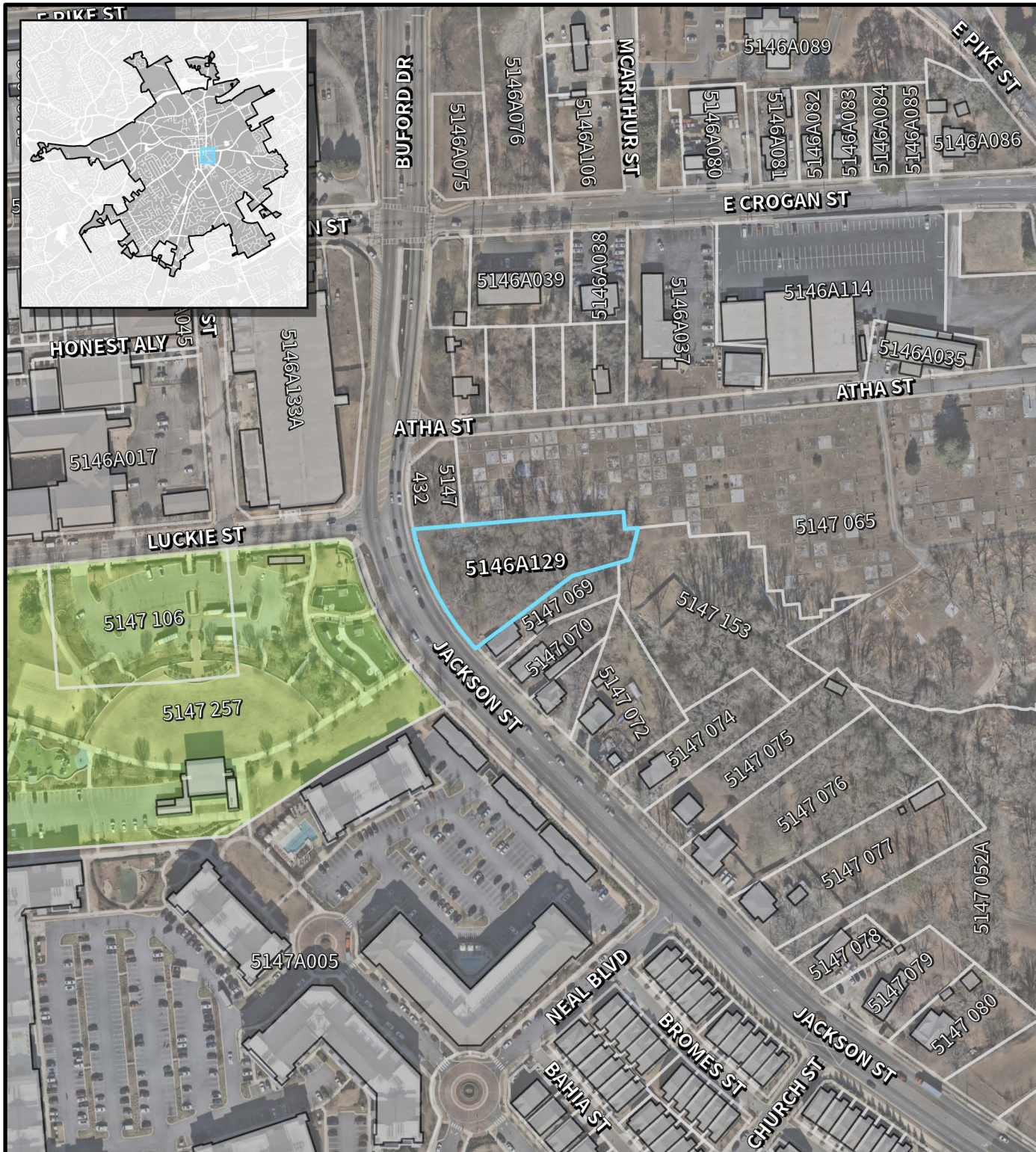
Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

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

Department: Planning and Development

Date of Meeting: Wednesday, July 9, 2025

Presented By: Todd Hargrave, Director of Planning and Development

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

**Planning &
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

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

Attachments/Exhibits:

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

- RZR2025-00029_ATTCHMNTS_06162025



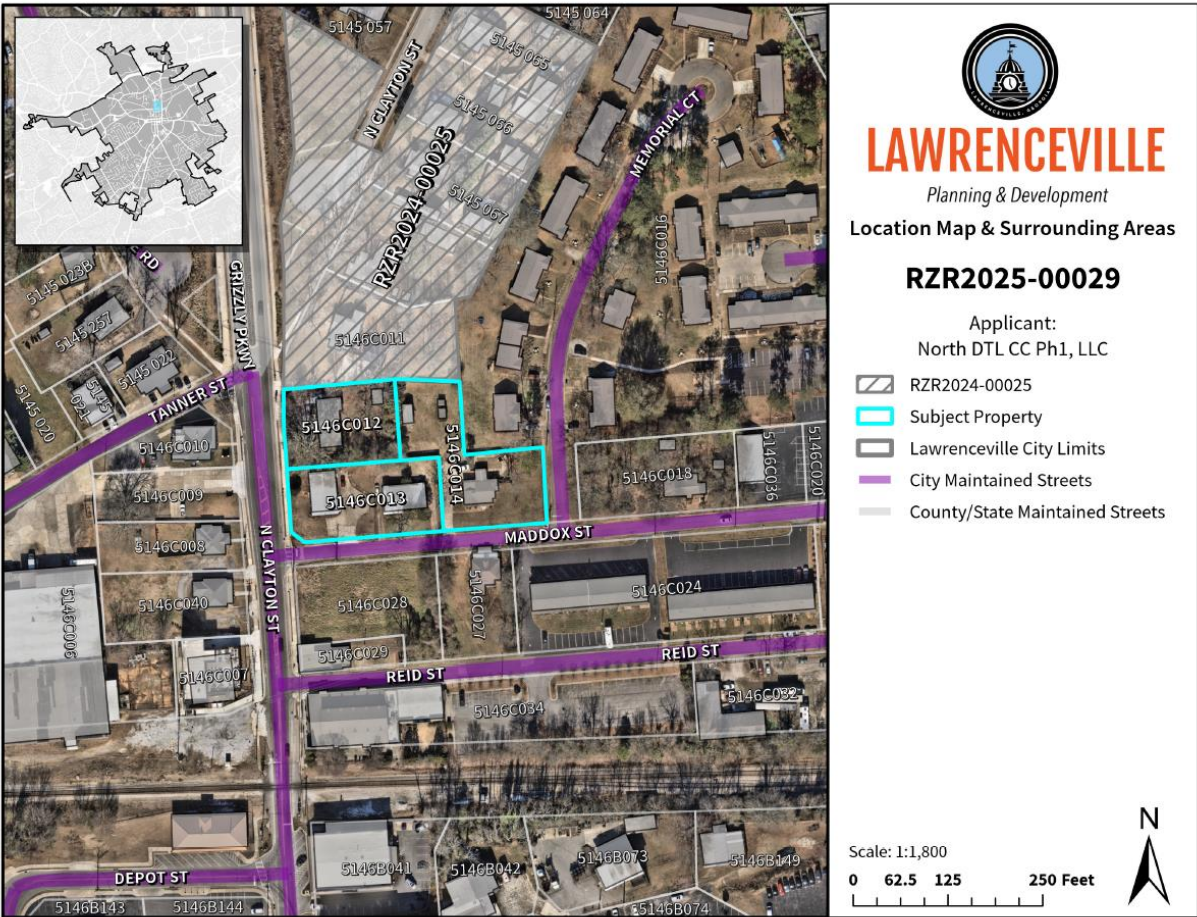
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZR2025-00029
APPLICANT(S):	NORTH DTL CC PH1, LLC
PROPERTY OWNER(S):	MARY JOSEPHINE SHANNONHOUSE, H. PARKER GANN, III, AS CONSERVATOR OF THE ESTATE OF H. PARKER GANN, JR. AND GLENN EDWIN BAILEY REVOCABLE LIVING TRUST
LOCATION(S):	750 NORTH CLAYTON STREET, 113 MADDOX STREET AND 127 MADDOX STREET
PARCEL IDENTIFICATION NUMBER(S):	R5146C012, R5145C013, AND R5146C014
APPROXIMATE ACREAGE:	1.3 ACRES
CURRENT ZONING:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	ADDITION OF LAND/UNITS TO THE PROPOSED DEVELOPMENT OF 88 TOWNHOUSES AND 8 ONE-FAMILY HOMES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



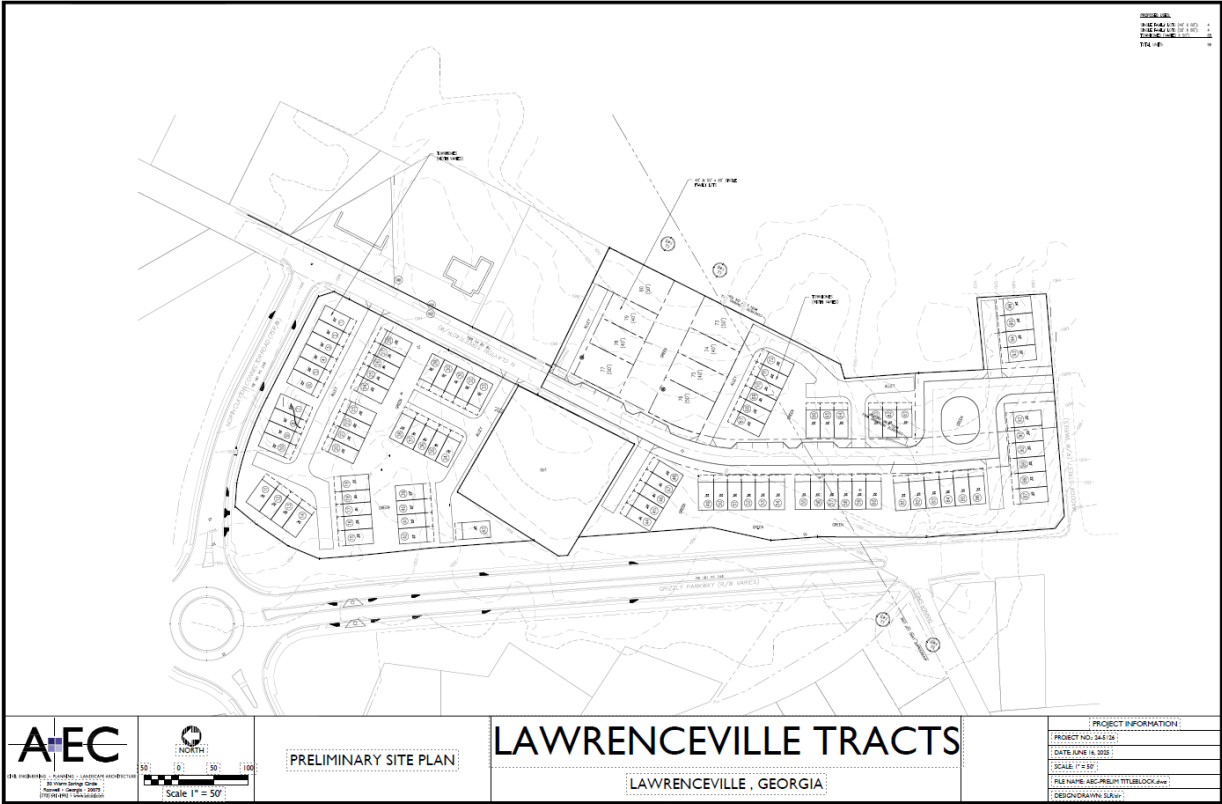
ZONING HISTORY

The zoning of the subject properties has been unchanged since 1960, the earliest zoning record on file for the City of Lawrenceville.

PROJECT SUMMARY

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

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The request represents a shift towards higher-density residential development in place of the traditional commercial, multifamily residential, office institutional and one-family residential zoning. By allowing for townhouses and smaller one-family homes, the development would likely increase housing density on the site, possibly making the area more walkable and increasing the local population.

As proposed, the development would consist of a mix of eighty-eight (88) attached and eight (8) detached dwellings and dwelling units for a total of ninety-six (96) dwellings. They are described as follows:

1. Detached Single Family

- Type: Detached Dwelling and Dwelling Unit
- Building Height: Two Story (35 feet maximum)
- Building Size: 2,400 to 3,200 square feet
- Layout: Three bedrooms, two and one-half bathrooms
- Features: Private yard, front and back porches, two-car garages
- Architecture: The exterior will feature a blend of traditional and contemporary design elements using materials like brick, stacked stone, and wooden elements (cedar/cementitious shake or board-and-batten siding), which could evoke a more rustic or upscale neighborhood feel
- Lot Area: 2,840 to 5,250 square feet (40 – 50 ft. width & 71 - 105 ft. depth)

2. Townhomes

- Type: Attached Dwelling and Dwelling Units
- Building Height: Three stories (35 feet maximum)
- Building Size: 1,500 square feet
- Configuration: Two bedrooms, two bathrooms
- Features: Consolidated attached dwelling with shared common area, front stoops and back porches.
- Architecture: The same style of materials will be used here, continuing the cohesive design theme across the development
- Lot Area: 1,440 to 1,600 square feet (18 – 20 ft. width & 80 ft. depth)

Approval of the requested CMU (Community Mixed Use) zoning district would require 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.

Each CMU development shall include a mix of land uses, as indicated in the table below.

- 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.

Exception: The minimum percentage of gross land area for civic/institutional, commercial/retail, industrial or office land uses may be reduced administratively for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses. Exceptions to the rule shall be subject to the review and approval of the Director of the Planning and Development Department.

<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%	Administrative Variance <i>(within Infill District)</i>
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
b. Single-family detached dwellings on mid-size lots
<i>c. Single-family detached dwellings on small lots (see RS-50 INF standards, below)</i>

d. Townhouses (see RS-TH INF standards, below)

e. Multifamily

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	3,500 sq. ft.	2,840 sq. ft.	Variance
Minimum Lot Width	50 feet	40 feet	Variance
Minimum Front Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	10 feet	10 feet	N/A
Minimum Side Yard Setback	5 feet	5 feet	N/A
Minimum Heated Floor Area	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	N/A
Maximum Building Height	35 feet	35 feet	N/A

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	1,600 sq. ft.	1,440 sq. ft.	Variance
Maximum Building Height	35 feet	35 feet	N/A
Maximum Number of Stories	3 stories	3 stories	N/A
Minimum Lot/Unit Width	20 feet	18 feet	Variance
Maximum Units Per Row (UPR)	8 units	6 units	N/A

Minimum Units Per Row (UPR)	<i>3 units</i>	<i>1 unit</i>	Variance
Minimum Front 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>
Minimum Side Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>1,200 sq. ft. (2-bedroom)</i>	<i>1,500 sq. ft. (2-bedroom)</i>	<i>N/A</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>5.9 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>0 feet</i>	Variance

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Dwelling Unit (80 units)	<i>1.5 spaces per dwelling unit (120 spaces)</i>	<i>1.5 spaces per dwelling unit (120 spaces)</i>	<i>N/A</i>

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District and Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards, 2. Off-Street Parking

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Off-Street Attached or Garage	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>N/A</i>
Off-Street Parking Lot	<i>2.5 spaces per dwelling unit (200 spaces)</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 / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RS-150	<i>50 ft</i>	<i>0 ft</i>	<i>Variance</i>

The specific variances requested are as follows:

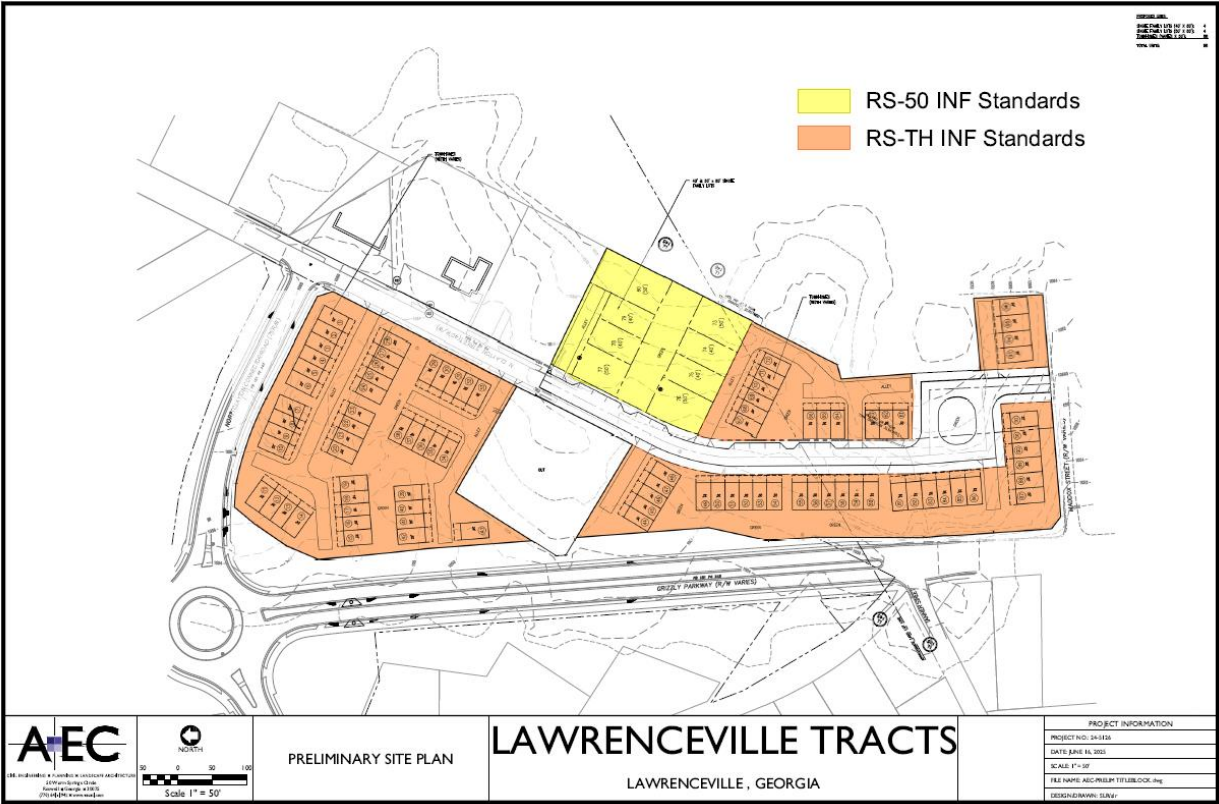
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards to provide that single-family detached lots shall be designed and developed in accordance with the standards set forth in Section 102.5 RS-50 INF – One-Family Infill Residential District, B Lot Development standards and that townhome lots shall be designed and developed in accordance with the standards set forth in Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and North Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, J. Parking, 1. Vehicle Parking. Allows for satisfaction of off-street parking in conformance with Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking and Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking.
- A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS–50 INF –One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.

- A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF –One-Family Infill Residential District, B. Lot Development Standards. TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft).
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.
- A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
- A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
- A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

The recently adopted RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) zoning districts have specific provisions that will impact the need for certain variances. Specifically, the Minimum Dwelling Separation rule indicates multiple detached one-family and attached townhouse dwellings on a singular lot could be developed and constructed to the requirements of the International Residential Code (IRC), Part III, Section R302, which addresses Fire-Resistant Construction. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.

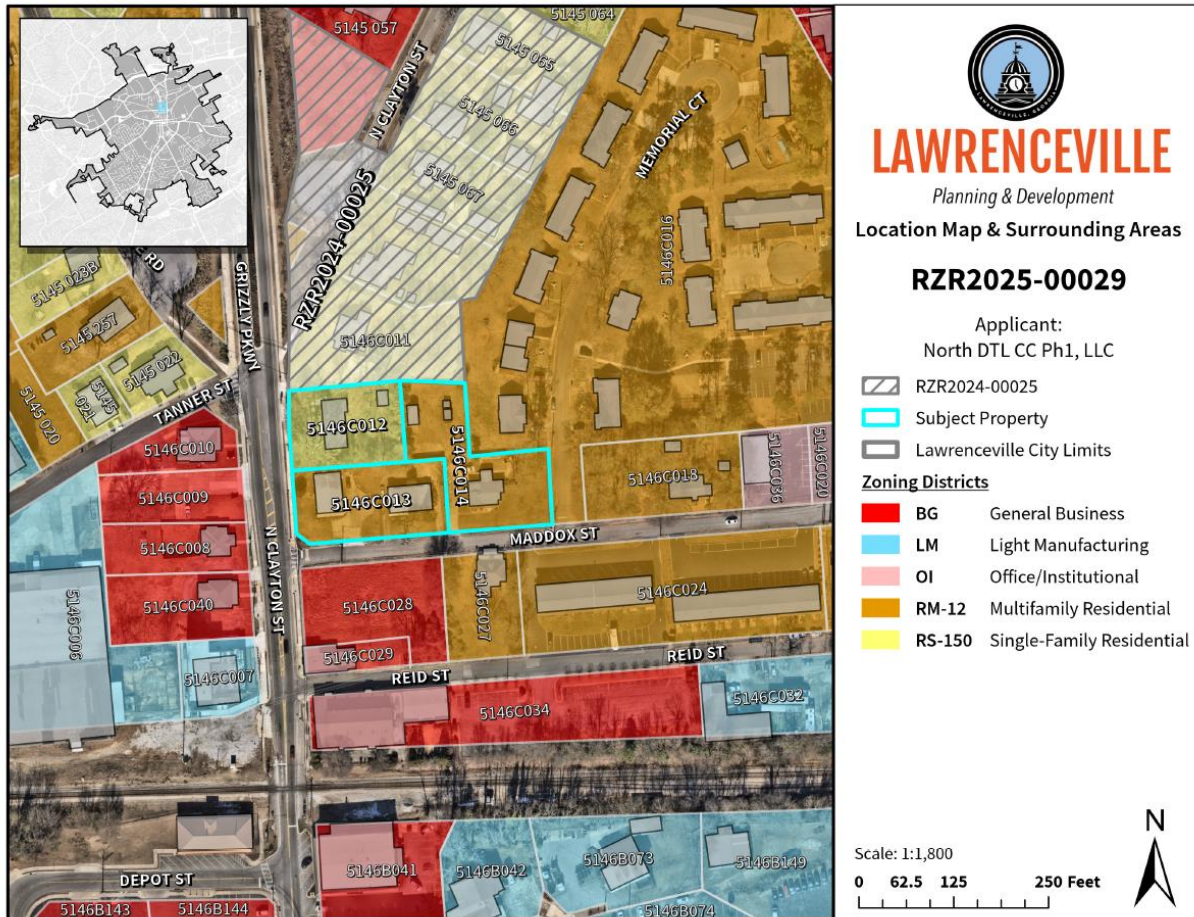
See **Exhibit A** below for approximate boundaries of proposed development that will be designed according to RS-50 INF or RS-TH INF standards.

EXHIBIT A – ZONING STANDARDS BOUNDARIES



A full-sized version of this exhibit is included in this item’s attachments.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



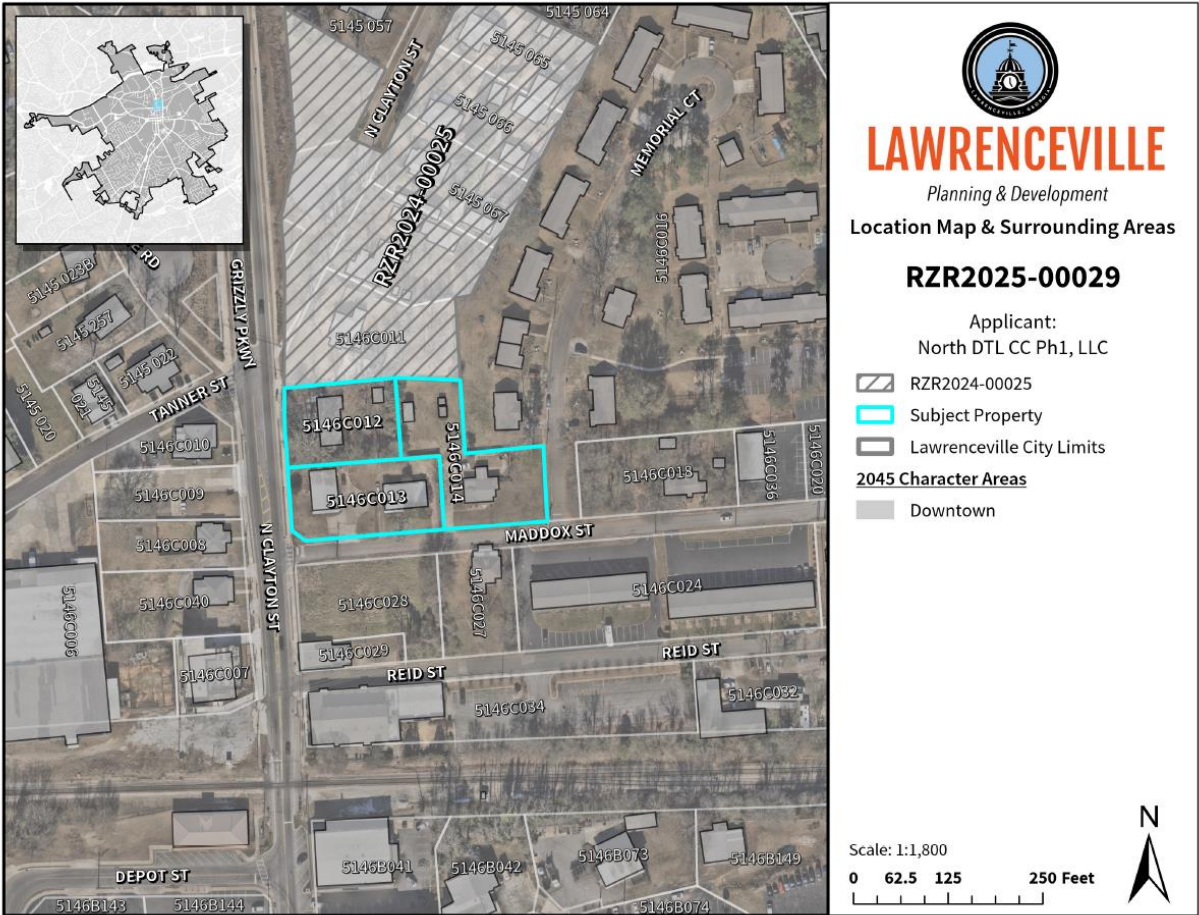
SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a wide variety of uses and zoning categories. The properties to the north and northeast of the subject property are zoned BG (General Business District) and contain commercial and light industrial uses such as offices and existing nonconforming warehouses and auto service garages. To the east is a Lawrenceville Housing Authority (LHA) property zoned RM-12 (Multifamily Residential District), the location of several duplexes. Otherwise, the surrounding area is composed of single-family homes used both residentially (zoned RS-150 – Single-Family Residential District) and commercially (zoned BG). Further out from the subject property – west of Northdale Road and east of Buford Drive – there are locations zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District), used for a variety of industrial activities; for example, distilleries/breweries, warehouses, auto service garages, used car lots, self-storage facilities, and vehicle impound lots.

This proposal would continue with the precedent set by City Council's approvals for RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019, all similar projects in the nearby vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting of large tracts of land, and a variety of multifamily, townhouse, and retail components.

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The development, by incorporating townhouses and smaller single-family homes, is expected to raise the housing density, potentially enhancing the walkability of the area and boosting the local population. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

In conclusion, the requested rezoning is a strategic step towards achieving higher-density, sustainable urban development and aligns with the city's long-term goals of fostering positive community growth and enhancing the downtown area.

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

No comment

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 surrounding area is host to a wide variety of commercial, industrial, multifamily, and single-family uses.

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

No. As discussed; the area is predominantly a mix of commercial, industrial, office institutional and residential uses and zoning in nature.

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

Yes; the properties could be developed according to the current standards of the BG, RS-150, OI, and RM-12 zoning districts. However, such a rezoning will help in the assemblage of a variety of parcels into a larger development with a cohesive design.

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

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

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that includes both townhomes and single-family homes, so this rezoning conforms with the long-range plan.

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

The proposal would continue with the precedent set by similar recent rezonings and variance request in the immediate vicinity, including V-19-01, RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZR2025-00029

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

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

- A. A maximum of ninety-six (96) housing units, including a minimum of eight (8) single-family dwellings and a maximum of eighty-eight (88) rear-entry townhomes. These limits may be modified only through an approved rezoning of adjacent or nearby properties and a corresponding amendment to the master site plan.
- B. The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated June 16, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The design and exterior appearance shall be in general accordance with the examples presented during June 25, 2025, Mayor and Council meeting and final design and exterior appearance shall be approved by the Director of Planning and Development.
- C. All detached residential units shall have a two-car garage.

2. To satisfy the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. The homeowner's association shall repaint or repair any graffiti or vandalism in common areas within seventy-two (72) hours of notice from the City.
- C. The required parking ratio shall be one and one half (1.5) spaces per unit.
- D. Provide City Standard Pedestrian lighting along Grizzly Parkway, both sides of North Clayton Street (to North Clayton Connector Road), and the south side

of North Clayton Connector Road.

- E. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- F. Any use or expansion of existing City owned water quality/quantity facilities shall be reviewed and approved by the City Engineer.
- G. Pedestrian connections from the development to Grizzly Parkway and North Clayton Street shall be provided and shall be reviewed and approved by the City Engineer.
- H. A minimum five-foot (5 ft.) sidewalk shall be provided (if not existing) along both sides of North Clayton Street from the end of North Clayton Street to North Clayton Connector Road.
- I. Vehicle access to Grizzly Parkway or North Clayton Connector Road for alleyways, driveways, and the extensions shall be prohibited.
- J. Internal alleyways shall be privately owned and maintained by the Homeowners Association.
- K. The Developer shall coordinate and receive approval from the City Engineer to relocate and extend North Clayton Street. Dedicate Right-of-Way to the City

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and North Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.
- C. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction

of required buffers between CMU and RS-150 properties from 50 feet to zero feet.

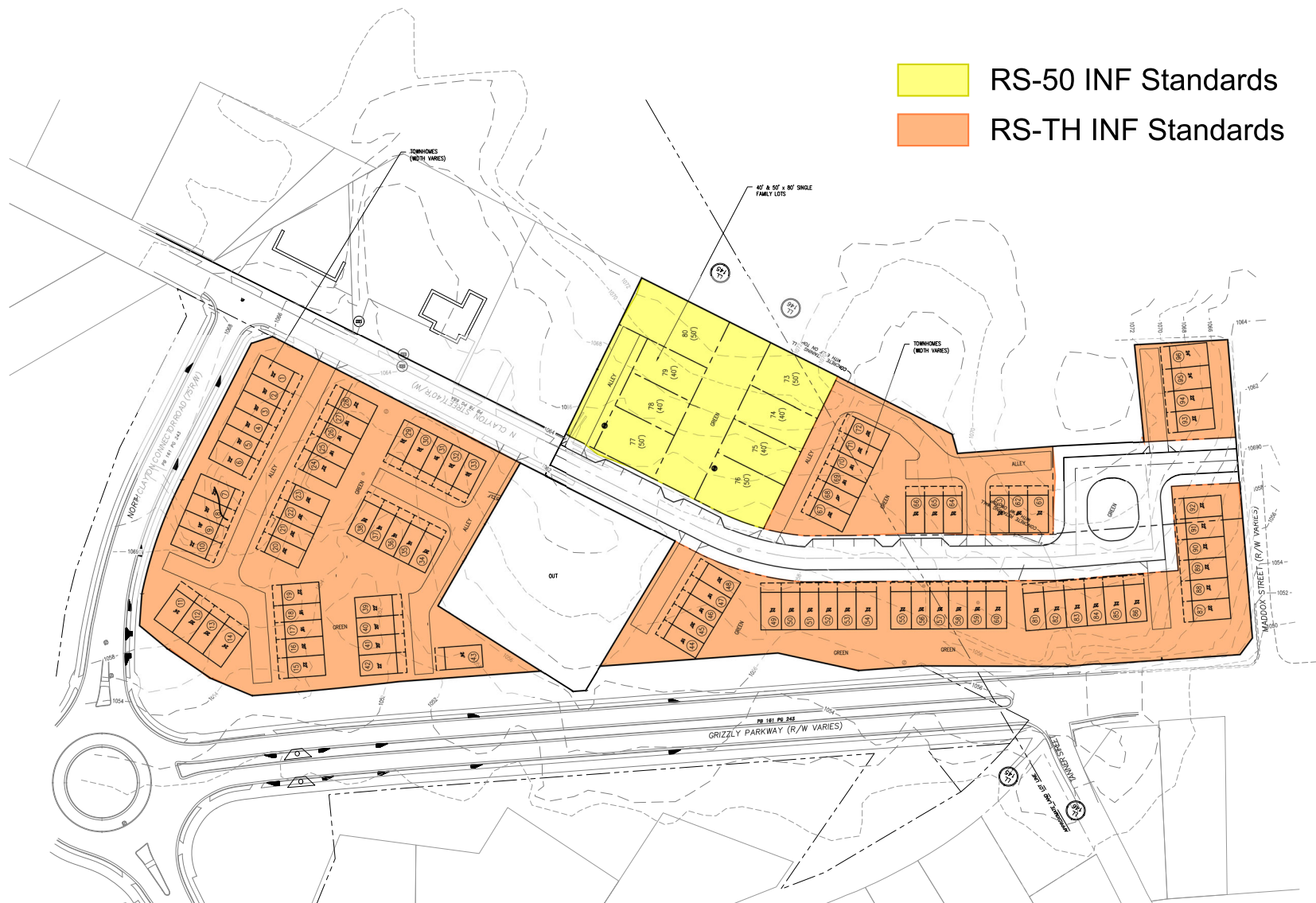
- D. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS–50 INF –One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.
- E. A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- F. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS–50 INF –One-Family Infill Residential District, B. Lot Development Standards. TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- G. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft).
- H. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
 - 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
- I. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
 - 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
- J. A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

EXHIBIT A

3.

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

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





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

[Signature]
SIGNATURE OF APPLICANT DATE
North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

[Signature] 5.27.2025
NOTARY PUBLIC DATE

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

[Signature] 5/22/25
SIGNATURE OF OWNER DATE
Mary Josephine Shannonhouse
TYPED OR PRINTED NAME

[Signature] 5/22/25
NOTARY PUBLIC DATE
ANNETTE COLEMAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MAY 25, 2027

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

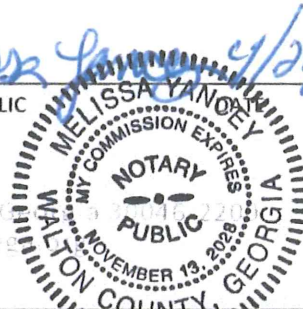
MICHELLE URREA
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr. 15, 2028

SIGNATURE OF OWNER DATE

GLENN E. BAILEY

NOTARY PUBLIC

DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

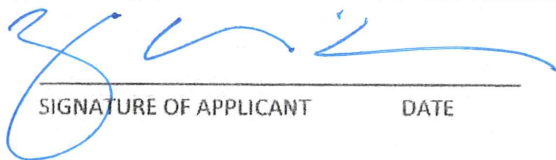


LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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


SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

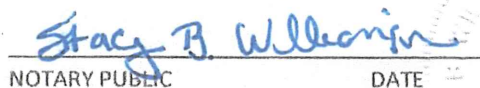

NOTARY PUBLIC DATE




SIGNATURE OF OWNER DATE

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

TYPED OR PRINTED NAME


NOTARY PUBLIC DATE

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

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

BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

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

June 14, 2025

VIA Electronic Delivery

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

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

Dear Mayor and City Council Members:

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

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

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



I. Description of the Property and Surrounding Area

Location	Land Use	Zoning
Proposed Site	Residential	RS-150 and RM-12
North	Residential	RS-150 (rezoning application pending)
South	Commercial	BG
East	Residential – Lawrenceville Housing Authority	RM-12
West	Commercial	BG

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



II. Project Summary

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

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

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

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

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

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

1. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
2. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards to provide that single family detached lots shall be designed and developed in accordance with the standards set forth in Section 102.5 RS-50 INF – One-Family Infill Residential District, B Lot Development standards and that townhome lots shall be designed and developed in accordance with the standards set forth in Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards.
3. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and N Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.
4. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, J. Parking, 1. Vehicle Parking. Allows for satisfaction of off-street parking in conformance with Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking and Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking.
5. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
6. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS- 50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.

7. A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred, forty square feet (2,840 sq. ft.).
8. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS– 50 INF – One-Family Infill Residential District, B. Lot Development Standards. TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
9. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft.).
10. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.
11. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
12. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
13. A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

III. Site Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Very Truly Yours,

BLUM & CAMPBELL, LLC

Jody Charles Campbell

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

Legal Description

Parcel 1:

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

Address: 113 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C013

Parcel 2:

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

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

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

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

TRACT TWO:

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

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

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

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

Address: 127 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C014

Parcel 3:

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

Address: 750 North Clayton Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C012

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

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

RECORDING INFORMATION

OWNER ACKNOWLEDGEMENT & DECLARATION

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

SIGNATURE OF DEVELOPER/SUBDIVIDER DATE

SIGNATURE OF OWNER- 5145 055 DATE

SIGNATURE OF OWNER- 5145 056 DATE

SIGNATURE OF OWNER- 5145 058 DATE

SIGNATURE OF OWNER- 5145 059 DATE

SIGNATURE OF OWNER- 5145 060 DATE

SIGNATURE OF OWNER- 5145 255 DATE

SIGNATURE OF OWNER- 5145 065 DATE

SIGNATURE OF OWNER- 5145 066 DATE

SIGNATURE OF OWNER- 5145 067 DATE

SIGNATURE OF OWNER- 5145 068 DATE

SIGNATURE OF OWNER- 5146C011 DATE

SIGNATURE OF OWNER- 5146C012 DATE

SIGNATURE OF OWNER- 5146C013 DATE

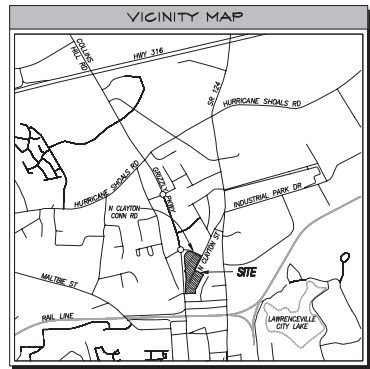
SIGNATURE OF OWNER- 5146C014 DATE

FINAL PLAT CERTIFICATION

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

CITY ENGINEER DATE

PLANNING DIRECTOR DATE



PROJECT CONTACTS

- DEVELOPER: CUSTOM HOME CONSTRUCTION
C/O LINDSEY PINE
485 JACOB HILL ROAD
ALPHARETTA, GEORGIA 30004
PHONE: 404-408-0278
EMAIL: LINDSEYPINE@CUSTOMHOMECON.COM
- SURVEYOR: BENJAMIN L. DREMP
P.O. BOX 655
ATLANTA, GA 30304
PHONE: 978-11-4443
EMAIL: BENJAMIN@BENJAMINDREMP.COM
- 5145 055: CITY OF LAWRENCEVILLE
C/O 1200 HARRIS AVE OR
C/O 1400 HARRIS AVE
LAWRENCEVILLE, GA 30046
PHONE: 678-407-8445
EMAIL: C/O-1400HARRIS@LAWRENCEVILLEGA.ORG
- 5145 056: KYLE R. NORTON AND
SARAH M. NORTON
840 N. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: KYLE@NORTONANDNORTON.COM
- 5145 058: LAWRENCEVILLE BREWERY ASSEMBLY, INC.
C/O 5145 GEORGIA
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: 5145@LAWRENCEVILLEGA.ORG
- 5145 059: DANNY H. GRAYBILL
800 VANDERBILT LANE
DAGULA, GA 30046
PHONE: 678-500-8085
EMAIL: GRAYBILL@ELECTRICBELLBOOTH.NET
- 5145 060: DDA OF THE CITY OF LAWRENCEVILLE
C/O LEE HERST
P.O. BOX 655
LAWRENCEVILLE, GA 30046
PHONE: 678-407-8445
EMAIL: LEE@CITYOFFICERLAWRENCEVILLEGA.ORG
- 5145 255: NORTON CLASSICAL LLC
C/O 1400 HARRIS AVE
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: NORTONCLASSICAL@NORTONCLASSICAL.COM
- 5146C01: EVAN HATHORN SHIMONS AND
JENNA HATHORN SHIMONS
145 BARNETT DRIVE
LAWRENCEVILLE, GA 30046
PHONE: 678-500-8085
EMAIL: SHIMONS@HATHORN.COM
- 5146C02: MARY JOSEPHINE SHANNONHOUSE
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____
- 5146C03: H. PARKER BARNER, JR.
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____
- 5146C04: GLENDA EDDY BAILY
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

NOTES

- THE PURPOSE OF THIS PLAT IS TO DERIVE ALL OF GWINNETT COUNTY PARCELS 5145 055, 5145 056, 5145 058, 5145 059, 5145 060, 5145 061, 5145 062, 5145 063, 5145 064, 5145 065, 5145 066, 5145 067, 5145 068, 5145 069, 5146C011, 5146C012, 5146C013, 5146C014 AND TO COMBINE THEM INTO A SINGLE PARCEL ALONG WITH A PORTION OF N. CLAYTON ST. TO BE ABANDONED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- THE BASIS OF BORING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (WAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
- ALL IRON PINS SETUPS ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13145C0001W, EFFECTIVE DATE 09/29/2006.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBMITTED PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 419,526 FEET.
- THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, RETAINING, DRAIN, SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
- THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF LAWRENCEVILLE ZONING ORDINANCE IN EFFECT AT THAT TIME.
- ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
- AT THE TIME THE OWNER ON ALL PARCELS IS NOT THE SAME.

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 74,488 FEET AND AN ANGULAR ERROR OF 0.000001 PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,848 FEET AND CONTAINS A TOTAL OF 6,640 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS LEICA TS12 ROBOTIC TOTAL STATION.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL.

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.

BY: BENJAMIN L. DREMP, L.S. DATE
REG. NO. 04-1162
DATE OF EXPIRATION: 12/31/2025

PARCEL SUMMARY

PROPERTY ID	AREA (AC)	ADDRESS OF PARCEL	ZONING
5145 058	0.508 AC	843 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 059	0.344 AC	853 N CLAYTON STREET	OI - OFFICE INSTITUTIONAL
5145 060	1.287 AC	863 N CLAYTON STREET	RMF12 - MULTIFAMILY RESIDENTIAL
5145 255	0.301 AC	857 N CLAYTON STREET	OI - OFFICE INSTITUTIONAL
5145 055	0.249 AC	285 GRIZZLY PARKWAY	
5145 056	0.023 AC	815 N CLAYTON STREET	BC - GENERAL BUSINESS
5145 056	0.345 AC	823 N CLAYTON STREET	BC - GENERAL BUSINESS
5145 065	0.436 AC	838 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 066	0.433 AC	830 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 067	0.448 AC	824 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 068	0.468 AC	816 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5146C011	0.585 AC	806 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5146C012	0.370 AC	750 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5146C013	0.455 AC	113 MADDOX STREET	RMF12 - MULTIFAMILY RESIDENTIAL
5146C014	0.527 AC	127 MADDOX STREET	RMF12 - MULTIFAMILY RESIDENTIAL
EXISTING R/W	0.678 AC	N/A	N/A
TRACT 2	4.168 AC	285 GRIZZLY PARKWAY	
TOTAL:	12.071 AC		

SHEET	1	OF	3
REVISIONS			
1 - 02/12/25 - ADDRESS CITY COMMENTS			
2 - 03/27/25 - ADDRESS COUNTY INFORMATION			
3 - 04/01/25 - ADD OWNER CONTACT INFORMATION			
4 - 04/01/25 - CORRECTED ADDRESS TO 285 GRIZZLY PARKWAY			
5 - 04/13/25 - 3 PARCELS ADDRESS & 1 SUBSTANTIATION			
DRAWING DATE: 12/31/24	LAST FIELD WORK: 06/09/25	CHECKED: JPD	
APPROVED: RLD	CAD: BJB	CHECKED: JPD	
DWG NUMBER: 08W-162-2			

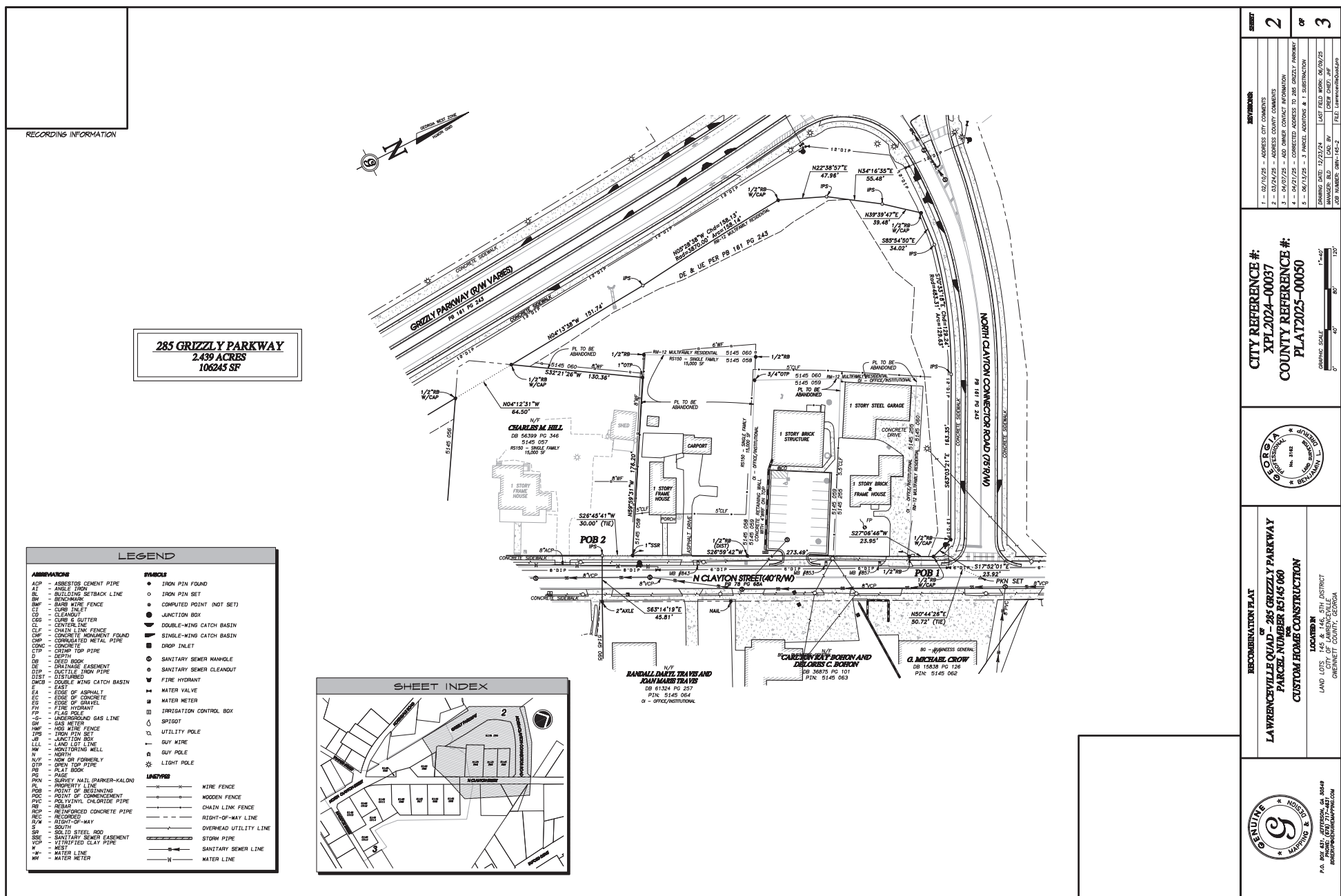
CITY REFERENCE #:
XPL2024-00037
COUNTY REFERENCE #:
PLAT2025-00050



RECOMBINATION PLAT
LAWRENCEVILLE QUAD - 285 GRIZZLY PARKWAY
PARCEL NUMBER 5145 060
CUSTOM HOME CONSTRUCTION



P.O. BOX 431, ATLANTA, GA 30348
(404) 521-7744
WWW.DNR.GOV







LAWRENCEVILLE






Planning & Development

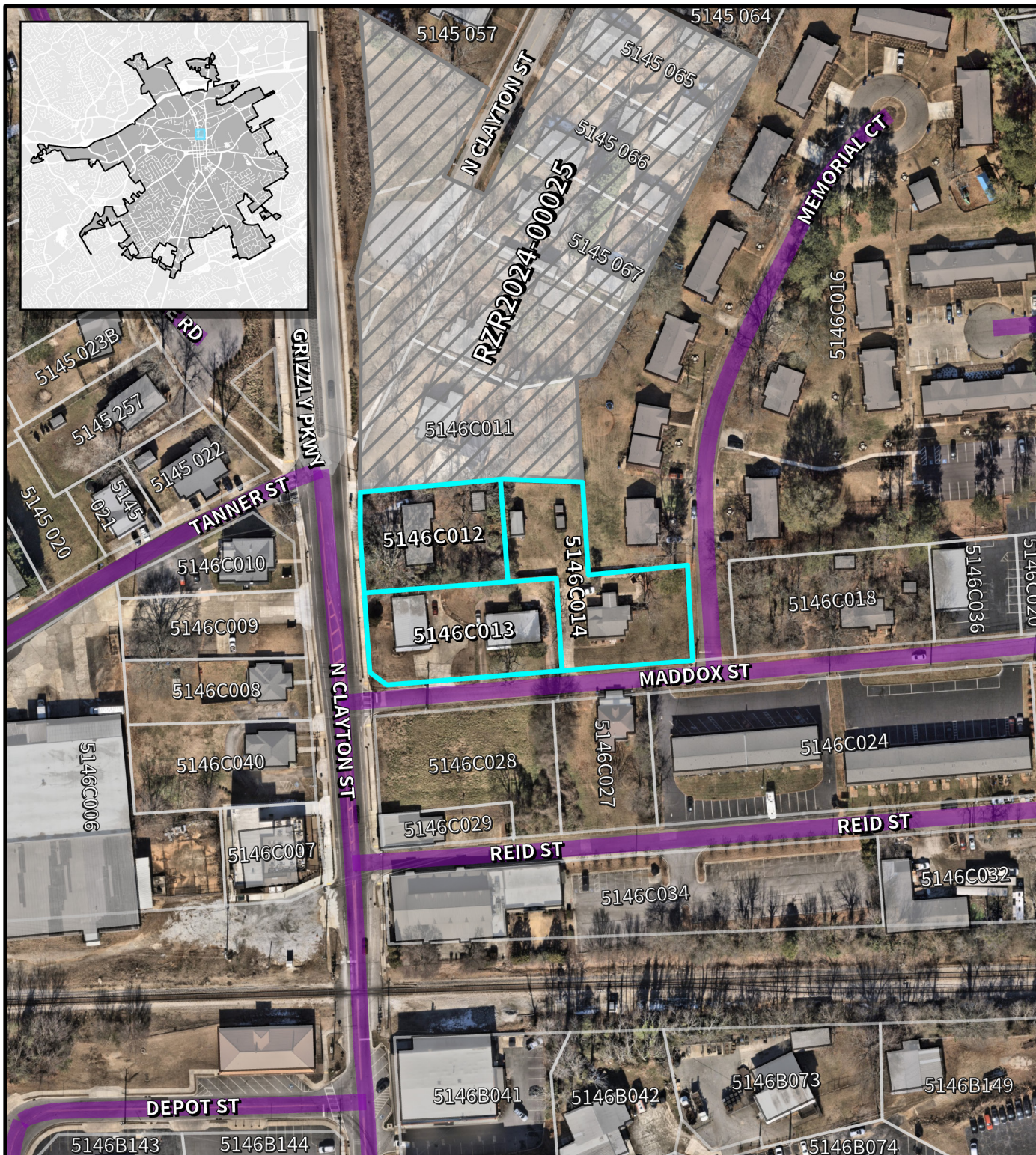
Location Map & Surrounding Areas

RZR2025-00029

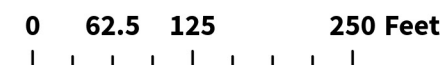
Applicant:

North DTL CC Ph1, LLC

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

Zoning Districts



BG

General Business



LM

Light Manufacturing



OI

Office/Institutional



RM-12

Multifamily Residential



RS-150

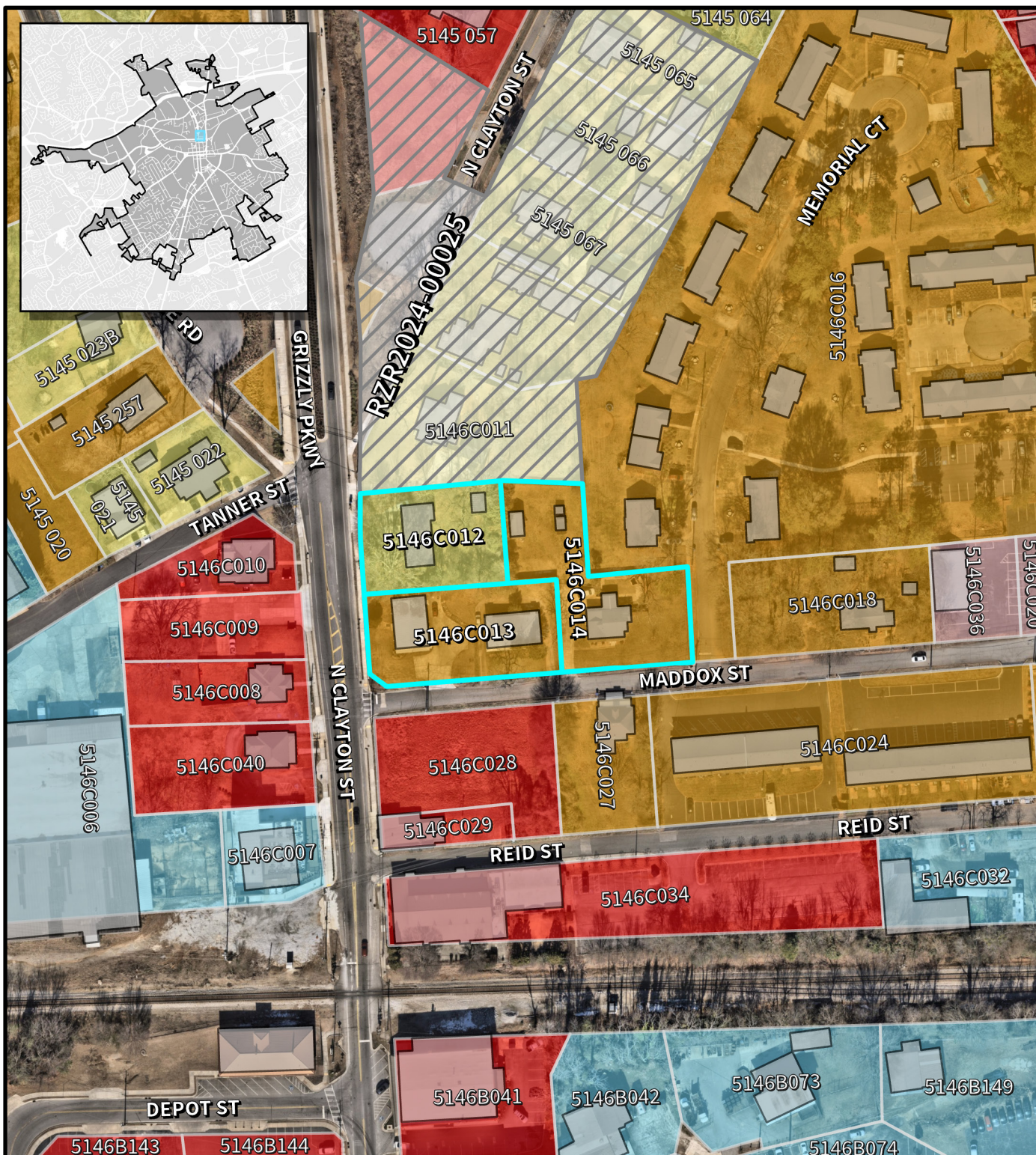
Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property

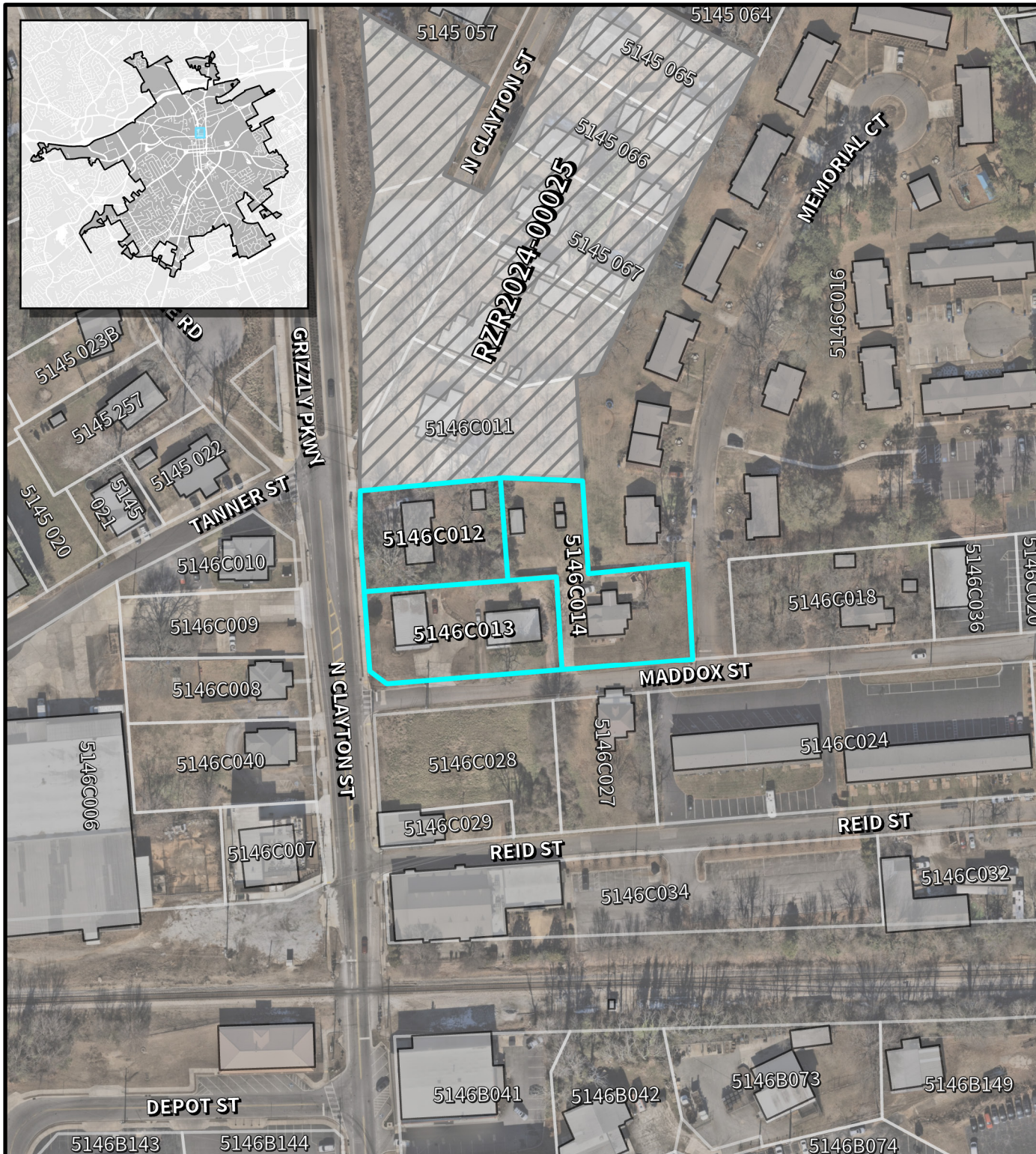


Lawrenceville City Limits

2045 Character Areas



Downtown



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE





Planning & Development

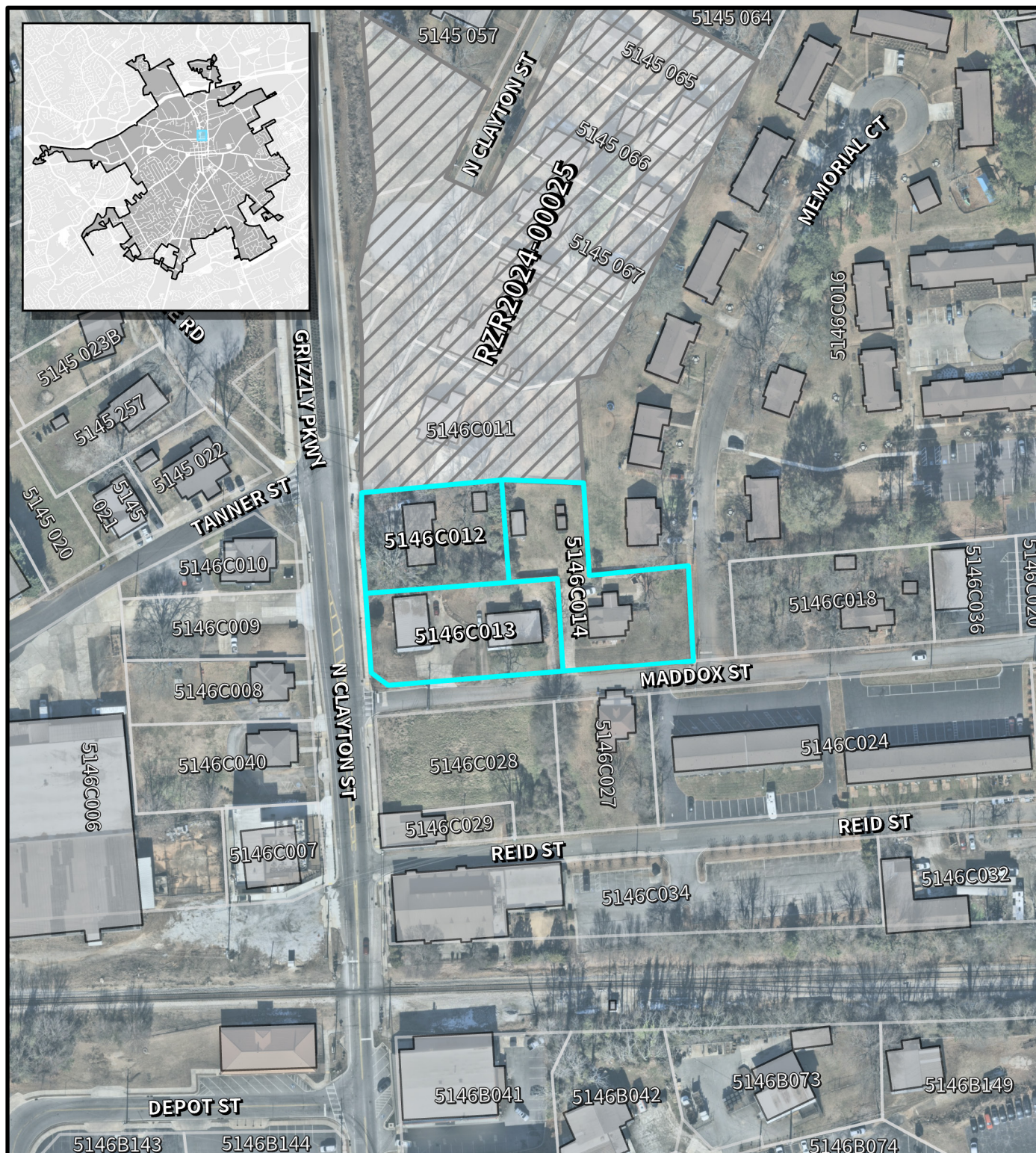
Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

-  RZR2024-00025
-  Subject Property
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:1,800

0 62.5 125 250 Feet








Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

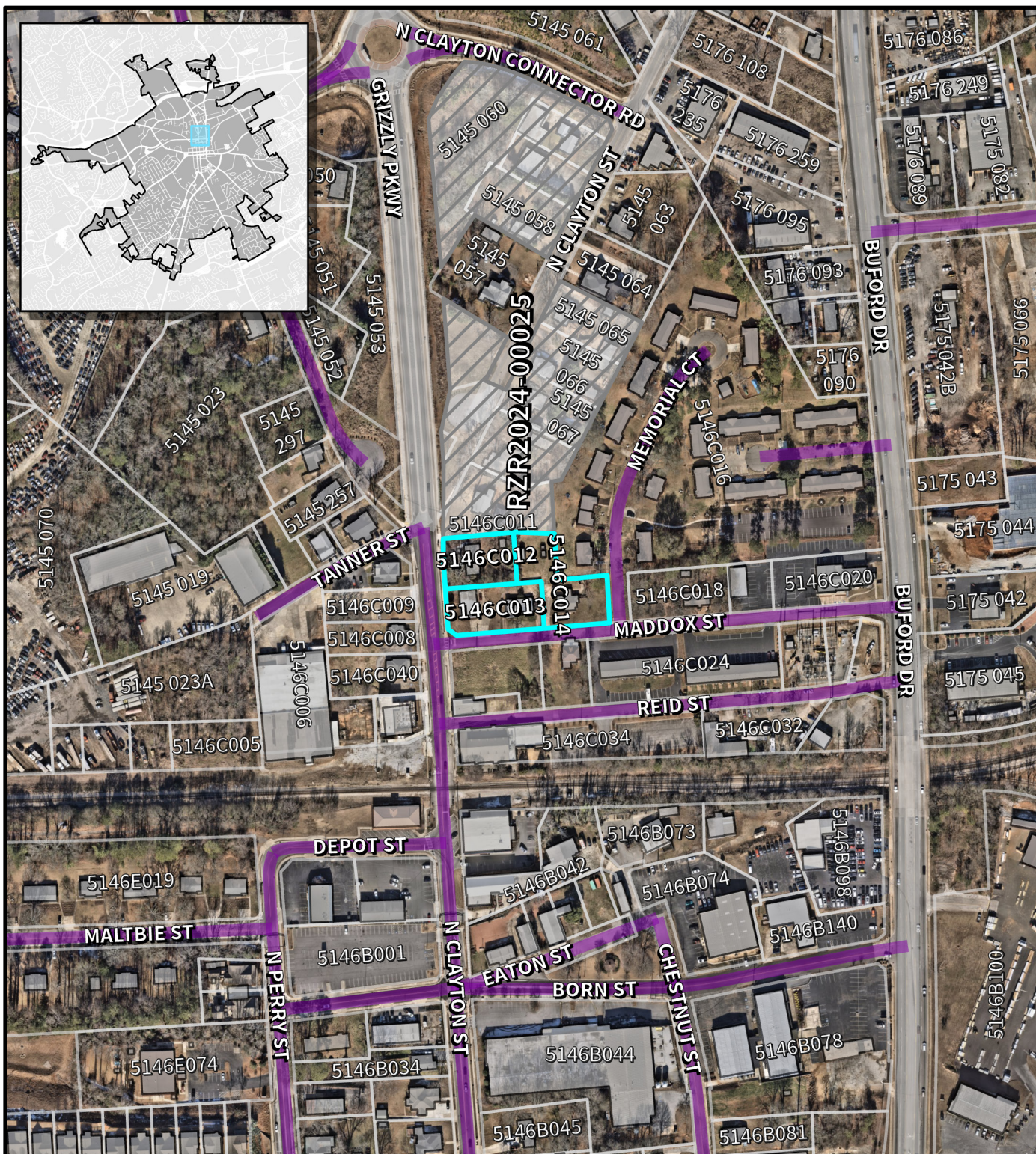
Applicant:

North DTL CC Ph1, LLC

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

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

Zoning Districts



BG

General Business



BGC

Central General Business



LM

Light Manufacturing



HM

Heavy Manufacturing



OI

Office/Institutional



RM-12

Multifamily Residential



RS-60

Single-Family Residential



RS-150

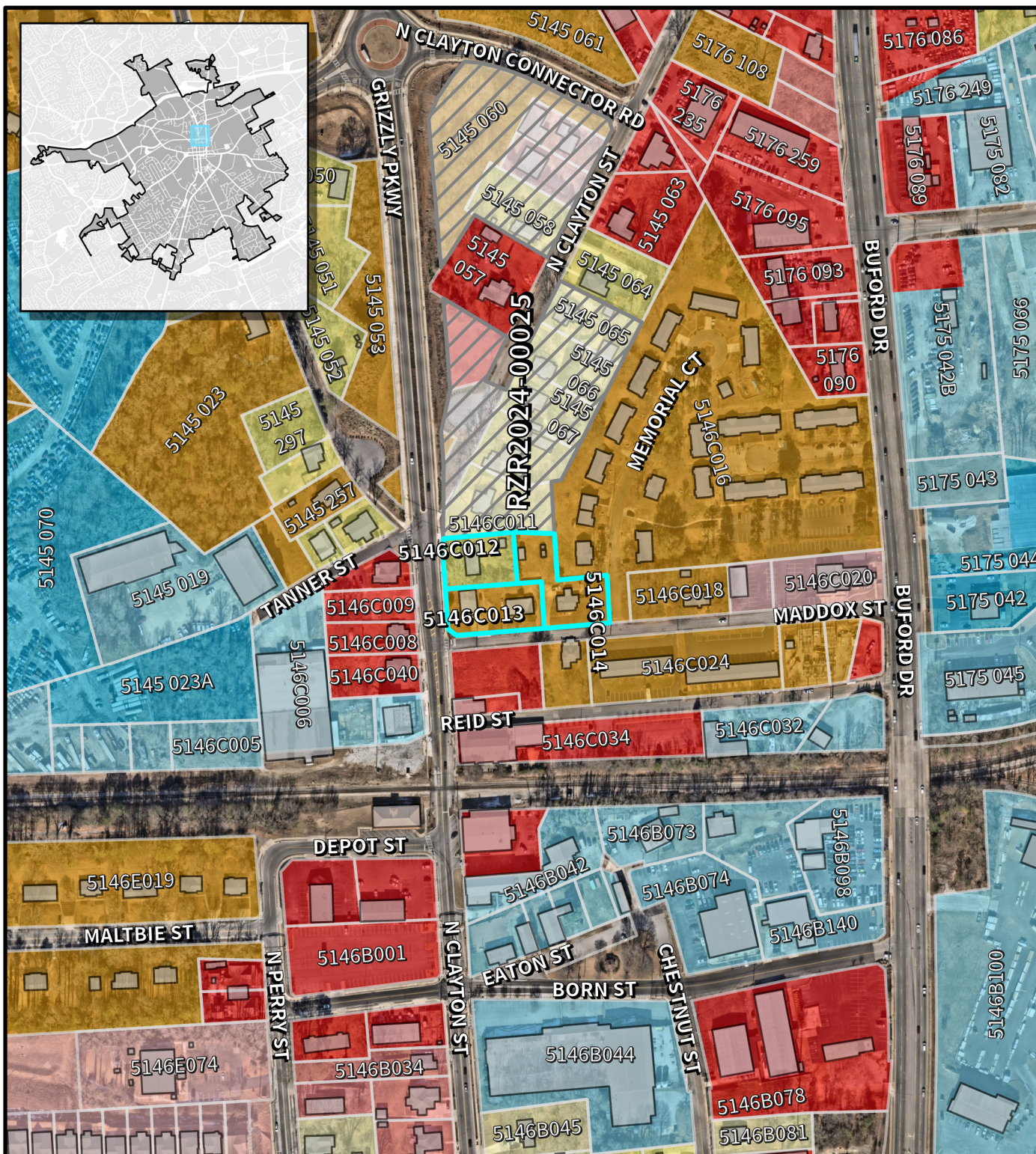
Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE




Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

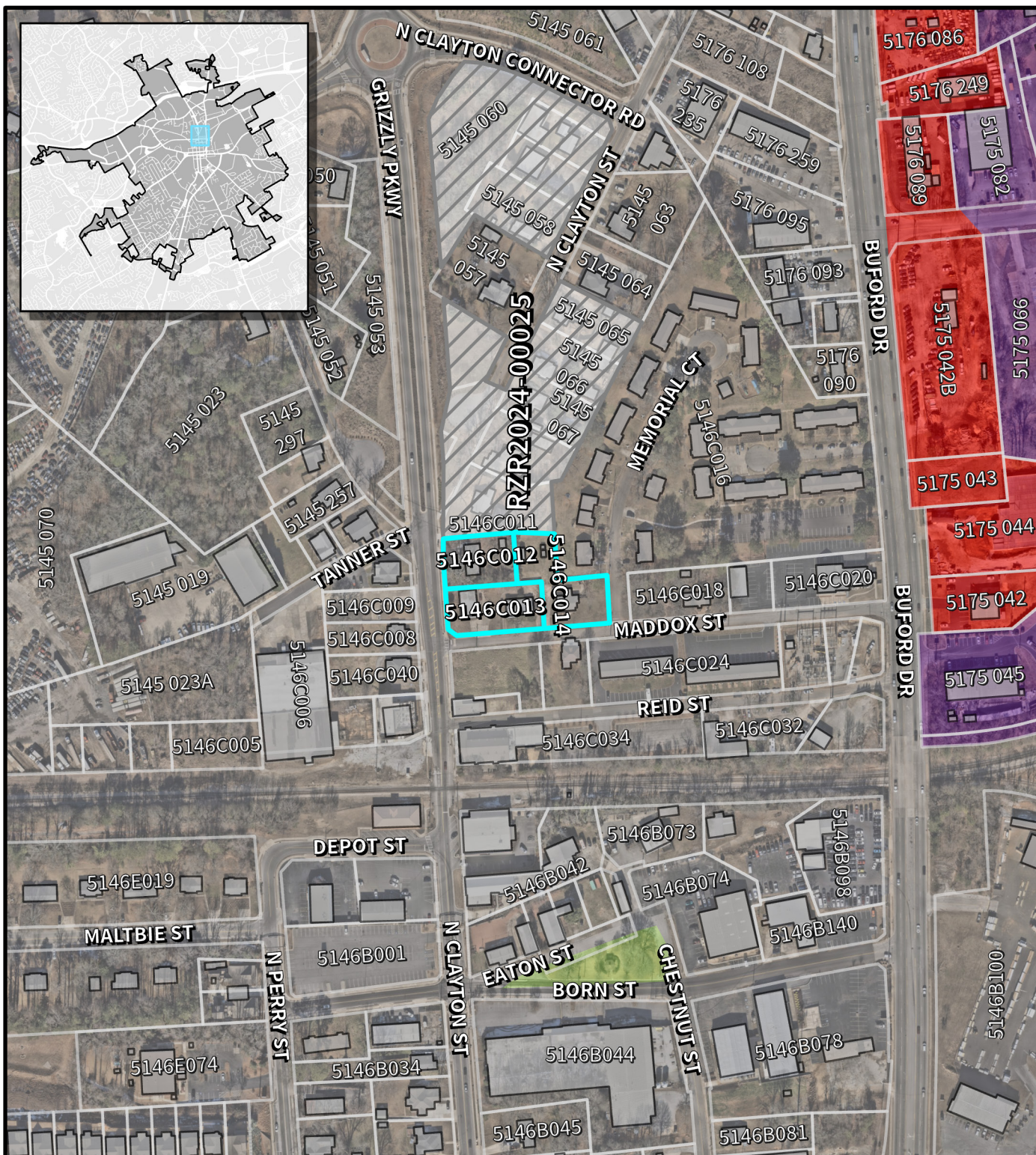
-  RZR2024-00025
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Commercial Corridor
-  Industrial
-  Parks

Scale: 1:3,600

0 125 250 500 Feet



Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

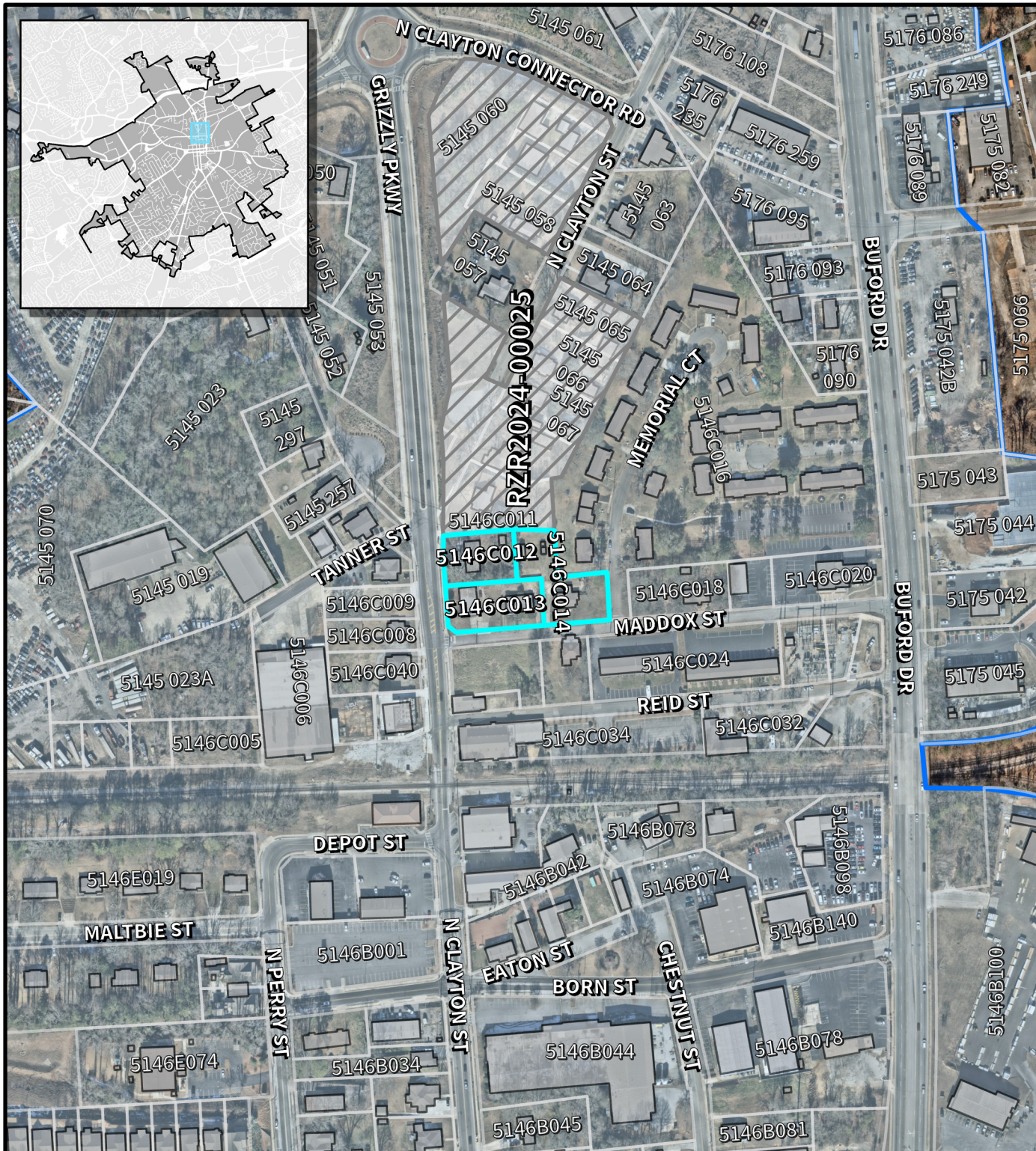
North DTL CC Ph1, LLC

 RZR2024-00025

☐ Subject Property

 Lawrenceville City Limits

 DDA Boundary



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	SUP2025-00108; HFA-Kelsey Kreher; 650 Gwinnett Drive
Department:	Planning and Development
Date of Meeting:	Wednesday, July 9, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

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



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00108

APPLICANT(S): HFA – KELSEY KREHER

PROPERTY OWNER(S): LAWRENCEVILLE OUTPARCEL, LLC

LOCATION(S): 650 GWINNETT DRIVE

PARCEL IDENTIFICATION NUMBER(S): PORTION OF R5141 333

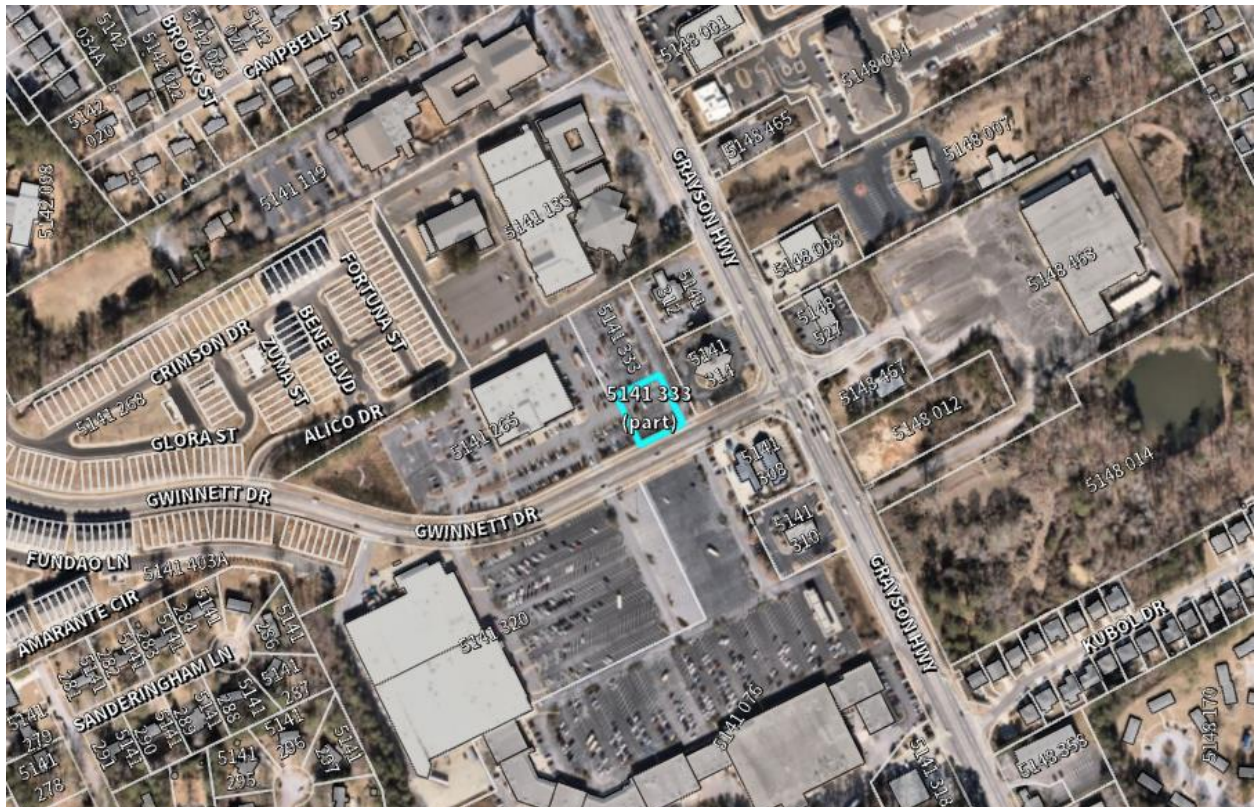
APPROXIMATE ACREAGE: 0.38 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



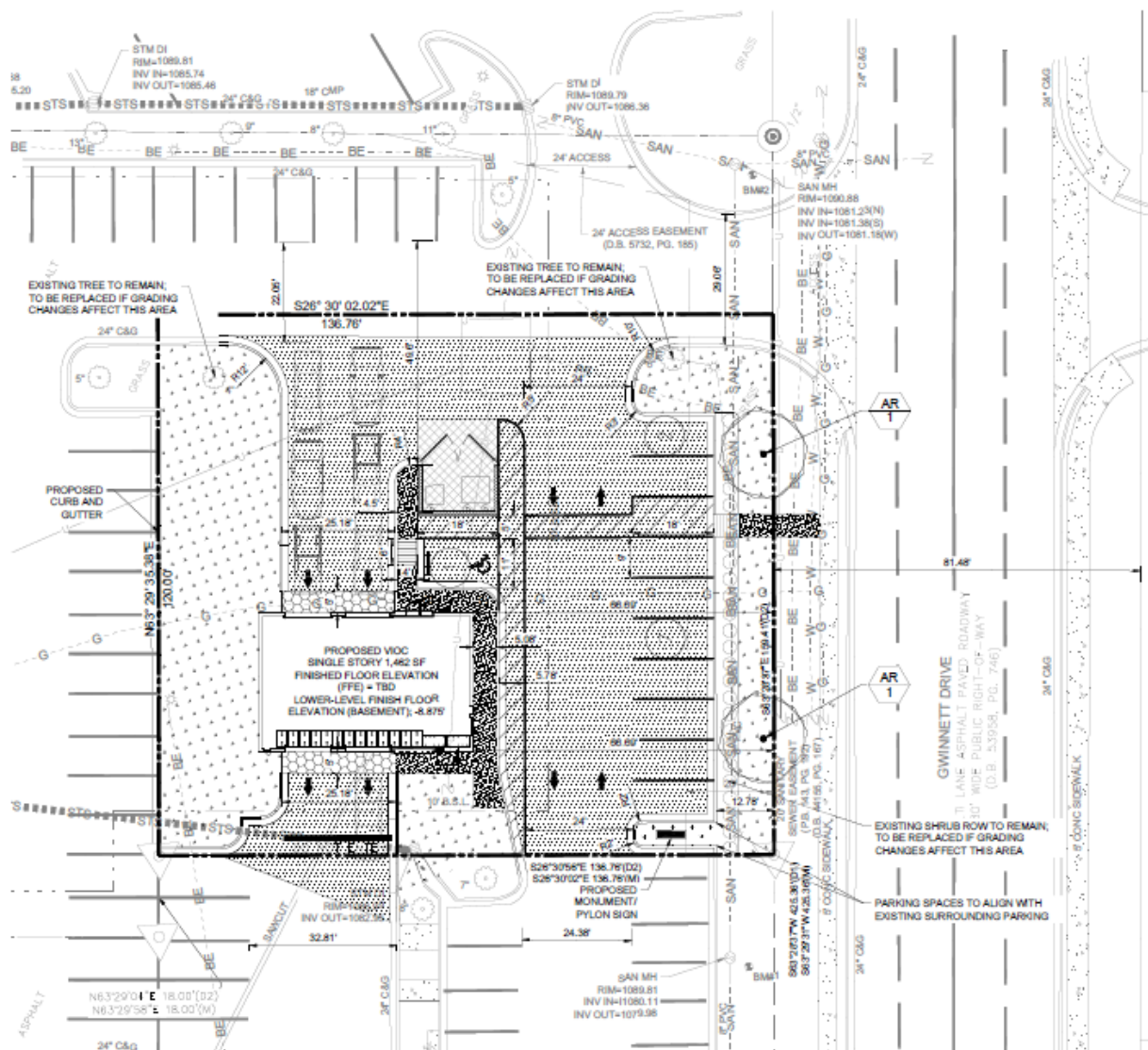
ZONING HISTORY

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

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

Article 1 Districts, Section 103.2 Use Table

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

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

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

A. Permitted Use

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

B. Special Use Permit

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

C. Outdoor Storage

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

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

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

Article 4 Buffers, Section 403 – Buffers Table

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

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

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

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

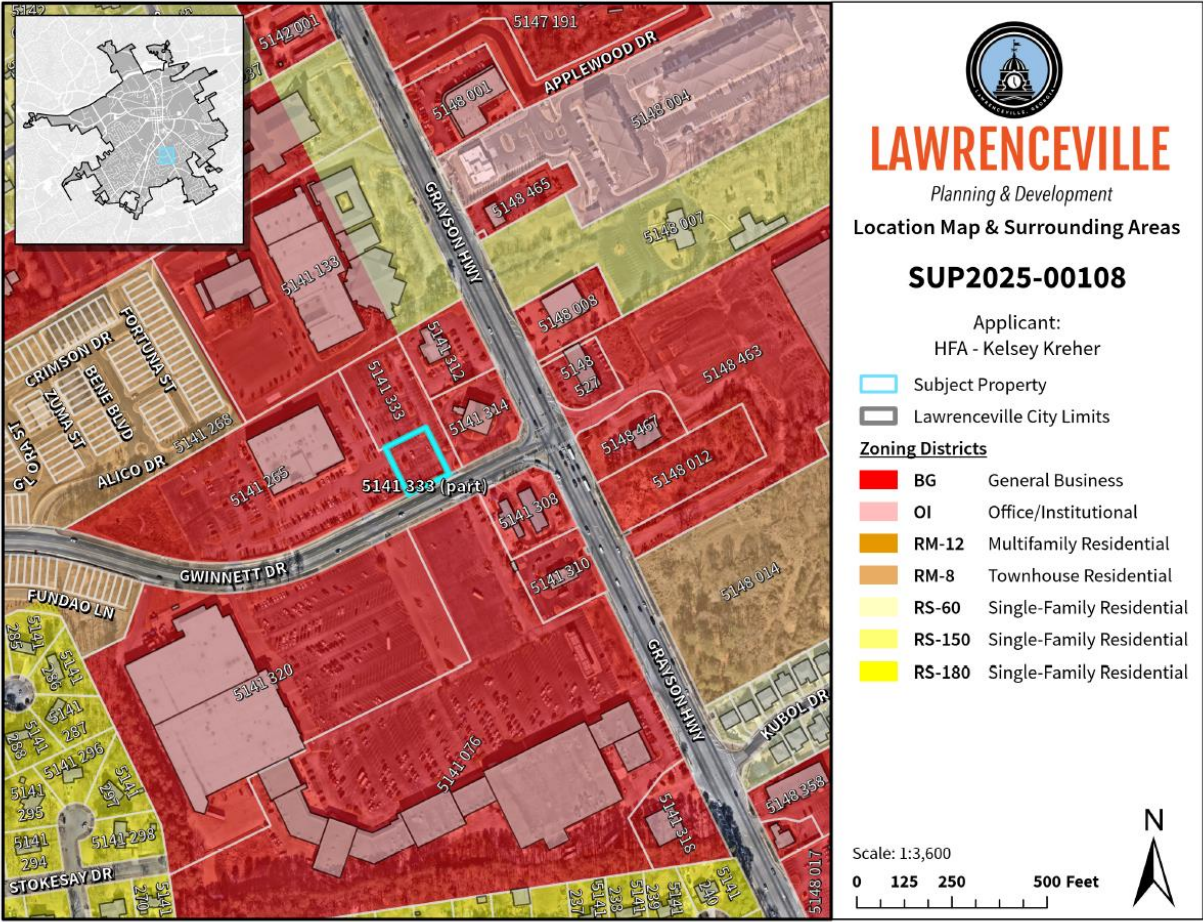
The proposed structure consists of a flat-roofed building with a tower element next to the main entry and glazed bay doors. The submitted elevations show all four sides of the structure with a façade consisting of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS stucco accents.

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



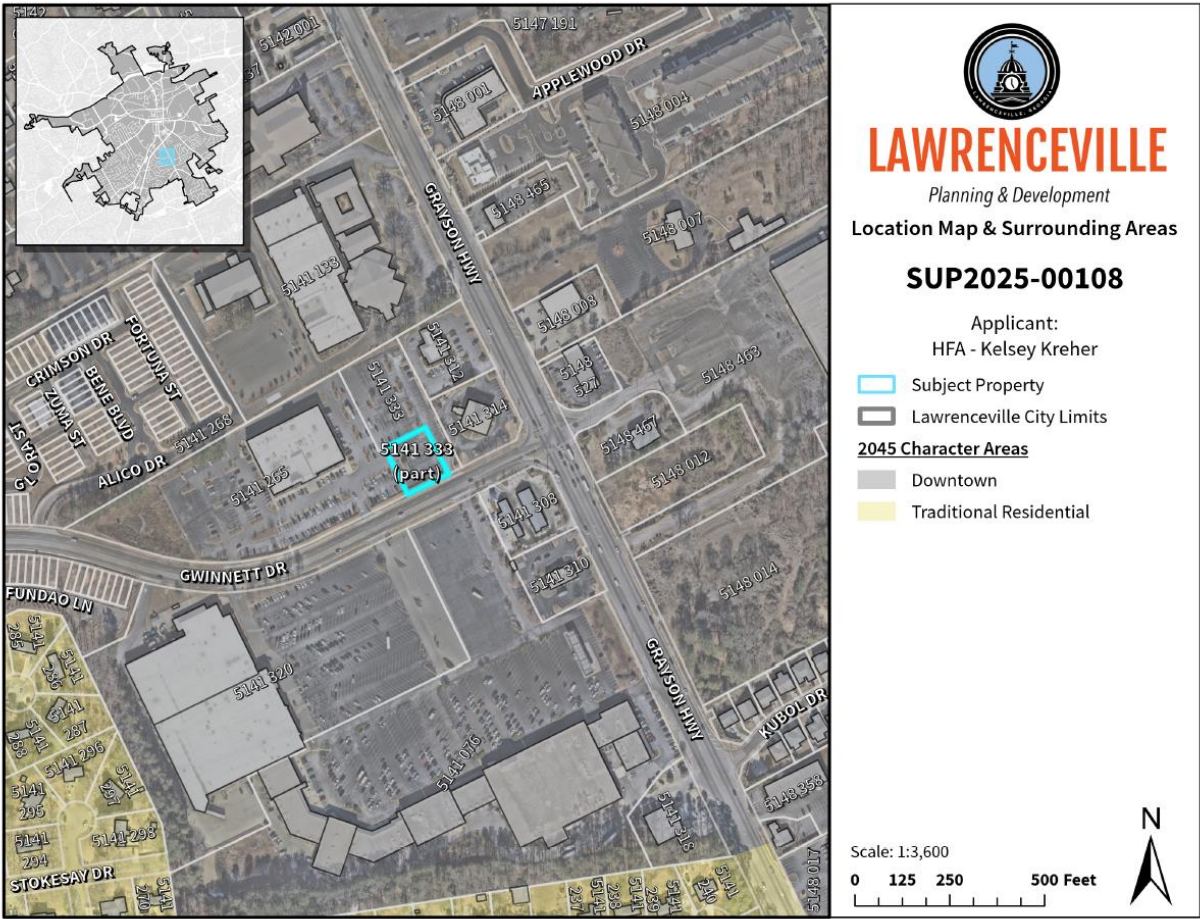
SURROUNDING ZONING AND USE

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

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

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

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

STAFF RECOMMENDATION

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

SUP2025-00108

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

1. To restrict the Special Use Permit as follows:

- A.** An Automobile Repair and Maintenance facility, specifically oil change, as a Special Use Permit in BG (General Business District) zoning.
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on May 6, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on May 6, 2025.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Metal building facades are prohibited.

2. To satisfy the following site development considerations:

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

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

- C.** Natural vegetation shall remain on the property until the issuance of a development permit.
- D.** Provide a 5-foot concrete sidewalk along the road frontage of Marathon Boulevard.
- E.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- F.** Billboards or oversized signs shall be prohibited.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H.** Compactor/dumpsters shall be located interior in the site away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- I.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- J.** Peddlers and/or parking lot sales shall be prohibited.
- K.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- L.** Any access to Gwinnett Drive shall be coordinated with GCDOT.
- M.** The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements

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

3. The following variances are approved:

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



LAWRENCEVILLE

GEORGIA

4.

SPECIAL USE PERMIT APPLICATION

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

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

Kelsey Kreher Digitally signed by Kelsey Kreher
DN: cn=Kelsey Kreher, email=kelsey.kreher@hfa-ae.com, c=US 4.29.25

SIGNATURE OF APPLICANT DATE

Kelsey Kreher

TYPED OR PRINTED NAME

Rhett Turner

NOTARY PUBLIC

4-29-25

DATE

Basil Donnelly 5-1-25

SIGNATURE OF OWNER DATE

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

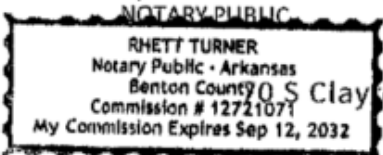
TYPED OR PRINTED NAME

Meghan Deluca 5/1/2025

NOTARY PUBLIC

DATE

01DE0025997 Meghan Deluca



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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

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

5th

District

141
144

Land Lot

333

Parcel

Signature of Applicant

Date

Garrett Small PE Vice President

Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

Binh Tran

NAME

016BNT

TSA

TITLE

5-6-2025

DATE

April 29, 2025

City of Lawrenceville, GA

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

Dear City of Lawrenceville,

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

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

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

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

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

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

Sincerely,

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

AS-SURVEYED DESCRIPTION

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

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

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

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

Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES OR DELAY THAT IS OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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WELL
WAY PLACE, SUITE 650
ARRETTA, GA
70.423.0807



ATI
1850 PARKWAY
M 7

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

VALVOLINE LLC	
A/NSPS LAND TITLE SURVEY OF 600 GWINNETT DRIVE LAWRENCEVILLE, GEORGIA	

[illegible]

DWG.	MAH	CH.	BBY
P.M. JWA			
CODE		AS	
JOB		25001238	
SHEET NO.			
2 OF 2			

Page 119

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PROFESSIONAL SEAFARERS



WFM
DRAWN BY
JKP/HV
PROJECT NAME



PROJECT NUMBER:

SHEET #

C-SUP



T.O. TOWER
± 24' - 0"

T.O. PARAPET
± 21' - 8"

T.O. ACCENT BAND
14' - 0"

B.O. ACCENT BAND
12' - 0"

T.O. WAINSCOT
4' - 0"

UPPER LEVEL
0' - 0"



EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 112" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRUSS ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
		THRU-WALL DIMENSIONAL METALS, INC. - "BEIGE"	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"	ACCESS PANEL:	STAINLESS STEEL



LAWRENCEVILLE





Planning & Development

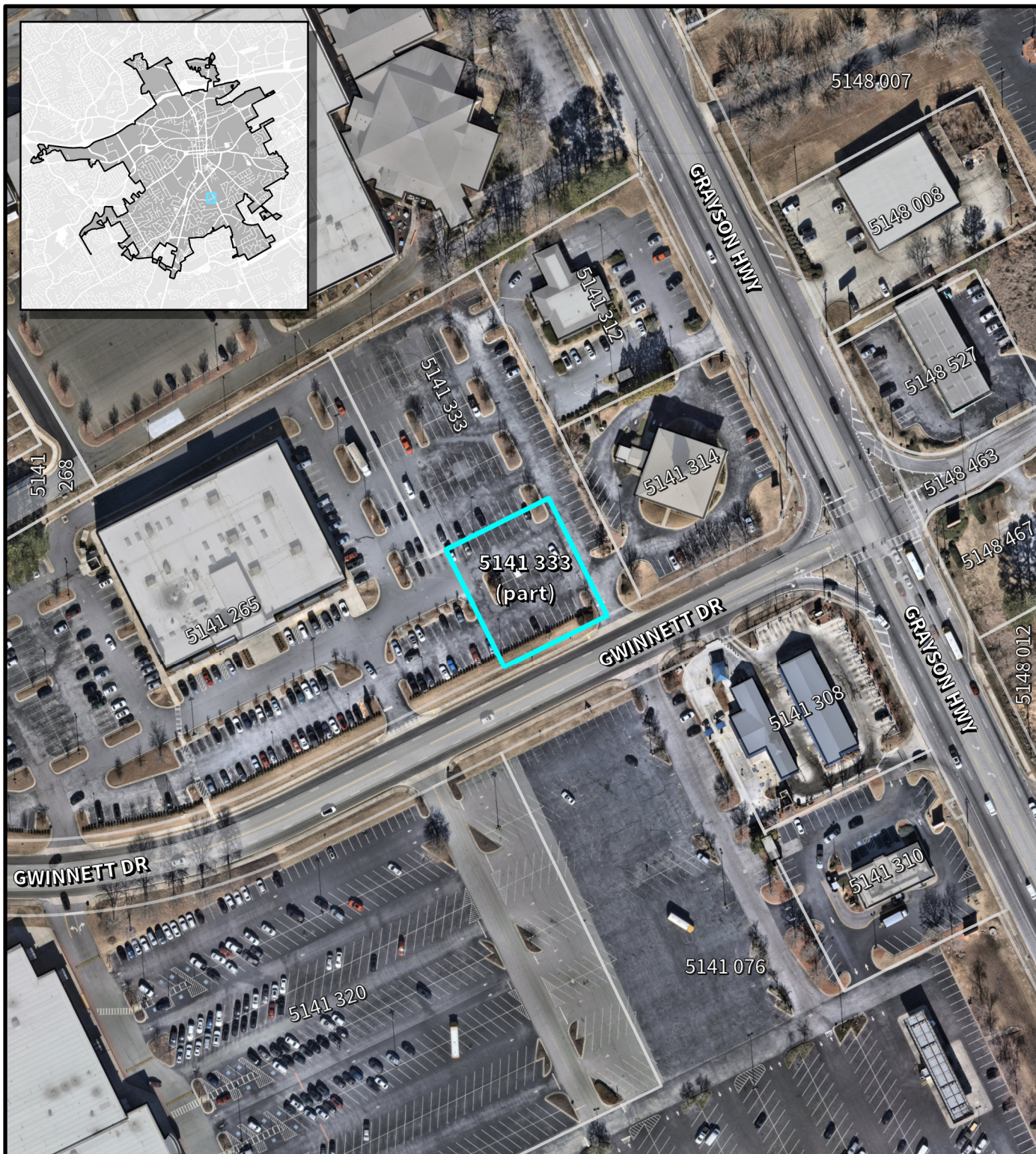
Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

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



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE





Planning & Development

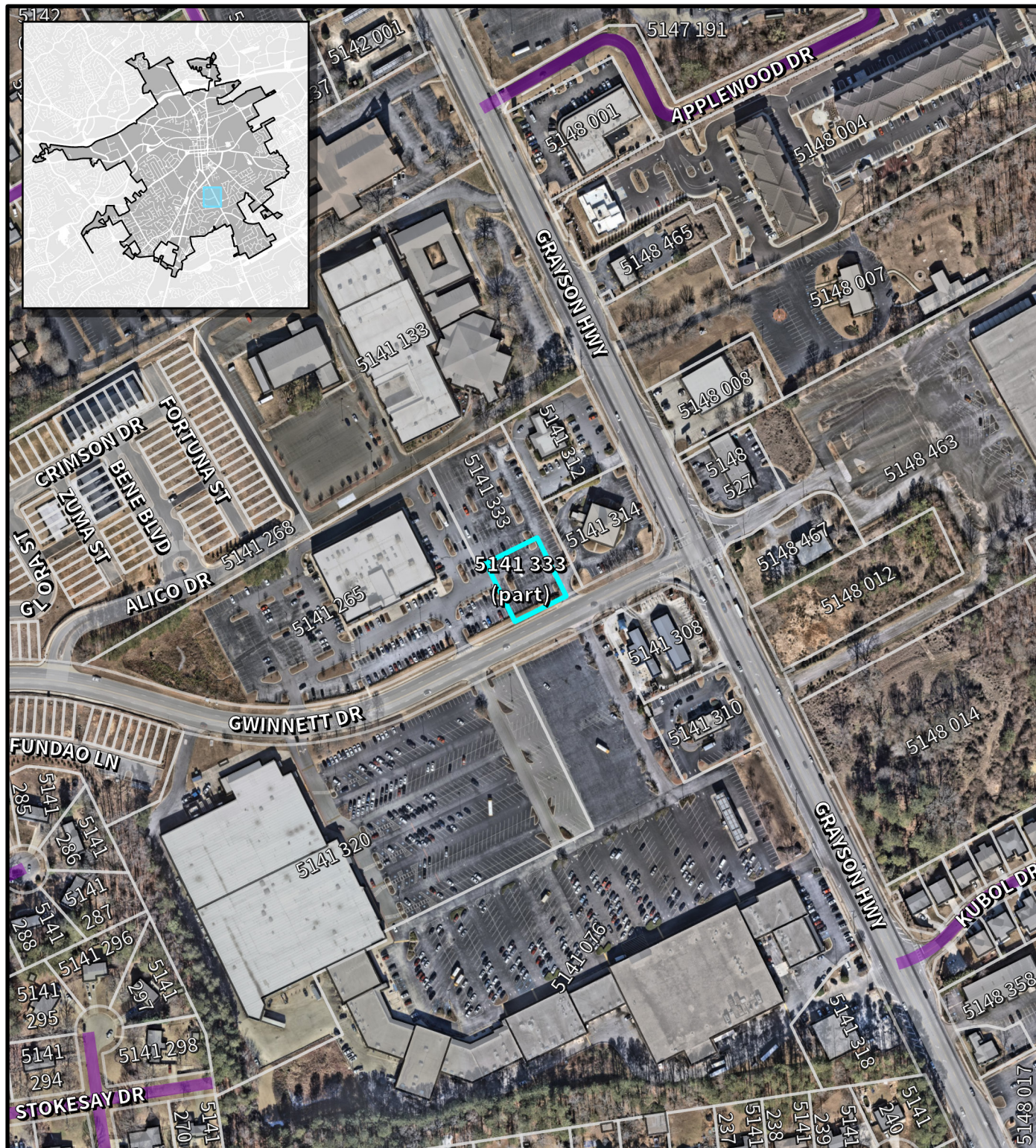
Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

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



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 RM-8 Townhouse Residential

 RS-150 Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108








Applicant:

HFA - Kelsey Kreher

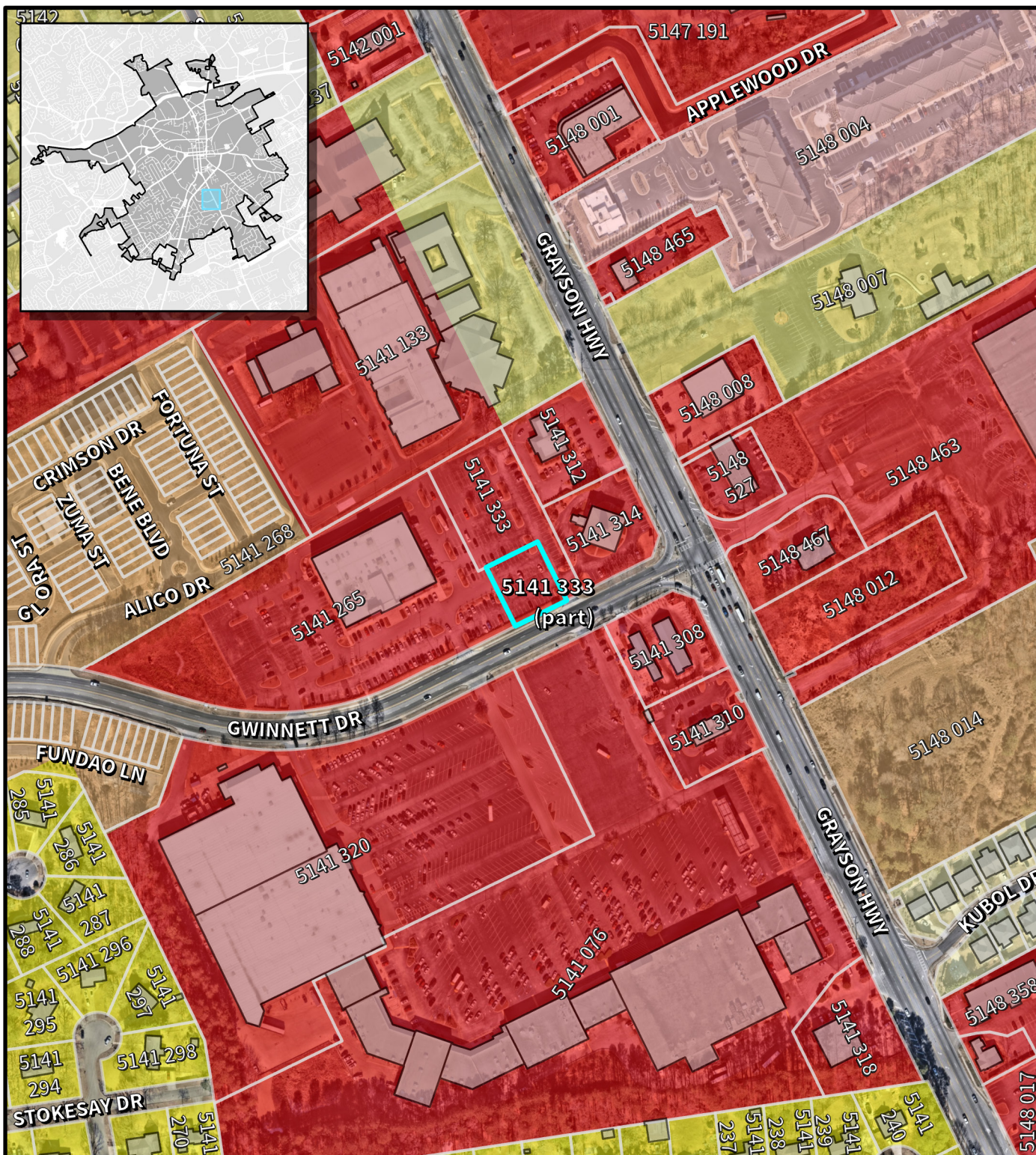
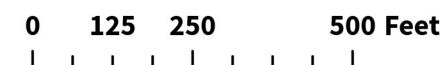
 Subject Property

 Lawrenceville City Limits

Zoning Districts

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

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

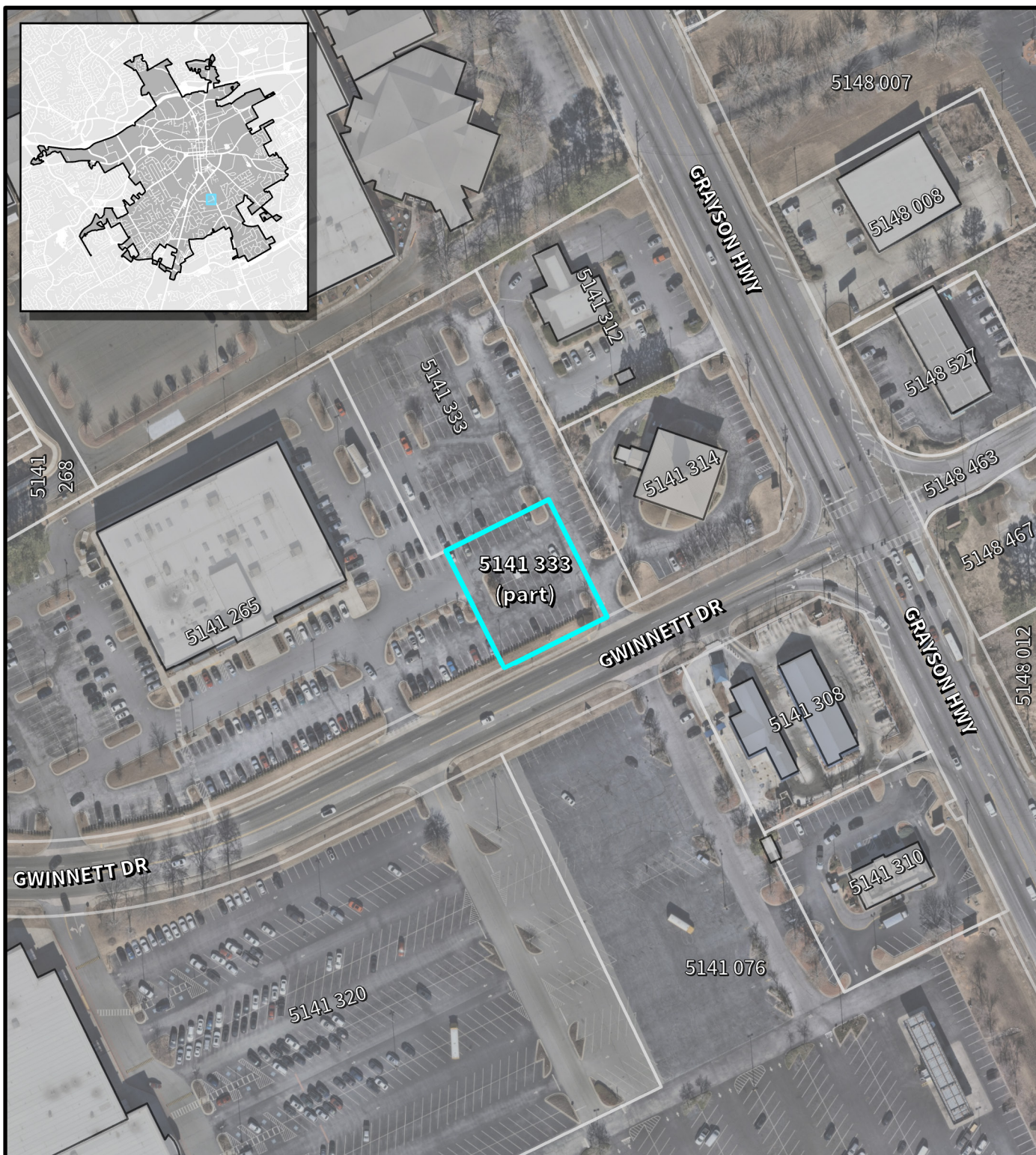
HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00108

Applicant:

HFA - Kelsey Kreher

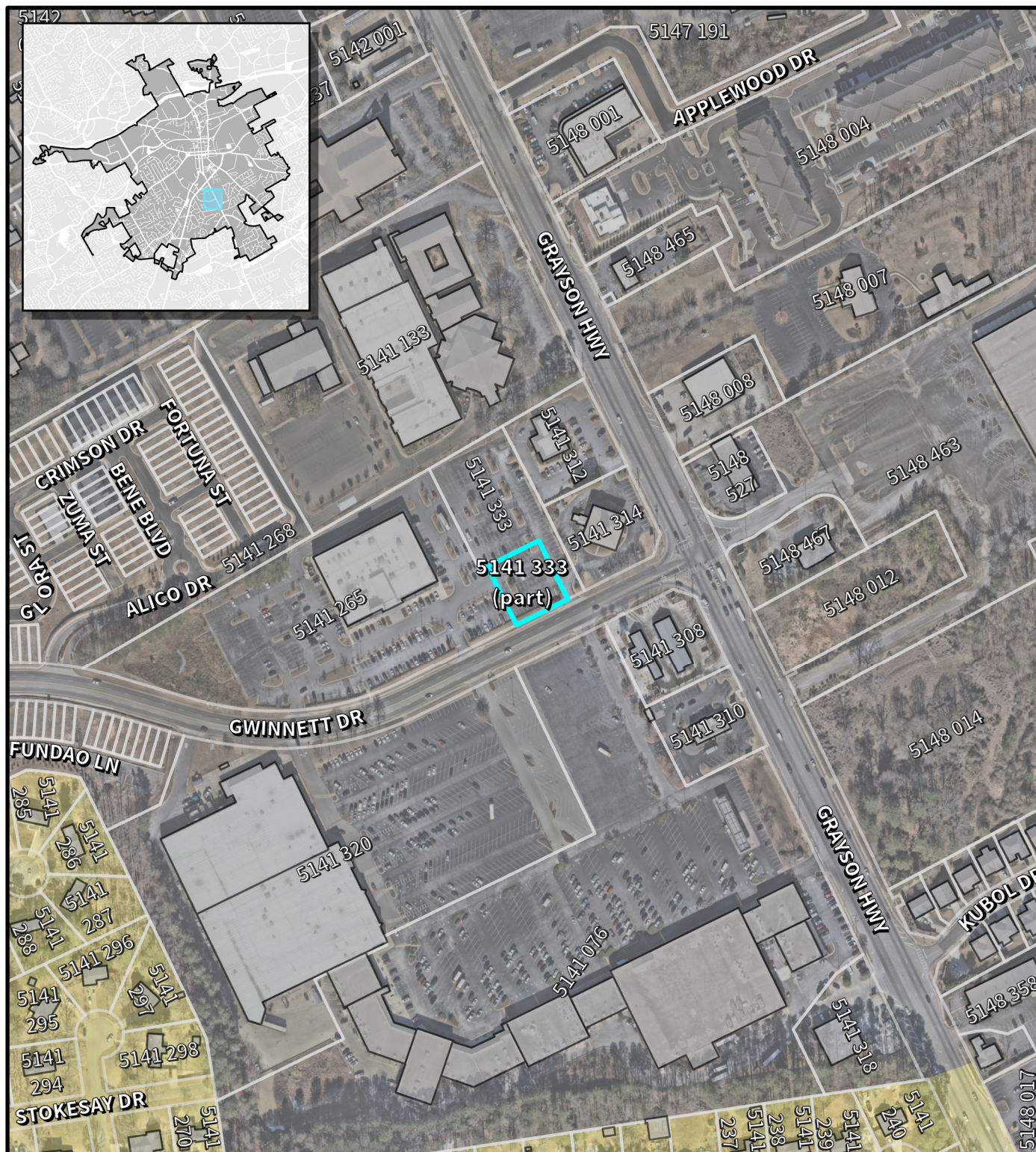
 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020; Article 2, Supplemental Regulations
Department:	Planning and Development
Date of Meeting:	Wednesday, July 9, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Approval of Amendment
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- ORD-2025-XXXXX_ZO ART 2_SEC 200.3.58_06092025

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

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

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

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

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

B. Lot Size and Resident Capacity

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

C. Architectural Consistency

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

D. On-Site Staffing

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

E. Roadway Access

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

ORDINANCE NO. ZON ORD-2025-

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

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

F. Proximity Limitations

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

G. Licensing and Compliance

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

H. Building Code and Zoning Compliance

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

ORDINANCE NO. ZON ORD-2025-

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

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION JULY 9, 2025

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Alcohol Ordinance Update for Special Event Time Frame
Department:	Finance
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	N/A
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Consideration to change the alcohol ordinance for special event time periods and commemorative ceramic mugs

Summary: This is a request to update the alcohol ordinance to provide for a longer period for outdoor special events. This could include festivals, holiday events, or other experiences that may include alcohol as part of the event. Additionally, this would include allowing the sale of ceramic mugs within the permitted space for the outdoor special events. These changes have been reviewed by the City Attorney.

Fiscal Impact: N/A

Attachments/Exhibits:

- Redline Ordinance Changes

Sec. 4-70. Drinking in public; consumption of alcohol on City streets prohibited or limited in certain areas.

- (a) Except as provided in subsection (b) of this section or in a licensed establishment, it shall be unlawful for any person to consume any alcoholic beverage in or upon any street, alley, sidewalk or other public way or place in the City or within any public building. Except as provided in subsection (b) of this section, it shall be unlawful for any licensed establishment to dispense any alcoholic beverage in an open container for removal from the premises, and it shall be unlawful for any person to remove from an alcoholic beverage establishment any open container of an alcoholic beverage or to drink or attempt to drink any alcoholic beverage from any open container or to possess in any open container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, or within any public building within the City limits.
- (b) Consumption of alcohol in an open container outside of a licensed establishment shall be allowed only in the locations specified below:
 - (1) Inside the Historic Courthouse Building by a licensed caterer as set forth in section 4-144;
 - (2) On the patio of a licensed establishment which meets all of the requirements and is specifically licensed for patio sales in accordance with section 4-146;
 - (3) Outdoor special event permit.
 - a. This subsection shall apply to all events except those exempted by (ii) below. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by Mayor and Council to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State shall be eligible for special event permit and license under this subsection. The license shall be granted for a maximum of ~~three~~ five consecutive days (provided the state issues a permit) and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises. A permit fee of \$1.00 per square foot or \$2,000.00, whichever is greater, shall be charged per event payable at the time of issuance of the permit. The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the applicant. Security officers shall be off duty Police Officers or Sheriff's deputies from the County or one of its municipalities.
 - b. This subsection shall apply only in the case of an event sponsored by the City. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by the City Manager to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State shall be eligible for special event permit and license under this subsection. An application fee of \$100.00 shall be submitted with the special event application. The license shall be granted for a maximum of ~~three~~ five consecutive days (provided the state issues a permit) and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises;
 - (4) A person may remove an alcoholic beverage purchased from an establishment licensed for consumption on the premises and possess and consume said alcoholic beverage subject to the following requirements:
 - a. The alcoholic beverage shall be purchased from an establishment licensed for consumption on the premises and located within the Downtown Entertainment District;

- b. The alcoholic beverage shall be in a shatterproof or plastic cup no larger than 16 ounces;
- c. Only one drink at a time per person may be carried out of an establishment;
- d. The hours of open carry under this paragraph shall be Monday through Sunday from 11:00 a.m. until 11:59 p.m.
- e. The beverage cannot be carried into an establishment that does not serve alcohol unless permitted by the establishment; and
- f. The area in which this subsection applies shall be known as the Downtown Entertainment District. The boundaries of the Downtown Entertainment District are established by a map adopted by resolution of the City Council and a copy of said map shall be maintained in the office of the City Manager. If no such resolution and map has been adopted or if such resolution and map are repealed, there shall be no area in the City to which this subsection applies.

(Ord. No. 2023-4, 10-23-2023)

Sec. 4-71. Outdoor special event permit minimum requirements.

- (a) The following are minimum special event permit requirements for the exemptions set forth in subsection 4-70(b)(3).
 - (1) The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the applicant; however, there shall be a minimum of one security officer for all events. Security officers used to comply with this section shall be off-duty police officers or sheriff's deputies from the County or one of its municipalities.
 - (2) An outdoor special event permit shall only be granted within the Downtown Entertainment District.
 - (3) A separate event application shall be required for any party/person/use seeking to obtain an outdoor special event permit.
- (b) The following additional regulations shall apply to dispensing and drinking alcohol pursuant to the exceptions set forth in subsection 4-70(b)(3) and shall be made conditions of each special event permit issued for such exceptions:
 - (1) *Two drink limit.* Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup or aluminum container, for removal from the premises; provided, however, that no establishment shall dispense to any person more than two such alcoholic beverages at a time and provided the alcohol is consumed in the area specified in the special event permit granted in subsection 4-70(b)(3).
 - (2) *Size limitation.* No container in which an alcoholic beverage is dispensed or served pursuant to subsection 4-70(b)(3) shall exceed 16 fluid ounces in size; provided, however, that beer or a malt beverage may be dispensed or served in a container up to but not exceeding 24 fluid ounces in size. No person shall hold in possession within the defined area any open alcoholic beverage container which exceeds 16 fluid ounces in size, except for a container of beer or a malt beverage which shall not exceed 24 fluid ounces in size.
 - (3) *Drinking from glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a glass container or to possess in a glass container any alcoholic beverage outside ~~or in~~ the defined area.

(4) Commemorative Ceramic Mug: It shall be permitted in the defined area to drink from a mug made of ceramic material, created to honor, celebrate or remember the event. The mug should serve as a keepsake for individuals attending the event.

(54) Drinking outside the designated area. It shall be a violation of this article to take an alcoholic beverage served in the designated area outside of the designated area for any reason.

(65) Hours and days. It shall be unlawful for any person to purchase, distribute, or consume alcoholic beverages outside of the hours of sale provisions contained in this article.

(Ord. No. 2023-4, 10-23-2023)



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Consideration of Residency Incentive Resolution
Department:	Finance
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Approve Resolution to authorize moving the policy forward to City Council for approval

Summary: As part of the Fiscal Year 2022 Budget, the City funded a Residency Incentive Program. The funding was for \$25,000. To implement this policy, staff is proposing a policy to allow a one-time incentive of \$5,000 for Public Safety and on-call staff. In accepting the one-time incentive and employee would agree to work for the City for two years and live at the location for two years.

Attachments/Exhibits:

- Residency Incentive Policy



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Policy: Residency Incentive Program
Policy Number: FY2022-01
Date: August 22, 2022
Update: July 2025
Authority: City Manager

Introduction

In an effort to provide an incentive for full-time employees to reside in the City of Lawrenceville. The City Council authorized the City Manager to offer a one-time taxable incentive payment. The incentive payments are not a part of the compensation of any new employee who receives the payment. The incentive is available to all full-time City Staff as approved by the City Manager.

Funding and availability

This funding is subject to annual Council appropriations and is on a first come first serve basis. Once the allotted budget is depleted during a fiscal year, the incentive will no longer be available for that fiscal year or until the Council allocates additional funding.

City of Lawrenceville Incentive

- (1) Purchase of a home within the City of Lawrenceville:
 - a. The City will provide a one-time taxable incentive payment of \$5,000 for all new full-time employees who do not currently own a residential property within the City of Lawrenceville. This incentive payment must be utilized to assist in the purchase of a primary home located within the City of Lawrenceville. The home must serve as the employee's primary residence for two (2) - years from date of purchase as evidenced by application of homestead exemption by the employee.
- (2) Rehabilitation of a home within the City of Lawrenceville: The City will provide a onetime taxable incentive payment of \$5,000 in order to rehab a single-family home located in the City of Lawrenceville as a primary residence for the employee. Rehabilitation includes roof repair, ingress improvements, mechanical repairs, cosmetic improvements, window replacement or similar type improvements. The home must serve as the employee's primary residence for two (2) - years from the date of purchase as evidenced by application of homestead exemption by the employee.
- (3) Rental of a residential unit within the City of Lawrenceville:
 - a. The City will provide a onetime taxable incentive payment of \$1,000 for all new full-time employees who do not currently own a residential property within the City of Lawrenceville. This incentive payment must be utilized to assist in the purchase of a primary home located within the City of Lawrenceville. The home must serve as the employee's primary residence for two (2) - years from date of purchase as evidenced by lease or rental agreement by the employee.



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Repayment Schedule of Incentive

- (1) The incentive shall be 100% forgivable, if the employee remains an employee with the City for two (2) years and lives at the location for (2) years. Should the employee leave employment, reduce on-call status or move within two (2) years of receiving the incentive, then the employee shall reimburse the City a percentage based on the remaining months left in the two (2) year term. The reimbursement term shall not exceed 24 months.

City Manager

Date



RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXPAND THE CITY EMPLOYEE RESIDENCY INCENTIVE PROGRAM

WHEREAS, the City of Lawrenceville City Council funded a City Residency Program as part of the Fiscal Year 2022 Budget to encourage City employees to live as well as work in the City of Lawrenceville community; and

WHEREAS, the program providing for financial incentives to City employees to include a provision of forgivable loans for home purchase or rehabilitation, that will encourage and enable City employees to establish and retain a residence within the City of Lawrenceville, will promote employee investment within the City and enhance employee-community relations and

WHEREAS, it is determined that such a program providing for such financial incentives to City employees is appropriate and furthers the interests of the City of Lawrenceville community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lawrenceville, Georgia that the City employee residency incentive policy and program is hereby expanded to include a one-time rental \$1,000 assistance per employee.

BE IT FURTHER RESOLVED, that the City Manager or his designees are authorized and directed to make all necessary future amendments to the City employee residency incentive policy and program and to develop and execute all necessary and appropriate documents to implement and administer the City employee residency incentive policy and program.

BE IT FURTHER RESOLVED, that the Finance Director or his designees are authorized to make all disbursements in accordance with the terms and provisions of the established City employee residency incentive policy and program.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

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AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Authorization for Firm Service Acquisition for Transco 85 North Expansion Project
Department:	Natural Gas
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	Indicative Rate of \$2,828,750.00
Presented By:	Todd Hardigree, Natural Gas Director
Action Requested:	Approve Firm Service Acquisition, and to Authorize the Mayor or City Manager to Execute the Contract, Subject to Approval by the City Attorney

Summary: As the gas system continues to grow, firm gas load is needed to keep prices down. This keeps the gas authority from going to the expensive “peaking” market and buying gas that we need on a day-to-day basis, especially in the Winter. This is an opportunity to buy “firm” gas from our supplier, Transco (Williams), as part of a pipeline expansion project. The price is early at \$1.55/per dekatherm. The gas director is recommending participating in this project for a daily volume of 5,000 Dth/day. This number is based upon our growth and current usage. This gas will not come online until 2031 and has a term of 20 years.

Fiscal Impact: Indicative rate of \$2,828,750.00. Estimated impact per firm customer is \$0.076/Ccf

Attachments/Exhibits:

- Lawrenceville Election form 4-21-25 - permanent acquisition
- Transco 85 North II -6.16.25
- 10 Year Demand & Capacity Plan - Lawrenceville - mocked up with T85 II N placeholder level

MGAG 10 Year Demand and Capacity Analysis - Lawrenceville

	2021-22	2022-23	2023-24	Prev Year 2024-25	Year 1 2025-26	Year 2 2026-27	Year 3 2027-28	Year 4 2028-29	Year 5 2029-30	Year 6 2030-31	Year 7 2031-32	Year 8 2032-33	Year 9 2033-34	Year 10 2034-35
Customer Count	50,109	51,488	52,678	53,569	54,640	55,733	56,848	57,985	59,145	60,328	61,535	62,766	64,021	65,301
Growth Rate				1.7%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Projected Design Day			HDD	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Firm Design Day Demand			51.5	70,098	73,650	75,123	76,626	78,159	79,722	81,317	82,944	84,603	86,295	88,020
NGV Demand			-	-	-	-	-	-	-	-	-	-	-	-
Interruptible Demand			-	-	-	-	-	-	-	-	-	-	-	-
Total Projected Design Day Demand				70,098	73,650	75,123	76,626	78,159	79,722	81,317	82,944	84,603	86,295	88,020
Firm Services														
FT				36,494	39,994	39,994	39,994	39,994	39,994	39,994	44,994	44,994	44,994	44,994
GSS				-	-	-	-	-	-	-	-	-	-	-
Winter Service Pool				28,562	28,811	-	-	-	-	-	-	-	-	-
Delivered Service				-	-	-	-	-	-	-	-	-	-	-
Pine Needle				3,083	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089
LNG/LGA				-	-	-	-	-	-	-	-	-	-	-
Propane Plant				-	-	-	-	-	-	-	-	-	-	-
Seasonal Capacity / (Shared with Others)				1,924	1,687	-	-	-	-	-	-	-	-	-
Total Firm Services				70,063	73,581	43,083	43,083	43,083	43,083	43,083	48,083	48,083	48,083	48,083
Firm Long/(Short) Dth				(35) 0%	(69) 0%	(32,040) -74%	(33,543) -78%	(35,076) -81%	(36,639) -85%	(38,234) -89%	(34,861) -73%	(36,520) -76%	(38,212) -79%	(39,937) -83%

*3,500 dth in Transco's AGC (Alabama to Georgia Connector project) projected ISD October 2025
**5,000 dth shown for Transco expansion project T85 II North in year 2031-32 forward - this is placeholder until final city approval (possible to be in service 2H 2030 or 1H 2031)

Long - There are firm services sufficient to meet the projected firm requirements on the design day
Short - The projected firm requirements on the design day are greather than the firm services available and more capacity is recommended if available

Williams Transco Meter Station Summary		FT Capacity	
Meter Stations	Rated Meter Capacity	Trasnco MDQ	5-Year Peak Day
7304	24,840	39,994	65,760
7408	28,980		
7013	13,869		
Combined	67,689		



Authorization for Firm Contract Changes

The Municipal Gas Authority of Georgia presents the firm service acquisition described below effective in 2031, when Transco’s 85 North II Expansion project is completed and in service, for the City of Lawrenceville, after formal city approval, if required, by June 30, 2025.

The purpose of this form is to authorize Gas Authority to submit a request form to Transco to permanently acquire firm capacity in the 85 North II Expansion project. This will have a term of twenty years. The Gas Authority understands the receipt point will be Transco pooling Station 85.

As indicated below the City of Lawrenceville is authorizing the firm service changes described below.

Firm Services to be Added: Description	Daily Quantity	Annual Demand Cost (indicative rate – final cost to be provided by Transco)
Transco FT, Zone 4 Delivery to MGAG VAD, 9002780 [for modeling of project, Lawrenceville physical meter]	5,000 Dth/day	\$2,828,750

The change to firm services is: ___ Approved ___ Declined

On behalf of City of Lawrenceville:

Name, Title (printed)

Signature

Date Signed

City of Lawrenceville

Transco 85 North II Expansion Project

The map illustrates the Transco Mainline gas pipeline system, which runs from the Gulf of Mexico through the Southeastern United States. Key features include:

- Station 85 Pool:** Located near Jackson, Mississippi, this is a major gas gathering area.
- Gas Zones:** The map identifies several gas zones, including Zone 4 (covering areas like Birmingham, Atlanta, and Macon) and Zone 5 (covering areas like Knoxville, Asheville, and Charlotte).
- Key Infrastructure:**
 - Transco Mainline:** The primary gas pipeline, shown as a solid blue line.
 - T85 North II:** A secondary pipeline, shown as a dashed green line.
 - KMI, Gulf South Corridor:** A pipeline shown as a dashed orange line.
 - Compressor Stations:** Indicated by black diamond symbols along the pipeline.
 - Pooling Points:** Indicated by green circles with the letter 'A'.
 - Aggregated Meter:** Indicated by a green circle with a crosshair.
- Geographic Context:** The map shows the pipeline's path through Mississippi, Alabama, Georgia, and North Carolina, with major cities and state boundaries labeled.

- Firm Transportation Capacity (Expansion)
- Up to 1,000 Mtdh/d from Station 85 Pool as far north as Station 145
- ~ 150 miles of looping & brownfield HP at 11 compressor stations

- Primary Term: (20) years
- Indicative Negotiated Rate*:
 - Daily Reservation (\$/Dth): \$2.00*
 - Tariff Max Commodity Rate (\$/Dth):
 - Sta 85 Zn4 Pool to Zn4: \$0.02290
 - Sta 85 Zn4 Pool to Zn5: \$0.03545
 - Tariff Fuel Retention Percentage**:
 - Sta 85 Zn4 Pool to Zn4: 1.04%
 - Sta 85 Zn4 Pool to Zn5: 1.76%
 - Applicable ACA surcharges

- Execute PA's – 2Q25
- Open Season & Final Design/Rates – 3Q25
- Project Sanction / Board Approval – 1Q26
- Target In-Service – 1H 2031

- Reliability – Multiple large diameter lines, Bi-Directional Flow
- Optimization – Segmenting & Path Rights
- Flexibility – Zn4 and/or Zn5 access to secondary receipts & deliveries
- Rolled-In System Fuel Rates (subject to FERC)
- Supply liquidity at Station 85

* Subject to final Open Season results, facility design, and Board Approvals. Additional rate adders for customer-specific delivery lateral extensions and/or pressure commitments.

Transco 85 North II Expansion Project

Lawrenceville request is for 5,000 Dth per day

Planned Firm Design Day (Winter 2024 - 2025):

- ▶ 52% Firm Transportation contracts (like the new project). These are long term commitments 15 to 30 years.
- ▶ 4% Storage
- ▶ Estimated 3% Member sharing
- ▶ 41% Transco delivered Supply (peaking) services tied to Zone 5 pricing.

Customer Growth Rate:

- ▶ 1.3% to 2.3% growth rate over past 5 years .
- ▶ Average added meters per year for past 5 years is 967 meters.
- ▶ If FT Capacity from the Transco project isn't added, increasingly other Peaking services will be depended on to cover the additional growth and Firm Design Day requirements. Member pool capacity sharing analysis is revised annually and cannot be determined for future years in advance.

Other Considerations:

- There is no guarantee that economic peaking services will persist to be available years in the future.
- Portfolio approach will continue to have Firm Design Day met with combination of FT, Storage, and Peaking.
- With projected growth, adding small amounts of incremental capacity as open seasons are announced is prudent.
- These opportunities come along many years apart and the lead time for new projects is increasing.

Transco 85 North II Expansion Project

Project Details and Economics:

- Project term is 20 years. Target in-service date is 2031.
- Indicative rate of \$1.55/Dth/day (as of 5/22/25 ; project was originally indicative priced at \$2.00/Dth/day)
- Estimated annual cost to Lawrenceville of \$2,828,750 for 5,000 Dth/day
- This will increase overall FT Quantity by 15%, and indicative total Demand/Storage costs by approximately 82% from today
- Impact to average Firm Customer: \$0.076/Ccf
- Estimated annual cost increase to customer: Residential \$38 ; Commercial \$186
- This new capacity is scheduled for delivery to Transco meter #7408 (Lawrenceville #3)
- To commit to the project, Gas Authority will submit a Precedent Agreement on behalf of Members following the open season bid period and final approval by Transco.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Firm Service Acquisition, Mississippi Hub Storage
Department:	Natural Gas
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	Indicative Rate of \$506,776.00
Presented By:	Todd Hardigree, Natural Gas Director
Action Requested:	Approve Firm Service Acquisition, and to Authorize the Mayor or City Manager to Execute the Contract, Subject to Approval by the City Attorney

Summary: Demand growth, such as electric generation, and price volatility have continued to put pressure on market prices. This is an opportunity to authorize the gas authority to transact on behalf of the city to acquire the storage asset through a third-party holder of the asset to protect against price spikes during peak demand conditions. The gas director and gas authority is recommending participating in this project for a maximum daily withdrawal quantity of 5,677 Dth/day and has an indicative term of up to 5 years. This service does not reduce any of our peaking needs but supplies us with a reliable and economical supply source, at a minimal charge.

Fiscal Impact: Indicative rate of \$506,776.00. Estimated impact per firm customer is \$0.014/Ccf

Attachments/Exhibits:

- Lawrenceville Election form 5-2-25 - Storage
- Transco Member Memo - Mississippi Hub Storage Service 5.5.25



Authorization for Firm Contract Changes

The Municipal Gas Authority of Georgia presents the firm service acquisition described below effective in 2025, when MS Hub Storage is contracted with a third-party holder of the asset, for the City of Lawrenceville, after formal city approval, if required, by July 31, 2025.

The purpose of this form is to authorize Gas Authority to transact on behalf of the city acquire the storage asset. We are thinking of an initial term of up to 5 years.

As indicated below the City of Lawrenceville is authorizing the firm service changes described below.

Firm Services to be Added: Description	Maximum Daily Withdrawal Quantity (MDWQ)	Annual Demand Cost
Mississippi Hub Storage	5,677 Dth/day	\$506,776

The change to firm services is: ☐ Approved ☐ Declined

On behalf of City of Lawrenceville:

Name, Title (printed)

Signature

Date Signed



MEMORANDUM

Date: May 5, 2025

To: Gas Authority Transco Members

From: Jeff Billings, VP, Gas Supply & Risk Management & Robin Young, Sr. Manager, Planning & Operations

Re: Mississippi Hub Storage Service

Due to the price volatility of the market in recent years and demand growth in the southeast continuing to put pressure on market prices, additional storage services are needed to help offset price spikes in peak demand conditions. Daily load swings in January are from 30,000 to 205,000 MMBtu. Transco issued OFOs more than 85% of time last year. Although 7 members have Pine Needle LNG storage, this is the only asset available on a last nomination cycle or post nomination cycle to reliably cover a supply Force Majeure situation. Purchasing rights to storage in the wellhead area would provide some assistance, if needed, for both a force majeure situation and/or to manage daily load and price swings.

We have evaluated the availability and terms of various storage services and recommend all Transco members subscribe to the Mississippi Hub Storage service. We are exploring acquiring a storage capacity release of this asset from another shipper that could start as early as September of 2025, with a term of up to 5 years. This service would be allocated to members on Transco pipeline based on a similar method of allocation as Swing Supply Charge calculation with total demand cost based on contract demand (excluding peaking services).

Mississippi Hub Storage is a FERC-certified, high-deliverability, underground salt cavern storage facility located in Simpson County, Mississippi. The facility is connected to Transco, Southern Natural Gas, and SESH. There are currently 3 storage caverns holding up to 22.4 bcf of working gas, with a planned expansion that will include an additional 3 storage caverns with total expected output of 55.9 bcf from the combined total caverns post-expansion. The demand cost of this service is \$0.24457/dth (of MDWQ). The program would additionally be set up so that financial hedges could be structured to provide some financial stability while balancing operational needs. This service does not reduce any peaking needs but is a reliable and economical supply source.

To indicate your approval of subscribing to this storage service, a signed member election form is required. This will be emailed to you in the coming days. Please sign, indicating your approval to participate in subscribing to this service, and return it to ryoung@gasauthority.com no later than 7/31/25.

If you have any questions or comments, please contact your Member Support representative or one of us as soon as possible.

104 TownPark Drive
Kennesaw, GA 30144

770-590-1000 www.gasauthority.com



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AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION, JULY 9, 2025

AGENDA CATEGORY: POLICY DISCUSSION

Item:	Placement of Public Artwork on Public Property
Department:	City Manager
Date of Meeting:	Wednesday, July 9, 2025
Fiscal Impact:	N/A
Presented By:	Michael Fischer, Assistant City Manager - Operations
Action Requested:	Discussion of policy to provide a set of standards for application, and review guidelines for Public Artwork Placed on Public Property

Summary: This policy is to establish a clear and structured process for reviewing and approving requests for the placement of public artwork (murals, monuments, sculptures, etc.) on public property.

Background: The City of Lawrenceville receives requests for artwork to be placed on public property from time to time. The City of Lawrenceville and the Lawrenceville Arts Commission will collaborate to receive applications for such artwork in a structured format. The format will include a review process, recommendations from the Arts Commission, public engagement, and an impact assessment of the environmental, logistical and long-term maintenance implications of the artwork.

Concurrences: City Manager, Assistant City Manager, Community and Economic Development and Legal Review.

Attachments/Exhibits:

- Placement of Public Artwork on Public Property Draft



LAWRENCEVILLE

Policy Name: Placement of Public Artwork on Public Property

City Manager Policy:

Effective Date:

PURPOSE

The purpose of this policy and procedure is to establish a clear and structured process for reviewing and approving requests for the placement of public artwork (murals, monuments, sculptures, etc.) on public property. This process ensures that all proposed artwork align with the city's values, cultural identity, and public interest, while considering artistic, historical, environmental, and social impacts. Installation of private artwork on public property is prohibited. Once approved and installed, the artwork shall become the property of the City, and the City shall be responsible for maintenance of the artwork.

SCOPE

This policy applies only to the placement of public artwork on property owned or managed by the City of Lawrenceville. This includes, but is not limited to, parks, streets, plazas, public buildings, and other city-owned or designated spaces.

GENERAL POLICY

Policy Overview:

The **Lawrenceville Arts Commission (the Commission)** will be responsible for reviewing all requests for the placement of artwork on public property and providing a formal recommendation to the City Council regarding the approval or denial of the proposal.

The Commission's role includes:

1. **Review of Proposals:** Evaluate the artistic, historical, cultural, and social significance of proposed artwork.
2. **Recommendation:** Provide a written and verbal recommendation to the City Council for each proposal.
3. **Public Engagement:** Ensure public participation and input into the decision-making process, by accepting public input at the Arts Commission meeting on the date the proposal is being considered.
4. **Impact Assessment:** Assess the environmental, logistical, and long-term maintenance implications of the artwork placement.

Procedure for Requesting Placement of Public Artwork on Public Property:

1. Submission of Proposal:

- Any individual, organization, or entity wishing to place artwork on public property in Lawrenceville must submit an online formal request to the Commission.
- The online proposal must include:
 - **A detailed description** of the artwork, including materials, design, size, and intended location.
 - **Artist credentials** or the artist's portfolio.
 - **Purpose and significance** of the artwork, detailing its historical, cultural, or educational value.
 - **Community impact assessment**, explaining how the artwork fits within the city's cultural framework and its anticipated public reception.
 - **Financial information** outlining the expected cost of commissioning, installation and ongoing maintenance.
 - **Maintenance plan**, outlining the long-term care and upkeep of the artwork.
 - **Public engagement plan** (if applicable), such as community meetings, surveys, or feedback processes.

2. Initial Review:

- Upon receiving the proposal, the Commission will ensure that all required materials have been submitted.
- The Commission may request additional information or clarification from the applicant if needed. The application may be subject to additional staff review for engineering, building regulation compliance.
-

3. Community Engagement:

- The Commission will facilitate public engagement activities for artwork proposals. This may include public meetings, surveys, or other methods of soliciting feedback from local residents, businesses, and relevant stakeholders.
- The Commission will collect and incorporate community input into its evaluation of the proposal.

4. **Evaluation Criteria:** The Commission will evaluate the proposal based on the following criteria:

- **Artistic Merit:** The quality, creativity, and relevance of the proposed artwork in enhancing public spaces.
- **Cultural and Historical Relevance:** The importance and appropriateness of the artwork to the community's heritage and values.
- **Location Considerations:** The suitability of the proposed location in terms of visibility, accessibility, safety, and community context.
- **Community Impact:** The potential effects of the artwork on the community, including any divisiveness, inclusivity, or public benefit.
- **Maintenance and Durability:** The artwork's expected durability and maintenance needs, including a plan for long-term care.
- **Cost:** The financial feasibility of installing and maintaining the artwork, including projected costs. Provide full details of the cost of the artwork not only the commissioning of the artwork, but also the estimated funding to cover installation and long term maintenance and upkeep.

5. **Recommendation to the City Council:**

- After completing its review, the Commission will prepare a formal recommendation to the City Council. The recommendation will include:
 - **Approval** of the proposed artwork and its location.
 - **Conditional approval**, with suggested changes or additional requirements (such as further community engagement, design revisions, etc.).
 - **Denial**, providing specific reasons for the decision.
- The Commission may also suggest an alternative location, or design if deemed appropriate.

6. **City Council Review and Final Decision:**

- The City Council will review the recommendation during a public meeting.
- The City Council will vote to approve or deny the proposal.
- If approved, the city will coordinate with the applicant for the installation of the artwork.

- The Commission will ensure that all proposals and recommendations are publicly available on the city's official communications platforms 30 days prior to the Arts Commission meeting when the proposal will be considered.
- Public notices will be issued for any meetings where artwork proposals are discussed or voted upon by the Commission or City Council.
- The public will be invited to submit comments online during the 30 days prior to the application being considered at the scheduled Arts Commission meeting or attend meetings related to the artwork proposals. Online comments will be received by the Arts Commission at the designated email address.

Amendment and Review:

- The policy and procedure will be reviewed periodically by the Commission to ensure it remains effective, transparent, and aligned with city goals.
- This policy shall not take effect until approved by the City Council in a public meeting. Any amendments or revisions to the process will require approval by the City Council in a public meeting.

Approved by: _____
David Still, Mayor