



# LAWRENCEVILLE

## GEORGIA

PLANNING COMMISSION

### AGENDA

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Monday, November 03, 2025  
6:00 PM

GwMA Large Conference Room  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

1. September 2, 2025 Planning Commission Meeting Minutes

#### **Public Hearing New Business**

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

2. RZR2025-00030; North DTL CC PH1, LLC; 854 North Clayton Street
3. SUP2025-00111 & SUP2025-00112; Mechanical Trades Institute; 420 Grayson Highway
4. SUP2025-00113; Douglas Garcia; 899 Grayson Highway
5. SUP2025-00114; Precious Asoro – Edged Events; 3315 Sugarloaf Parkway, Suite 15
6. SUP2025-00115; Yhana Rouse – The Nexxt Space; 575 Wike Pike Street, Suite 21

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** September 2, 2025 Planning Commission Meeting Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, November 3, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

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

**Planning &  
Development  
Recommendation:** Approval

**Planning  
Commission  
Recommendation:**

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

**Attachments/Exhibits:**

- PC MTNG MNTS\_09022025





# LAWRENCEVILLE

## GEORGIA

### ***PLANNING COMMISSION***

### ***MEETING MINUTES***

Tuesday, September 2, 2025

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

**CALL TO ORDER: 6:00 p.m.**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

#### **ABSENT**

Commission Member Darion Ward

**APPROVAL OF AGENDA: 6:01 p.m.**

- Motion to **APPROVE THE AGENDA AS PRESENTED** by Council Member Huff, Seconded by Vice-Chairperson West.
- Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen

#### **APPROVAL OF PRIOR MEETING MINUTES**

- Motion made to **APPROVE** Monday, July 7, 2025, Planning Commission Meeting Minutes by Council Member Henriksen and Seconded by Council Member Huff

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

## NEW BUSINESS

2. **SUP2025-00109** – Soccer 5 Atlanta c/o Anderson Tate & Carr, Melody A. Glouton Esq., the Applicant, and Duluth Church Of Christ, Inc., the Owner; An application for a Special Use Permit for an Outdoor Recreation Facility; the subject property is located at 0 Curtis Road, Identified by the Parcel Identification Number R5145 299, and encompasses approximately 3.38 acres.

- Motion made to recommend **APPROVAL** of SUP2025-00109 to allow an Outdoor Recreation Facility with Planning Commission recommendations (see attached) by Commission Member Henriksen and Seconded by Vice-Chairperson West

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

- Planning Commission: Commission Member Henriksen – expressed concerns regarding the display of international flags along the fences.

Staff Response: Zoning Ordinance, Article 7 Signs, Section 704 Signs Exempt From Permitting, specifically exempts flags from permitting. However, it may be advisable to request a revision to the condition to avoid potential confusion in the future.

- Planning Commission: Vice-Chairperson West – expressed concerns regarding the hours of operations.

Staff Response: Code of Lawrenceville, Chapter 20, Article III. Noise Control, Section 20-48.b. Human-produced sound. It is unlawful for any person or persons to yell, shout, hoot, whistle, or sing on the public streets or sidewalks or on private property so as to create, or cause to be created, any noises or sounds which are plainly audible at a distance of 100 feet or more from the place on public streets and sidewalks, or in the case of private real property, beyond the property limits, on which the person is located, whichever is farthest, between the hours of 10:00 p.m. and 8:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 8:00 a.m. on Saturday and Sunday.

- Planning Commission: Commission Member Huff – Request for clarification on whether the sporting activities will be limited to soccer only, or if other sports will also be included.

Applicant Response: Melody A. Glouton - The primary focus of the proposed facility will be soccer.

- Planning Commission: Chairperson Hardy – clarification regarding specific accommodations or programs tailored to different age groups within the facility.

Applicant Response: Melody A. Glouton - The proposed facility will be accessible to individuals of all age groups.

- Opposition: Greg Stephens – expressed concerns regarding the potential for overflow parking onto neighboring privately owned properties. No objections to the proposed use itself.
- Opposition: David Blackstock – expressed concerns regarding potential increase in traffic.
- Proponent: Melody A. Glouton, Esq. (Applicant)

3. **RZC2025-00070** – Todd Hargrave, City of Lawrenceville, the Applicant, and Barry Mock, City Of Lawrenceville, the Owner; An application to rezone a property from BG(General Business District) to LM (Light Manufacturing District) to allow a General Contractor, Landscape; The subject property is located at 427 Reynolds Road; Identified By Parcel Identification Number R7012 025, and encompasses approximately 0.92 Acres.

- Motion made to recommend APPROVAL of RZC2025-00070 as LM (Light Manufacturing District) with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Huff

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

- Opposition: None
- Proponent: Todd Hargrave (Applicant)

4. **RZC2025-00069** – Tony Niakan – RCS Inc, The applicant, And ERAAA LLC, the owner; An application to rezone the subject property from RS-150 (Single-Family Residential District) and ON (Office Neighborhood District) to OI (Office Institutional District) to allow for a proposed office building; The subject property is located at 330 S Culver Street, Identified by the parcel identification numbers R5142 195 and R5142 186, and encompasses approximately 0.78 Acres.

- Motion made to recommend the **APPROVAL** of RZC2025-00069 as OI (Office Institutional District) with Planning Commission recommendations (see attached) by Vice Chairperson West and Seconded by Commission Member Henriksen

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

- Planning Commission: Commission Member Henriksen – expressed concerns regarding the overall acreage of the site.

Staff Response: Zoning Ordinance, Article 1 Districts, Section 102.12 OI Office Institutional District, limits the minimum lot area to 20,000 square feet or 0.45 acres. As proposed, the total area of the site is approximately 34,412 square feet or 0.79 acres.

- Planning Commission: Vice-Chairperson West – expressed concerns regarding the retail component (e.g., coffee shop, thrift shop), and buffer requirements adjacent to residential zoned properties.

Staff Response: Code of Lawrenceville, International Building Code (IBC), Section 302 Occupancy Classification and Use Designation, 302.1 Occupancy classification. Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof. Structures shall be classified into one or more of the occupancy groups listed in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure.

Staff Response: Condition 1.C. Final site plans, landscape plans and building elevations shall be subject to the review and approval of the Director of the Planning and Development Department. Overall design of landscape shall incorporate the existing landscape found on the Gwinnett Justice and Administration Complex (GJAC) campus.

- Planning Commission: Commission Member Huff – expressed concerns regarding the retail component (e.g., coffee shop, thrift shop). Retail uses (mercantile) should be prohibited.

Staff Response: Planning Commission recommended Condition 1.A. limits the use of the property to office and institutional uses (business) only.

- Opposition: Reba Johnson - expressed concerns regarding potential retail uses, rental (types of tenants), and potential increase in traffic.
- Proponent: Tony Niakan (Applicant)

**5. RZM2025-00021** – Hayley Todd – Planners & Engineers Collaborative, the applicant; Smith Charitable Remainder Unitrust And C.E. Smith Family, LLLP, the owners; An application to rezone certain properties (parcel assemblage) from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District) to allow for the development of 252 senior housing units; The subject property is located at 0 Belmont Drive; Identified by the Parcel Identification Numbers R7010a038, R7010a038a, R7010a039, R7010a041, R7010a042, R7010a043, R7010a044, R7010a048, R7010a052, R7010a053, R7010a054, and R7010a055 as described in the legal description, and encompasses approximately 20 Acres.

- Motion made to recommend the **APPROVAL** of RZM2025-00021 as CMU (Community Mixed-Use District) with Planning Commission recommendations (see attached) by Vice Chairperson West and Seconded by Commission Member Huff

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

- Planning Commission: Vice Chairperson West – expressed concerns regarding two-car garage and building height requirements.

Staff Response: Zoning Ordinance, Article 5 Parking, Section 508, Table 5-3 Dwelling, Minimum Number of Parking Spaces requires a two-car garage.

Staff Response: Zoning Ordinance, Article 1 Districts, Section 102.11 Community Mixed-Use District, limits the maximum building height to forty-five feet (45 ft.). As proposed, the building height for the townhouse and multifamily would be approximately seventy feet (70 ft.). Staff would recommend approval of a variance limiting the height of the building to fifty-two feet (52 ft.); however, final approval of a variance (building height) would contingent upon the review and approval of the Gwinnett County Airport Administration – Briscoe Field.

- Planning Commission: Commission Member Henriksen – expressed concerns regarding homeowners' association, rental, senior housing and number of bedrooms.

Staff Response: Zoning Ordinance, Article 1 Districts, Section 102.11 Community Mixed-Use District, D. Mandatory Homeowners' Association required. However, the proposed development would be 100% rental, senior oriented multifamily development will be required to provide the City with a recorded Mandatory Professional Property Management plan. Additionally, the applicant's presentation included a breakdown of the number of 1-, 2-, and 3-bedroom dwelling units.

- ~~Planning Commission: Commission Member Huff – expressed concerns regarding the retail component (e.g., coffee shop, thrift shop). Retail uses (mercantile) should be prohibited.~~

~~Staff Response: Planning Commission recommended Condition 1.A. limits the use of the property to office and institutional uses (business) only.~~

- Opposition: David Blackstock - David Blackstock – expressed concerns regarding potential increase in traffic and a decrease in property values. The property in question is located at the northwestern intersection of Belmont Drive and Hurricane Shoals Road.
- Proponent: Kenneth Wood (Applicant)

6. **RZM2025-00022 & SUP2025-00110** – Kittle Homes, LLC C/O Gabrielle Schaller – Mahaffey Pickens Tucker, LLP, the applicant, and Jean Cheng/HZ Maker LLC and Bonnie Inez Sanders, the owners; an application to rezone certain properties (parcel assemblage) from RM-12 (Multifamily Residential District) and BN (Neighborhood Business District) to RM-8 (Townhouse Residential District) to allow for the development of 59 townhouse units with a Special Use Permit for 43 front-entry townhouse units; the subject property is located at 227 Paper Mill Road, 241 Paper Mill Road, 271 Paper Mill Road, And 287 Paper Mill Road; Identified by the Parcel Identification Numbers R5174 031, R5174 032a, R5174 032b, R5174 032c, and R5174 033 as described in the legal description, and encompasses approximately 7.53 Acres.

- Motion made (7:10 p.m.) to recommend the **APPROVAL** of RZM2025-00022 and SUP2025-00110 as RM-8 (Townhouse Residential District) with Planning Commission recommendations (see attached) by Vice Chairperson West and Seconded by Commission Member Huff

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

- Planning Commission: Commission Member Huff – expressed concerns regarding the volume of townhouses associated with the request.

Staff Response: Zoning Ordinance, Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District allows a maximum density of eight (8) Units Per Acre (UPA). As proposed, the development would consist of fifty-nine townhouse dwelling units on approximately 7.53 acres, resulting in a density of 7.8 UPA.

- Planning Commission: Vice Chairperson West & Commission Member Huff – expressed concerns regarding exterior architectural treatments.

Staff Response: Zoning Ordinance, Article 1 Districts, Section 102.7. D. Architectural Standards, 2. Front, side and rear facades shall be finished primarily brick or stone on each elevation. The City Council has approved various townhouse developments throughout the city limits allowing exceptions to the minimum standard.

- Opposition: None
- Proponent: Gabrielle Schaller (Applicant), Zach Kittle (Applicant)

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

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

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

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

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

Additionally, the ordinance proposes to amend the definitions of the following terms by deleting the existing language in its entirety and replacing it with revised definitions: Community Living Arrangement; Personal Care Home. These Revised Terms, Along With Newly Defined Terms, Will Be Incorporated Into Section 1001 General Definitions. New Terms Include: Community Living Arrangement – Family.; Personal Care Home – Family.; Street.; Street – Arterial.; Street – Collector.; Street – Cul-De-Sac.; Street – Local Non-Residential.; Street – Local Residential.; Street – Major Arterial.; Street – Major Intersection.; Street – Marginal Access.; Street – Minor Arterial.; Street – Minor

Arterial.; Street – Multi-Use Pathway.; Street – Nonconforming Right-Of-Way Or Substandard Street.; Street – Principal Arterial.; Street – Private Alley Or Street.; Street – Private Utility Easement.; Street – Public Right-Of-Way.; Street – Road Frontage.; Street – Roadway.; Street – Street Jog. in addition, the ordinance includes general revisions to correct grammar, punctuation, eliminate redundancies, and remove unnecessary terms and wording.

- Motion made to recommend the APPROVAL of an ordinance to Article 1 Districts, Article 2 Supplemental and Accessory Use Standards, and Article 10 Definitions with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

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

#### **FINAL ADJOURNMENT – 7:20 p.m.**

- Motion made to **ADJOURN** by Vice Chairperson West, and Seconded by Commission Member Huff

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





# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING & ~~DEVELOPMENT~~ COMMISSION

### RECOMMENDED CONDITIONS - 09022025

#### SUP2025-00109

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

**1. To restrict the Special Use Permit as follows:**

**A.** A Recreation and Entertainment Facility, specifically outdoor soccer fields, as a Special Use Permit in BG (General Business District) zoning.

~~**B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on July 7, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations and exhibits received on July 7, 2025.~~

~~**C.**~~ **B.** 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.**~~ **C.** Metal building facades are prohibited.

**2. To satisfy the following site development considerations:**

**A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

**B.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Curtis Road).

- C.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Curtis Road). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Curtis Road. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- E.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- F.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- G.** Provide a two-hundred-foot (200 ft.) acceleration/deceleration lane with fifty-foot (50 ft.) taper along the eastern right-of-way of Curtis Road, subject to the approval of City of Lawrenceville Engineering Department.
- H.** All grassed areas shall be sodded.
- I.** Underground utilities shall be provided throughout the development.
- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- L.** Billboards or oversized signs shall be prohibited.
- M.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.

- N.** Dumpsters shall be located interior in the site away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- O.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- P.** Peddlers and/or parking lot sales shall be prohibited.
- Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- R.** The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.



## Soccer 5 Security and Safety Overview

### Security Overview

Because of our strong security measures—including full-time staffing, on-field rules, CCTV, and a reservation system—existing Soccer 5 locations have an extremely low incident rate of **1.17 fight-related incidents per facility per year**, despite approximately 5,500 games played per facility annually. The document below outlines, at a high level, the various security protocols in place.

### What is Soccer 5

On the surface Soccer 5 is a small sided soccer facility, however Soccer 5 is much more than just a recreational facility, it is a cornerstone in the community that strengthens neighborhoods through inclusive access to sports, youth development, and cultural connection. It addresses key civic priorities including public health, youth engagement, economic development, and social cohesion.

### Staffing

All Soccer 5 locations are staffed by a minimum of **two employees** at all operating times. This allows us to clear fields, run the facility smoothly, and ensure that all fields are supervised at all times. No players are permitted on our fields without a signed waiver and acknowledgment of our code of conduct. Staff members are trained in de-escalation techniques and instructed to contact private security or police if necessary.

### Security

Most Soccer 5 locations employ **part-time mobile security personnel** who conduct regular drive-bys of the location.

In addition, Soccer 5 facilities are equipped with **CCTV systems**, and participants are informed of their presence.



## Code Of Conduct

A copy of our **Code of Conduct** is included in the appendix. This document is displayed at all customer-facing facilities and serves as a reminder of the agreement players sign upon participation.

The Code of Conduct establishes rules and expectations for players, coaches, spectators, and staff. Its main purpose is to promote a safe, respectful, and fair environment for everyone.

## Incident Reports

A copy of our **Incident Report Form** is included in the appendix. While incidents are rare at Soccer 5, we recognize that accidents and unexpected events are inevitable in a sports environment.

We use these forms to document details of any accidents, injuries, or incidents as soon as they occur. By recording who was involved, what occurred, when and where it happened, and how it unfolded, we ensure accurate information is captured while it is still fresh.

These reports support our commitment to safety by identifying patterns, risks, or causes, allowing us to improve procedures and prevent future issues. Overall, incident reports are a critical part of maintaining a safe, transparent, and responsible business.

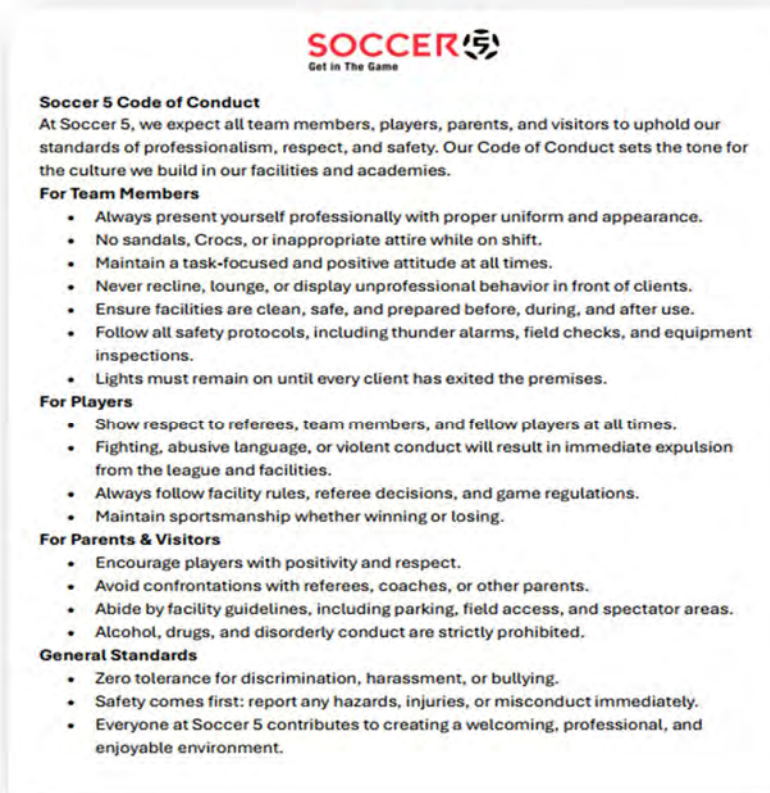
## Insurance

All Soccer 5 locations carry a minimum of **\$1 million/occurrence, \$2M aggregate coverage**—or higher if required by local regulations.



## Appendix:

### Code of Conduct; Customer Copy + Onsite Signs





## Incident Report

### Incident Report

REPORTED BY: \_\_\_\_\_ DATE OF REPORT: \_\_\_\_\_  
 TITLE / ROLE: \_\_\_\_\_ INCIDENT NO.: \_\_\_\_\_

**INCIDENT INFORMATION**

INCIDENT TYPE: \_\_\_\_\_ DATE OF INCIDENT: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 SPECIFIC AREA OF LOCATION (if applicable): \_\_\_\_\_

**INCIDENT DESCRIPTION**

**NAME / ROLE / CONTACT OF PARTIES INVOLVED**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

**NAME / ROLE / CONTACT OF WITNESSES**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

POLICE REPORT FILED? \_\_\_\_\_ PRECINCT: \_\_\_\_\_  
 REPORTING OFFICER: \_\_\_\_\_ PHONE: \_\_\_\_\_



## Incident Analysis

 2024 Game & Incident Summary

In 2024, a total of 33,480 games were recorded across six park locations. Only 7 altercation related incident reports were filed throughout the entire year — reflecting an altercation incident rate of just 0.02% (or about 1 incident per 4,782 games), which suggests a very high level of safety and sportsmanship across all venues.

 Game Breakdown by Location

| Location                                                                                  | Games Played |
|-------------------------------------------------------------------------------------------|--------------|
| Kendall Soccer Park                                                                       | 6,960        |
| Amelia Park                                                                               | 2,556        |
| Tradewinds                                                                                | 3,420        |
| John Prince Park                                                                          | 12,444       |
| Tropical Park                                                                             | 5,220        |
| Brian Piccolo Park                                                                        | 2,880        |
|  Total | 33,480       |

| Category               | Count Details |                                                                                              |
|------------------------|---------------|----------------------------------------------------------------------------------------------|
| Fights                 | 7             | 2 intra-team (friends/coworkers), 3 inter-team (league rivals), 2 during third-party rental. |
| Legal/Insurance Claims | 0             | No legal or insurance claims filed related to these incidents.                               |



## Todd Hargrave

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**From:** Todd Hargrave  
**Sent:** Tuesday, September 2, 2025 1:10 PM  
**To:** Melody A. Glouton  
**Cc:** Reginald Anderson; Maria Serban  
**Subject:** RE: Soccer 5 Conditions

Good afternoon,

Condition 2.G: Right of way improvements. Would like to provide Applicant with additional information regarding potential expense associated with improvements.

As noted in the analysis (see Page 4 – Right-of-Way Improvements), Curtis Road is classified as a Local Residential Street. For discussion purposes, the current conditions of Curtis Road do not meet the City's Subdivision Regulations, which require a minimum right-of-way of sixty feet (60 ft.) and a minimum pavement width of thirty-two feet (32 ft.). While the report recommends improvements, the final determination will be made by the Engineering Department. This may result in improvements being completed by the applicant or could involve the dedication of additional right-of-way.

Condition 2.H.: Please confirm this does not impact the proposed fields that will be artificial turf throughout the facility.

Typically, this condition applies only to landscaping—specifically, areas outside of required landscape strips, parking islands, and similar features. Outside of a public hearing process, the installation of artificial turf will be factored into the plans and is subject to review and approval through a Land Disturbing Activity Permit.

Condition 2.O : The standard décor of Soccer 5 locations includes international flags along the fences, which serve as cultural décor and add international flair, celebrating diversity and fostering a sense of community around the sport. Can this condition be revised to allow for the display of flags?

The condition specifically pertains to Temporary Outdoor Activity Permits, which are typically associated with events such as “grand openings.” It may be advisable to request a revision to the condition to avoid potential confusion in the future. For the record, the Zoning Ordinance, Article 7 Signs, Section 704 Signs Exempt From Permitting, specifically exempts flags from permitting. However, it may be advisable to request a revision to the condition to avoid potential confusion in the future.

### Todd Hargrave | Director

City of Lawrenceville  
 Planning and Development Department  
[thargrave@lawrencevillega.org](mailto:thargrave@lawrencevillega.org)  
 678.407.6563

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**From:** Melody A. Glouton <mglouton@atclawfirm.com>  
**Sent:** Tuesday, September 2, 2025 12:18 PM  
**To:** Todd Hargrave <Todd.Hargrave@lawrencevillega.org>  
**Subject:** Soccer 5 Conditions

P2025-00109\_APPL PUB DOCS\_09022025

**CAUTION:** This email originated from outside of City of Lawrenceville networks. Maintain caution when opening attachments or clicking on links. If you suspect this email is phishing, or you aren't sure, please click the **Phish Alert Button** in the menu ribbon to report it to the HelpDesk or contact the HelpDesk directly for assistance.

Todd,

Please see my below comments/questions with regard to the proposed zoning conditions:

Condition 2.G: Right of way improvements. Would like to provide Applicant with additional information regarding potential expense associated with improvements.

Condition 2.H.: Please confirm this does not impact the proposed fields that will be artificial turf throughout the facility.

Condition 2.O : The standard décor of Soccer 5 locations includes international flags along the fences, which serve as cultural décor and add international flair, celebrating diversity and fostering a sense of community around the sport. Can this condition be revised to allow for the display of flags?

Thanks,  
Melody

**Melody A. Glouton**  
Partner

Tel: 770-822-0900  
Dir: 770-339-0475  
Fax: 770-236-9719  
Email: [mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)  
Web: [www.atclawfirm.com](http://www.atclawfirm.com)



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1960 Satellite Boulevard  
Suite 4000  
Duluth, Georgia 30097  
[Map and Directions](#)



# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING ~~COMMISSION~~ & ~~DEVELOPMENT~~

### RECOMMENDED CONDITIONS - [09022025](#)

#### RZC2025-00070

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

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

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

prohibited.

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

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

- P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
  - Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
  - R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a one hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and LM).



# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING COMMISSION ~~& DEVELOPMENT~~

### RECOMMENDED CONDITIONS - 09022025

#### RZC2025-00069

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

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

- A. Limited to office and institutional use only.** ~~A professional Office Complex consisting of multiple fire separated office suites of approximately 600 square feet in size.~~
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated August 12, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C. ~~The design and exterior appearance shall be in general accordance with the elevation exhibits received on August 12, 2025.~~** Final building design and exterior appearance shall be approved by the Director of Planning and Development.
- D.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- E.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- F.** Outdoor storage shall be prohibited.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**2. To satisfy the following site development considerations:**

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- C.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and striped.
- D.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E.** Provide a five (5) foot concrete sidewalk adjacent to all public rights-of-way.
- F.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way;
- G.** Dumpsters shall be located to the interior of the site, away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- H.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- I.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- J.** All grassed areas shall be sodded.
- K.** Underground utilities shall be provided throughout the development.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.



**M.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

**N.** Billboards or oversized signs shall be prohibited.

**3. The following variances are approved:**

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

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



# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING & ~~DEVELOPMENT~~ COMMISSION

### RECOMMENDED CONDITIONS - [09022025](#)

#### RZM2025-00022

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

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

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

~~F. All Rear Entry Units shall be a minimum of three (3) stories or thirty five (35) feet in height, as measured from the lowest elevation of the rear entry garage floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

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

**2. To satisfy the following site development considerations:**

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

**B.** Natural vegetation shall remain on the property until the issuance of a development permit.

**C.** All grassed areas on dwelling lots shall be sodded.

**D.** The required parking ratio for development shall be 4 spaces per townhouse unit.

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

**F.** All underground utilities shall be provided throughout the development.

~~**G.** The property shall be gated with interior private streets permitted.~~

~~**H.** New billboards or oversized signs shall be prohibited.~~

~~**I.** Outdoor storage shall be prohibited.~~

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

~~**K.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure.~~

~~Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick up shall be limited to between 7:00 a.m. and 7:00 p.m.~~

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

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

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

**3. The following variances are approved:**

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

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



# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING & ~~DEVELOPMENT~~ COMMISSION

### RECOMMENDED CONDITIONS - [09022025](#)

#### SUP2025-00110

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING & DEVELOPMENT

### RECOMMENDED CONDITIONS

#### RZM2025-00022

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

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

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

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~~F. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

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

2. To satisfy the following site development considerations:

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

B. Natural vegetation shall remain on the property until the issuance of a development permit.

C. All grassed areas on dwelling lots shall be sodded.

D. The required parking ratio for development shall be 4 spaces per townhouse unit.

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

F. All underground utilities shall be provided throughout the development.

~~G. The property shall be gated with interior private streets permitted.~~

H. New billboards or oversized signs shall be prohibited.

I. Outdoor storage shall be prohibited.

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

K. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure.

Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

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

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

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

**3. The following variances are approved:**

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

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

M2025-00022\_APPL RECO COND\_08272025





# LAWRENCEVILLE

## Planning & Development

1.

### PLANNING ~~COMMISSION~~ & ~~DEVELOPMENT~~

### RECOMMENDED CONDITIONS - [09022025](#)

#### RZM2025-00021

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

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

- A.** A maximum of two hundred fifty-two (252) housing units, including a minimum of twenty-four (24) single-family ~~de~~attached cottages, a minimum of twenty-four (24) single-family attached townhomes, and a maximum of two hundred four (204) multifamily apartment units. Density of housing units is not to exceed thirteen units per acre (13 UPA). [Development shall be limited to people 55 years or older.](#)
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated July 7, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Multifamily, Cottage, and Townhome Units shall meet the following standards:
  - 1. Four (4) bedroom units shall be prohibited
  - 2. All units shall include granite counter tops and stainless-steel appliances.
  - 3. All dwelling units shall meet fifty to sixty percent (50%-60%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating

that this standard is being met.

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

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

**2. To satisfy the following site development considerations:**

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

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

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

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

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

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

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

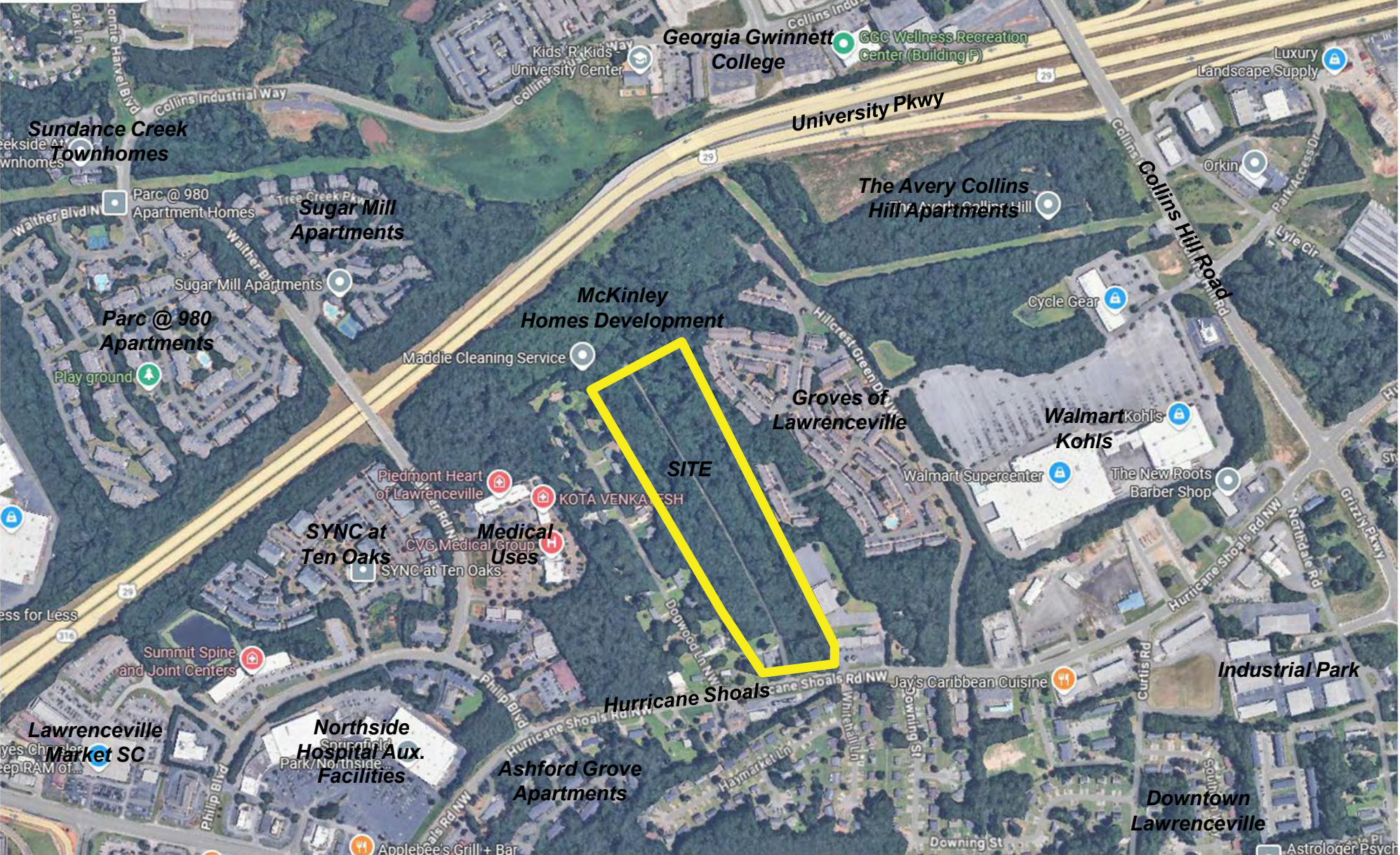
**H.** The required parking ratio for the cottage section of development shall be a minimum of 2 spaces per unit.

- I.** The required parking ratio for the multifamily residential component of development shall be a minimum of 1.5 spaces per unit.
- J.** Maximum multifamily building height shall be ~~seventy feet (70 ft)~~fifty-five (55 ft.).
- K.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.
- M.** New billboards or oversized signs shall be prohibited.
- N.** Outdoor storage shall be prohibited.
- O.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- P.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- Q.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- R.** Peddlers and/or parking lot sales shall be prohibited.
- S.** The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.
- 3. The following variances are approved:**
  - A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1.

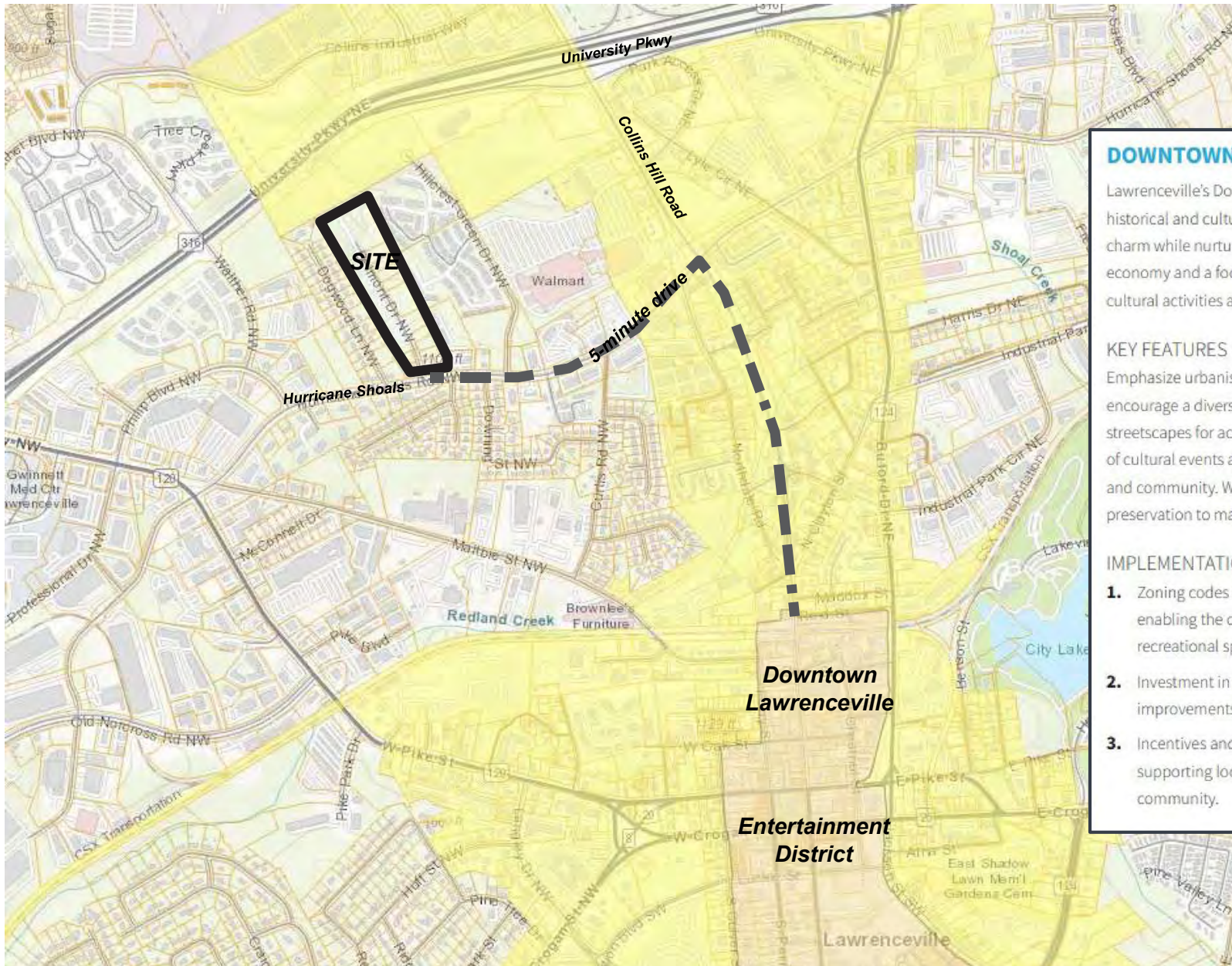
Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).

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









## DOWNTOWN

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.

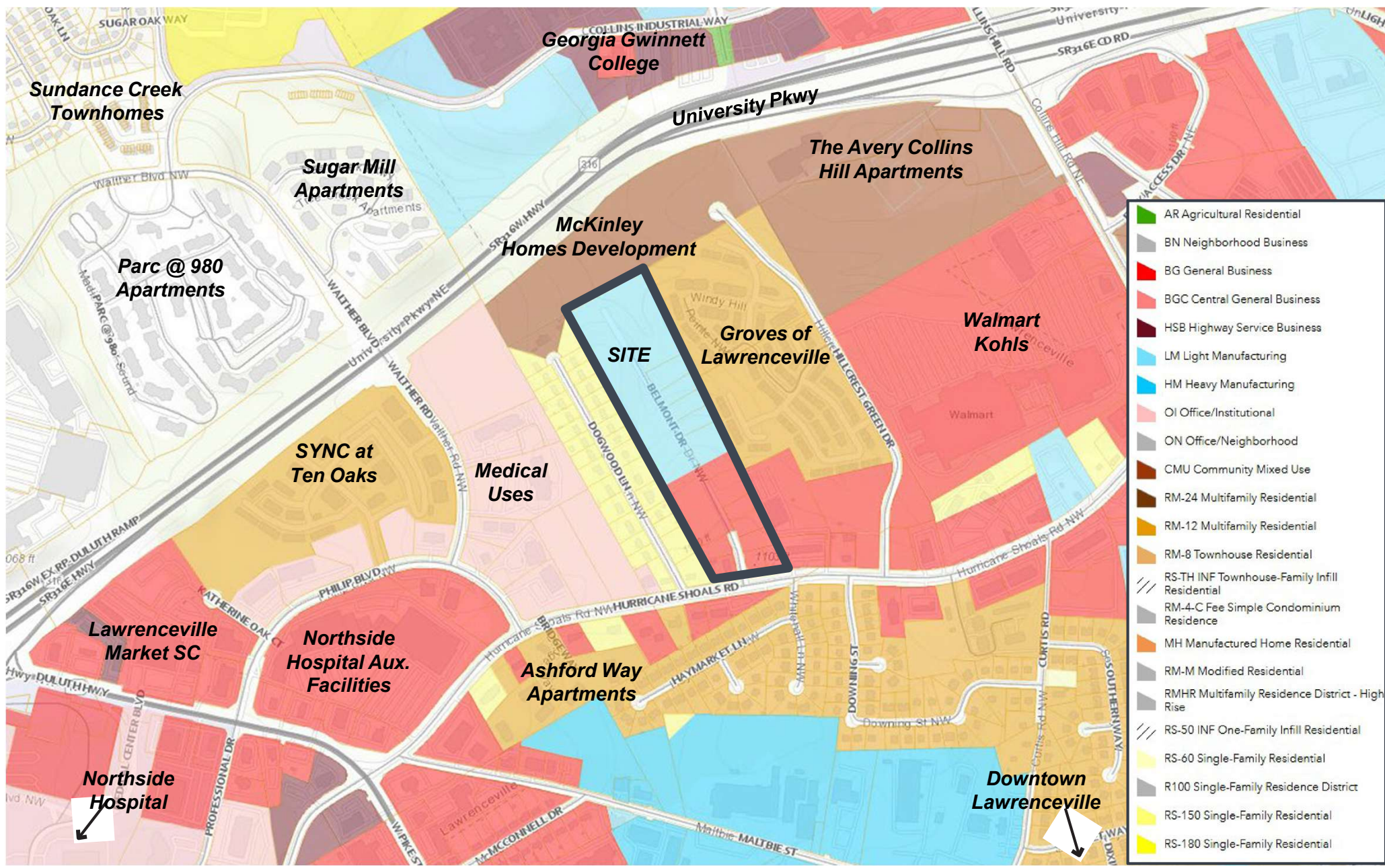
## KEY FEATURES

Emphasize 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.

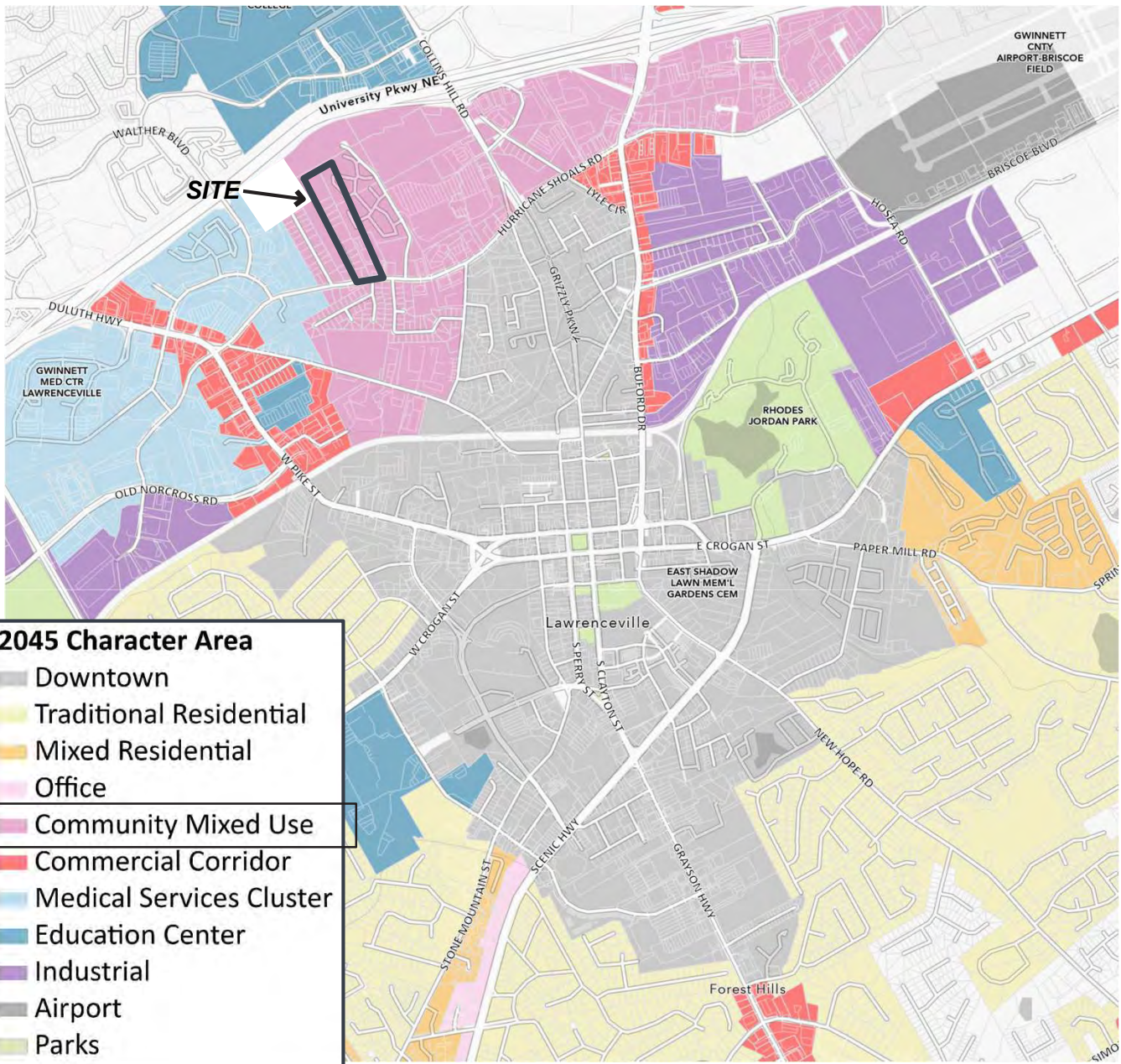
## IMPLEMENTATION MEASURES

1. Zoning codes that support mixed-use development, enabling the coexistence of residences, businesses, and recreational spaces
2. Investment in pedestrian infrastructure and streetscape improvements will prioritize walkability and accessibility
3. Incentives and marketing strategies will focus on supporting local businesses and fostering a sense of community.









**2045 Character Area**

- Downtown
- Traditional Residential
- Mixed Residential
- Office
- Community Mixed Use
- Commercial Corridor
- Medical Services Cluster
- Education Center
- Industrial
- Airport
- Parks

COMMUNITY MIXED USE

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

KEY FEATURES

The Community Mixed-Use character area seamlessly integrates a diverse array of residential options with a dynamic blend of commercial spaces, promoting walkability and enhancing the overall accessibility and convenience of the neighborhood. Pedestrian-centric streets, green parks, and inviting public spaces foster social interaction and serve as venues for cultural events. Rooted in sustainable principles and carefully curated urban design, this character area promotes a walkable and interconnected neighborhood, enriching the lives of its residents and visitors by encouraging people to live, work, and play in the same area.

IMPLEMENTATION MEASURES

- 1. Mixed-use zoning to encourage diverse land uses
- 2. Pedestrian-friendly streetscapes for enhanced mobility and safety
- 3. Public gathering spaces that promote community engagement



Figure 5.11. Mixed Use Example - Single-Family over Commercial









**BELMONT ESTATES**  
BELMONT DRIVE AT HURRICANE SHOALS ROAD  
CHERRY CREEK, CO



SCALE: 1" = 100'  
DATE: 09/03/2020  
PROJECT: 20244.00A

































# Introduction: Lincoln Avenue Communities

MISSION DRIVEN. FAMILY OWNED. IMPACT FOCUSED.

## OUR APPROACH

We own, develop, and invest in income aligned housing to support thriving communities

Our experienced and agile team works to provide working class families with high quality housing through federal, state, and local programs

## OUR FIRM AT A GLANCE



170+ PROPERTIES



30,500+ UNITS  
in 30 States



130+ TEAM MEMBERS



Lincoln Avenue Communities | 02

# Necessary Senior Affordable Housing

## LAC's development will provide affordable homes for seniors

This proposed development will provide much needed housing to a region in need of **truly affordable housing**.

- Our mixed income community will serve seniors earning between **50%-60% of the Area Median Income**.

The rents will be offered at **below market rents** and **provide residents the opportunity to save**. This will enable residents to **spend more in the local economy**.

- An average 2-bedroom apartment at the community will be offered at ~\$1,411 per month, providing savings of ~\$400 per unit per month, **\$4,800 per unit per year**, or **~\$32mm in savings for Lawrenceville residents over the 30-year affordability period**.



# Recent Awards

## HIGH QUALITY DEVELOPMENT AT SCALE.

### #1 AFFORDABLE HOUSING DEVELOPER

Lincoln Avenue Communities was recently ranked the #1 affordable housing developer in the country for 2024. The Company had the most starts and completions of any firm in the industry, with 3,167 construction starts (units) and 1,018 completions (units).

### GOLDEN NUGGET DESIGN AWARD

The Residences at Government Center II in Fairfax, VA earned LAC a Golden Nugget Design Award, in one of the oldest and most prestigious competitions in the affordable housing industry.



Lincoln Avenue Communities | 03

## Projected Timeline

Lincoln Avenue Communities will submit an application to the GA Department of Community Affairs (DCA) by October 3<sup>rd</sup>, 2025 in the 4% Housing Tax Credits/Bonds competitive round.

- **September 2025** – Bond Inducement
- **October 2025** – Submit competitive Tax Credit/Bond Application
- **February 2026** – Receive Tax Credit/Bond award
- **October 2026** – Tax Credit Closing & Construction Start
- **September 2028** – Substantial Construction Completion

## ORDINANCE \_\_\_\_\_

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

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

#### Section 1:

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

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

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

#### Section 2:

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



## 200.3.21 COMMUNITY LIVING ARRANGEMENT - FAMILY

### A. Special Use Permit

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

### B. Lot Size and Resident Capacity

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

### C. Architectural Consistency

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

### D. On-Site Staffing

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

### E. Roadway Access

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

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

### F. Licensing and Compliance

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

### G. Building Code and Zoning Compliance

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

### Section 3:

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

#### 200.3.58 PERSONAL CARE HOME - FAMILY

##### H. Special Use Permit

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

##### I. Lot Size and Resident Capacity

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

##### J. Architectural Consistency

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

##### K. On-Site Staffing

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

##### L. Roadway Access

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

#### M. Proximity Limitations

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

#### N. Licensing and Compliance

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

#### O. Building Code and Zoning Compliance

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

### Section 4:

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

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

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

## **DEFINITIONS**

### **1000 GENERAL MEANING OF WORDS AND TERMS**

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



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

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

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

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

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

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

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

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

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

## 1001 GENERAL DEFINITIONS

### A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

**AVIATION.** The operation of aircraft.

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

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

## B

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

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

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

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

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

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

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

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

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

**BREWERY.** An establishment where malt liquors are produced.

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

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

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

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

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

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

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

## C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

## D

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

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

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

**DIRECTOR.** See PLANNING AND DEVELOPMENT DIRECTOR.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## E

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

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

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

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

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

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



## F

**FAÇADE.** The face or elevation of a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**FOURPLEX.** See DWELLING, FOURPLEX.

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

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

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

## G

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

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

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

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

**GREEN.** A type of public space

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

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

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

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

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

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

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

## H

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

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

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

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

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

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

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



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

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

## I

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

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

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

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

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

**INTERIOR LOT.** See LOT - INTERIOR.

**INTERMEDIATE CARE FACILITY.** See NURSING HOME.

## J

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

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

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

## K

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

## L

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

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

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

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

**LANDFILL.** See DUMP.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## M

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

**MOBILE HOME.** See, DWELLING, MOBILE HOME.

**MODULAR HOME.** See INDUSTRIALIZED HOME.

## N

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

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

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

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

## O

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

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

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

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

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

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

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

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

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

## P

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

## Q

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

## R

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

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

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

**RECREATIONAL VEHICLE.** A vehicle which is:

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

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

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

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

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

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

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

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

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

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

## S

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

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

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

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

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

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

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

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

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

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

**SIGN – BILLBOARD.** A sign larger than 200 square feet in area.

**SIGN - CONSTRUCTION SIGN.** A temporary sign erected on premises where construction is taking place.

**SIGN - DIRECTORY SIGN.** A sign located on developed premises, adjacent to exits, entrances, driveways, or off-street parking facilities.

**SIGN - DOOR SIGN.** A sign that is applied to or attached to the exterior or interior of a door or located in such a manner within a building that it can be seen from the exterior of the structure through a door.

**SIGN - DOUBLE POST SIGN.** A sign located at a site during construction or sale where the primary support is supplied by two wooded posts.

**SIGN - EXPOSED NEON.** Any display which utilizes bulbs or glass to directly illuminate without any form of color translucent covering including, but not limited to, being placed directly on or in a sign structure or located on a building as accents. This definition shall include LED linear rope lights or similar devices intended to imitate Exposed Neon.

**SIGN - FALL ZONE.** A Fall Zone is defined as an area large enough and set back far enough from any buildings, structures, or property lines equal to 133% of the height of the entire structure in every direction.

**SIGN – FLAG.** A cloth with colors and patterns, which does not meet any other sign definition under this Ordinance. A flag is not a banner.

**SIGN - FLASHING SIGN.** A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Illuminated signs which indicate only the time, temperature, date, or any combination thereof shall not be considered as flashing signs.

**SIGN - FREESTANDING SIGN.** A permanent sign supported by any structure or support placed in or anchored in the ground and not attached to any building or structure. All freestanding signs must meet the requirements of a ground sign or a double post sign unless specifically approved through the granting of a variance.

**SIGN - GROUND SIGN.** A permanent, freestanding sign with a solid supporting base. This definition shall not include a Subdivision Sign.

**SIGN – HEIGHT.** The distance in vertical feet from the average elevation of the ground level at the base of the sign to the highest point of the sign structure.

**SIGN - ILLUMINATED SIGN.** A sign illuminated in any manner by an artificial light source.

**SIGN – INFLATABLE-STATIC.** Any sign inflated or supported by air, pneumatic noncombustible pressure or winds which is securely anchored to the ground and does not move.

**SIGN – INFLATABLE-ANIMATED.** Any sign inflated or supported by air, pneumatic noncombustible pressure or winds which moves or is caused to move in any way to thereby distract or draw attention.

**SIGN - MOTOR VEHICLE SIGN.** A sign mounted, placed, written, or painted on a vehicle or trailer whether motor-driven or not.

**SIGN - MOVABLE PANEL SIGN.** Any sign which utilizes movable discs, panels, or other similar methods, which allows a machine or device to change the message by a control rather than manually changing the message.

**SIGN – MURAL-PUBLIC ART.** A painted or otherwise attached or adhered image or representation on the exterior of a building that is visible from a public right-of-way or neighboring property, does not contain commercial advertisement, and is designed in a manner so as to serve as public art, to enhance public space, and to provide inspiration.

**SIGN – PENNANT.** Any long, narrow flag which does not meet any other sign definition in this Ordinance.

**SIGN - POLE SIGN.** A Ground Sign where the primary support is one post or column.



**SIGN - PORTABLE SIGN.** Any sign which is not permanently attached to the ground or other permanent structure including, but not limited to, signs attached to vehicles, trailers, securely anchored into the ground, or any sign which may be transported or is designed to be transported. Such signs include, but are not limited to, "A" and "T" type, sidewalk, sandwich, trailer signs, curb type signs, banners, balloons, or other commercial advertisement attached to vehicles.

Exceptions: Signs which are painted, bolted, screwed, or magnetically attached to the top, sides, or rear of the vehicle. Signs which are placed in the bed of a truck or trunk of an automobile, or a banner attached to the vehicle regardless of the information contained thereon or method of attachment are not included in this exception.

**SIGN - PROJECTING SIGN.** A sign that projects from a wall, that may be parallel or perpendicular to a wall or surface to which it is attached to.

**SIGN - ROOF SIGN.** A sign projecting over the coping of a flat roof, or wholly or partially over the ridge of a gable, hip, or gambrel roof, and erected or installed upon the roof of any building of a structure.

**SIGN - SIGN AREA.** The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color-forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning Ordinance regulations and is clearly incidental to the display itself.

**SIGN - SURFACE AREA.** The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. A curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines, or device. The calculation for a double-faced sign shall be the area of one face only where the sign faces are parallel or whether the interior angle formed by the faces is 60 degrees or less. The area of the larger side shall be computed in cases in which the two sides do not coincide.

**SIGN - TEMPORARY SIGN.** A display, sign, banner, or other device with or without a structural frame, not permanently mounted, and intended to be displayed for only a limited time.

**SIGN - WINDOW SIGN.** A sign placed inside or upon the windowpanes of any window or door.

**SINGLE-FAMILY ATTACHED DWELLING.** See DWELLING, SINGLE-FAMILY ATTACHED.

**SINGLE-FAMILY DETACHED DWELLING.** See DWELLING, SINGLE-FAMILY DETACHED.

**SKILLED NURSING FACILITY.** See NURSING HOME.

**SMALL LOAN LENDER.** An establishment which is engaged exclusively in the business of making consumer loans of \$3000 or less.

**SOLID WASTE.** Putrescible and non-putrescible wastes, except water-carried body waste, and shall include garbage, rubbish, ashes, street refuse, dead animals, sewage sludge, animal manures, industrial wastes, abandoned automobiles, dredging wastes, construction wastes, hazardous wastes, and other waste material in a solid or semi-solid state not otherwise defined in this Ordinance.

**SOLID WASTE TRANSFER STATION.** Any facility which collects, consolidates, and ships solid waste to a disposal facility or processing operation.

**SPECIAL EVENTS FACILITY.** A facility designed to accommodate guests that can be rented by patrons as a venue for social or professional events or occasions.

**SPECIAL USE.** A use which is permitted if it meets stated conditions and is approved by the City Council of the City of Lawrenceville.

**SPOTLIGHTS.** Fixtures that project light in a narrow beam, contained and centered on a directional axis. Related lamps typically are sealed-beam with internal parabolic reflectors and beam-spread angles of 9 to 15 degrees.

**STOP WORK ORDER.** An order to cease and desist building, development, and land disturbing that is issued by the Department of Planning and Development pursuant to the requirements of this Ordinance and Construction Codes.

**STORY.** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

**STREET FAÇADE.** The exterior wall of a building that fronts the street.

**STRUCTURE.** Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

**STREET.** A thoroughfare that affords the principal means of access to abutting property. This includes streets, roads, highways, avenues, alleys, sidewalks and other public places or ways. This term and "road" shall be synonymous

**STREET – ARTERIAL.** Functional classification for a street or highway that provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

**STREET – COLLECTOR.** Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

**STREET - CUL-DE-SAC.** A street having one end open to traffic and being permanently terminated within the development by a vehicular turnaround. For designation, a cul-de-sac street shall be interpreted to begin at the intersection of two or more streets nearest to the vehicular turnaround.

**STREET - LOCAL NON-RESIDENTIAL.** A surface street intended primarily to provide local access to adjacent existing or planned commercial or industrial development and not for through traffic.

**STREET - LOCAL RESIDENTIAL.** A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.

**STREET - MAJOR ARTERIAL.** The primary purpose of Major Arterial Street is to carry longer trip length segments and larger volumes of traffic to, from and through the City and County.

**STREET - MAJOR INTERSECTION:** The intersection of two or more public streets in which at least one of the streets is an arterial or major collector.

**STREET - MARGINAL ACCESS.** A local street which is parallel to and adjacent to a major thoroughfare and which provides access to adjacent properties and protection from through-traffic.

**STREET - MINOR ARTERIAL.** The primary purpose of Minor Arterial Street is to carry medium length trip segments and moderate volumes of traffic to, from and through the City and County.

**STREET - MULTI-USE PATHWAY.** A Multi-Use Pathway or trail, physically separated from motorized vehicular traffic by an open space or barrier, either within a public right-of-way, private access easement or twenty-foot (20 ft.) pathway easement utilized for pedestrian connectivity (e.g., bicyclists, skaters, equestrians, and other nonmotorized users).

**STREET - NONCONFORMING RIGHT-OF-WAY OR SUBSTANDARD STREET.** Any nonconforming right-of-way or substandard street deviating from, falling short or of a quality lower than required by the Development Regulations.

**STREET - PRINCIPAL ARTERIAL.** The primary purpose of the Principal Arterial Street is to carry very long trip length segments and very large volumes of traffic to, from and through the City and County.

**STREET - PRIVATE ALLEY OR STREET.** A private access way having the same function as a public street, providing access to more than one property, but held in private ownership (as distinct from a “driveway”).

**STREET - PRIVATE UTILITY EASEMENT.** A private utility easement dedicated to a private Homeowners Association or Multifamily Professional Property Management and intended for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access.

**STREET - PUBLIC RIGHT-OF-WAY.** A right-of-way dedicated to and accepted by City of Lawrenceville or applicable governing body for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access and including designated and numbered U.S. and State Highways. For the purposes of this ordinance, the term “public street” shall be limited to those, which afford or could afford a direct means of vehicular access to abutting property and exclude limited access roadways which abut a property but from which direct access may not be allowed under any circumstances. This term and “Road” shall be synonymous.

**STREET - ROAD FRONTAGE.** The distance on which a parcel of land adjoins a public street or public road right-of-way dedicated to and accepted by the City of Lawrenceville for vehicular traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access and including designated and numbered U.S. and state highways.

**STREET – ROADWAY.** The paved portion of a street from back of curb to back of curb (or edge to edge of pavement for streets not having curbs) but excluding driveway aprons, bridges, and large single and multi-cell culverts which in a hydrologic sense can be considered to function as a bridge.

**STREET - STREET JOG.** The alignment or offset of roads intersecting the same street.

**STRUCTURE – MIXED-USE AND OCCUPANCY.** A mixed-use structure consisting of two or more distinct uses and occupancies. Each portion of a mixed-use structure is required to be classified in accordance with the use and occupancy classification groups and constructed to a minimum applicable standard.

**STUDIO OR MEETING FACILITY.** A building typically accommodates groups of students in multiple instructional spaces. Examples of these facilities include individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. This definition also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

**SUBDIVISION.** The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space, and public areas, and the designation of the location of utilities and other improvements.

## T

**TEMPORARY OUTDOOR ACTIVITY.** For-profit activities involving the temporary outside sale of goods and merchandise in association with an existing business located on the premises is the principal use of the premises. The term "temporary outdoor activity" includes the sale of farm produce, carnivals, or sale of Christmas trees or Halloween pumpkins from property which is vacant, or which contains a separate and distinct primary use, such activities continuing for a period not exceeding 20 consecutive days, except Christmas tree sales shall be allowed between November 1 and December 31 and pumpkin sales shall be permitted from September 15 and October 31. Temporary outdoor activities shall occur in non-enclosed areas.

**TEMPORARY OUTDOOR ACTIVITY - GOODS AND MERCHANDISE.** Tangible or movable personal property, other than money.

**TEMPORARY OUTDOOR ACTIVITY – TEMPORARY.** A period of not to exceed 20 consecutive days. A second permit for a temporary outdoor activity on the same property may not be applied for or renewed within six months from the date of any prior approval of a temporary outdoor activity.

**TEMPORARY OUTDOOR ACTIVITY – TEMPORARY OUTDOOR ACTIVITY PERMIT.** Written authorization by the Director of the Planning and Development Department or his/her designee, for the applicant to engage in temporary outdoor activities at a specific, fixed location meeting all the requirements of this division.

**TITLE LOAN LENDER.** Establishments which engage in the business of providing money to customers on a temporary basis, where such loans are secured by a car title or a lien against a car title. Includes Title Pawn Lenders.

**TOP-SHIELDED LIGHT FIXTURE.** A lighting fixture that, either by its top-most shielding or by its sheltered placement under a soffit, cornice, roof, canopy, or other structural element, limits light at or above the horizontal plane.

**TRUCK TERMINAL - TRANSFER FACILITY.** A facility for the storage of commercial goods within an enclosed building for distribution by truck.

**TUBE LIGHTING.** Gas-filled glass tube that becomes luminescent in a color characteristic of the particular gas used, such as neon, argon, krypton, etc. Excluded from this lighting class are common fluorescent tubes.



## U

**UNDISTURBED.** Land in its natural state of vegetation.

**USE.** The purpose or purposes for which land or a building is designed, arranged, or intended, or to which said land or building is occupied, maintained, or leased.

**URGENT CARE FACILITY.** An outpatient facility, operated by a hospital or health organization, and staffed with individuals that provide immediate emergency care services similar to what would be expected in a hospital.

## V

**VARIANCE.** A resolution which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money.

**VEHICLE.** Any device in, upon, or by which any person or property is or may be transported or drawn upon a highway, except devices used exclusively upon stationary rails or tracks.

**VEHICLE - ALL-TERRAIN VEHICLE.** Any motorized vehicle originally manufactured for off-highway use which is equipped with three or more nonhighway tires is 80 inches or less in width with a dry weight of 2,500 pounds or less and is designed for or capable of cross-country travel on or immediately over land, water, snow, ice, marsh, swampland, or other natural terrain.

**VEHICLE – BUS.** Any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons and every motor vehicle, other than a taxicab, designed and used for the transportation of persons for compensation.

**VEHICLE – BUSINESS.** Any Vehicle, Passenger Car, SUV, Truck, or Van containing an exterior logo, design, lettering, or other depiction for advertising.

**VEHICLE – COMMERCIAL.** Any self-propelled or towed motor vehicle used on a highway in intrastate and interstate commerce to transport passengers or property when the vehicle:

1. Has a gross vehicle weight rating, gross combination weight rating, gross vehicle weight, or gross combination weight of 4,536 kg (10,001 lbs.) or more.
2. Is designed or used to transport more than eight passengers, including the driver, for compensation.
3. Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation: or

4. Is used to transport material determined to be hazardous by the secretary of the United States Department of Transportation under 49 U.S.C. Section 5103 and transported in a quantity that requires placards under regulations prescribed under 49 C.F.R., Subtitle B, Chapter I, Subchapter C.

**VEHICLE - FORMER MILITARY MOTOR VEHICLE.** A motor vehicle that operates on the ground, including a trailer, that was manufactured for use in any country's military forces and is maintained to represent its military design, regardless of the vehicle's size, weight, or year of manufacture. Such term shall not include motor vehicles armed for combat or vehicles owned or operated by this state, the United States, or any foreign government.

**VEHICLE - FULLY AUTONOMOUS VEHICLE.** A motor vehicle equipped with an automated driving system that can perform all aspects of the dynamic driving task without a human driver within a limited or unlimited operational design domain and will not at any time request that a driver assume any portion of the dynamic driving task when the automated driving system is operating within its operational design domain.

**VEHICLE - GOLF CAR/CART.** Any motorized vehicle designed for the purpose and exclusive use of conveying one or more persons and equipment to play the game of golf in an area designated as a golf course. For such a vehicle to be considered a golf car or golf cart, its average speed shall be less than 15 miles per hour (24 kilometers per hour) on a level road surface with a 0.5% grade (0.3 degrees) comprising a straight course composed of a concrete or asphalt surface that is dry and free from loose material or surface contamination with a minimum coefficient of friction of 0.8 between tire and surface.

**VEHICLE - GROSS WEIGHT.** The weight of a vehicle without load plus the weight of any load thereon.

**VEHICLE – LIMOUSINE.** Any motor vehicle that meets the manufacturer's specifications for a luxury limousine with a designed seating capacity for no more than ten passengers and with a minimum of five seats located behind the operator of the vehicle, and which does not have a door at the rear of the vehicle designed to allow passenger entry or exit; further, no vehicle shall be permitted to be operated both as a taxicab and a limousine.

**VEHICLE - PASSENGER CAR, SUV, TRUCK OR VAN.** Any motor vehicle, except all-terrain vehicles, motorcycles, motor-driven cycles, multipurpose off-highway vehicles, personal vehicles, and low-speed vehicles, designed for carrying ten passengers or less and used for the transportation of persons.

**VEHICLE - POLE TRAILER.** Any vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle utilizing a reach or pole, or by being boomed or otherwise secured to the towing vehicle and ordinarily used for transporting long or irregularly

shaped loads such as poles, pipes, or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

**VEHICLE – RECREATIONAL.** Any vehicle designed for recreational use (e.g., camper, caravan, motor home, RV, trailer).

**VEHICLE - RECREATIONAL OFF-HIGHWAY VEHICLE.** Any motorized vehicle designed for off-road use which is equipped with four or more nonhighway tires and which is 65 inches or less in width.

**VEHICLE – SEMITRAILER.** Any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

**VEHICLE - SPECIAL MOBILE EQUIPMENT.** Any vehicle not designed or used primarily for the transportation of persons or property and only incidentally operated or moved over a highway, including but not limited to: ditch-digging apparatus, well-boring apparatus, and road construction and maintenance types of machinery such as asphalt spreaders, bituminous mixers, bucket loaders, tractors other than truck tractors, ditchers, leveling graders, finishing machines, motor graders, road rollers, scarifiers, earth-moving carryalls and scrapers, power shovels and draglines, and self-propelled cranes and earth-moving equipment. The term does not include house trailers, dump trucks, truck-mounted transit mixers, cranes or shovels, or other vehicles designed for the transportation of persons or property to which machinery has been attached.

**VEHICLE – TAXICAB.** Any motor vehicle for hire which conveys passengers between locations of their choice and is a mode of public transportation for a single passenger or small group for a fee. Such term shall also mean taxi or cab, but not a bus or school bus, limousine, passenger car, or commercial motor vehicle.

**VEHICLE – TRACTOR.** Any self-propelled vehicle designed for use as a traveling power plant or for drawing other vehicles but having no provision for carrying loads independently.

**VEHICLE – TRAILER.** Any vehicle with or without motive power, other than a pole trailer, designed for carrying property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

**VEHICLE – TRUCK.** Any motor vehicle designed, used, or maintained primarily for the transportation of property.

**VEHICLE - TRUCK TRACTOR.** Any motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn.

**VEHICLE – WRECKER.** Any vehicle designed, equipped, or used to tow or carry other motor vehicles utilizing a hoist, crane, sling, lift, roll-back or slide back platform, by a mechanism of a

like or similar character, or by any combination thereof, and the terms "tow truck" and "wrecker" are synonymous.

**VEHICLE SALES - RENTAL, AND LEASE.** A building, lot, or portion of a lot used or intended to be used for the display, sale, rent, or lease of new or used motor vehicles in operable condition and where repair service is accessory to the sale, rental, or lease. This excludes bodywork.

**VEHICLE SERVICE AND REPAIR FACILITY.** A building or premises where products necessary for automobile service or maintenance are sold, provided there is no storage of automobiles, and only minor services are rendered. An automobile service station is not a repair garage or a body shop.

**VESSEL.** A watercraft, other than a seaplane on the water or a sailboard, used or capable of being used as a means of transportation on water and specifically includes, but is not limited to, inflatable rafts and homemade vessels.

**VESSEL – HOMEMADE.** Any vessel that is built by an individual for personal use from raw materials does not require the assignment of a federal hull identification number by a manufacturer according to federal law. A person furnishing raw materials under a contract may be considered the builder of a homemade vessel. Antique boats, boats reconstructed from existing boat hulls, and rebuilt or reconstructed vessels are not considered homemade vessels.

**VESSEL - MECHANICALLY PROPELLED.** Any vessel propelled by machinery using a volatile liquid for fuel.

**VESSEL – NONMOTORIZED.** Any vessel, other than a sailboat which has no motor attached in a manner to make it readily available for operation.

**VESSEL – POWERBOAT.** Any boat, vessel, or water-going craft which is propelled by mechanical rather than manual means whether or not such a propulsion device forms an integral part of the structure thereof.

**VESSEL – WATERCRAFT.** A vessel for transport by water constructed to provide buoyancy by excluding water and shaped to give stability and permit propulsion. This definition includes but is not limited to watercraft both mounted and not mounted, as well as boats, air boats, jet skis, wave runners, Sea Doo, and the like.

**VETERINARIAN CLINIC.** A facility or premises utilized for the diagnosis and treatment of ill and injured animals and the short-term boarding incidental to clinical use.

## W

**WAREHOUSE, PERSONAL STORAGE/MINI.** A facility for the storage of personal property in a secure, individual unit with each unit having direct access to the service drive.

**WAREHOUSING.** A facility for the storage and distribution of property, merchandise, or equipment, without direct sales to the public.

**WASTE INCINERATION.** A building or facility used for the combustion of organic substances found in waste materials.

**WIRELESS TELECOMMUNICATIONS ANTENNA, FACILITY OR TOWER.** Public and private transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Wireless communication facilities include antennas, satellite dish antennas, and equipment buildings. Wireless communication facilities do not include telephone, telegraph and cable television transmission facilities that utilize hard-wired, fiber optic, or direct cable connections.

**WRECKING YARD.** See JUNK AND SALVAGE YARD.

**WHOLESALE AND DISTRIBUTION.** An establishment that engages in the sale of goods, merchandise, and commodities for resale by a purchaser.

## Y

**YARD.** An open space located on the same lot as the principal building, unoccupied and unobstructed except for accessory uses and for shrubs, fences, etc.

**YARD – BUILDING SETBACK.** The minimum required distance between a property line and a building setback line.

**YARD – BUILDING SETBACK LINE.** Distance from property line to the nearest point of any sign or structure as defined by the Ordinance.

**YARD – FRONT YARD SETBACK.** The area of a lot extending across the full width of the lot and measured between the building line and the front lot line.

**YARD – REAR YARD SETBACK.** The area of a lot extending across the full width of the lot and measured between the building and the rear lot line.

**YARD – SIDE YARD SETBACK.** The area of a lot extending from the front yard to the rear yard and measured between the building and the side lot line.

## Z

**ZONING DISTRICTS.** Zoning districts defined in this Zoning Ordinance.

**ZONING LOT.** A single tract of land, located within a single block which, at the time of filing for a building permit or a certificate of occupancy, is designated by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified



ownership or control, and assigned to the particular use, building or structure, for which the building permit or certificate of occupancy is issued and including such area of land as may be required by the provisions of this Ordinance for such use, building or structure.

Section 5:

Except as specifically amended as set forth above, all other sections, subsections, sub-subsections, etc. of Article 1 Districts, Article 2 Supplemental and Accessory Use Standards, Article 10 Definitions and the Zoning Ordinance shall remain in full force and affect.

Section 6:

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 7:

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 8:

This ordinance shall become effective upon its adoption by the City Council.

**IT IS SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
David R. Still, Mayor

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

|                                                   |                                                                                                    |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Item:</b>                                      | RZR2025-00030; North DTL CC PH1, LLC; 854 North Clayton Street                                     |
| <b>Department:</b>                                | Planning and Development                                                                           |
| <b>Date of Meeting:</b>                           | Monday, November 3, 2025                                                                           |
| <b>Presented By:</b>                              | Todd Hargrave, Director of Planning and Development                                                |
| <b>Applicants Request:</b>                        | Rezone from BG (General Business) to CMU (Community Mixed Use) to allow for a housing master plan. |
| <b>Planning &amp; Development Recommendation:</b> | Approval with Conditions                                                                           |
| <b>Planning Commission Recommendation:</b>        |                                                                                                    |

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**Summary:** The applicant requests a rezoning of an approximately 0.58-acre parcel from BG (General Business District) to CMU (Community Mixed-Use District), an addition to approved rezoning cases RZR2024-00025 and RZR2025-00029. 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 located on the eastern right-of-way of North Clayton Street, just south of its intersection with North Clayton Connector Road. It is located on the far northeastern extent of the overall proposal as detailed in cases RZR2024-00025, RZR2025-00029, RZR2025-00030.

**Attachments/Exhibits:**

- RZR2025-00030\_P&D RPRT COND ATTCH\_10132025



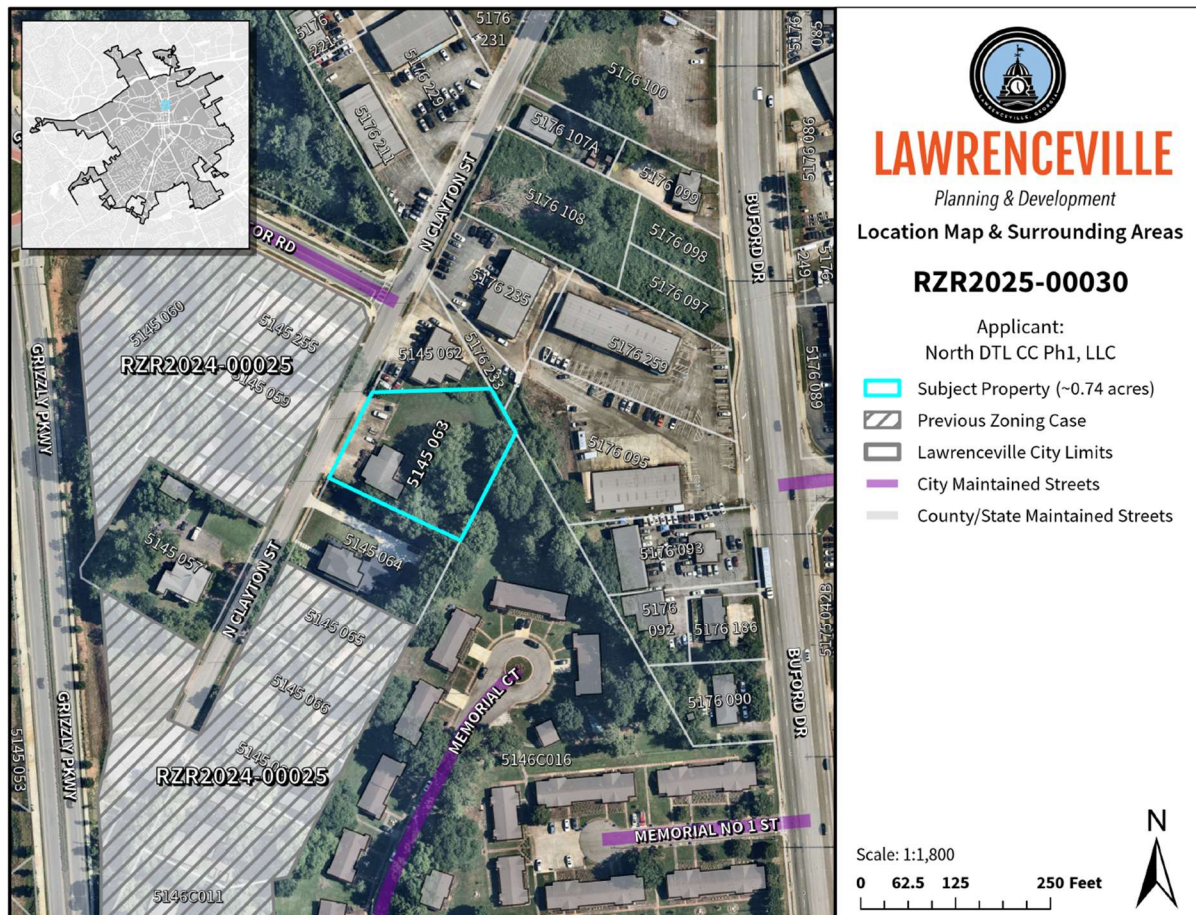
# LAWRENCEVILLE

## Planning & Development

### REZONING

|                                  |                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------|
| CASE NUMBER(S):                  | RZR2025-00030                                                                                      |
| APPLICANT(S):                    | NORTH DTL CC PH1, LLC                                                                              |
| PROPERTY OWNER(S):               | CARLTON & DOLORES BOHON                                                                            |
| LOCATION(S):                     | 854 NORTH CLAYTON STREET                                                                           |
| PARCEL IDENTIFICATION NUMBER(S): | R5145 063                                                                                          |
| APPROXIMATE ACREAGE:             | 0.58 ACRES                                                                                         |
| CURRENT ZONING:                  | BG (GENERAL BUSINESS DISTRICT)                                                                     |
| PROPOSED ZONING:                 | CMU (COMMUNITY MIXED-USE DISTRICT)                                                                 |
| PROPOSED DEVELOPMENT:            | ADDITION OF LAND/UNITS TO THE PROPOSED<br>DEVELOPMENT OF 88 TOWNHOUSES AND 14 ONE-<br>FAMILY HOMES |
| DEPARTMENT RECOMMENDATION:       | APPROVAL WITH CONDITIONS                                                                           |

## VICINITY MAP



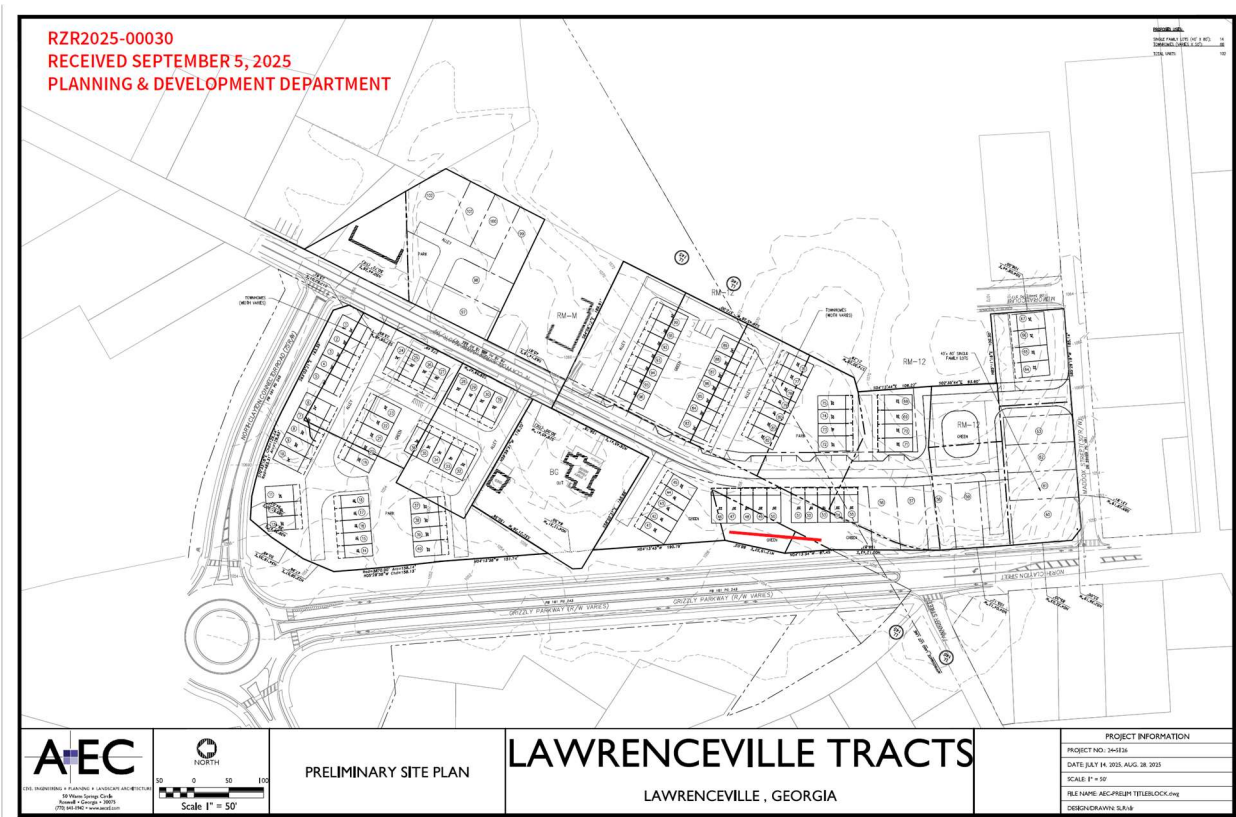
## ZONING HISTORY

The earliest zoning records for the subject property show it as being zoned RS-120 (Single-Family Residential District) in 1960. The subject property was rezoned to the BG (General Business) zoning district on 10/6/2003, per rezoning case RZ-03-17. The property remains zoned BG today.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.58-acre parcel from BG (General Business District) to CMU (Community Mixed-Use District), an addition to approved rezoning cases RZR2024-00025 and RZR2025-00029. 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 located on the eastern right-of-way of North Clayton Street, just south of its intersection with North Clayton Connector Road. It is located on the far northeastern extent of the overall proposal as detailed in cases RZR2024-00025, RZR2025-00029, RZR2025-00030.

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 fourteen (14) detached dwellings and dwelling units for a total of one-hundred two (102) 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> |                                                                       |
| <b>Residential</b>                                     | 30%                                  | 75%            | 100%            | <b>Administrative<br/>Variance</b><br><i>(within Infill District)</i> |
| <b>Civic/Institutional</b>                             | 15%                                  | 50%            | 0%              |                                                                       |
| <b>Commercial/Retail,<br/>Light Industrial, Office</b> | 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                                             |
| <b><i>c. Single-family detached dwellings on small lots (see RS-50 INF standards, below)</i></b> |

*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> |
|-----------------------------------|------------------------------------------------------|------------------------------------------------------|-----------------------|
| <b>Minimum Lot Area</b>           | 3,500 sq. ft.                                        | 2,840 sq. ft.                                        | <b>Variance</b>       |
| <b>Minimum Lot Width</b>          | 50 feet                                              | 40 feet                                              | <b>Variance</b>       |
| <b>Minimum Front Yard Setback</b> | 10 feet                                              | 10 feet                                              | N/A                   |
| <b>Minimum Rear Yard Setback</b>  | 10 feet                                              | 10 feet                                              | N/A                   |
| <b>Minimum Side Yard Setback</b>  | 5 feet                                               | 5 feet                                               | N/A                   |
| <b>Minimum Heated Floor Area</b>  | 1,600 sq. ft. (1 story)<br>1,800 sq. ft. (2 stories) | 1,600 sq. ft. (1 story)<br>1,800 sq. ft. (2 stories) | N/A                   |
| <b>Maximum Building Height</b>    | 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> |
|------------------------------------|--------------------|-----------------|-----------------------|
| <b>Minimum Lot Area</b>            | 1,600 sq. ft.      | 1,440 sq. ft.   | <b>Variance</b>       |
| <b>Maximum Building Height</b>     | 35 feet            | 35 feet         | N/A                   |
| <b>Maximum Number of Stories</b>   | 3 stories          | 3 stories       | N/A                   |
| <b>Minimum Lot/Unit Width</b>      | 20 feet            | 18 feet         | <b>Variance</b>       |
| <b>Maximum Units Per Row (UPR)</b> | 8 units            | 6 units         | N/A                   |

|                                    |                                      |                                      |                 |
|------------------------------------|--------------------------------------|--------------------------------------|-----------------|
| <b>Minimum Units Per Row (UPR)</b> | <i>3 units</i>                       | <i>1 unit</i>                        | <b>Variance</b> |
| <b>Minimum Front Yard Setback</b>  | <i>10 feet</i>                       | <i>10 feet</i>                       | <i>N/A</i>      |
| <b>Minimum Rear Yard Setback</b>   | <i>10 feet</i>                       | <i>10 feet</i>                       | <i>N/A</i>      |
| <b>Minimum Side Yard Setback</b>   | <i>0 feet</i>                        | <i>0 feet</i>                        | <i>N/A</i>      |
| <b>Minimum Heated Floor Area</b>   | <i>1,200 sq. ft.<br/>(2-bedroom)</i> | <i>1,500 sq. ft.<br/>(2-bedroom)</i> | <i>N/A</i>      |

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

| <b>Standard</b>                                              | <b>Requirement</b>     | <b>Proposal</b>  | <b>Recommendation</b> |
|--------------------------------------------------------------|------------------------|------------------|-----------------------|
| <b>Minimum Lot Area</b>                                      | <i>5 acres</i>         | <i>5.9 acres</i> | <i>N/A</i>            |
| <b>Road Frontage</b>                                         | <i>40 feet per lot</i> | <i>N/A</i>       | <i>N/A</i>            |
| <b>Maximum Height</b>                                        | <i>45 feet</i>         | <i>45 feet</i>   | <i>N/A</i>            |
| <b>Internal Minimum Front Setback</b>                        | <i>5-15 feet</i>       | <i>10 feet</i>   | <i>N/A</i>            |
| <b>Internal Minimum Side Setback</b>                         | <i>10-20 feet</i>      | <i>10 feet</i>   | <i>N/A</i>            |
| <b>Internal Minimum Rear Setback</b>                         | <i>25-50 feet</i>      | <i>25 feet</i>   | <i>N/A</i>            |
| <b>Minimum Setback along classified Arterials/Collectors</b> | <i>50 feet</i>         | <i>0 feet</i>    | <b>Variance</b>       |

**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**

| <b>Standard</b>                 | <b>Requirement</b>                                   | <b>Proposal</b>                                      | <b>Recommendation</b> |
|---------------------------------|------------------------------------------------------|------------------------------------------------------|-----------------------|
| <b>Dwelling Unit (80 units)</b> | <i>1.5 spaces per dwelling unit<br/>(120 spaces)</i> | <i>1.5 spaces per dwelling unit<br/>(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> |
|--------------------------------------|------------------------------------------------------|----------------------------------------------------|-----------------------|
| <b>Off-Street Attached or Garage</b> | <i>2 spaces per dwelling unit<br/>(160 spaces)</i>   | <i>2 spaces per dwelling unit<br/>(160 spaces)</i> | N/A                   |
| <b>Off-Street Parking Lot</b>        | <i>2.5 spaces per dwelling unit<br/>(200 spaces)</i> |                                                    |                       |

**Article 4 Buffers, Section 403 Buffers Table**

| <i>Standard</i>     | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|---------------------|--------------------|-----------------|-----------------------|
| <b>CMU / BG</b>     | N/A                | N/A             | N/A                   |
| <b>CMU / RM-12</b>  | N/A                | N/A             | N/A                   |
| <b>CMU / RS-150</b> | <i>50 ft</i>       | <i>0 ft</i>     | <b>Variance</b>       |



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.

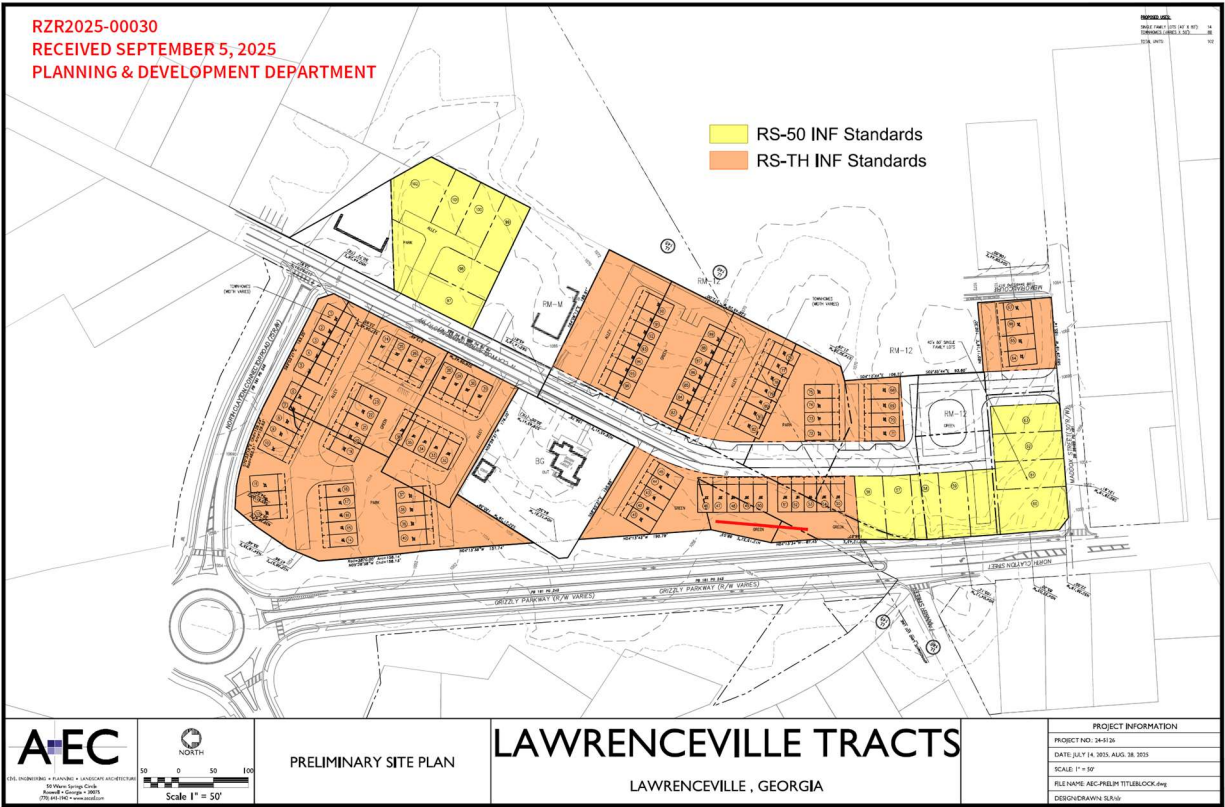
- A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 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 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.

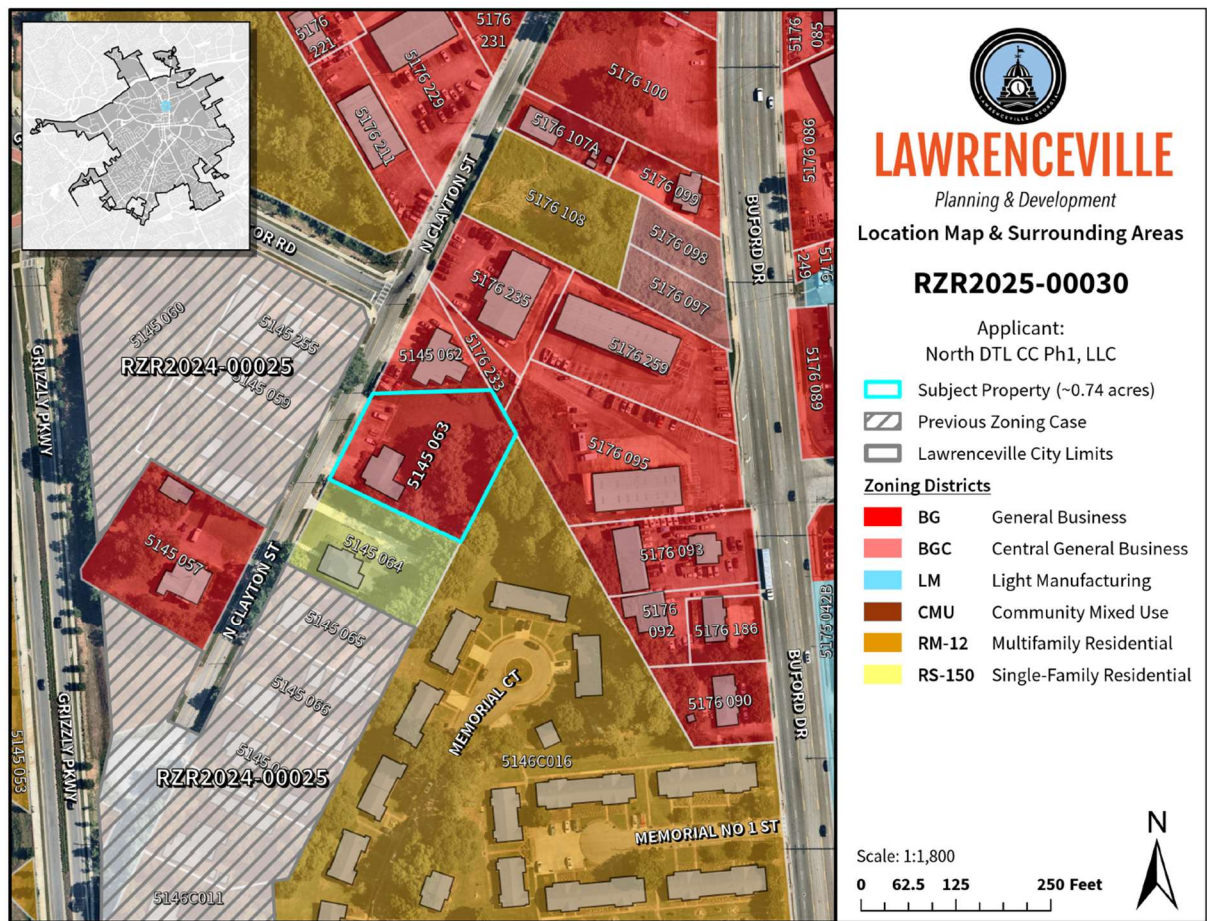
See **Exhibit A** below for approximate boundaries of proposed development that will be designed according to RS-50 INF or RS-TH INF standards.

**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

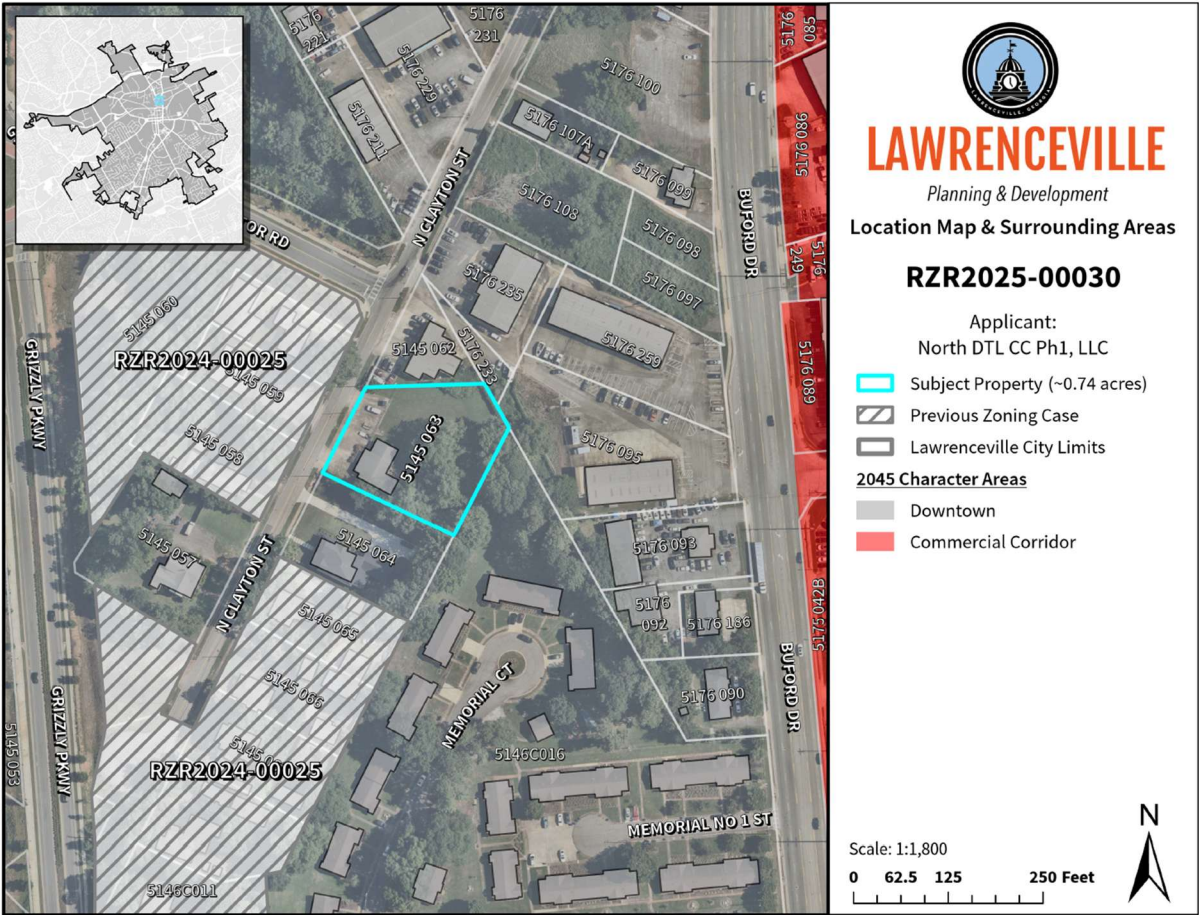
The area surrounding the subject property consists of a wide variety of uses and zoning categories. The properties to the north and northeast of the subject property are zoned BG (General Business District) and contain commercial and light industrial uses such as offices and existing nonconforming warehouses 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 zoning district. 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 COMMISSION**

### **RECOMMENDED CONDITIONS\_11032025**

### **RZR2025-00030**

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 one-hundred two (102) housing units, including a minimum of fourteen (14) 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 September 5, 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 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%.

# 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

September 3, 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: 854 N. Clayton Street, Lawrenceville, Georgia 30046**  
**Parcel Nos. R5145 063**

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 for the above-referenced property in the old Depot District located on North Clayton Street (the "Bohon Parcel"). This application is the third 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 two applications received approval from this body and were designed as case numbers RZR2024-00025 (ZON-ORD-2025-18) and RZR2025-00029 (ZON-ORD-2025-20). This third application should be read in conjunction with these prior zoning applications, as the Bohon Parcel will be developed as part of the overall master development. If approved, the rezoning would allow for the addition of six (6) single-family detached lots with a small pocket park/greenspace area.

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:

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North DTL seeks to rezone the Bohon Parcel from BG to Community Mixed-Use District (CMU) with an administrative variance as permitted by Section 102.11(b) of the Code to reduce the percentage of civic/institutional, commercial/retail, industrial and office land used to 0% and allow 100% of the project to be developed in accordance with the Lot Development Standards of the City's new RS 150 INF and RS TH INF districts.

## I. Description of the Property and Surrounding Area

The Bohon Parcel contain a small residential structure that has been converted to a commercial office building with concrete parking lot. The surrounding area contains a variety of uses including both residential and commercial applications. The project is adjoined by the following zoning classifications and uses.

| Location      | Land Use    | Zoning |
|---------------|-------------|--------|
| Proposed Site | Commercial  | BG     |
| North         | Commercial  | BG     |
| South         | Residential | OI     |
| East          | Residential | CMU    |
| West          | Residential | RM12   |

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 add the Bohon Parcel to the overall masterplan development, which consists entirely of executive-housing products. The prior rezoning applications approved the development of develop the Project into a residential development, which presently includes a minimum of eight (8) executive-style single-family detached houses and a maximum of (88) high-end townhomes. If approved, this rezoning application would add an additional six (6) executive-style, detached single-family lots to the overall plan. The proposed housing products are targeted toward young professionals and executives who seeks intown living options within walking distance to the City’s entertainment and employment centers. The development will provide a new living option for doctors, nurses, teachers, public safety employees, public sector workers, and employees of Georgia Gwinnett College.

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

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

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

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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 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 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.
5. 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.
6. 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.).
7. 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**

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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 present zoning is not consistent with the Future Character area and will be under utilized in light of approved rezonings.

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

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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

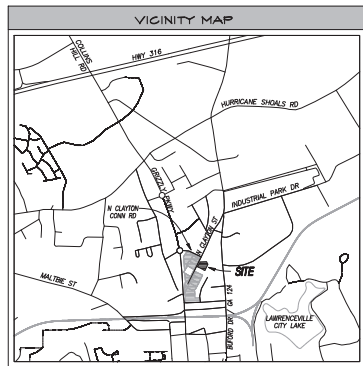
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### **Legal Description**

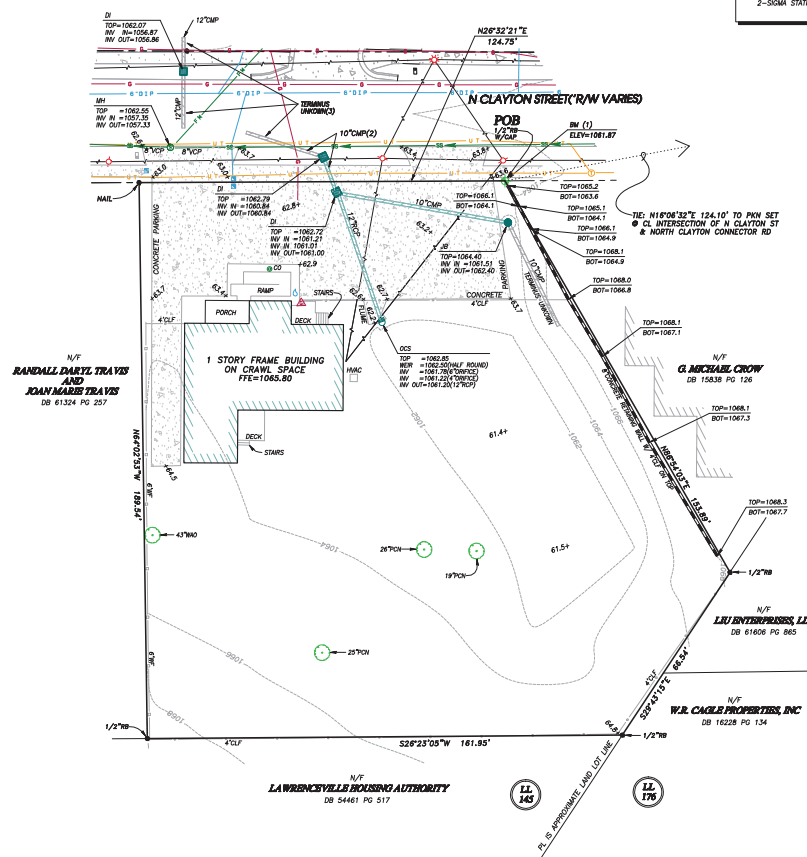
**All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, being depicted as Lot 63 on a survey prepared for Charles D. Durham and Debra J. Durham, by Richard E. McDaniel, Jr., Georgia RLS No. 2734, dated August 17, 2000, and being more particularly described as follows:**

**BEGINNING at a point on the southerly right of way of North Clayton Street (right of way varies) located South 86 degrees 25' 23" West from an A.P.K. set at the intersection of the center lines of Northdale Road and North Clayton Street a distance of 725.88 feet; running thence along the southern right of way of North Clayton Street, North 85 degrees 56' 58" East a distance of 125.00 feet to a point; running thence South 33 degrees 58' 20" East a distance of 154.00 feet to a point located on the land lot line common to Land Lots 145 and 170 of the 5th District, Gwinnett County; running thence South 85 degrees 45' 40" West a distance of 162.00 feet to an open top pipe found; running thence North 04 degrees 44' 49" West a distance of 189.53 feet to a point located on the southern right of way of North Clayton Street; said point being the TRUE POINT OF BEGINNING.**





| LEGEND                            |                            |
|-----------------------------------|----------------------------|
| ABBREVIATIONS                     | SYMBOLS                    |
| ACP - ASBESTOS CEMENT PIPE        | ● IRON PIN FOUND           |
| AL - ANGLE IRON                   | ○ IRON PIN SET             |
| BL - BUILDING SETBACK LINE        | ● COMPUTED POINT (NOT SET) |
| BM - BENCHMARK                    | ● JUNCTION BOX             |
| CD - CLEARDIRT                    | ● DROP INLET               |
| CSG - CURB & GUTTER               | ● HEADEND WALL             |
| CL - CENTERLINE                   | ● SANITARY SINKER MANHOLE  |
| CMP - CORRUGATED METAL PIPE       | ● SANITARY SINKER CLEANOUT |
| CONC - CONCRETE                   | ● FIRE HYDRANT             |
| CTP - CRIMP TOP PIPE              | ● WATER VALVE              |
| D - DEPTH                         | ● WATER METER              |
| DB - DEED BOOK                    | ● UTILITY POLE             |
| DE - DRAINAGE EASEMENT            | ● GUY WIRE                 |
| DI - DROP INLET                   | ● LIGHT POLE               |
| DIP - DUCTILE IRON PIPE           | ● GAS METER                |
| DIST - DISTURBED                  |                            |
| DW - DOUBLE WING CATCH BASIN      |                            |
| E - EAST                          |                            |
| EA - EDGE OF ASPHALT              |                            |
| EE - EDGE OF CONCRETE             |                            |
| FE - FINISHED FLOOR ELEVATION     |                            |
| FI - FIRE HYDRANT                 |                            |
| FM - FORCE MAIN                   |                            |
| GL - UNDERGROUND GAS LINE         |                            |
| GM - GAS METER                    |                            |
| HW - HALF ROAD                    |                            |
| HW - HEADEND WALL                 |                            |
| ICB - IRRIGATION CONTROL BOX      |                            |
| IN - IRRIGATION METER             |                            |
| IPN - IRON PIN SET                |                            |
| JB - JUNCTION BOX                 |                            |
| LL - LAND LOT LINE                |                            |
| N - NORTH                         |                            |
| N/F - NOW OR FORMERLY             |                            |
| OT - OPEN TOP PIPE                |                            |
| PL - PLAT BOOK                    |                            |
| PO - POWER BOX                    |                            |
| PO - POLE                         |                            |
| PPN - BURIED WALL (PARKER-KALON)  |                            |
| PL - PROPERTY LINE                |                            |
| PL - POINT OF BEGINNING           |                            |
| POC - POINT OF COMMENCEMENT       |                            |
| PVC - POLYETHYLENE GLYCOLITE PIPE |                            |
| RE - REBAR                        |                            |
| RCR - REINFORCED CONCRETE PIPE    |                            |
| REC - RECORDER                    |                            |
| RY - RIGHT-OF-WAY                 |                            |
| S - SOUTH                         |                            |
| SE - SOLID STEEL ROD              |                            |
| SEE - SANITARY SINKER EASEMENT    |                            |
| SEB - SINGLE WING CATCH BASIN     |                            |
| UG - UNDERGROUND CABLE            |                            |
| UP - UNDERGROUND POWER            |                            |
| UT - UNDERGROUND TELEPHONE        |                            |
| VCP - VITRIFIED CLAY PIPE         |                            |
| W - WEST                          |                            |
| W - WATER LINE                    |                            |
| WI - WATER INLET                  |                            |
| WTF - WROUGHT IRON FENCE          |                            |
| WM - WATER METER                  |                            |
| WV - WATER VAULT                  |                            |
| UNDERGROUND TELECON               |                            |



**NOTES**

1) THE PURPOSE OF THIS PLAT IS TO DEPICT THE ALL OF THE LAND CONVEYED TO CARLTON RAY BOHON AND DOLORES C. BOHON BY CARLTON RAY BOHON VA DB 36875 PG 101 ON JANUARY 27TH 2004. THIS PLAT IS ALSO INTENDED TO SHOW THE CURRENT TOPOGRAPHIC CONDITIONS AS WELL AS ON-SITE TREES THAT ARE 4" OR GREATER AT BREAST HEIGHT. THE PROPERTY IS ALSO KNOWN AS GWINNETT COUNTY PARCEL: 5145 063.

2) 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.

3) THE BASIS OF BEARINGS FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83. ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.

4) ALL IRON PINS SET(PS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.

5) 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.

6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13135000074F, EFFECTIVE DATE 09/29/2006.

7) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 179,501 FEET.

8) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT 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.

9) A LEICA GPS (GS14) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/PLANNING DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANNING FEATURES IS 0.10' RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 90% CONFIDENCE LEVEL BASED ON 2-SECOND STATISTICAL VALUE OF ORIENTATION RESIDUALS.

**854 N CLAYTON STREET**  
0.728 ACRES

1

of

1

BOUNDARY & TOPOGRAPHIC SURVEY

854 N CLAYTON STREET

PARCEL: 85145 063

CUSTOM HOME CONSTRUCTION

LOCATED IN

LAND LOT 15, SECTION 34, TOWNSHIP 10N, RANGE 10E, GWINNETT COUNTY, GEORGIA

GENUINE

8

BOUNDARY & TOPOGRAPHIC SURVEY

P.O. BOX 431, SECTION 34, TOWNSHIP 10N, RANGE 10E, GWINNETT COUNTY, GEORGIA 30146

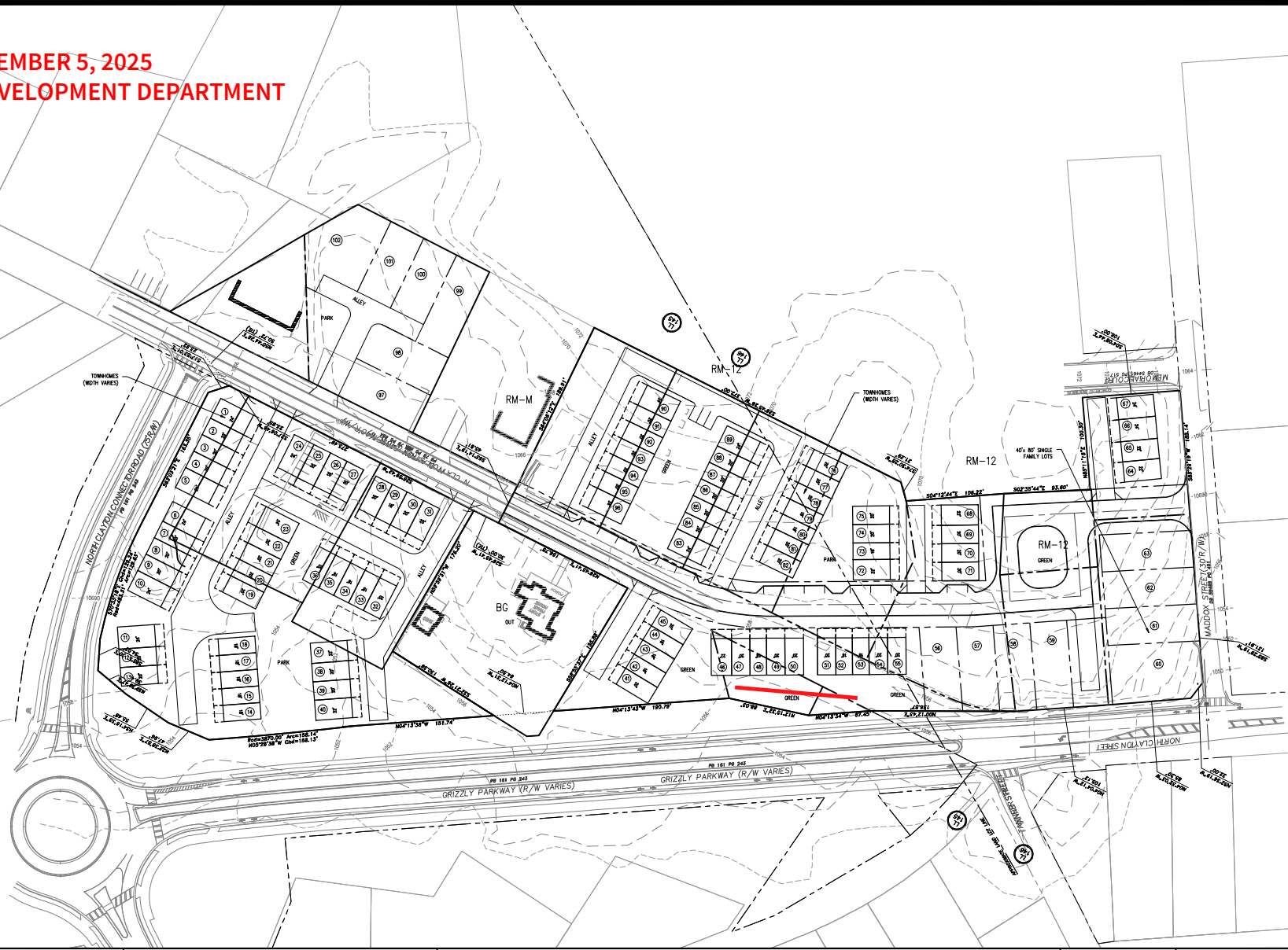
PH: 770-463-1000

WWW.GENUINE8.COM

2023 GENUINE SURVEYING AND DESIGN, LLC

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|                                |     |
|--------------------------------|-----|
| PROPOSED USE:                  |     |
| SINGLE FAMILY LOTS (40' X 80') | 14  |
| TOWNHOMES (100'S X 50')        | 86  |
| TOTAL UNITS:                   | 100 |



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

**NORTH**  
Scale 1" = 50'

PRELIMINARY SITE PLAN

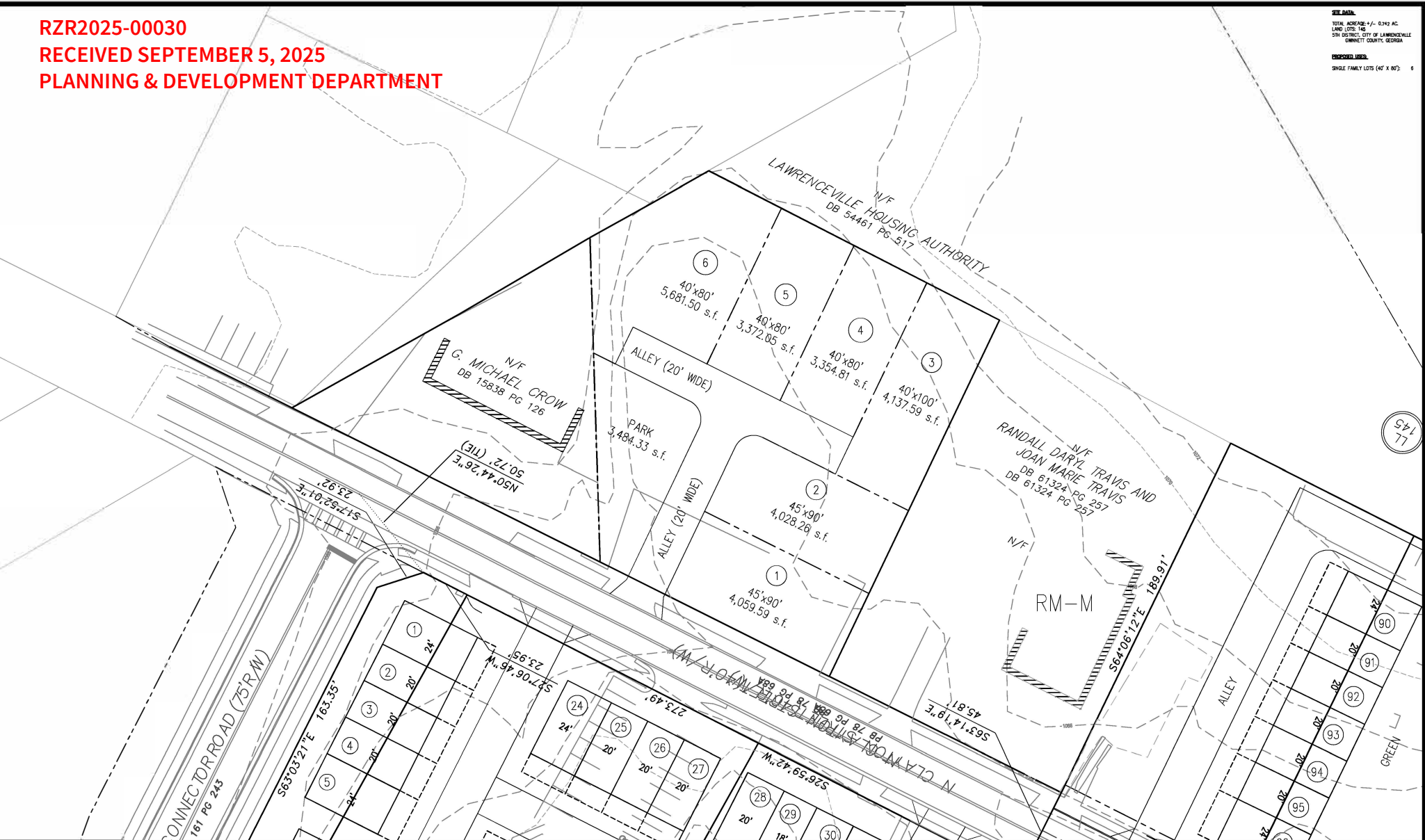
# LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

| PROJECT INFORMATION |                              |
|---------------------|------------------------------|
| PROJECT NO:         | 24-5126                      |
| DATE:               | JULY 14, 2025, AUG. 28, 2025 |
| SCALE:              | 1" = 50'                     |
| FILE NAME:          | AEC-PRELIUM TITLEBLOCK.dwg   |
| DESIGN/DRAWN:       | SLR/af                       |

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RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

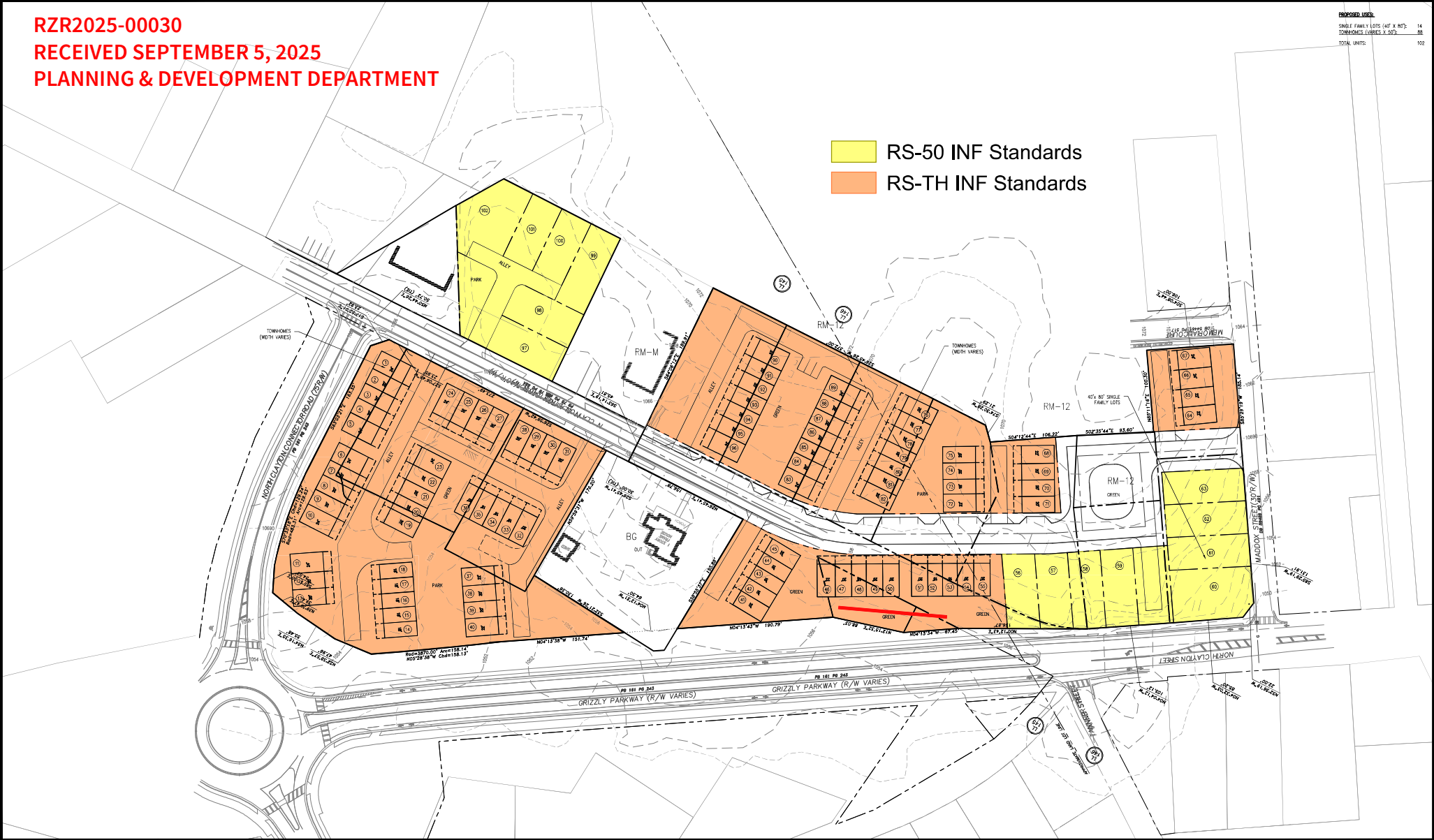
**SITE DATA**  
TOTAL ACRES: +/- 0.242 AC  
LAND LOTS: 146  
CITY DISTRICT: CITY OF LAWRENCEVILLE  
COUNTY: GEORGIA  
**EXISTING LOTS**  
SINGLE FAMILY LOTS (40' X 80'): 6



|                                                                                                                                                                                                                                      |                                                                                                                                                                                                       |                       |                                              |                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE<br>50 Warm Springs Circle<br>Roswell • Georgia • 30075<br>(770) 641-1942 • www.aecad.com | <br>NORTH<br><br>Scale 1" = 50' | PRELIMINARY SITE PLAN | <b>BOHON TRACT</b><br>LAWRENCEVILLE, GEORGIA | <b>PROJECT INFORMATION</b><br>PROJECT NO: 24-5126<br>DATE: September 5, 2025<br>SCALE: 1" = 20'<br>FILE NAME: AEC-PRELIM TITLEBLOCK.dwg<br>DESIGN/DRAWN: SLR/slr |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|                                |     |
|--------------------------------|-----|
| PROPOSED USE:                  |     |
| SINGLE FAMILY LOTS (40' X 80') | 14  |
| TOWNHOMES (100'S X 50')        | 85  |
| TOTAL UNITS:                   | 100 |



|                                                                                                                                                    |                                                |                       |                                                             |                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------|-------------------------------------------------------------|---------------------------------------|--|
| <br>CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE<br>30 Warm Springs Circle<br>Roswell, Georgia • 30075<br>(770) 641-1942 • www.aecatl.com | <br>NORTH<br><br>50 0 50 100<br>Scale 1" = 50' | PRELIMINARY SITE PLAN | <h1>LAWRENCEVILLE TRACTS</h1><br><br>LAWRENCEVILLE, GEORGIA | PROJECT INFORMATION                   |  |
|                                                                                                                                                    |                                                |                       |                                                             | PROJECT NO: 24-5126                   |  |
|                                                                                                                                                    |                                                |                       |                                                             | DATE: JULY 14, 2025, AUG. 28, 2025    |  |
|                                                                                                                                                    |                                                |                       |                                                             | SCALE: 1" = 50'                       |  |
|                                                                                                                                                    |                                                |                       |                                                             | FILE NAME: AEC-PRELIUM TITLEBLOCK.dwg |  |
| DESIGN/DRAWN: SLR/AF                                                                                                                               |                                                |                       |                                                             |                                       |  |





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| NAME: <u>North DTL CC PH1, LLC</u>                                                                                                                                                                     | NAME: <u>Dolores C. Bohon</u>           |
| ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>                                                                                                                                                          | ADDRESS: <u>1628 College Pkwy</u>       |
| CITY: <u>Atlanta</u>                                                                                                                                                                                   | CITY: <u>Gulf Breeze</u>                |
| STATE: <u>GA</u> ZIP: <u>30338</u>                                                                                                                                                                     | STATE: <u>FL</u> ZIP: <u>32563-2718</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>                                                                                                                            |                                         |
| PARCEL NUMBER(S): <u>R5145 063</u> ACREAGE: <u>0.58</u>                                                                                                                                                |                                         |
| ADDRESS OF PROPERTY: <u>854 North Clayton Street, Lawrenceville, Georgia 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

Dolores C. Bohon

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

MELISSA G. RING 9-3-2025



MELISSA G. RING

MY COMMISSION # HH 412124

EXPIRES: Sept. 9, 2027

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



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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 *scb*  
Y/N

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

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

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

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

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

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

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RZR2025-00030  
RECEIVED SEPTEMBER 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| NAME: <u>North DTL CC PH1, LLC</u>                                                                                                                                                                     | NAME: <u>Carlton Ray Bohon</u>          |
| ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>                                                                                                                                                          | ADDRESS: <u>1628 College Pkwy</u>       |
| CITY: <u>Atlanta</u>                                                                                                                                                                                   | CITY: <u>Gulf Breeze</u>                |
| STATE: <u>GA</u> ZIP: <u>30338</u>                                                                                                                                                                     | STATE: <u>FL</u> ZIP: <u>32563-2718</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>                                                                                                                            |                                         |
| PARCEL NUMBER(S): <u>R5145 063</u> ACREAGE: <u>0.58</u>                                                                                                                                                |                                         |
| ADDRESS OF PROPERTY: <u>854 North Clayton Street, Lawrenceville, Georgia 30046</u>                                                                                                                     |                                         |

SIGNATURE OF APPLICANT

DATE

North DTL CC PH1, LLC

TYPED OR PRINTED NAME

SIGNATURE OF OWNER

DATE

Carlton Ray Bohon

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

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

NOTARY PUBLIC

DATE

MELISSA G. RING 9-3-2025

MELISSA G. RING  
MY COMMISSION # HH 412124  
EXPIRES: Sept. 9, 2027

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RZR2025-00030  
RECEIVED SEPTEMBER 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 *[Signature]*  
Y/N

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

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

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

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

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
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Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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# LAWRENCEVILLE

Planning & Development

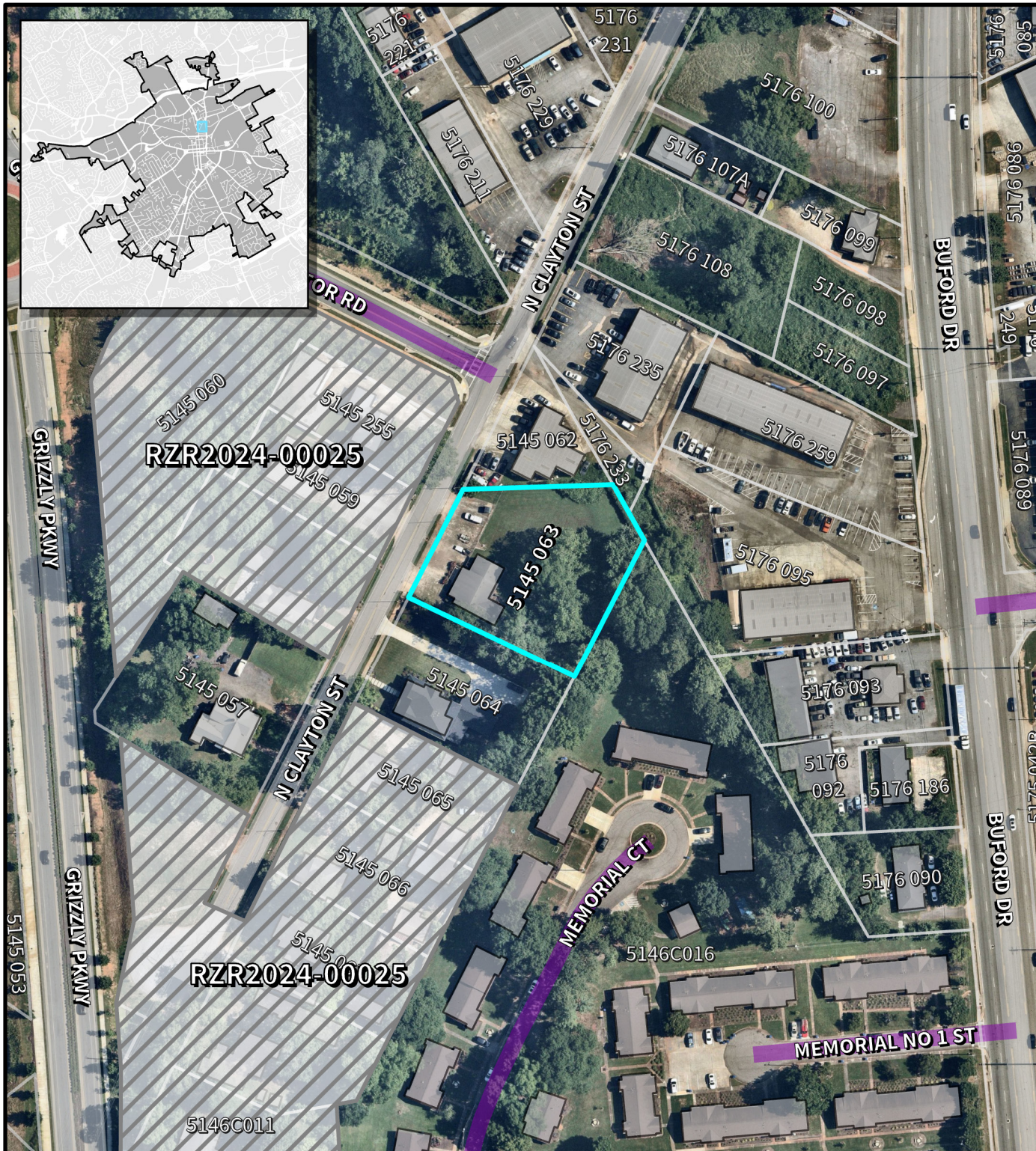
## Location Map & Surrounding Areas

**RZR2025-00030**

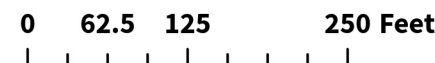
Applicant:

North DTL CC Ph1, LLC

-  Subject Property (~0.74 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZR2025-00030**

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

 Previous Zoning Case

 Lawrenceville City Limits

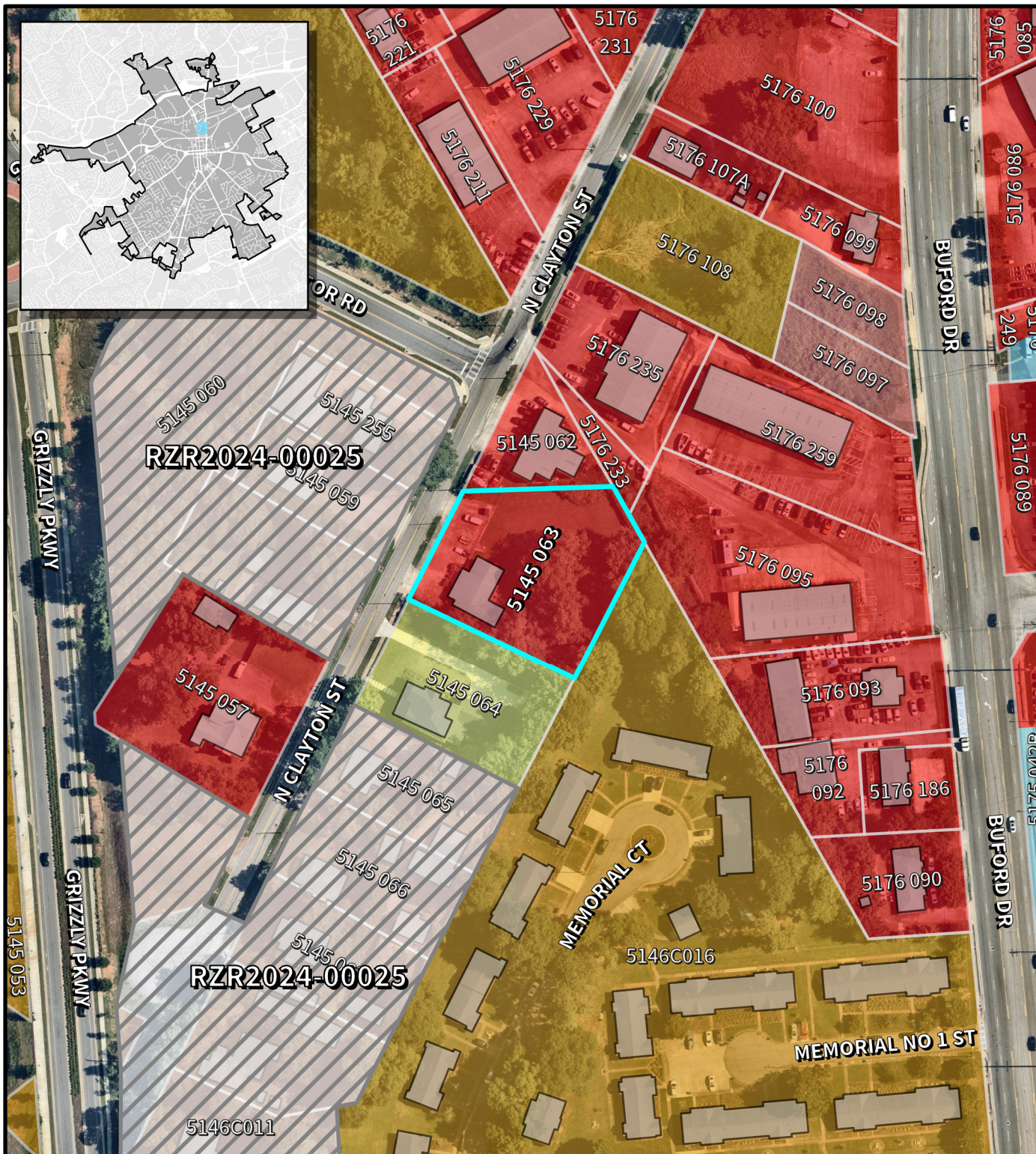
### Zoning Districts

- |                                                                                       |               |                           |
|---------------------------------------------------------------------------------------|---------------|---------------------------|
|    | <b>BG</b>     | General Business          |
|    | <b>BGC</b>    | Central General Business  |
|   | <b>LM</b>     | Light Manufacturing       |
|  | <b>CMU</b>    | Community Mixed Use       |
|  | <b>RM-12</b>  | Multifamily Residential   |
|  | <b>RS-150</b> | Single-Family Residential |

Scale: 1:1,800

0 62.5 125 250 Feet

N







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZR2025-00030**

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

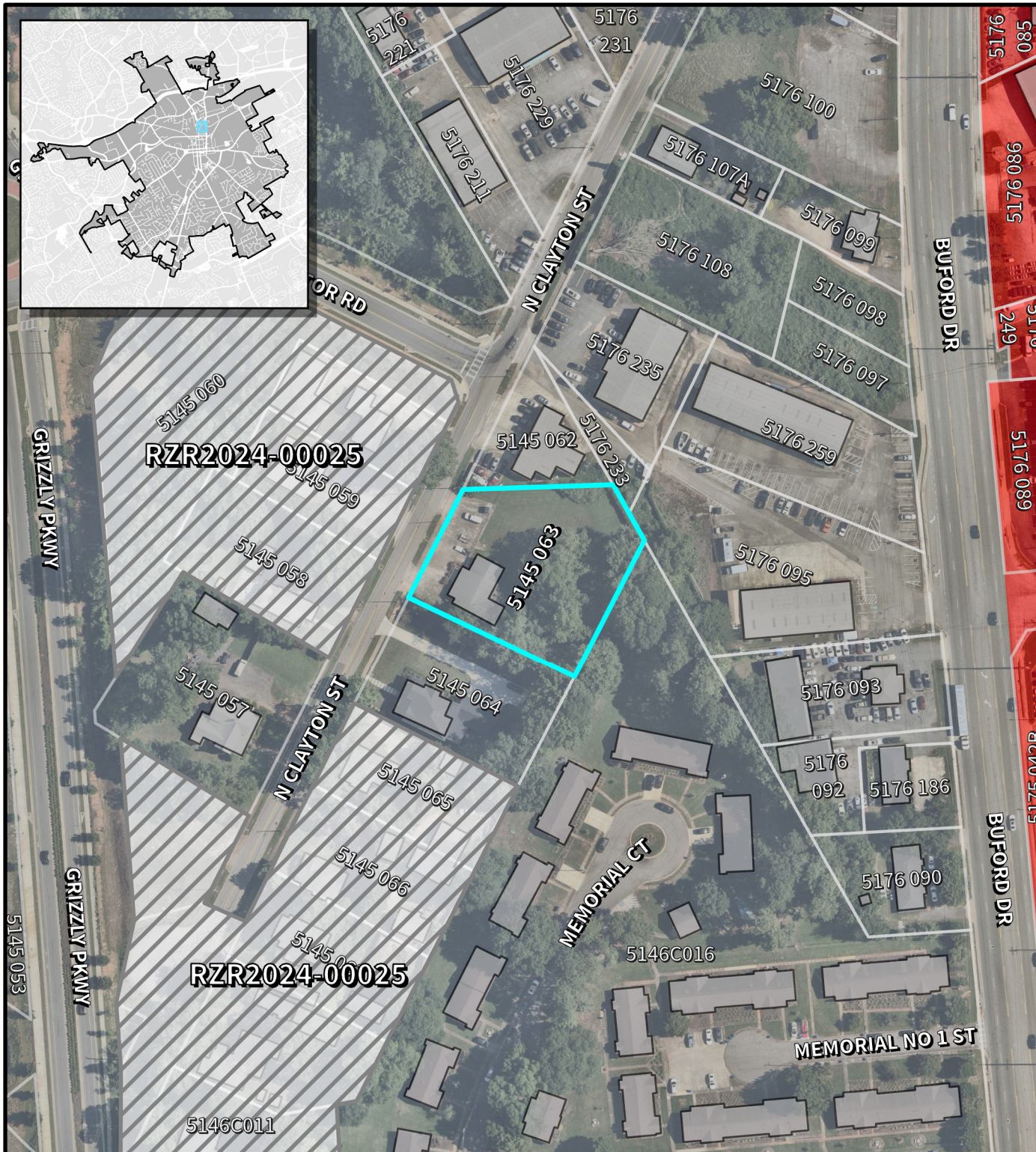
 Previous Zoning Case

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE

Planning & Development

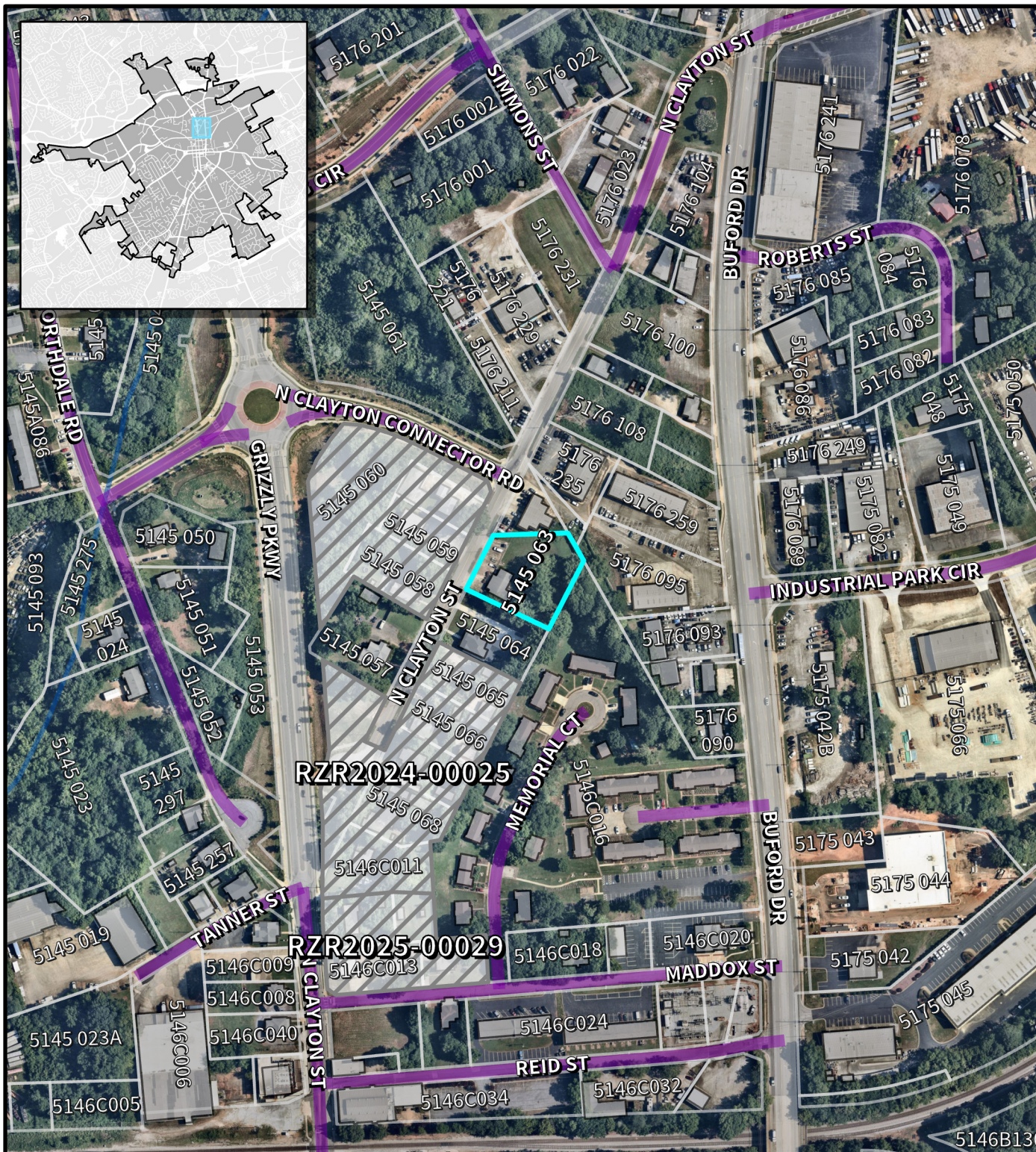
## Location Map & Surrounding Areas

### RZR2025-00030

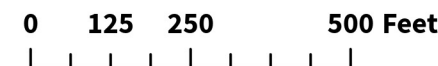
Applicant:

North DTL CC Ph1, LLC

-  Subject Property (~0.74 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

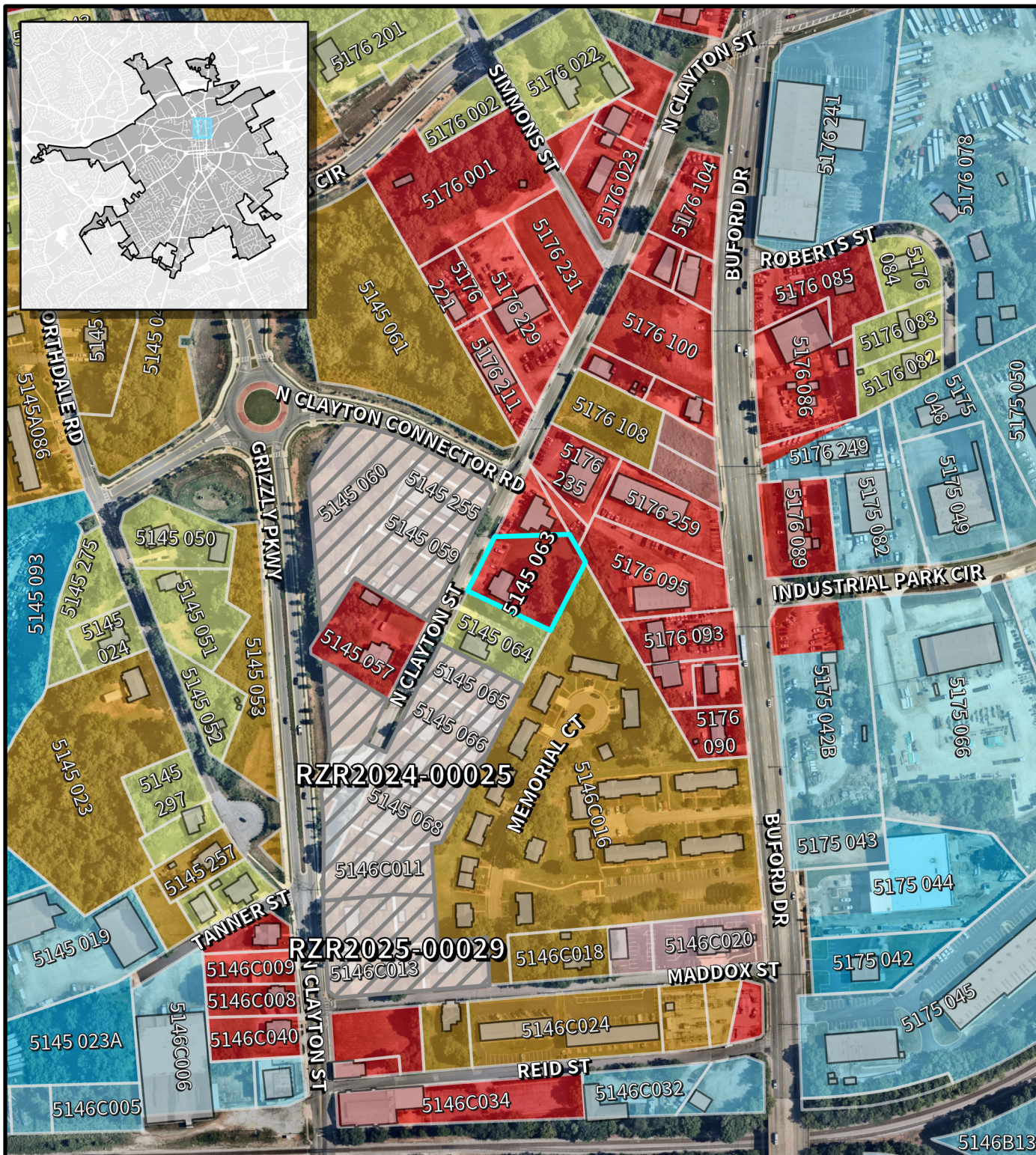
 Subject Property (~0.74 acres)

 Previous Zoning Case

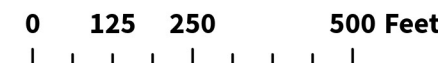
 Lawrenceville City Limits

### Zoning Districts

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



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZR2025-00030**

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

 Previous Zoning Case

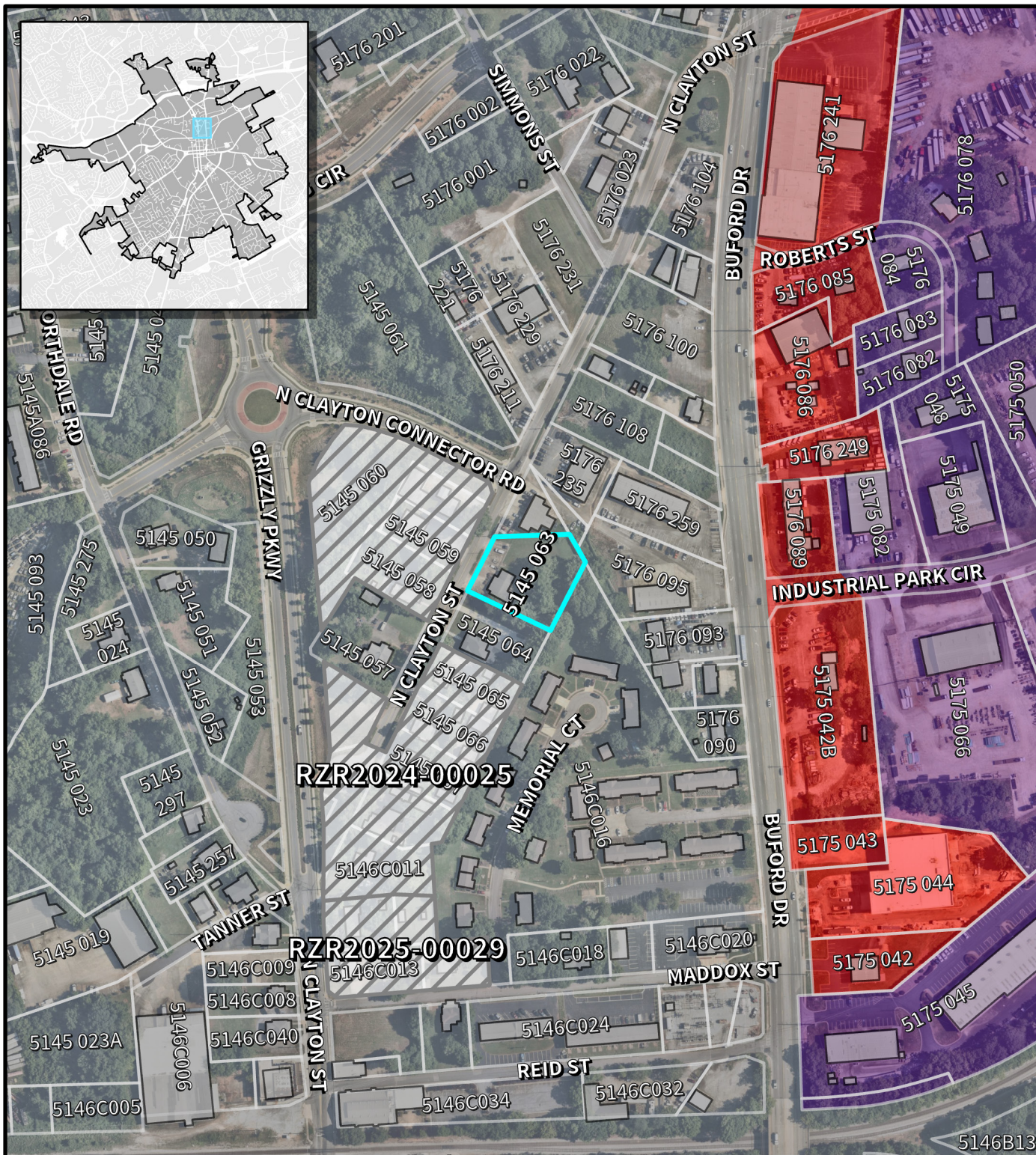
 Lawrenceville City Limits

### 2045 Character Areas

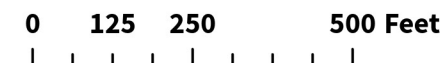
 Downtown

 Commercial Corridor

 Industrial



Scale: 1:3,600







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

|                                                   |                                                                                 |
|---------------------------------------------------|---------------------------------------------------------------------------------|
| <b>Item:</b>                                      | SUP2025-00111 & SUP2025-00112; Mechanical Trades Institute; 420 Grayson Highway |
| <b>Department:</b>                                | Planning and Development                                                        |
| <b>Date of Meeting:</b>                           | Monday, November 3, 2025                                                        |
| <b>Presented By:</b>                              | Todd Hargrave, Director of Planning and Development                             |
| <b>Applicants Request:</b>                        | Special Use Permits for a Trade or Vocational School and for Outdoor Storage    |
| <b>Planning &amp; Development Recommendation:</b> | Approval with Conditions                                                        |
| <b>Planning Commission Recommendation:</b>        |                                                                                 |

---

**Summary:** The applicant requests Special Use Permits for 420 Grayson Highway to allow for a Trade or Vocational School with associated Outdoor Storage. The subject property is an approximately 11.94-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Grayson Highway at its intersection with Gwinnett Drive.

**Attachments/Exhibits:**

- SUP2025-00111 & SUP2025-00112\_P&D RPRT COND ATTCH\_10122025



# LAWRENCEVILLE

## *Planning & Development*

### **SPECIAL USE PERMIT**

**CASE NUMBER(S):** SUP2025-00111 & SUP2025-00112

**APPLICANT(S):** MECHANICAL TRADES INSTITUTE

**PROPERTY OWNER(S):** LAWRENCEVILLE HAND PROPERTIES, LLC

**LOCATION(S):** 420 GRAYSON HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** R5148 463

**APPROXIMATE ACREAGE:** 11.94 ACRES

**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED DEVELOPMENT:** TRADE OR VOCATIONAL SCHOOL & OUTDOOR STORAGE

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

#### **VICINITY MAP**





## ZONING HISTORY

The subject property has been zoned BG (General Business District) since circa 1994, when the parcel was annexed into the city limits. Following the closure of a grocery store at the location circa 2014, the property has been the subject for several zoning and Special Use hearings. These include:

1. **SU-15-02:** APPROVAL of a Special Use Permit to Allow Self-Storage Facility (2015)
2. **SU-CIC-18-15:** APPROVAL of Special Use Permit/Change-In-Conditions to Allow Covered Outdoor Storage for RVs and Boats, Rear/Side Yards Only (5/2019)
3. **CIC2020-00006:** DENIAL of Change-in-Conditions to Allow Non-Covered Outdoor Storage for RVs and Boats (12/2020)

## PROJECT SUMMARY

The applicant requests Special Use Permits for 420 Grayson Highway to allow for a Trade or Vocational School with associated Outdoor Storage. The subject property is an approximately 11.94-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Grayson Highway at its intersection with Gwinnett Drive.

## PROPOSED SITE PLAN



## ZONING AND DEVELOPMENT STANDARDS

The property consists of an approximately 60,752 square-foot one-story retail building with accessory driveways and parking. The property is currently being used as a Self-Storage Facility and access is provided via curb-cuts extending from Grayson Highway at two separate locations.

The applicant intends to transition the use of the site to a Trade or Vocational School, specifically an apprenticeship training school for plumbers, pipefitters, and HVAC technicians. As a separate request, the applicant proposes utilizing the existing storage units to the north and south of the facility to support the daily operations of the school, including materials, tools, and equipment. The two requests are related and may be approved or denied independently; for example, City Council may choose to approve the use of property for a Trade School while denying the Outdoor Storage component.

### ***Article 1 Districts, Section 103.2 Use Table***

| <i>Standard</i>                    | <i>Requirement</i> | <i>Proposal</i>    | <i>Recommendation</i>             |
|------------------------------------|--------------------|--------------------|-----------------------------------|
| <b>School, Trade or Vocational</b> | Special Use Permit | Special Use Permit | <i>Approval w/<br/>Conditions</i> |
| <b>Outdoor Storage</b>             | Special Use Permit | Special Use Permit | <i>Approval w/<br/>Conditions</i> |

### **Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.55 Outdoor Storage (Retail) reads as follows:**

*In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.*

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

| <i>Standard</i>                  | <i>GSF <sup>1</sup></i> | <i>Requirement</i>                     | <i>Proposal</i>                        | <i>Recommendation</i> |
|----------------------------------|-------------------------|----------------------------------------|----------------------------------------|-----------------------|
| <b>Retail Sales and Services</b> | 60,752<br>GSF           | 1 space per 500<br>GSF<br>(122 spaces) | 1 space per 202<br>GSF<br>(301 spaces) | N/A                   |

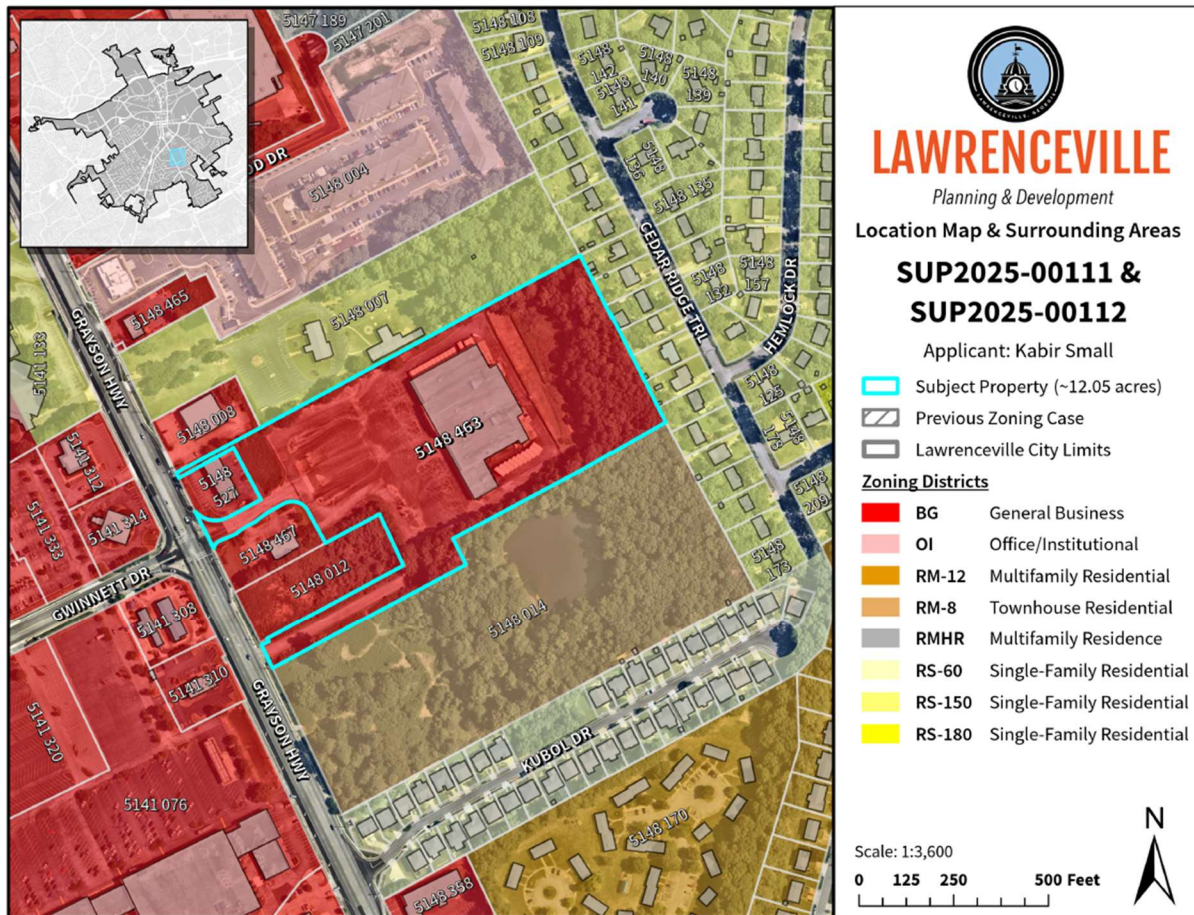
<sup>1</sup> GSF – Gross Square Footage

The parking requirements for a Trade/Vocational School are determined by the number of classroom and auditorium seats, which have not yet been finalized. As such, the number of parking spaces required can be estimated based on the Gross Square Footage (GSF) of the existing building. With a total of three hundred one (301) parking spaces currently on the site, there is approximately one parking space available per 202 Gross Square Feet of building area. This generally exceeds the minimum requirements and adequately provides enough off-street parking.

The applicant intends to renovate and repurpose the existing structure to include offices, classrooms, shops, and other training areas. All structural changes must comply with current Building and Fire Codes and must be reviewed and permitted by the proper authorities (Lawrenceville and Gwinnett County). As indicated in the conceptual site plan, the site will be improved with additional tree and shrub plantings, where feasible.

Given that the subject property was initially developed without buffers with the residential properties directly to the north and south and the subsequent zoning hearings upheld this design, its current lack of these buffers may be considered legally nonconforming. The undeveloped buffer to the rear (eastern end) of the property shall be maintained in its entirety.

## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



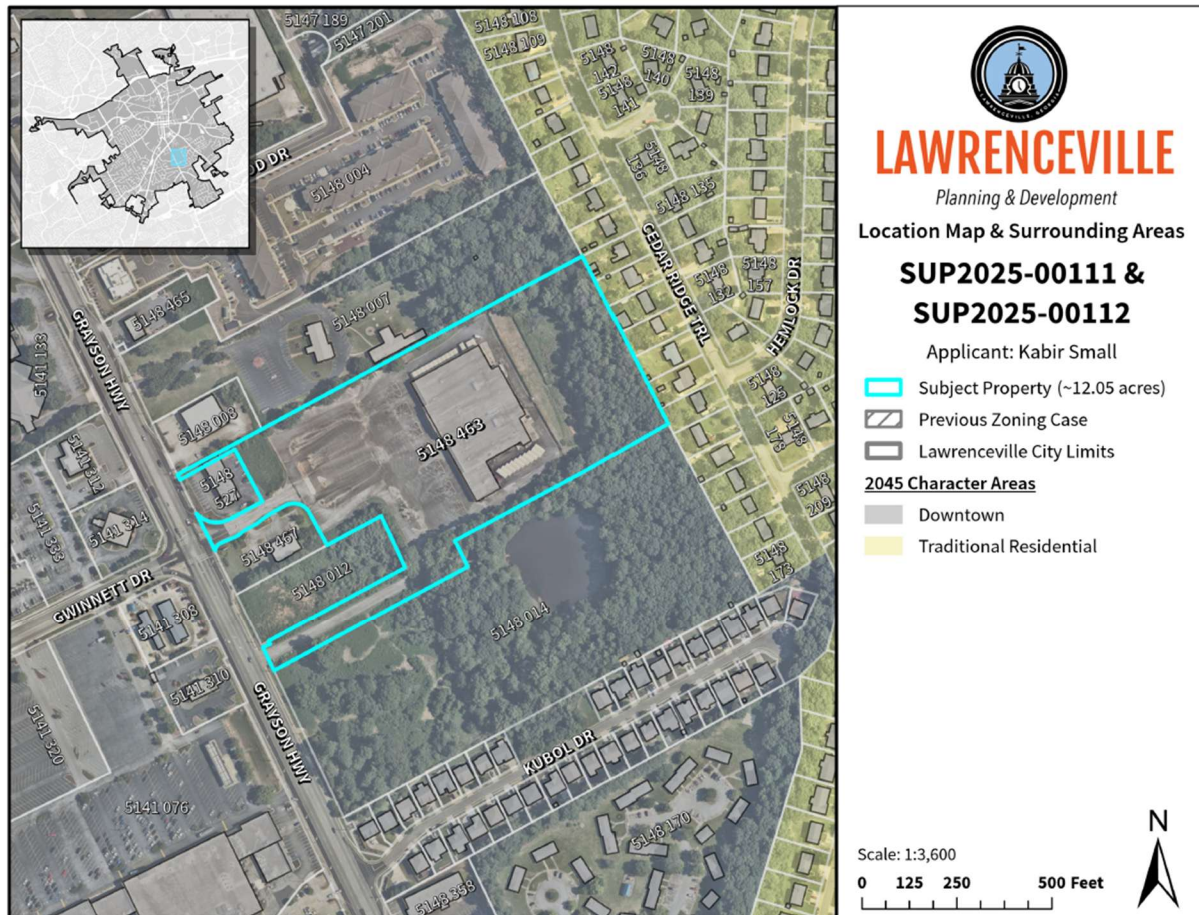
### SURROUNDING ZONING AND USE

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The western side of Grayson Highway is predominantly composed of retail/commercial uses in a BG zoning district, including the Lawrenceville Town Center shopping center. The eastern side is decidedly more mixed-use, including the Southtown Square apartment community (zoned OI – Office/Institutional District) and Central Gwinnett VFW 119 (zoned RS-150 – Single-Family Residential District) to the north of the subject property. To the south is an undeveloped 14-acre parcel zoned RM-8 (see **RZR2024-00022**) as well as the Wynfield Park residential subdivision, zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property to its rear and is composed of single-family dwelling units zoned RS-150.



Overall, the proposed use may represent a suitable transition between the highway's commercial corridor and the nearby residential areas if developed with appropriate design considerations.

## 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 a Trade/Vocational School with Outdoor Storage may be considered conditionally appropriate.

#### **STAFF RECOMMENDATION**

The request to allow a Trade/Vocational School with associated Outdoor Storage at 420 Grayson Highway is consistent with the intent of the BG (General Business District) and generally aligns with the transitional nature of the area between the commercial corridor and nearby residential neighborhoods. The proposed use would repurpose an existing commercial structure for educational and workforce training purposes, supporting economic development and providing a productive reuse of a long-underutilized structure and long-overdue improvements to the site.

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**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;**

*The proposed Trade/Vocational School would be suitable in view of surrounding uses, as it provides an appropriate transition between the commercial corridor along Grayson Highway and nearby residential neighborhoods while repurposing an existing commercial structure for educational use.*

- 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 adjacent or nearby properties, as operations will occur primarily indoors within the existing structure, and appropriate buffering and screening can mitigate any potential impacts from limited outdoor storage.*

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

*The property has a reasonable economic use as currently zoned for general business; however, approval of these Special Use Permits would allow for a more productive reuse of an underutilized commercial building.*

- 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;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*



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

*The proposal is generally consistent with the policy and intent of the Comprehensive Plan, as it supports employment and educational opportunities within the Downtown character area while providing an appropriate transitional use near commercial and residential zones.*

**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;**

*Existing conditions, including the property's prior commercial use, ample parking, and proximity to both commercial and residential areas, support approval of the proposal as an adaptive reuse that aligns with the area's evolving mixed-use character.*

*Unlike other rezoning proposals at the location, the intent is not to expand the scope or visibility of the Outdoor Storage on the site.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_11032025**

### **SUP2025-00111**

Approval of Special Use Permit for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** General Business uses, which may include a Trade/Vocational School as a special use.
- B.** Site/landscape improvements shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated September 5, 2025. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- D.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- E.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_11032025**

### **SUP2025-00112**

Approval of Special Use Permit for Outdoor Storage for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** Outdoor storage shall be limited to the existing storage units in the rear/side yards only, shown on the submitted site plan titled “420 Grayson Highway” prepared by “W&A Engineering”, dated September 2, 2025. Outdoor storage outside this area is prohibited. Outdoor repair of equipment shall be prohibited.
- B.** The Special Use Permit shall be specific to operation of the Mechanical Trades Institute (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
- C.** In the event that the property is issued three (3) citations by the City’s Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked following appropriate advertisement and public hearing procedures.
- D.** Hours of operation of equipment in the enclosed outdoor storage area shall be from 8:30am to 6:30pm Monday – Saturday.



# Letter of Intent

**Project Name:** Mechanical Trades Institute  
Joint Apprenticeship & Training Trust  
6120 Purdue Drive, SW  
Atlanta, GA 30336

September 5, 2025

Planning and Development Department  
City of Lawrenceville  
70 S Clayton Street, PO Box 2200  
Lawrenceville, GA 30046-2200

RE: Letter of Intent — Special Use Permit Application for 420 Grayson Hwy

To Whom It May Concern,

On behalf of the Mechanical Trades Institute, Joint Apprenticeship & Training Trust (MTI-JATT), this letter is submitted in support of our Special Use Permit (SUP) application for the property located at 420 Grayson Highway, Lawrenceville, GA.

This request is connected to the previously submitted case (SUP2025-00111), which seeks approval to establish an apprenticeship training school within the existing building. The present application is focused specifically on the existing storage units located on the north and south sides of the building, which are already in place on the property.

The property is currently classified and used as a storage facility. MTI-JATT proposes to change the use of the site to establish an apprenticeship training school that will serve as a state-of-the-art educational facility for training plumbers, pipefitters, and HVAC technicians.

## Purpose of This Request

The intent of this SUP is to ensure that the existing storage units are formally recognized as part of the site program associated with the training facility. These units will continue to be used for storage to support the daily operations of the school, including materials, tools, and equipment required for hands-on training in plumbing, pipefitting, and HVAC systems.

SUP2025-00111 & SUP2025-00112  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT





### Relationship to SUP2025-00111

This request is not a separate use but a companion to SUP2025-00111. Together, the two cases reflect a comprehensive plan for repurposing the property:

- SUP2025-00111 covers the renovation of the main building into classrooms, offices, and shop areas for training.
- This SUP addresses the existing storage units, ensuring their continued use is properly aligned with zoning requirements and incorporated into the approved educational program.

### Site Utilization

- The existing structures will be renovated and repurposed to include offices, classrooms, shops, and training areas. Including the existing storage units, ensuring their continued use. Proposed upgrades will focus on enhancing safety and security, while ensuring the existing storage units are fully utilized to support training operations and equipment needs.
- All proposed site modifications will comply with zoning, life safety, accessibility, and building code requirements.

### Commitment

MTI-JATT is committed to working collaboratively with the City of Lawrenceville to ensure that both applications are coordinated, consistent with city ordinances, and beneficial to the surrounding community. These approvals will allow the property to be transformed into a unified, state-of-the-art training facility while maintaining necessary support infrastructure.

We respectfully request your favorable consideration of this application, in connection with SUP2025-00111, to allow the existing storage units to remain in use as an integral part of the training center.

Thank you for your time and consideration.

Sincerely,

Curt A. Jackson  
Director of Landscape Architecture – Atlanta

Kabir Small  
Mechanical Trades Institute

SUP2025-00111 & SUP2025-00112  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

[cjackson@waengineering.com](mailto:cjackson@waengineering.com)

Business Administrator

Kabir Small  
Mechanical Trades Institute  
Business Administrator

SUP2025-00111 & SUP2025-00112  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

## EXHIBIT A

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 5th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

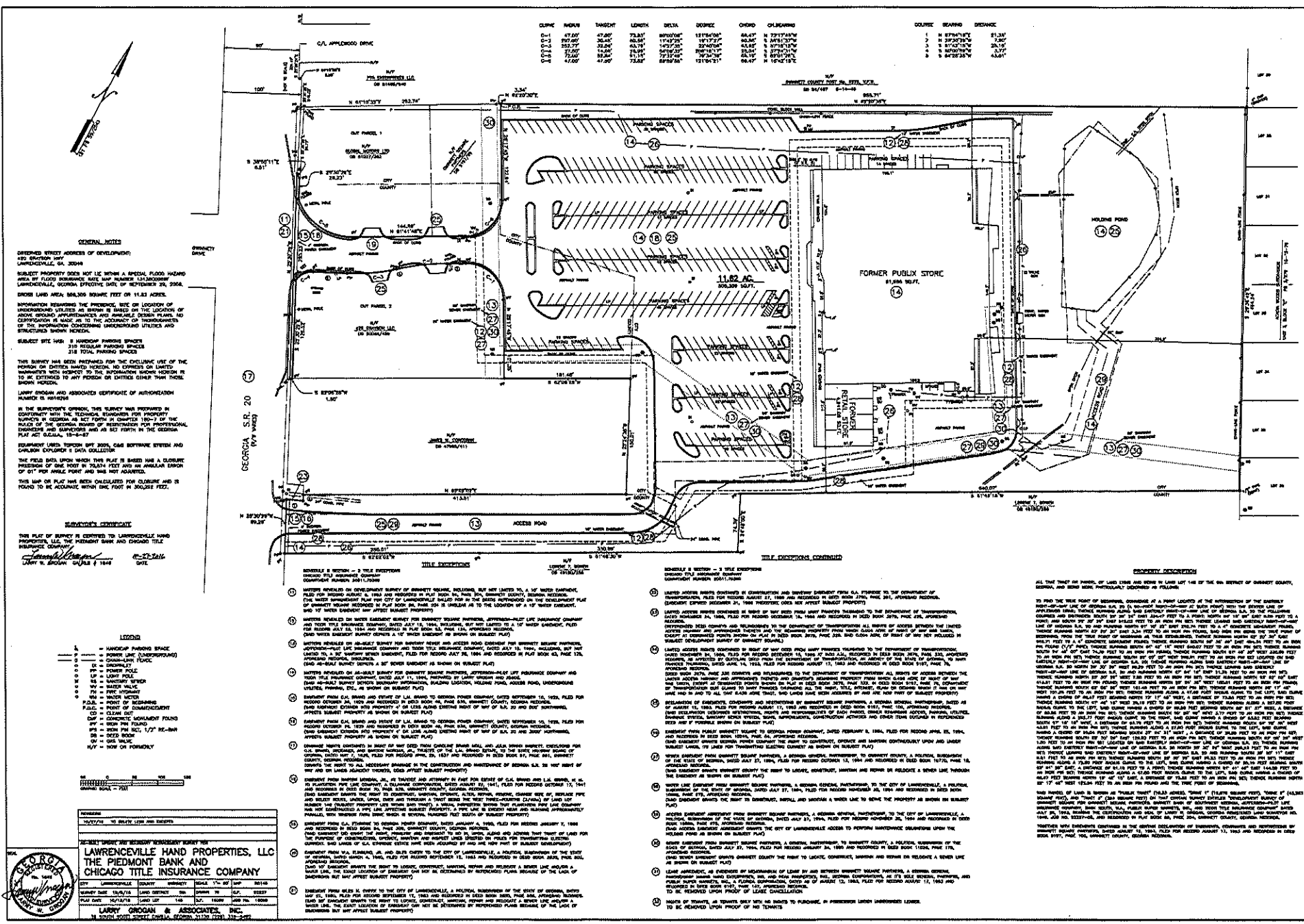
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 (A 90-FOOT RIGHT-OF-WAY AT SUCH POINT) WITH THE CENTER LINE OF APPLEWOOD DRIVE; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 THE FOLLOWING COURSES AND DISTANCES: SOUTH 25° 28' 24" EAST 324.47 FEET TO A POINT; NORTH 64° 15' 58" EAST 5.00 FEET TO A POINT; AND SOUTH 25° 30' 29" EAST 515.02 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 61° 10' 32" EAST 252.74 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING NORTH 62° 20' 30" EAST 3.34 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUNNING NORTH 62° 20' 30" EAST 955.71 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING SOUTH 26° 36' 49" EAST 494.34 FEET TO AN IRON PIN FOUND (1/2" PIPE); THENCE RUNNING SOUTH 61° 42' 15" WEST 640.07 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 24° 48' 00" EAST 74.39 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 61° 46' 30" WEST 330.59 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 02' 02" WEST 250.01 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 69.29 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 67° 54' 16" EAST 21.35 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 25° 30' 29" WEST 7.90 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 62° 02' 02" EAST 413.51 FEET TO AN IRON PIN FOUND; THENCE RUNNING NORTH 25° 24' 38" WEST 150.01 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 62° 06' 28" WEST 161.48 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28° 17' 45" WEST 101.35 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 73° 17' 45" WEST, A DISTANCE OF 73.83 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 61° 42' 15" WEST 25.16 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 297.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 60.58 FEET BEARING SOUTH 55° 51' 37" WEST, A DISTANCE OF 60.68 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 50° 00' 59" WEST 3.77 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 252.77 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF 63.62 FEET BEARING SOUTH 57° 15' 15" WEST, A DISTANCE OF 63.79 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 64° 28' 35" WEST 43.61 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 27.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 25.04 FEET BEARING SOUTH 37° 24' 31" WEST, A DISTANCE OF 25.99 FEET TO AN IRON PIN SET;

THENCE RUNNING SOUTH 25°30' 29" EAST 126.52 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 06' 28" WEST 1.50 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 265.23 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING SOUTH 38° 50' 11" EAST 6.51 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 25° 30' 29" EAST 26.23 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 72.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 85.19 FEET BEARING SOUTH 82° 01' 28" EAST, A DISTANCE OF 91.15 FEET TO A POINT; THENCE RUNNING NORTH 61°41' 48" EAST 144.59 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 16° 42' 15" EAST, A DISTANCE OF 73.82 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28°17' 45" WEST 122.94 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND IS SHOWN AS "PUBLIX TRACT" (10.33 ACRES), "DRIVE 1" (12,878 SQUARE FEET), "DRIVE 2" (43,203 SQUARE FEET), AND "TRACT 3" (393 SQUARE FEET) ON THAT CERTAIN SURVEY ENTITLED "DEVELOPMENT SURVEY OF GWINNETT SQUARE FOR GWINNETT SQUARE PARTNERS, BARNETT BANK OF SOUTHWEST GEORGIA, JEFFERSON-PILOT LIFE INSURANCE COMPANY, BANK SOUTH, N.A., PUBLIX SUPER MARKETS, INC., AND TICOR TITLE INSURANCE COMPANY" DATED JULY 28, 1993, BEARING THE CERTIFICATION AND SEAL OF LARRY W. GROGAN, GEORGIA REGISTERED LAND SURVEYOR NO. 1649, JOB NO. 92227-05, AND RECORDED IN PLAT BOOK 59, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS.

TOGETHER WITH EASEMENTS CONTAINED IN THE CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS BY GWINNETT SQUARE PARTNERS, DATED AUGUST 12, 1993, FILED FOR RECORD AUGUST 17, 1993 AND RECORDED IN DEED BOOK 9197, PAGE 100, GWINNETT COUNTY, GEORGIA RECORDS.





SUP2025-00111 & SUP2025-00112  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**W&A  
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

2300 Windy Ridge Drive SE, Suite  
6605, Atlanta, GA 30339  
P: (770) 310-0400  
waengineering.com

ALL DRAWINGS AND DESIGN PREPARED BY W&A ENGINEERING  
THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT  
WITHOUT THE WRITTEN PERMISSION OF W&A ENGINEERING  
STAFF WILL BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY

**420 GRAYSON HWY**

WINNETT COUNTY, GA  
420 GRAYSON HWY, LAWRENCEVILLE - 1.94 ACRES

Know what's below.  
Call before you dig.

REVISIONS

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# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

SUP2025-00111 & SUP2025-00112  
 RECEIVED SEPTEMBER 5, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT

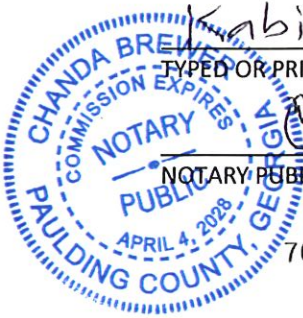
| APPLICANT INFORMATION                                                                                                                                                                                         | PROPERTY OWNER INFORMATION*                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| NAME: <u>Mechanical Trades Institute</u>                                                                                                                                                                      | NAME: <u>LAWRENCEVILLE HAND PROPERTIES LLC</u><br><u>FRED B. HAND III - MANAGER</u> |
| ADDRESS: <u>6120 Purdue Dr. SW</u>                                                                                                                                                                            | ADDRESS: <u>3350 RIVERWOOD PARKWAY</u><br><u>SUITE 1900</u>                         |
| CITY: <u>Atlanta</u>                                                                                                                                                                                          | CITY: <u>ATLANTA</u>                                                                |
| STATE: <u>GA</u> ZIP: <u>30336</u>                                                                                                                                                                            | STATE: <u>GA</u> ZIP: <u>30339</u>                                                  |
| PHONE: <u>404-696-7121</u>                                                                                                                                                                                    | PHONE: <u>770 984 5475</u>                                                          |
| CONTACT PERSON: <u>Kabir Small</u> PHONE: <u>404-984-0391</u>                                                                                                                                                 |                                                                                     |
| CONTACT'S E-MAIL: <u>Kabir.small@72jatt.com</u>                                                                                                                                                               |                                                                                     |
| <p>* 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.</p> |                                                                                     |
| ZONING DISTRICT(S): <u>5</u> ACREAGE: <u>11.94</u>                                                                                                                                                            |                                                                                     |
| PARCEL NUMBER(S): <u>R5148 463</u>                                                                                                                                                                            |                                                                                     |
| ADDRESS OF PROPERTY: <u>420 GRAYSON HIGHWAY, LAWRENCEVILLE</u>                                                                                                                                                |                                                                                     |
| PROPOSED SPECIAL USE: <u>Apprenticeship School</u>                                                                                                                                                            |                                                                                     |

Kabir Small 8/25/25  
SIGNATURE OF APPLICANT DATE

FRED B. HAND III 08.13.2025  
SIGNATURE OF OWNER DATE

Kabir Small  
TYPED OR PRINTED NAME

FRED B. HAND III  
TYPED OR PRINTED NAME



Chanda Brewer 4/4/28  
NOTARY PUBLIC DATE

[Signature] 08/13/2025  
NOTARY PUBLIC DATE



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? NO  
Y/N

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

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(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<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
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Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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PLANNING & 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: 5 - 148 - R5148 463  
(Map Reference Number) District Land Lot Parcel

F.B. Hand III - MANAGER 08.14.2025  
Signature of Applicant Date

LAWRENCEVILLE HAND PROPERTIES, LLC  
FRED B. HAND III - MANAGER  
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)

[Signature]  
NAME  
8/14/2025  
DATE

[Signature]  
TITLE

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**Kabir Small**  
Business Administrator

**Andrew Wilson**  
Training Director

Mechanical Trades Institute  
Joint Apprenticeship & Training Trust  
6120 Purdue Drive, SW  
Atlanta, GA 30336

August 18, 2025

Planning and Development Department  
City of Lawrenceville  
70 S Clayton Street, PO Box 2200  
Lawrenceville, GA 30046-2200

**RE: Letter of Intent – Special Use Permit Application for 420 Grayson Highway**

To Whom It May Concern,

On behalf of the Mechanical Trades Institute, Joint Apprenticeship & Training Trust (MTI-JATT), this letter is submitted in support of our Special Use Permit (SUP) application for the property located at **420 Grayson Highway, Lawrenceville, GA.**

The property is currently classified and used as a **storage facility**. MTI-JATT proposes to change the use of the site to establish an **apprenticeship training school** that will serve as a state-of-the-art educational facility for training **plumbers, pipefitters, and HVAC technicians**.

**Purpose and Community Benefit**

The mission of MTI-JATT is to provide high-quality, hands-on education that equips apprentices with the technical skills and certifications necessary to succeed in the mechanical trades. This training center will:

- Create a direct pipeline of skilled labor to meet the growing workforce demand in Gwinnett County and the surrounding region.
- Offer career opportunities for local residents through earn-while-you-learn apprenticeship programs.
- Strengthen partnerships with contractors, businesses, and the community by supplying qualified, safety-trained professionals.
- Positively contribute to the local economy by increasing workforce readiness and supporting infrastructure development.

6120 Purdue Drive SW • Atlanta, GA 30336  
(404) 696-7121 • EMAIL: [info@72jatt.com](mailto:info@72jatt.com)  
[www.mti-jatt.org](http://www.mti-jatt.org)

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**Kabir Small**  
Business Administrator

**Andrew Wilson**  
Training Director

#### Site Utilization

- The existing structure will be renovated and repurposed to include offices, classrooms, shops, and training areas.
- Dedicated shop spaces will provide hands-on training in plumbing, HVAC, and pipefitting.
- Adequate parking and site circulation will be maintained to accommodate students, faculty, and staff.
- All proposed site modifications will comply with zoning, life safety, accessibility, and building code requirements.

#### Commitment

We understand the importance of thoughtful planning in the City of Lawrenceville. MTI-JATT is committed to ensuring the facility operates in full compliance with applicable ordinances, enhances the surrounding community, and fulfills the requirements set forth by the City for Special Use Permits.

We respectfully request your favorable consideration of this application so that we may move forward with transforming this facility into a vibrant educational institution that benefits both students and the community.

Thank you for your time and consideration.

Sincerely,

**Kabir Small**  
Business Administrator

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PLANNING & DEVELOPMENT DEPARTMENT





# LAWRENCEVILLE

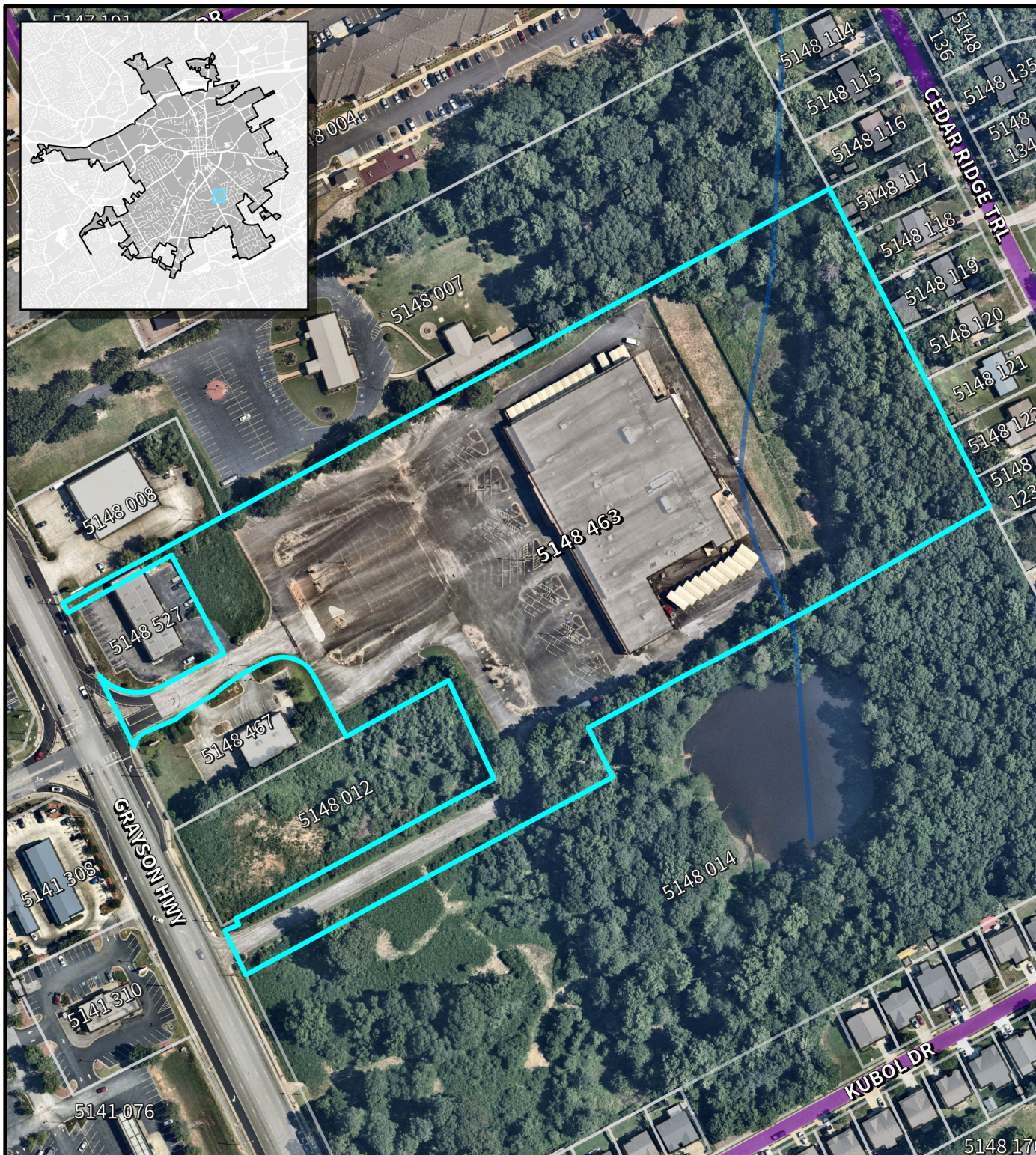
Planning & Development

Location Map & Surrounding Areas

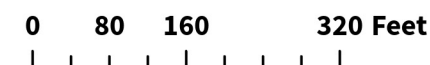
## SUP2025-00111 & SUP2025-00112

Applicant: Kabir Small

-  Subject Property (~12.05 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:2,400







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00111 & SUP2025-00112

Applicant: Kabir Small

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### Zoning Districts

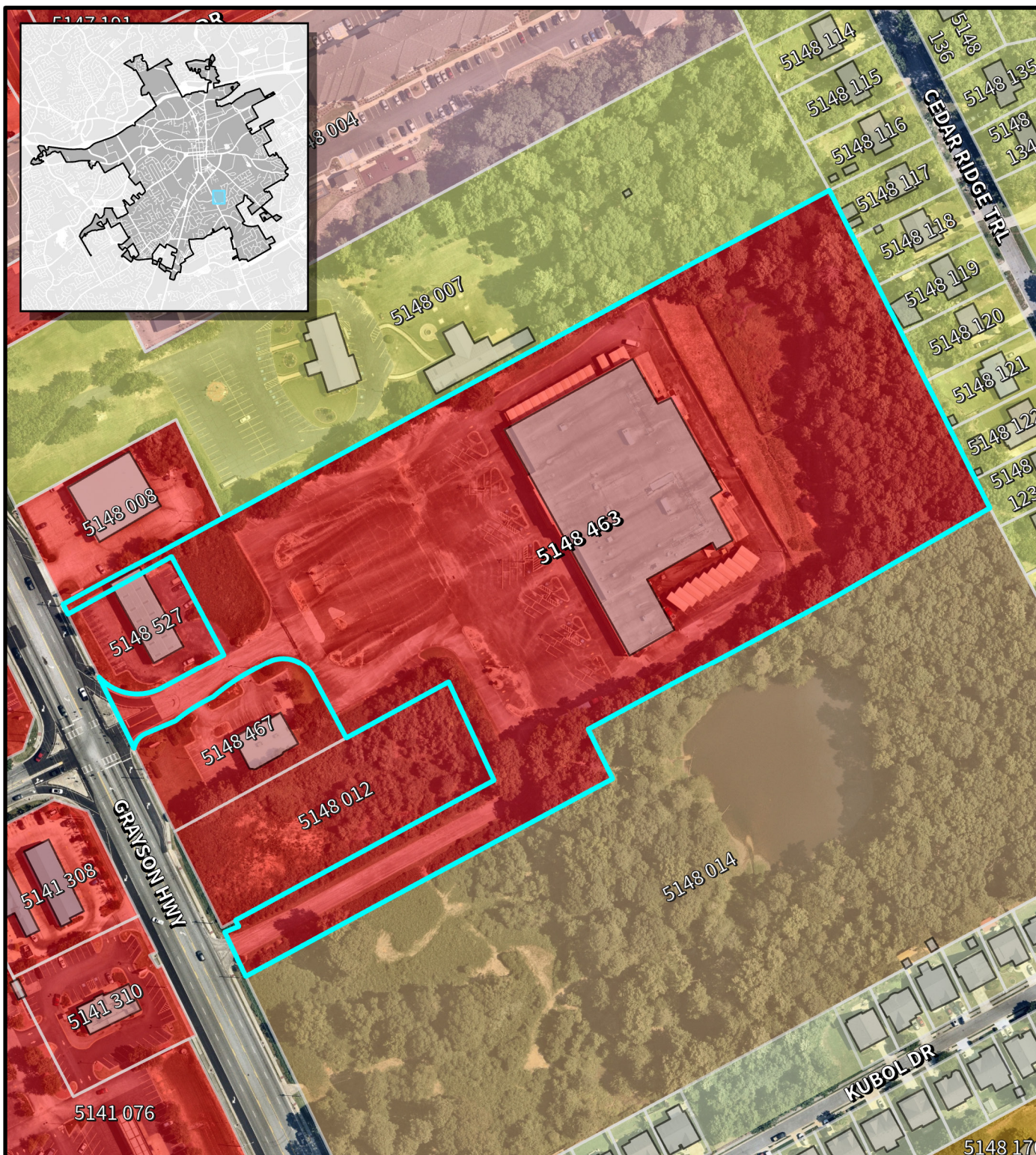
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|---------------------------------------------------------------------------------------|---------------|---------------------------|
|    | <b>BG</b>     | General Business          |
|    | <b>OI</b>     | Office/Institutional      |
|   | <b>RM-12</b>  | Multifamily Residential   |
|  | <b>RM-8</b>   | Townhouse Residential     |
|  | <b>RS-60</b>  | Single-Family Residential |
|  | <b>RS-150</b> | Single-Family Residential |

Scale: 1:2,400

0 80 160 320 Feet



Page 170







# LAWRENCEVILLE

*Planning & Development*

**Location Map & Surrounding Areas**

## **SUP2025-00111 & SUP2025-00112**

Applicant: Kabir Small

 Subject Property (~12.05 acres)

 Previous Zoning Case

 Lawrenceville City Limits

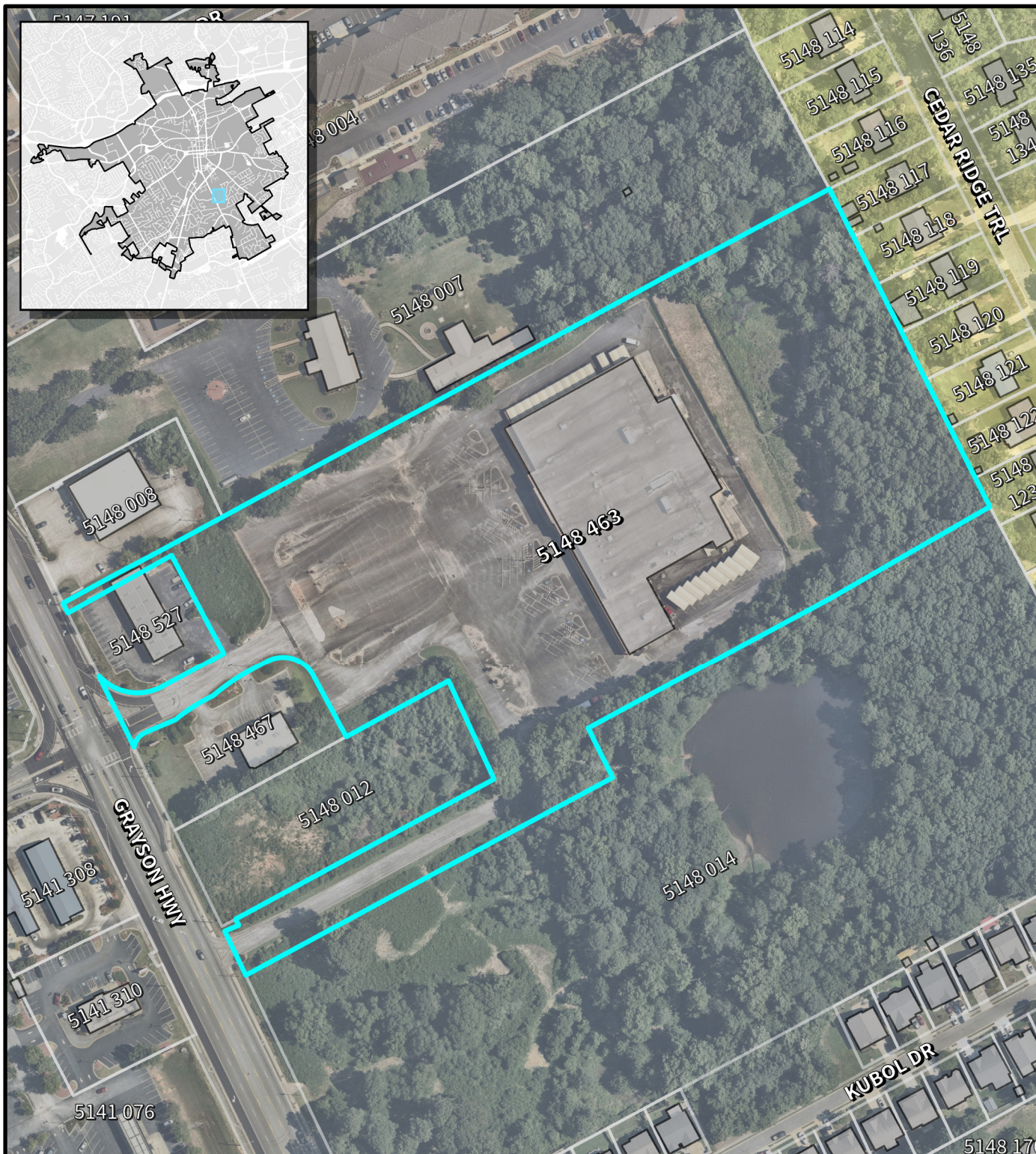
### 2045 Character Areas

 Downtown

 Traditional Residential

Scale: 1:2,400

0 80 160 320 Feet





# LAWRENCEVILLE

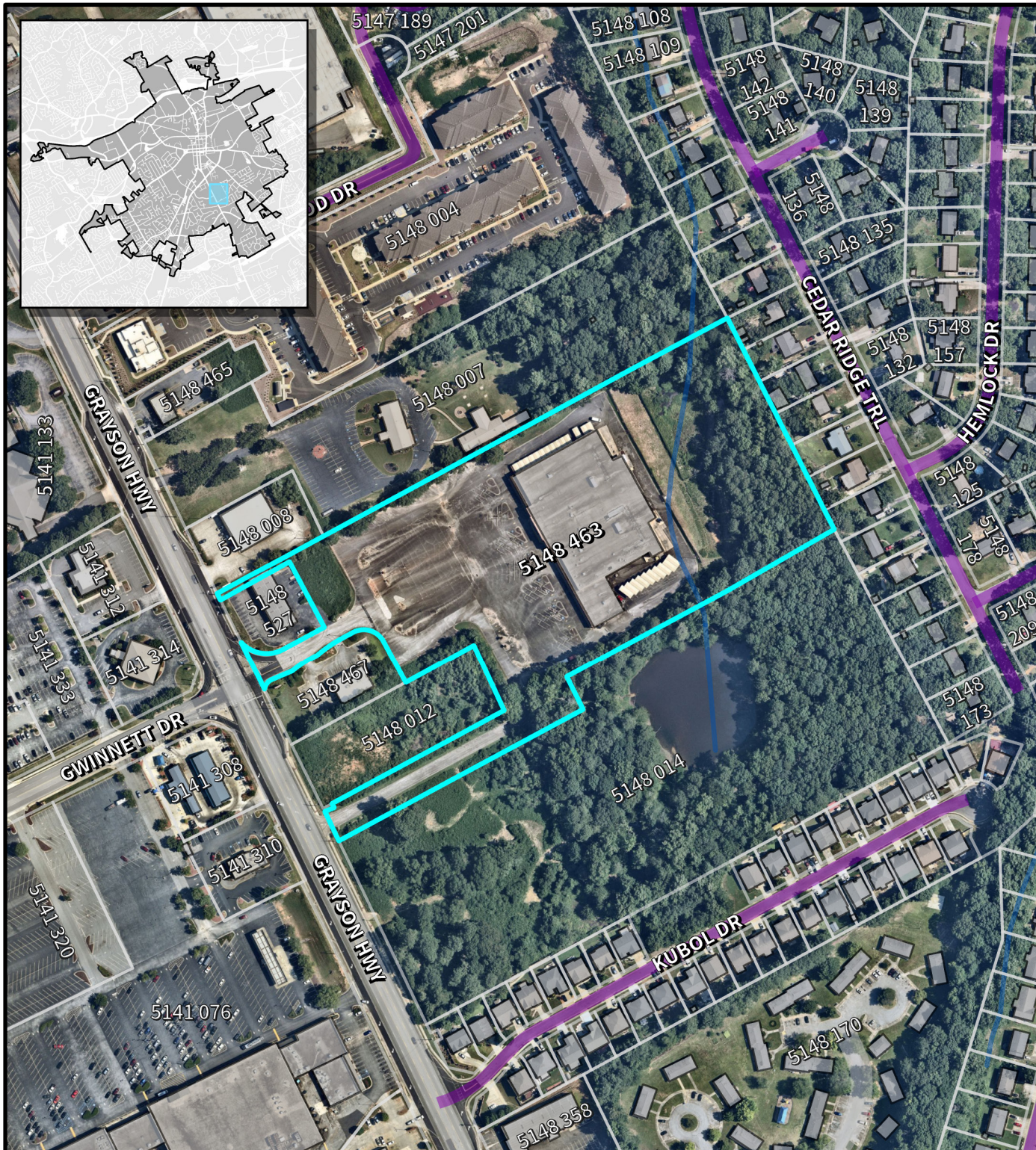
Planning & Development

Location Map & Surrounding Areas

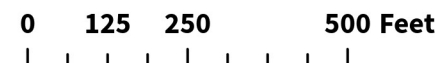
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-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00111 & SUP2025-00112

Applicant: Kabir Small

Subject Property (~12.05 acres)

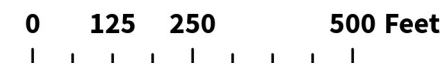
Previous Zoning Case

Lawrenceville City Limits

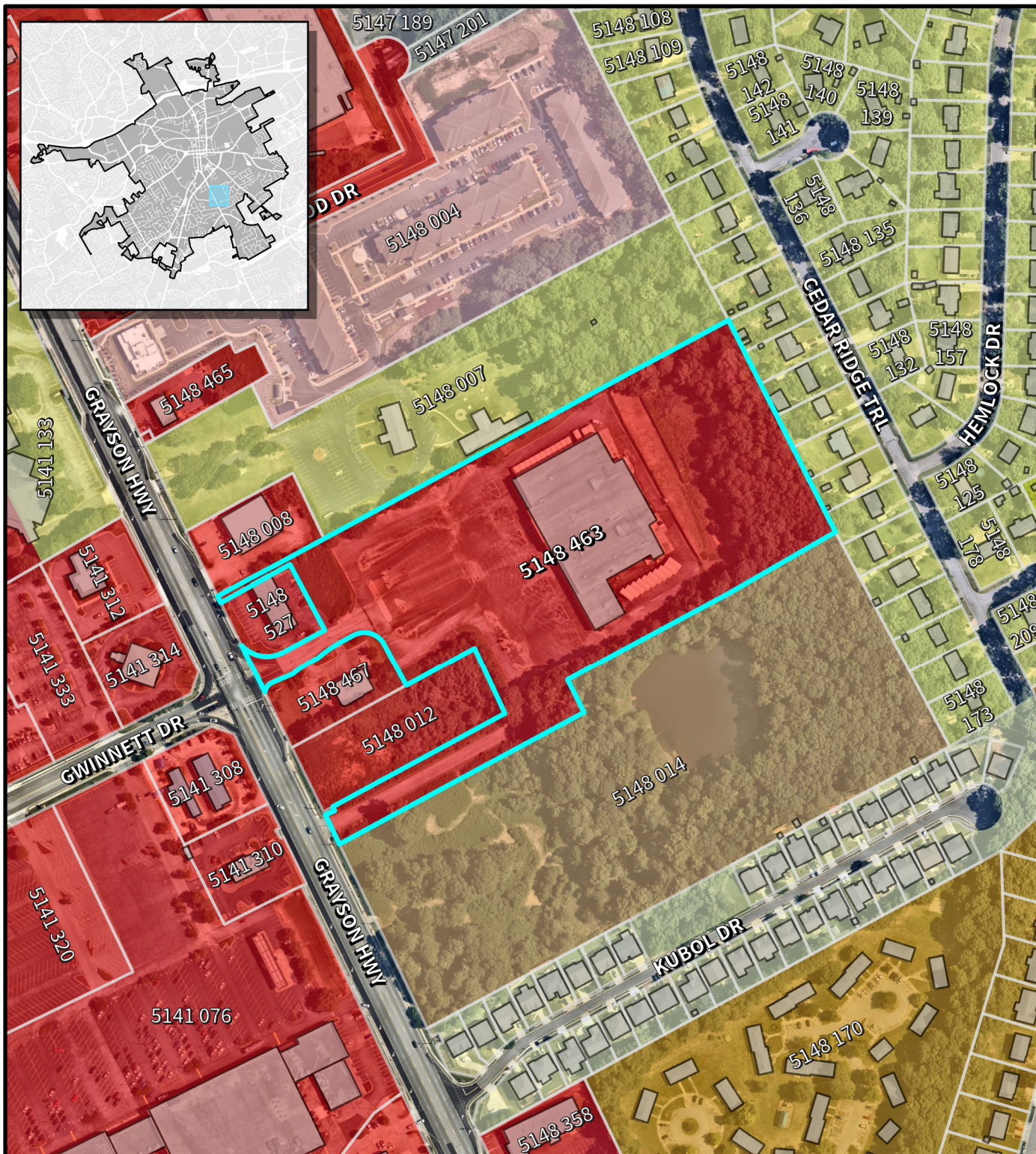
### Zoning Districts

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

Scale: 1:3,600



N







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00111 & SUP2025-00112

Applicant: Kabir Small

 Subject Property (~12.05 acres)

 Previous Zoning Case

 Lawrenceville City Limits

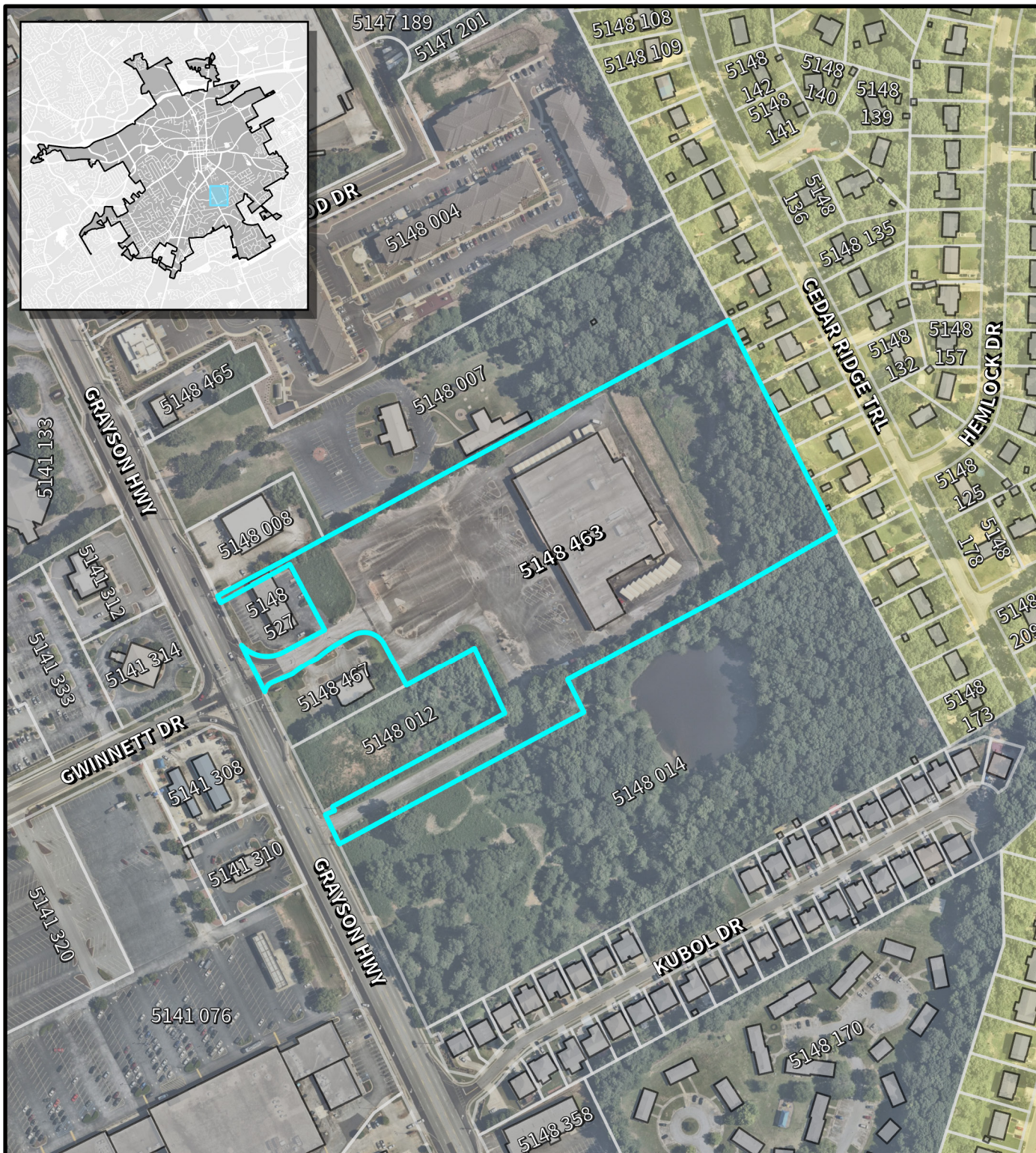
### 2045 Character Areas

 Downtown

 Traditional Residential

Scale: 1:3,600

0 125 250 500 Feet







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** SUP2025-00113; Douglas Garcia; 899 Grayson Highway

**Department:** Planning and Development

**Date of Meeting:** Monday, November 3, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Special Use Permit for an Auto Broker's Office

**Planning & Development Recommendation:** Denial

**Planning Commission Recommendation:**

---

**Summary:** The applicant requests a Special Use Permit for 899 Grayson Highway to allow for an Auto Broker's Office with no stored inventory at the subject property. The subject property is an approximately 0.39-acre parcel zoned BG (General Business District), located along the western right-of-way of Grayson Highway, north of its intersection with Plantation Boulevard/Park Place Drive.

**Attachments/Exhibits:**

- SUP2025-00113\_P&D RPRT COND ATTCH\_10082025



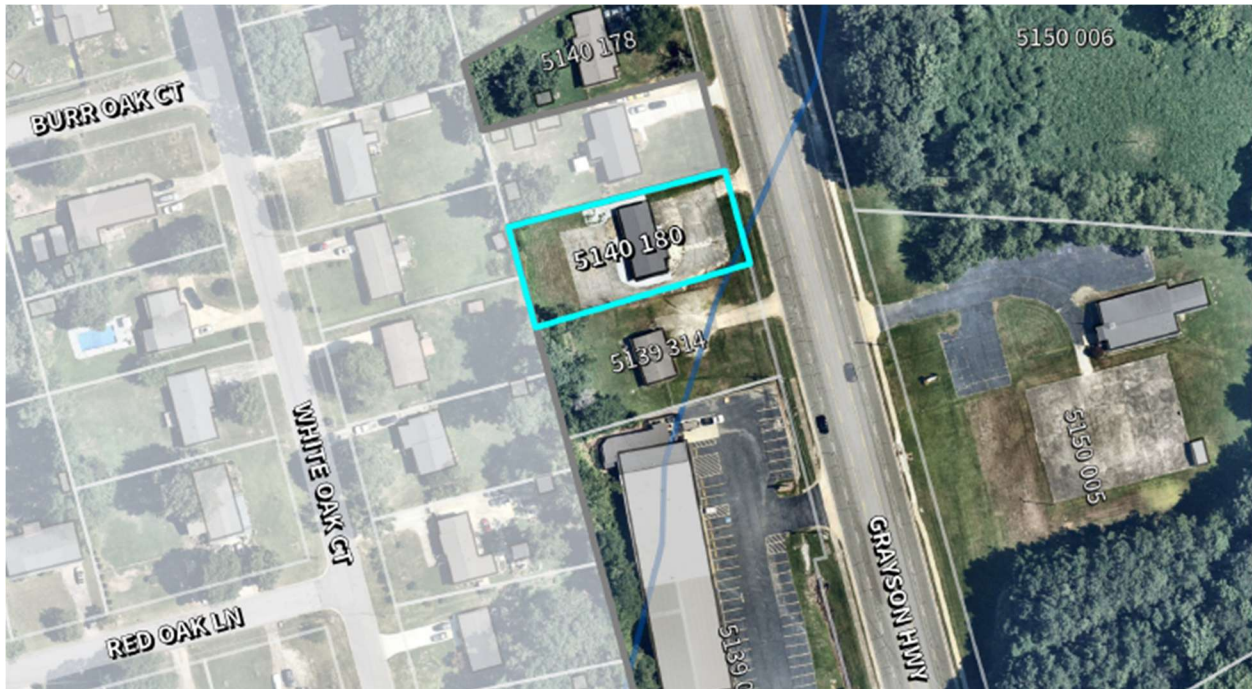
# LAWRENCEVILLE

## *Planning & Development*

### **SPECIAL USE PERMIT**

**CASE NUMBER(S):** SUP2025-00113  
**APPLICANT(S):** DOUGLAS GARCIA  
**PROPERTY OWNER(S):** VIZUETH REALTY HOLDINGS 1 LLC  
**LOCATION(S):** 899 GRAYSON HIGHWAY  
**PARCEL IDENTIFICATION NUMBER(S):** R5140 180  
**APPROXIMATE ACREAGE:** 0.39 ACRES  
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)  
**PROPOSED DEVELOPMENT:** AUTO BROKER OFFICE  
**DEPARTMENT RECOMMENDATION:** DENIAL

#### **VICINITY MAP**



**ZONING HISTORY**

The subject property has been zoned BG (General Business District) since 1987, the earliest zoning record on file for the parcel. In 2018, a Special Use Permit to allow expanded use of the property for auto inventory (Outdoor Storage) was denied, pursuant to **SU-18-17**.

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 899 Grayson Highway to allow for an Auto Broker’s Office with no stored inventory at the subject property. The subject property is an approximately 0.39-acre parcel zoned BG (General Business District), located along the western right-of-way of Grayson Highway, north of its intersection with Plantation Boulevard/Park Place Drive.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 1,581 square-foot one-story office building, accessory driveways, and parking. The applicant requests a Special Use Permit for the subject property to allow its use as the administrative offices of Skylion Co, LLC, a licensed vehicle broker.

**Article 1 Districts, Section 103.2 Use Table**

| <i>Standard</i>                                                                             | <i>Requirement</i>               | <i>Proposal</i>           | <i>Recommendation</i> |
|---------------------------------------------------------------------------------------------|----------------------------------|---------------------------|-----------------------|
| <b>Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker</b> | BG-<br>Special Use Permit        | BG-<br>Special Use Permit | <i>Denial</i>         |
| <b>Automobile Sales or Auction and Related Service (indoor only) Including Autobroker</b>   | LM & HM Zoning<br>Districts Only | N/A                       | <i>N/A</i>            |



**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Used or New Outdoor Car Outdoor Sales Lot) reads as follows:**

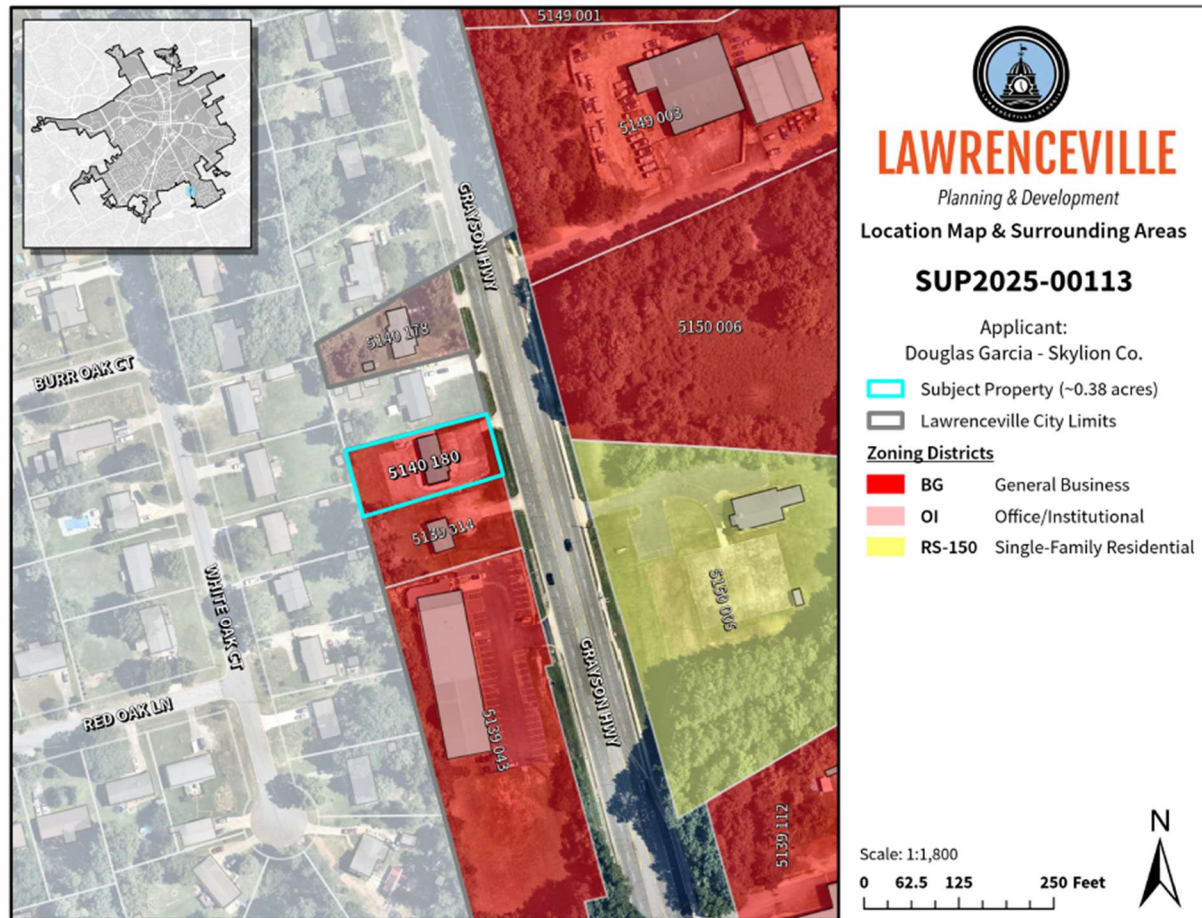
- A. No used car lots are permitted within 100 feet of any residential property.*
- B. No lots smaller than 25,000 square feet.*
- C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. The building must be at least 1000 square feet.*
- E. No metal building facades; and*
- F. A 15-foot landscape buffer shall be provided fronting the street.*

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.9 Automobile Sales (Indoor) or Auction and Related Service reads as follows:**

- A. No used car lots are permitted within 100 feet of any residential property.*
- B. No lots smaller than 25,000 square feet.*
- C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. The building must be at least 1000 square feet.*
- E. No metal building facades; and*
- F. A 15-foot landscape buffer shall be provided fronting the street.*
- G. Auto repair shall be prohibited.*
- H. Display and outdoor storage shall be prohibited.*

The subject property is both directly adjacent to residential properties (the unincorporated Oakland Woods residential subdivision, to the rear) and, at 16,988 square feet / 0.39 acres in size, does not meet the 25,000 square foot / 0.57 acre minimum lot size. Given the current supplementary standards governing auto brokers and related uses, approval of the proposal will require rezoning the property to LM or HM and/or amendments to both Article 1 and Article 2.

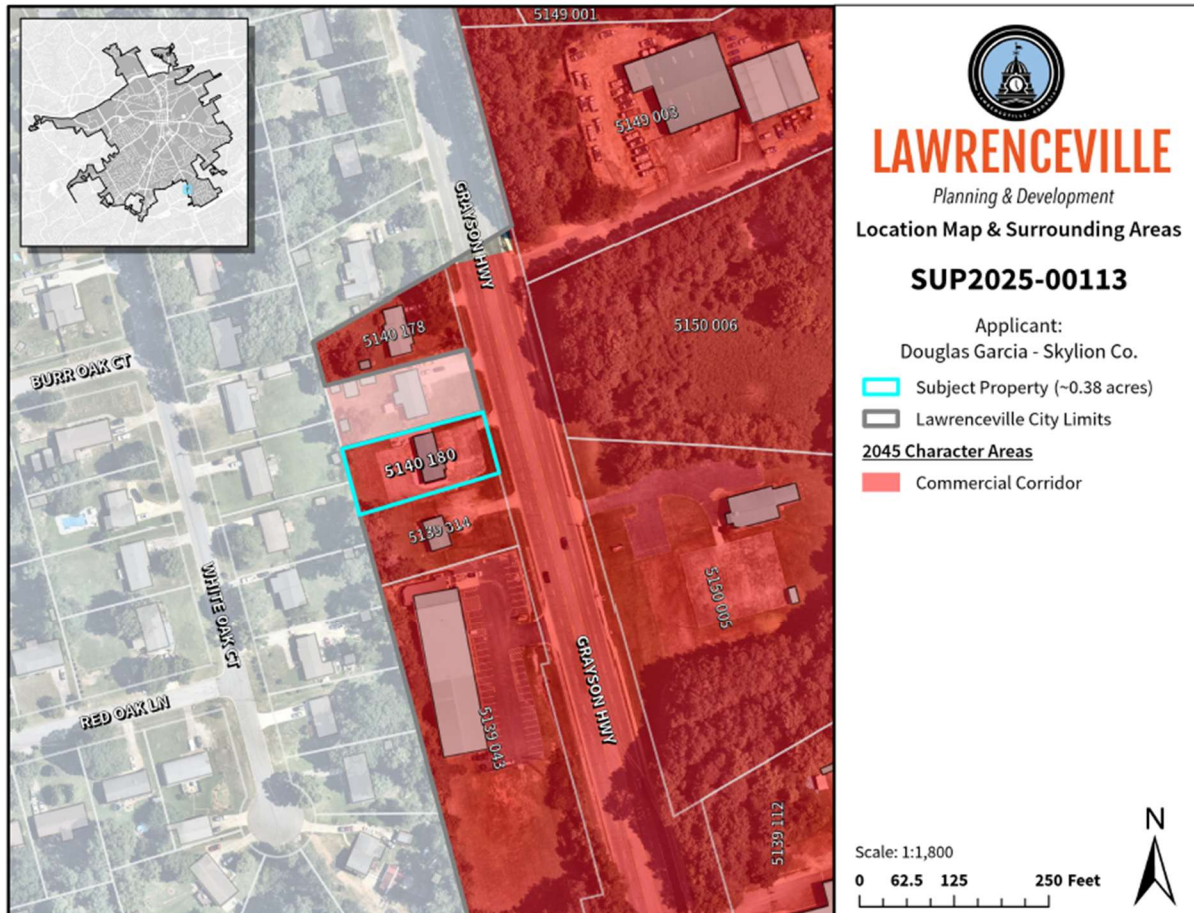
## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District) along Grayson Highway, with single-family residential uses and zoning districts further away from the main throughfare. The aforementioned Oakland Woods residential subdivision to the rear of the property is zoned Gwinnett County R-75 (Single-Family Residential) district, analogous to the City of Lawrenceville R-150 zoning district. Further, Meadowbrook Baptist Church occupies the lot directly across the street from the subject property, located within a RS-150 residential zoning district. Given the proximity of residential land uses and zoning districts, the proposal may be incompatible for the area.

## LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor character area, defined as such:

*The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.*

Uses related to automobiles may be appropriate for the Commercial Corridor character area.

#### **STAFF RECOMMENDATION**

The requested Special Use Permit to allow an Auto Broker's Office at 899 Grayson Highway is inconsistent with current zoning and supplemental standards, as the property is undersized, directly abuts residential uses, and would require rezoning or ordinance amendments to operate legally. Therefore, the Planning and Development Department recommends **DENIAL** of this request.



**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**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;**

*The proposed Auto Broker's Office is not suitable in view of the adjacent and nearby properties, as it directly abuts residential uses, which may be negatively impacted by increased traffic and commercial activity associated with the use.*

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

*The proposed use may adversely affect the existing residential and institutional properties nearby due to its proximity to homes, introducing potential noise, traffic, and aesthetic impacts inconsistent with surrounding land uses.*

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

*The property has reasonable economic use as currently zoned.*

- 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;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

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

*Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such, the proposed Special Use Permit allowing an Auto Broker's Office at this location could be consistent with the 2045 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;**

*Given the current state of supplementary regulations governing auto sales, including auto brokers, the subject property is not eligible for such a use. Further, City Council has continuously reinforced a precedent for denial of such uses – including at the subject property.*



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_10122025

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

### SUP2025-00113

Approval of Special Use Permit for an Auto Broker's Office at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** The Special Use Permit shall be specific to operation of Skylion Co. (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City's Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
- B.** In the event that the property is issued three (3) citations by the City's Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked.
- C.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.
- D.** Outdoor storage (including vehicle inventory) shall be prohibited.
- E.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- F.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- G.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be



prohibited.

- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



September 03, 2025

City of Lawrenceville  
Planning and Zoning Department  
70 S Clayton St  
Lawrenceville, GA 30046

**Letter of Intent  
Request for Special Use Permit**

To Whom It May Concern:

On behalf of **Skylion Co, LLC**, we respectfully submit this Letter of Intent in support of our application for a **Special Use Permit** for the property located at **899 Grayson Highway, Lawrenceville, GA 30045**.

Our company is a **licensed vehicle broker**, and our operations are strictly limited to providing **administrative and legal services** related to vehicle transactions. These activities include assisting clients with documentation, title processing, registration, licensing, and other required paperwork.

We would like to emphasize the following:

1. No vehicle sales, storage, or display will take place on the premises. The property will not be used for showcasing inventory or operating as a car lot.
2. The property will be used exclusively as office space. All activities will be administrative in nature, including client consultations and paperwork processing.

**SUP2025-00113**  
**RECEIVED SEPTEMBER 5, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

3. No structural modifications or redesigns are planned. The property is already configured for office use, and we intend to maintain it as such without any physical alterations.

4. Minimal impact on surrounding properties. Since our business does not involve the movement of vehicles in or out of the property, it will not generate significant traffic, noise, or disturbances.

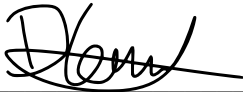
We believe that this proposed use is consistent with the intent of the zoning regulations and will ensure that the property contributes positively to the local business environment.

For these reasons, we respectfully request approval of our **Special Use Permit** application. Please feel free to contact us should you require any additional information or supporting documentation.

Thank you for your time and consideration.

Respectfully submitted,

Douglas Garcia  
Owner  
Skylion Co, LLC  
skylioncollc@gmail.com  
678-704-1605



---

Signature

DEED B: 61505 P: 00650  
 10/31/2024 03:42 PM Pgs: 4 Fees: \$230.00  
 TTax: \$205.00  
 Tiana P Garner, Clerk of Superior Court  
 Gwinnett County, GA  
 PT-61 #: 0672024026008  
 ERECORDED  
 eFile Participant IDs: 0175575547,

**After Recording, Return to:**

Jules Law Group  
 3985 Steve Reynolds Blvd  
 Building D  
 Norcross, GA 30093  
 Attn: Jules Junker, Esquire

R 5140 180

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
 COUNTY OF GWINNETT

2410-26

THIS INDENTURE, made this 24<sup>th</sup> day of October, 2024, between RUBI AND FERNANDA REALTY LLC, a Florida limited liability company, having an address of 1393 Sutters Walk, Lawrenceville, GA 30045 ("Grantor") and VIZUETH REALTY HOLDINGS I, LLC, a Georgia limited liability company, having an address of 5181 Parks Rd, Cumming, GA 30041 ("Grantee").

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, and all improvements situated thereon ("Property").

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members, improvements, and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Limited Warranty Deed and the warranty of title contained herein are made subject to the matters set forth on Exhibit B attached hereto.

Except with respect to matters set forth on Exhibit B, hereto, Grantor will warrant and forever defend the right and title to the Property, unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

SUP2025-00113

RECEIVED SEPTEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT



**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed, the day and year first above written.

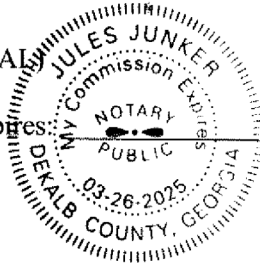
Signed, sealed and delivered  
in the presence of:

Michael Granger  
Unofficial Witness

[Signature]  
Notary Public

(NOTARY SEAL)

My Commission Expires:



**RUBI AND FERNANDA REALTY LLC**  
a Florida limited liability company

[Signature] Managing Member  
**BY: DESHREC B. TORRES CHAVIANO**  
**ITS: MANAGING MEMBER**

[Signature] Managing Member  
**BY: REINALDO PEREZ**  
**ITS: MANAGING MEMBER**

**SUP2025-00113**

**RECEIVED SEPTEMBER 5, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

EXHIBIT "A"

**LEGAL DESCRIPTION**

**899 GRAYSON HIGHWAY, LAWRENCEVILLE, GA 30046**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 51, BLOCK "G", OAKDALE WOODS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.**

**LESS AND EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION IN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED DATED MAY 11, 1987, RECORDED MAY 19, 1987 IN BOOK 4313, PAGE 83, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DEED IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.**

**TAX ID # R5140 180**

**SUP2025-00113**

**RECEIVED SEPTEMBER 5, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

Recorded May 6, 1971

o Millard Perry C. & C.

SUP2025-00113

RECEIVED SEPTEMBER 9, 2025

PLANNING & DEVELOPMENT DEPARTMENT

# PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 30th DAY OF APRIL 1998.

1. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECTED ON ANY ONE LOT.
3. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER TO ANY SIDE STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 10' TO ANY SIDE LOT LINE.
4. NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR KINDERGARTEN.
6. NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 1000 SQ. FT.
7. STREETS TO BE PAVED BY DEVELOPER.

## OWNER'S ACKNOWLEDGMENT

STATE OF GEORGIA  
GWINNETT COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Charles W. Moore OWNER

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE GWINNETT COUNTY SUBDIVISION REGULATIONS, THE COUNTY ENGINEER, AND THE COUNTY COMMISSION.

BY: Allen L. Hannon

REG. GEORGIA LAND SURVEYOR NO. 1528

| LOT CHART |      |
|-----------|------|
| BLOCK     | LOTS |
| B         | 8    |
| C         | 10   |
| TOTAL     | 12   |



HANNON & MEEKS, SURVEYORS

220 PIKE STREET, N.W. STARK BUILDING  
LAWRENCEVILLE, GEORGIA  
TELEPHONE: 941-7101

LAND PLANNING  
LAND SURVEYING  
FEASIBILITY STUDIES & ENGINEERING

UNIT TWO

OAKDALE WOODS

LAND LOT(S) 139 B 140

GWINNETT COUNTY, GEORGIA

of the 5th DISTRICT

RECORDED PLAT BOOK "V"  
PAGE 5, GWINNETT COUNTY RECORDS

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 5-6-71 TIME  
PLAT BOOK V PAGE 5  
TOM LAWLER, CLERK  
(S) 11-1-01

DATE: APRIL 30, 1971  
SCALE: 1" = 100'  
REVISIONS:

## LEGEND:

I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
P.L. = PROPERTY LINE  
C.L. = CENTER LINE  
B.L. = BUILDING LINE  
L.L.L. = LAND LOT LINE  
R/W = RIGHT-OF-WAY  
-P- = POWER LINE  
-T- = TELEPHONE  
-W- = WATER LINE  
-S- = SEWER LINE  
T.H. = TEST HOLE  
M.H. = MANHOLE  
D.E. = DRAINAGE EASEMENT  
S.E. = SEWER EASEMENT  
D.A. = DRAINAGE AREA  
H.W. = HEAD WALL  
C.B. = CATCH BASIN  
C.D. = CROSS DRAIN  
P.T. = POINT OF TANGENCY  
P.C. = POINT OF CURVATURE  
R. = RADIUS

## CERTIFICATION OF COUNTY ENGINEER -

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE COUNTY ENGINEER AND IS APPROVED, SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO GWINNETT COUNTY SPECIFICATIONS. THE OWNER HAS POSTED A TWELVE MONTH MAINTENANCE BOND WITH THE OFFICE OF THE COUNTY ENGINEER.

DATED THIS 3<sup>RD</sup> DAY OF MAY 1971  
Nelson W. Adams

GWINNETT COUNTY ENGINEER

## CERTIFICATION BY COUNTY HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 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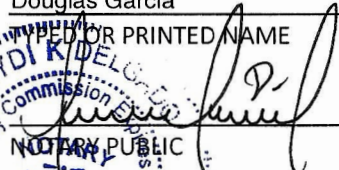
# LAWRENCEVILLE

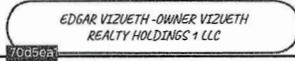
## GEORGIA

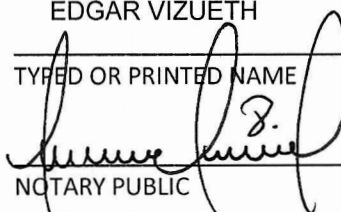
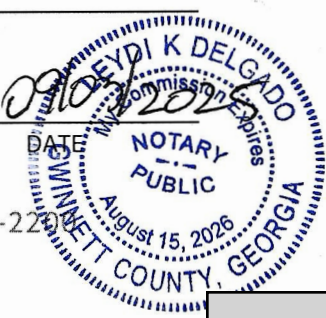
### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                         | PROPERTY OWNER INFORMATION*                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| NAME: <u>Douglas Garcia</u>                                                                                                                                                                                   | NAME: <u>VIZUETH REALTY HOLDINGS 1 LLC</u> |
| ADDRESS: <u>258 Knightsbridge Ln</u>                                                                                                                                                                          | ADDRESS: <u>899 GRAYSON HWY</u>            |
| CITY: <u>Winder</u>                                                                                                                                                                                           | CITY: <u>LAWRENCEVILLE</u>                 |
| STATE: <u>GA</u> ZIP: <u>30680</u>                                                                                                                                                                            | STATE: <u>GA</u> ZIP: <u>30046</u>         |
| PHONE: <u>678-704-1605</u>                                                                                                                                                                                    | PHONE: <u>678-223-6792</u>                 |
| CONTACT PERSON: <u>Javier Rosillo</u> PHONE: <u>470-546-5118</u>                                                                                                                                              |                                            |
| CONTACT'S E-MAIL: <u>javier.rosillo@kw.com</u>                                                                                                                                                                |                                            |
| <p>* 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.</p> |                                            |
| ZONING DISTRICT(S): <u>BG0003</u> ACREAGE: <u>0.39 AC</u>                                                                                                                                                     |                                            |
| PARCEL NUMBER(S): <u>R5140 180</u>                                                                                                                                                                            |                                            |
| ADDRESS OF PROPERTY: <u>899 Grayson Hwy, Lawrenceville, GA 30046</u>                                                                                                                                          |                                            |
| PROPOSED SPECIAL USE: <u>Office for used motor vehicle brokerage (no vehicle display or storage on-site)</u>                                                                                                  |                                            |

  
 SIGNATURE OF APPLICANT      09/03/2025  
 DATE

Douglas Garcia  
 TYPED OR PRINTED NAME  
  
 09/03/2025  
 DATE  


  
 SIGNATURE OF OWNER      09-03-2025  
 DATE

EDGAR VIZUETH  
 TYPED OR PRINTED NAME  
  
 NOTARY PUBLIC  


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



SUP2025-00113  
RECEIVED SEPTEMBER 5, 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<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

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

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

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

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





# LAWRENCEVILLE

Planning & Development

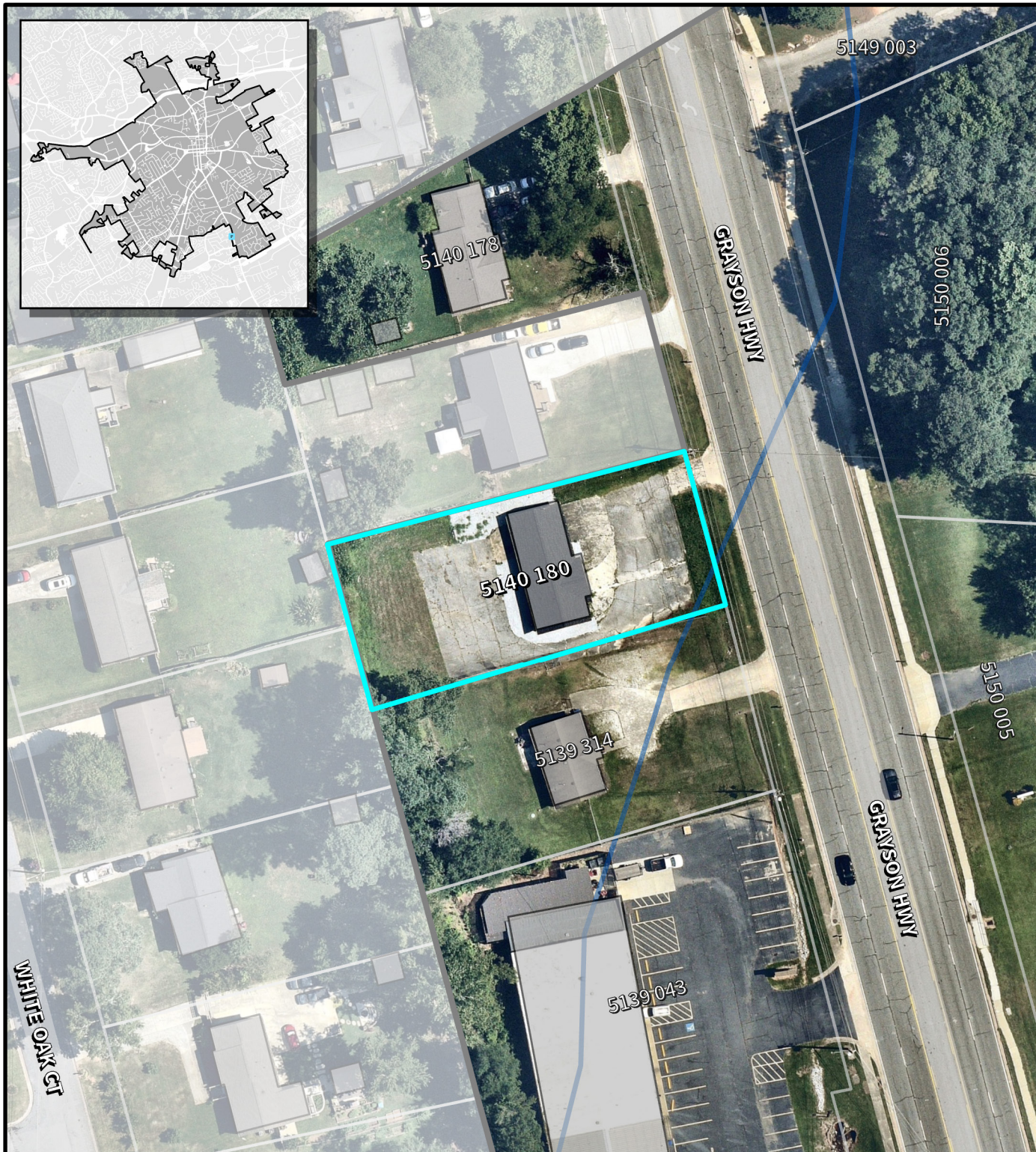
Location Map & Surrounding Areas

**SUP2025-00113**

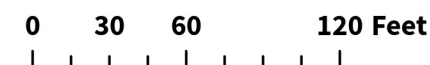
Applicant:

Douglas Garcia - Skylion Co.

-  Subject Property (~0.38 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**SUP2025-00113**

Applicant:

Douglas Garcia - Skylion Co.

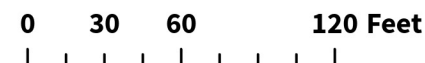
 Subject Property (~0.38 acres)

 Lawrenceville City Limits

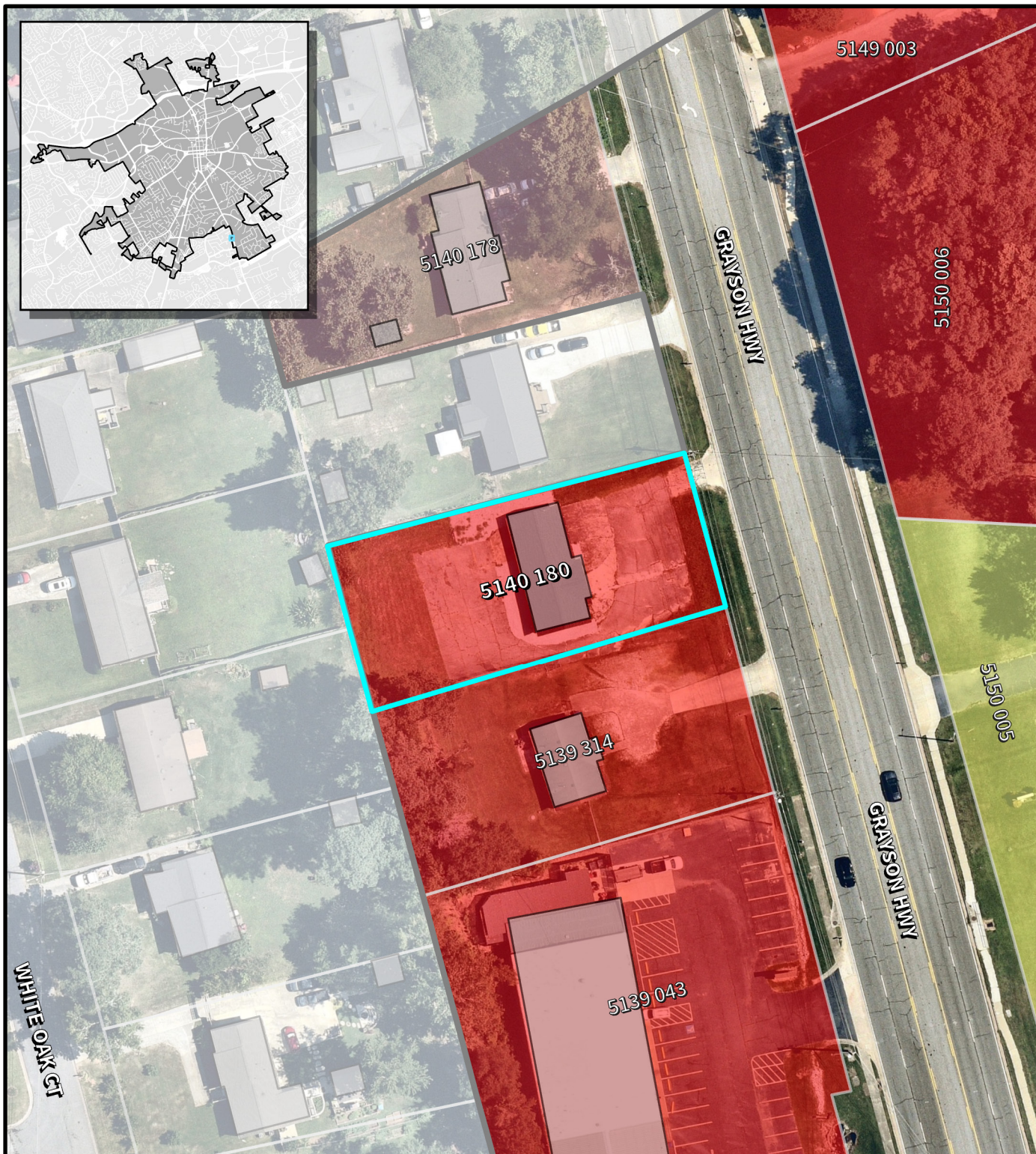
### Zoning Districts

- |                                                                                     |               |                           |
|-------------------------------------------------------------------------------------|---------------|---------------------------|
|  | <b>BG</b>     | General Business          |
|  | <b>OI</b>     | Office/Institutional      |
|  | <b>RS-150</b> | Single-Family Residential |

Scale: 1:900



N







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00113**

Applicant:

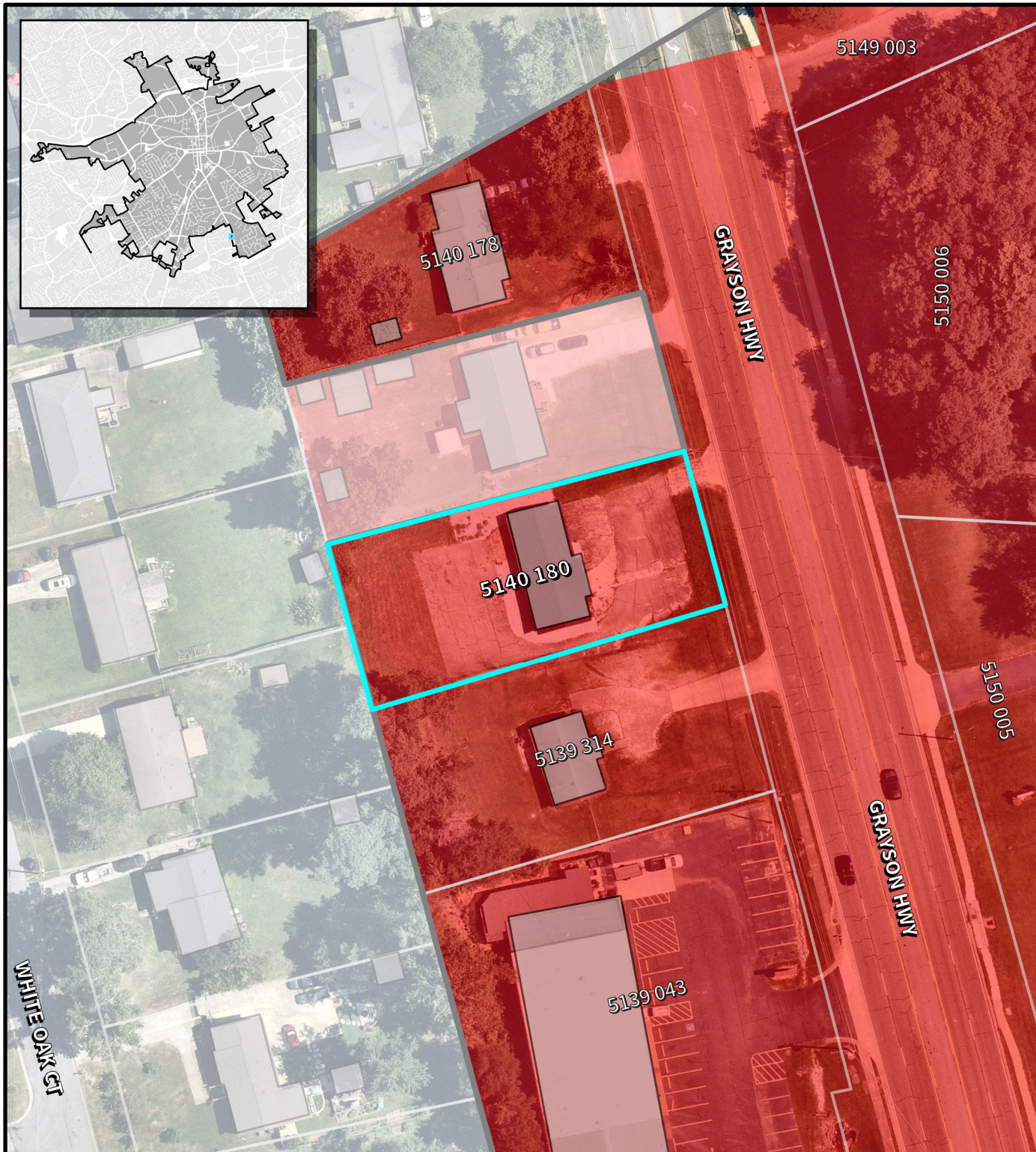
Douglas Garcia - Skylion Co.

 Subject Property (~0.38 acres)

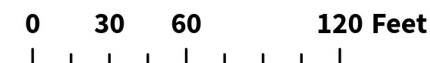
 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor



Scale: 1:900







# LAWRENCEVILLE

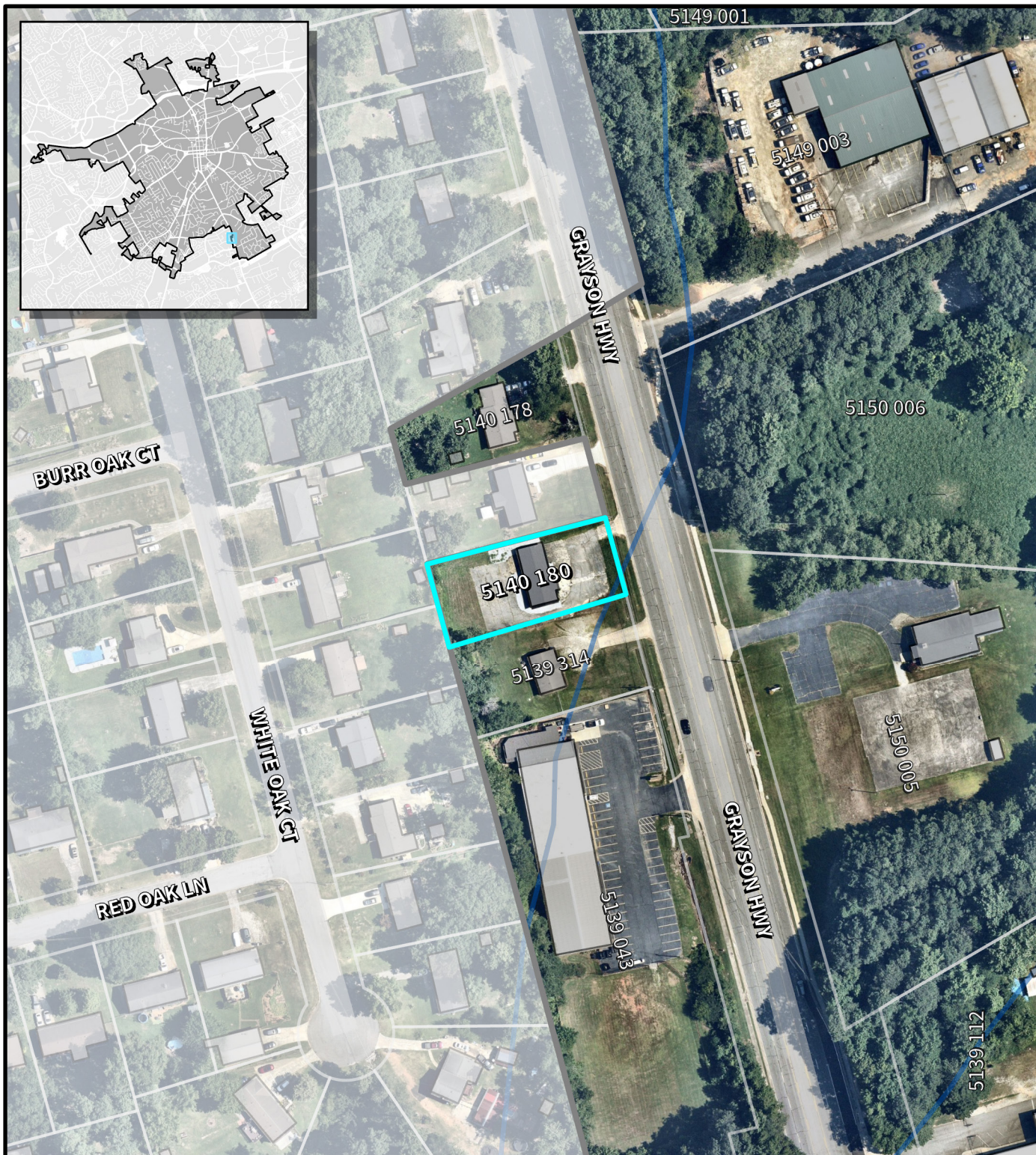
Planning & Development

Location Map & Surrounding Areas

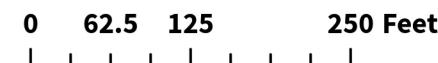
**SUP2025-00113**

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Douglas Garcia - Skylion Co.

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-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00113**

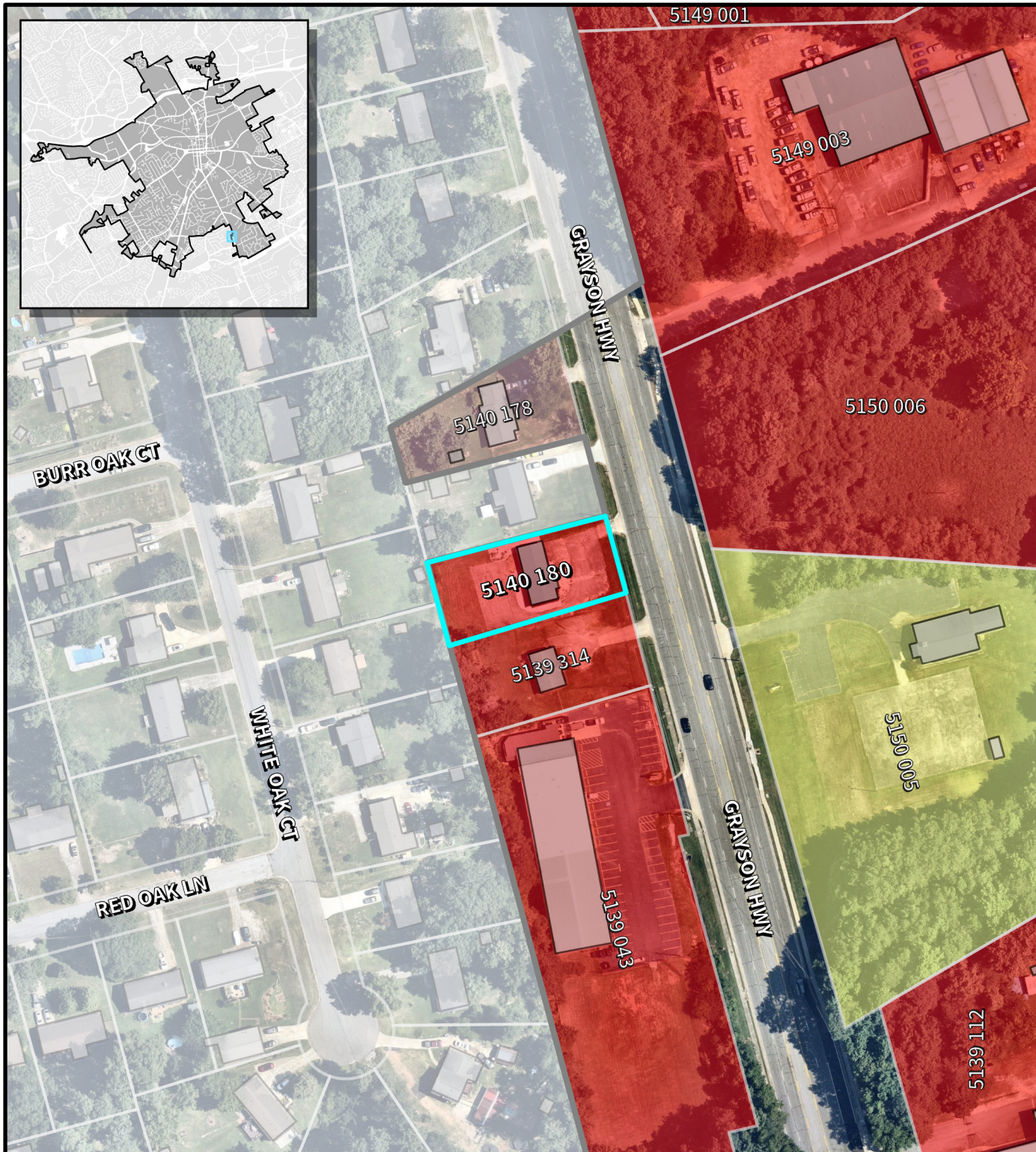
Applicant:  
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 Subject Property (~0.38 acres)

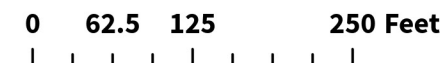
 Lawrenceville City Limits

**Zoning Districts**

- |                                                                                     |               |                           |
|-------------------------------------------------------------------------------------|---------------|---------------------------|
|  | <b>BG</b>     | General Business          |
|  | <b>OI</b>     | Office/Institutional      |
|  | <b>RS-150</b> | Single-Family Residential |



Scale: 1:1,800







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00113**

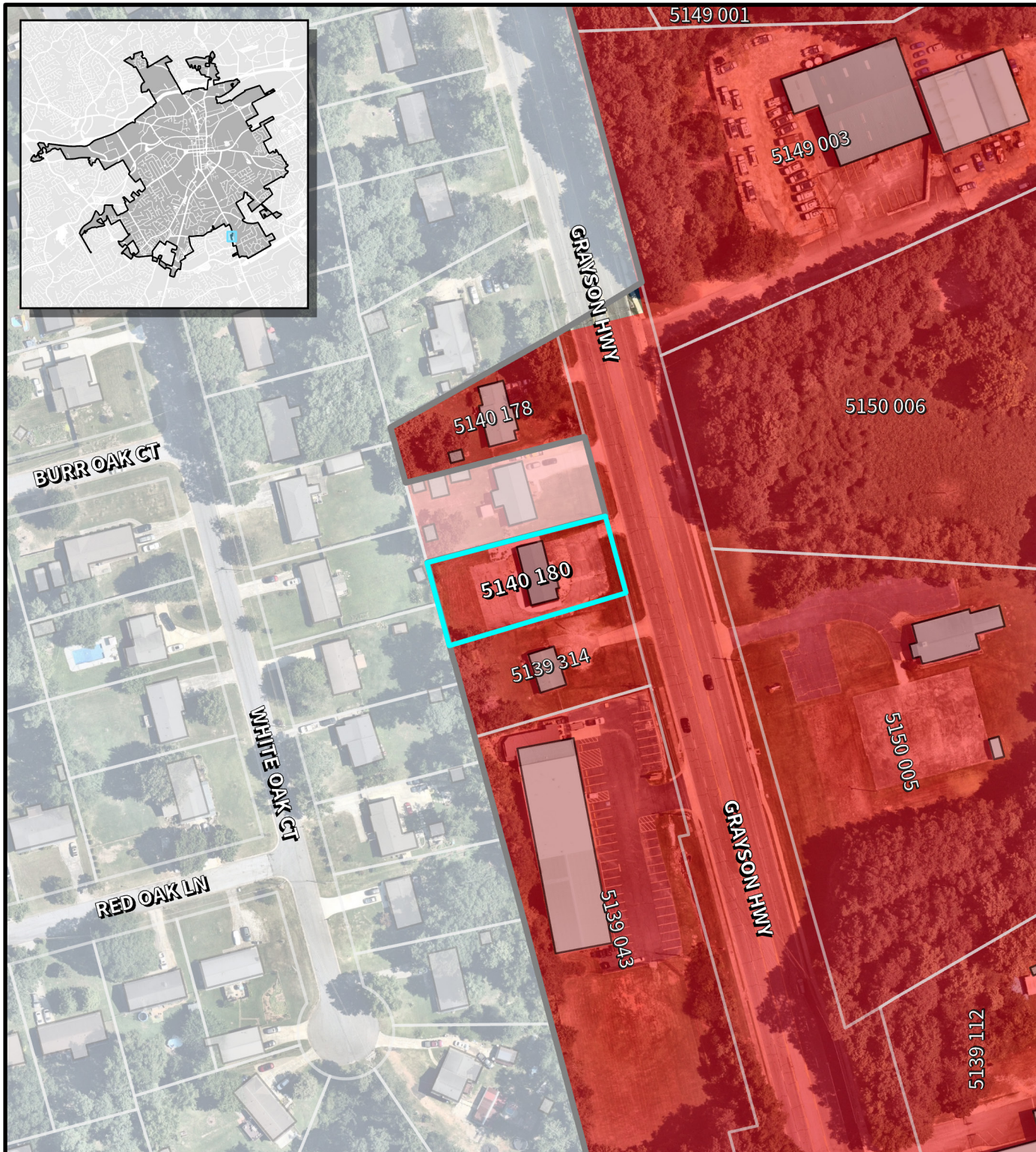
Applicant:  
Douglas Garcia - Skylion Co.

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

**2045 Character Areas**

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** SUP2025-00114; Precious Asoro – Edged Events; 3315 Sugarloaf Parkway, Suite 15

**Department:** Planning and Development

**Date of Meeting:** Monday, November 3, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Renew Special Use Permit for a Special Events Facility/Banquet Hall

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

**Planning Commission Recommendation:**

---

**Summary:** The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

**Attachments/Exhibits:**

- SUP2025-00114\_P&D RPRT COND ATTCH\_10122025





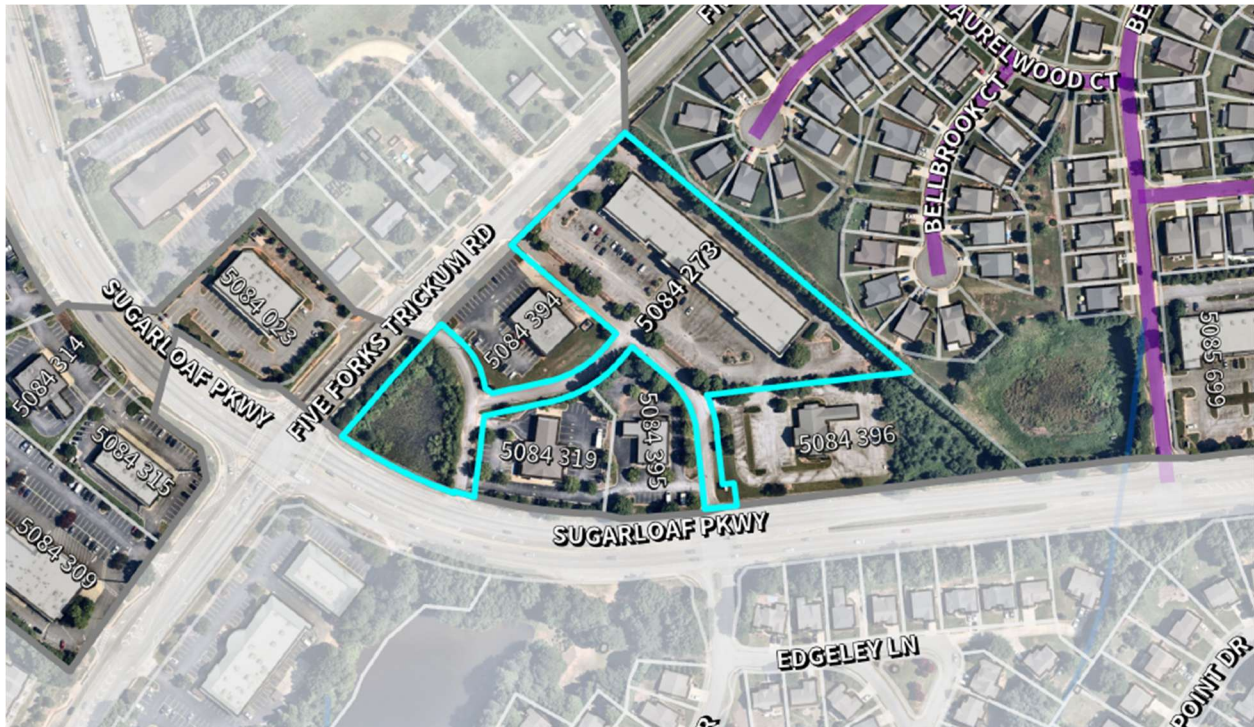
# LAWRENCEVILLE

## *Planning & Development*

### **SPECIAL USE PERMIT**

**CASE NUMBER(S):** SUP2025-00114  
**APPLICANT(S):** PRECIOUS ASORO  
**PROPERTY OWNER(S):** 3315 SUGARLOAF, LLC  
**LOCATION(S):** 3315 SUGARLOAF PARKWAY  
**PARCEL IDENTIFICATION NUMBER(S):** R5084 273  
**APPROXIMATE ACREAGE:** 4.63 ACRES  
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)  
**PROPOSED DEVELOPMENT:** SPECIAL EVENT FACILITY/BANQUET HALL  
**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

#### **VICINITY MAP**



**ZONING HISTORY**

The subject property has been zoned BG (General Business District) since 2002, the earliest zoning record on file for the parcel. **SUP2023-00083** was approved on 12/13/2023, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expires December 2025, necessitating this SUP renewal (submitted 9/5/2025).

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 29,099 square-foot one-story retail building, accessory driveways, and parking.

**Article 1 Districts, Section 103.2 Use Table**

| <i>Standard</i>               | <i>Requirement</i> | <i>Proposal</i>    | <i>Recommendation</i>             |
|-------------------------------|--------------------|--------------------|-----------------------------------|
| <b>Special Event Facility</b> | Special Use Permit | Special Use Permit | <i>Approval w/<br/>Conditions</i> |

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:**

- A. Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*
- D. Adequate off-street parking facilities shall be provided on-site.*
- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

*F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

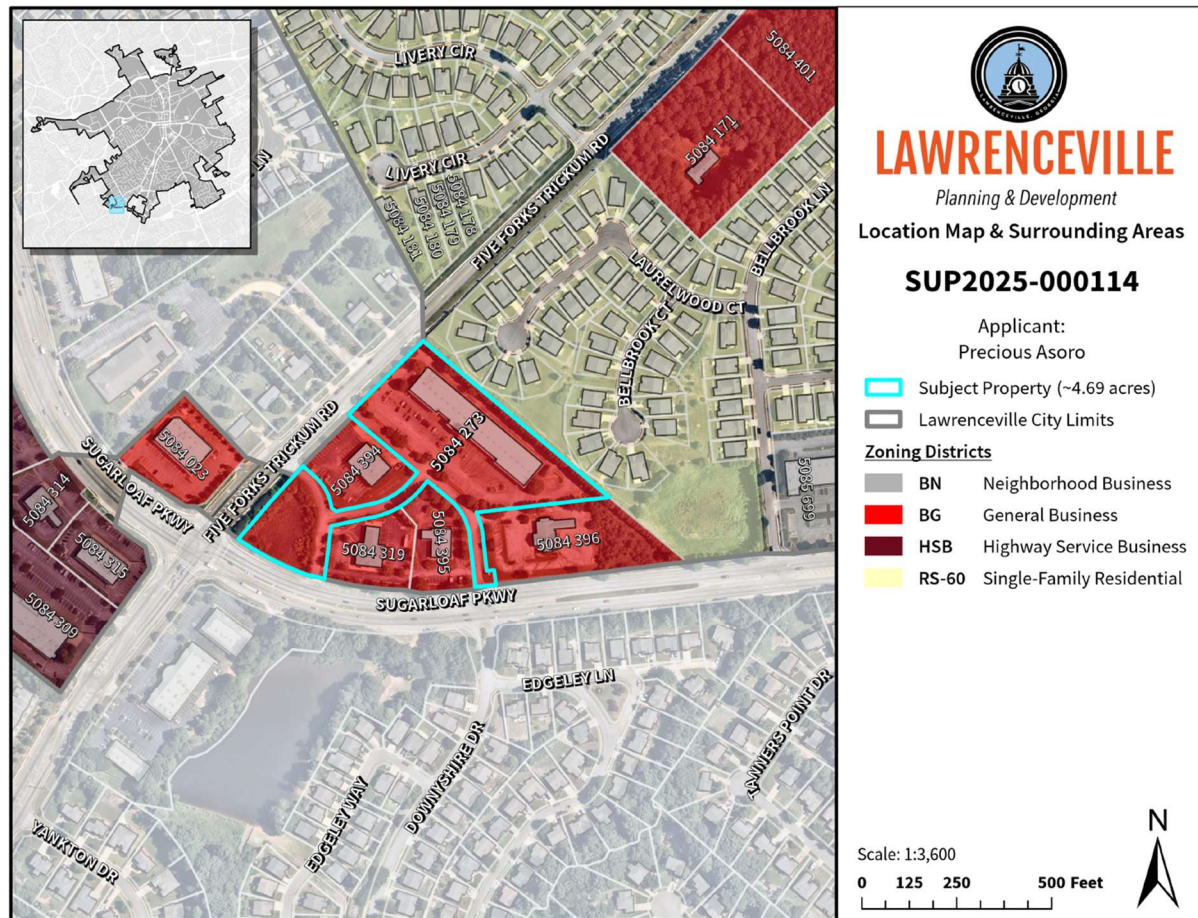
The applicant occupies Suite 15 of the Markets of Sugarloaf shopping center, a 2,886 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2023 that allowed a Special Event Facility/Banquet Hall at this location (SUP2023-00083). Access to the property is provided via curbs-cuts extending from Sugarloaf Parkway and Five Forks-Trickum Road.

As proposed, the parking regulations require twenty-nine (29) parking spaces for this type and size of facility, however, the existing parking lot consists of 151 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.



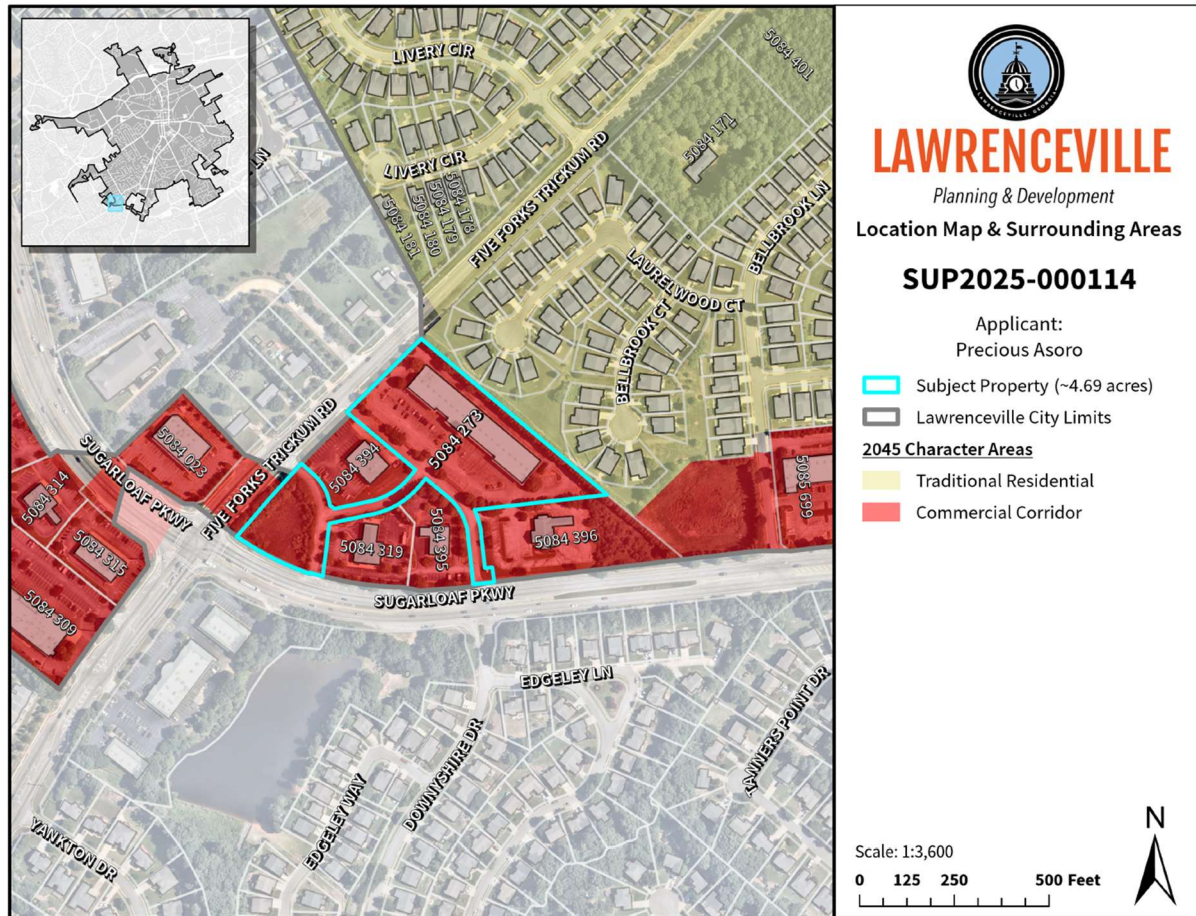
## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District), with residential uses zoned RS-60 (Single Family Residential District) located to the north and northeast of the subject property (Courtyards at Sugarloaf subdivision). Furthermore, the property is adjacent to several properties in unincorporated Gwinnett County; there are single family houses zoned RS-75 (Single Family Residential District) on the western right-of-way of Five Forks-Trickum Road, a retail center zoned C1 (Neighborhood Business District) at the southeastern corner of Sugarloaf and Five Forks-Trickum Road, and a residential subdivision (Villages of Flowers Crossing) zoned RZT (Single Family Residential District) on the southern right-of-way of Sugarloaf Parkway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

## 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 Commercial Corridor character area, defined as such:

*The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.*

The proposed use may be appropriate for the Commercial Corridor character area.

**STAFF RECOMMENDATION**

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed-use area along Sugarloaf Parkway. It is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving (and renewing) such uses in similar zoning districts and there have been no Code Enforcement cases open regarding the use since the approval of the original Special Use Permit in December 2023.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.



**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**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;**

*In light of the mixture of uses and zoning in the immediate area, the requested Special Events Facility could be suitable for the area.*

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

*With the recommended conditions, potential impacts on adjacent and nearby properties could be minimized.*

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

*The property has reasonable economic use as currently zoned.*

- 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;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

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

*Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 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;**

*In December 2023, SUP2023-00083 was approved for a Special Event Facility/Banquet Hall at this location. This Special Use Permit expires in December 2025 due to its two-year sunset clause. Since the original Special Use Permit, there have been no Code Enforcement cases opened at the location that are related to the use.*

*Additionally, SUP2024-00086 was renewed for the same Special Use in June 2024 at a location close both in physical distance and general character to the subject property.*





# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_11032025**

### **SUP2025-00114**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of

the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.

- I.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

Edged Events LLC  
 3315 Sugarloaf Parkway  
 Suite 15  
 Lawrenceville, GA 30044  
 Edgedevents@gmail.com  
 678-779-3630

To whom it may concern,

I am writing to express my intent to pursue a zoning change for the property located at 3315 Sugarloaf Parkway, Suite 15, Lawrenceville, GA 30044. I have a compelling vision for transforming this location into a vibrant event space business that will not only contribute to the economic growth of our community but also serve as a gathering place for our residents.

The proposed zoning change would involve reclassifying the current zoning designation from Community center to Event Space. This change aligns with the city's long-term development goals and supports the diversification of local businesses.

The development of this event space business aims to cater to a wide range of events, including weddings, corporate meetings, cultural gatherings, and community celebrations. Our vision includes:

- **Architectural Enhancements:** We have already renovated and upgraded the existing structure to create an inviting and aesthetically pleasing event space that complements the surrounding neighborhood.
- **Ample Parking and Accessibility:** Our location ensure sufficient on-site parking and ADA-compliant access to accommodate guests, making it convenient and inclusive for all.
- **Sound and Noise Control:** Have already Implemented in the facility soundproofing measures to minimize noise disturbances to nearby residents during events.
- **Environmental Sustainability:** Commitment to eco-friendly practices, such as energy-efficient lighting and waste reduction, to minimize the environmental impact.
- **Economic Impact:** The event space will create job opportunities, boost tourism, and generate tax revenue for the city.

To initiate this process, I am committed to working closely with the City Planning & Development Department and following all required procedures, including conducting



necessary environmental impact assessments and public hearings to gather feedback from the community.

I believe that this proposed zoning change and development will contribute positively to our city's growth and enhance our community's quality of life. I am eager to collaborate with the city and its residents to bring this project to fruition.

Thank you for your consideration of my letter of intent. I look forward to discussing this proposal further and working together to make our shared vision a reality. Please feel free to contact me at 678-779-3630 or Edgedevents@gmail.com to arrange a meeting at your earliest convenience.

Sincerely,

Eghosa Precious Asaro  
Edged Events LLC  
Owner  
678-779-3630

DEED B: 56279 P: 00098  
 11/29/2018 01:23 PM Pgs: 2 Fees: \$12.00  
 TTax: \$0.00  
 Richard T. Alexander, Jr., Clerk of Superior Court  
 Gwinnett County, GA  
 PT-61 #: 0672018032535

PLEASE RETURN TO:  
 STELL, SMITH & MATTISON, P.C.  
 P.O. BOX 644  
 WINDER, GEORGIA 30680  
 JES, JR. /R18-7388

STATE OF GEORGIA  
 COUNTY OF BARROW

**WARRANTY DEED**

**THIS INDENTURE**, made this 27 day of Nov., 2018, between **HAI TANG LOR** and **JESSICA KOUCH**, of the first part and **3315 SUGARLOAF, LLC**, of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his successors and assigns, the following described property, to-wit:

See Attached Exhibit "A".

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his successors and assigns, forever, in FEE SIMPLE.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set their hands and seals, the day and year first above written.

Hai Tang Lor (SEAL)  
 Hai Tang Lor

Jessica Kouch (SEAL)  
 Jessica Kouch

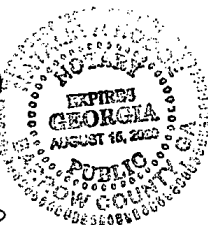
Signed, sealed and delivered  
 in the presence of:

Witness

Notary Public, State of Georgia

Date Executed: 11/27/18

My Commission Expires: 8/15/2020



**EXHIBIT A  
LEGAL DESCRIPTION**

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being in Land Lot 84 of the 5<sup>th</sup> District of Gwinnett County, Georgia and being known and designated as Lot 2 containing 4.632 acres, more or less, as shown per Subdivision Plat of Sugarloaf Station for Hendon Properties LLC & Brand Partners, L.P., prepared by GeoSurvey, Ltd., James R. Coleman, Georgia Registered Land Surveyor No. 2798, dated July 7, 2003, last revised February 3, 2005, recorded in Plat Book 108, page 100, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia and being incorporated herein by reference for a more particular description.







# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

3315 Sugarloaf LLC

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| NAME: <u>Precious ASoro</u>                                                                                                                                                                            | NAME: <u>Jessica Kouch, Tang Lor</u>   |
| ADDRESS: <u>3315 Sugarloaf Pkwy Suite 15</u>                                                                                                                                                           | ADDRESS: <u>528 Carl cedar Hill Rd</u> |
| CITY: <u>Lawrenceville</u>                                                                                                                                                                             | CITY: <u>Winder</u>                    |
| STATE: <u>GA</u> ZIP: <u>30044</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30680</u>     |
| PHONE: <u>678-779-3630</u>                                                                                                                                                                             | PHONE: <u>678-516-3006</u>             |
| CONTACT PERSON: <u>Precious ASoro</u> PHONE: <u>678-729-3630</u>                                                                                                                                       |                                        |
| CONTACT'S E-MAIL: <u>eghosa edgedevents@gmail.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>4.6</u>                                                                                                                                                      |                                        |
| PARCEL NUMBER(S): <u>5084-273</u>                                                                                                                                                                      |                                        |
| ADDRESS OF PROPERTY: <u>3315 Sugarloaf Pkwy, Lawrenceville, GA 30044</u>                                                                                                                               |                                        |
| PROPOSED SPECIAL USE: <u>Event Space - Rental</u>                                                                                                                                                      |                                        |

[Signature] 9/5/25  
SIGNATURE OF APPLICANT DATE

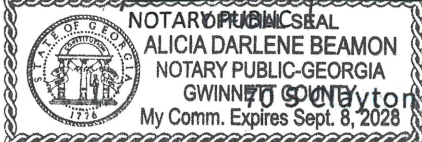
Jessica Kouch TANG LOR 9/4/2025  
SIGNATURE OF OWNER DATE

Precious ASoro  
TYPED OR PRINTED NAME

Jessica Kouch Tang Lor  
TYPED OR PRINTED NAME

Alicia Darlene Beamon 9/5/25  
DATE

Deborah M. Register  
DATE



NOTARY PUBLIC SEAL  
ALICIA DARLENE BEAMON  
NOTARY PUBLIC-GEORGIA  
GWINNETT COUNTY  
My Comm. Expires Sept. 8, 2028  
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? NO Y/N

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

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

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

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

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

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

SUP2025-00114  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT





# LAWRENCEVILLE

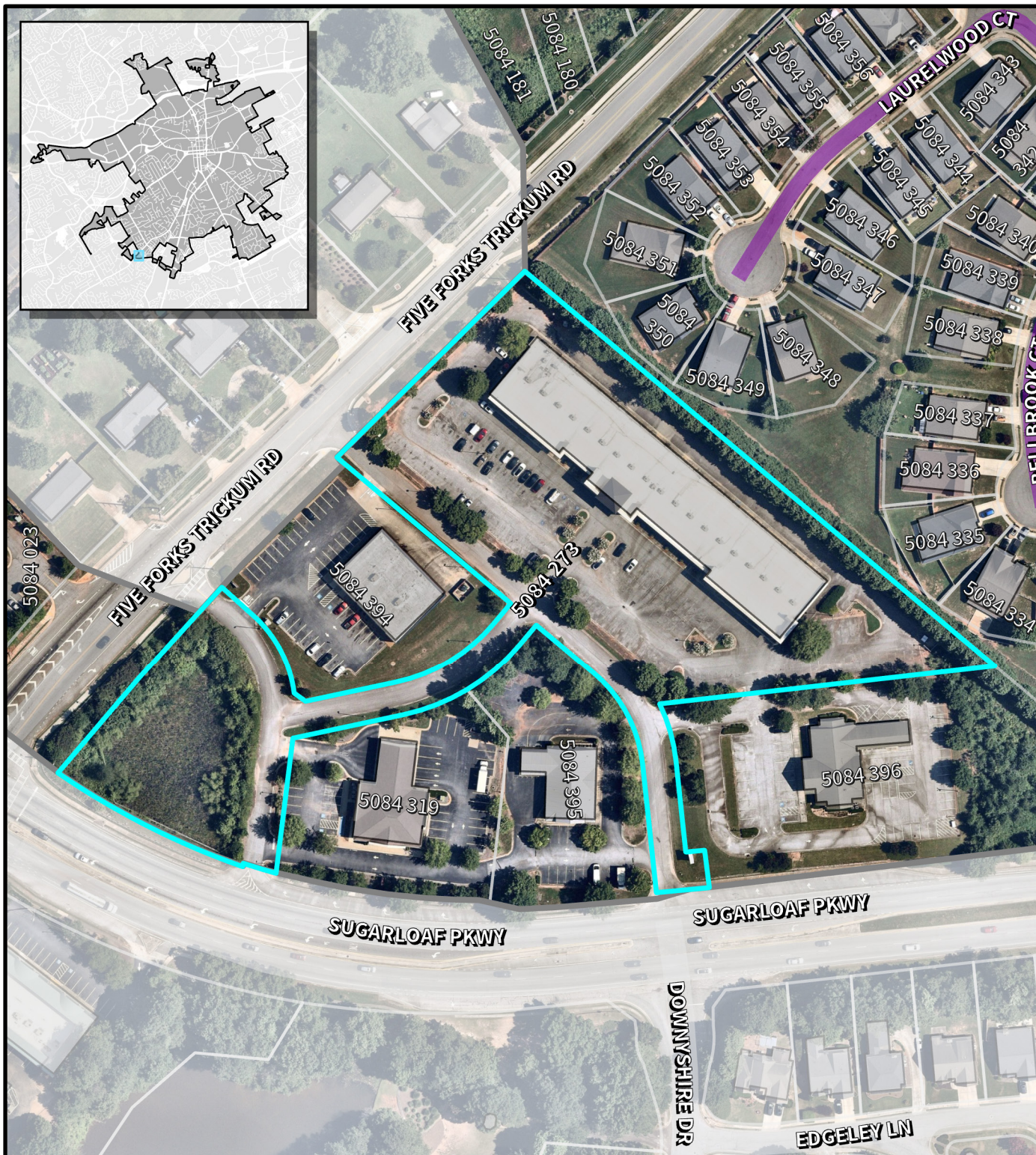
Planning & Development

Location Map & Surrounding Areas

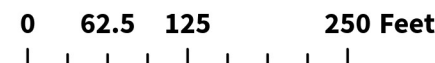
**SUP2025-000114**

Applicant:  
Precious Asoro

-  Subject Property (~4.69 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-000114**

Applicant:  
Precious Asoro

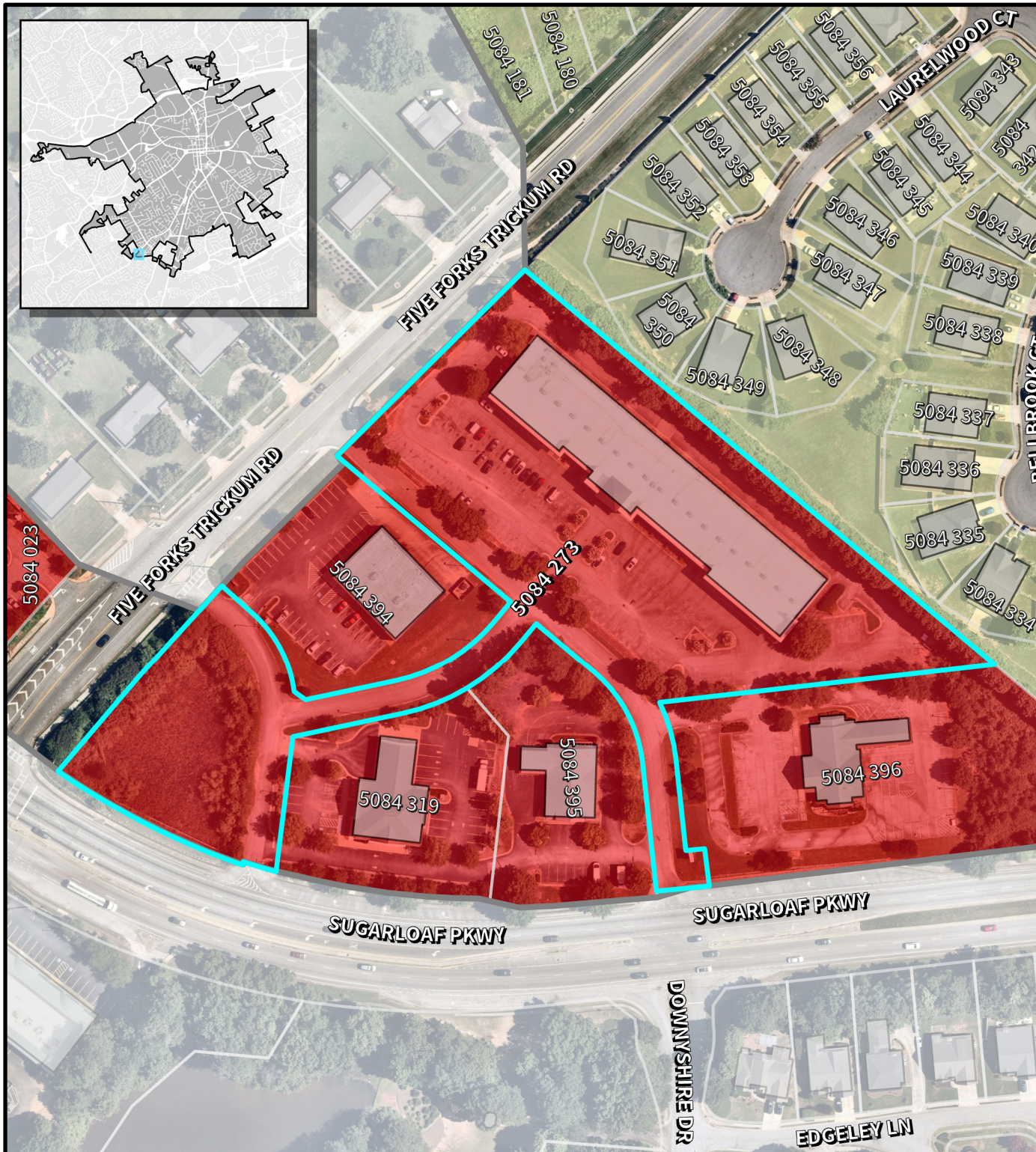
 Subject Property (~4.69 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 RS-60 Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-000114**

Applicant:  
Precious Asoro

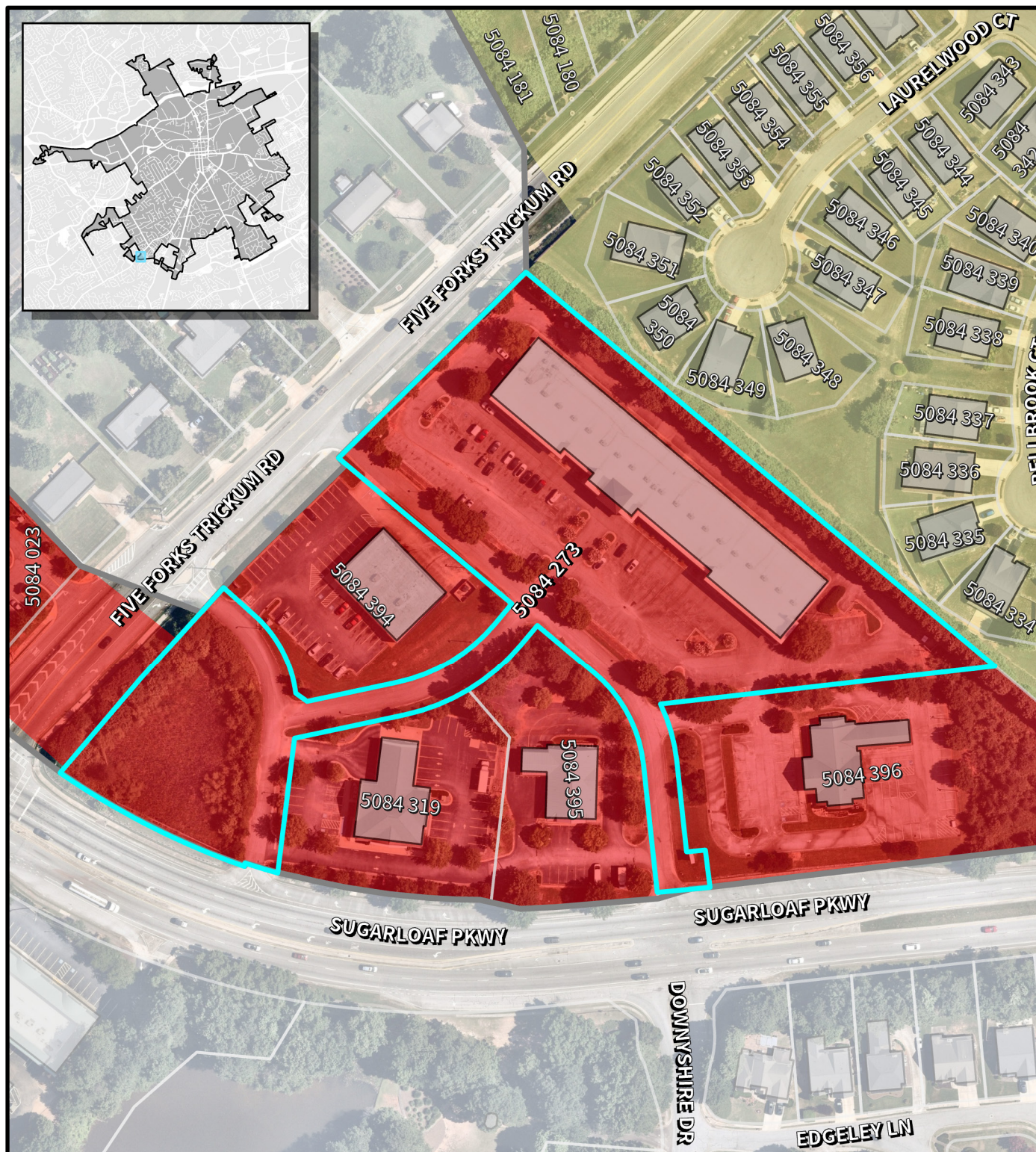
 Subject Property (~4.69 acres)

 Lawrenceville City Limits

## 2045 Character Areas

 Traditional Residential

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE

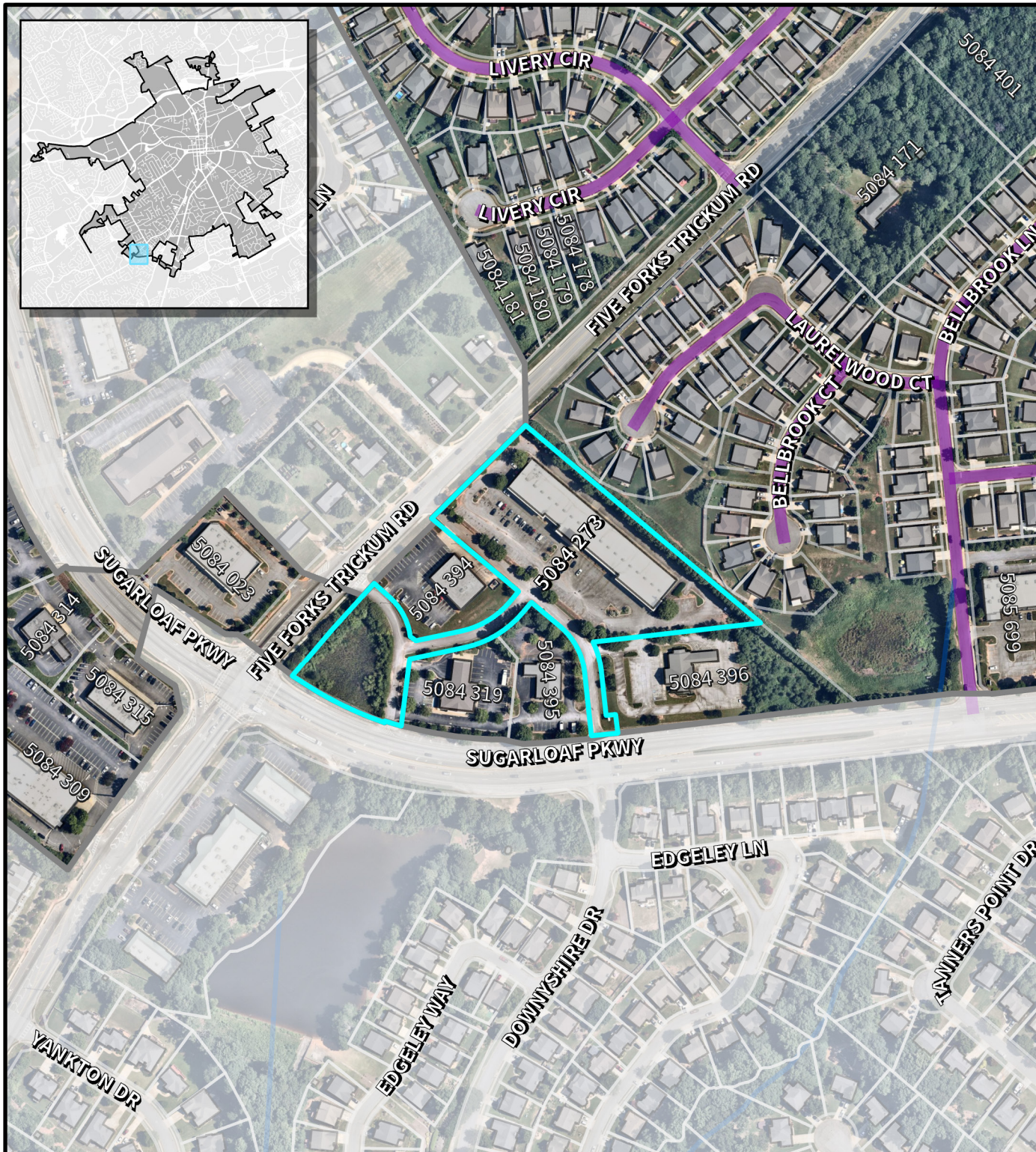
Planning & Development

Location Map & Surrounding Areas

**SUP2025-000114**

Applicant:  
Precious Asoro

-  Subject Property (~4.69 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-000114**

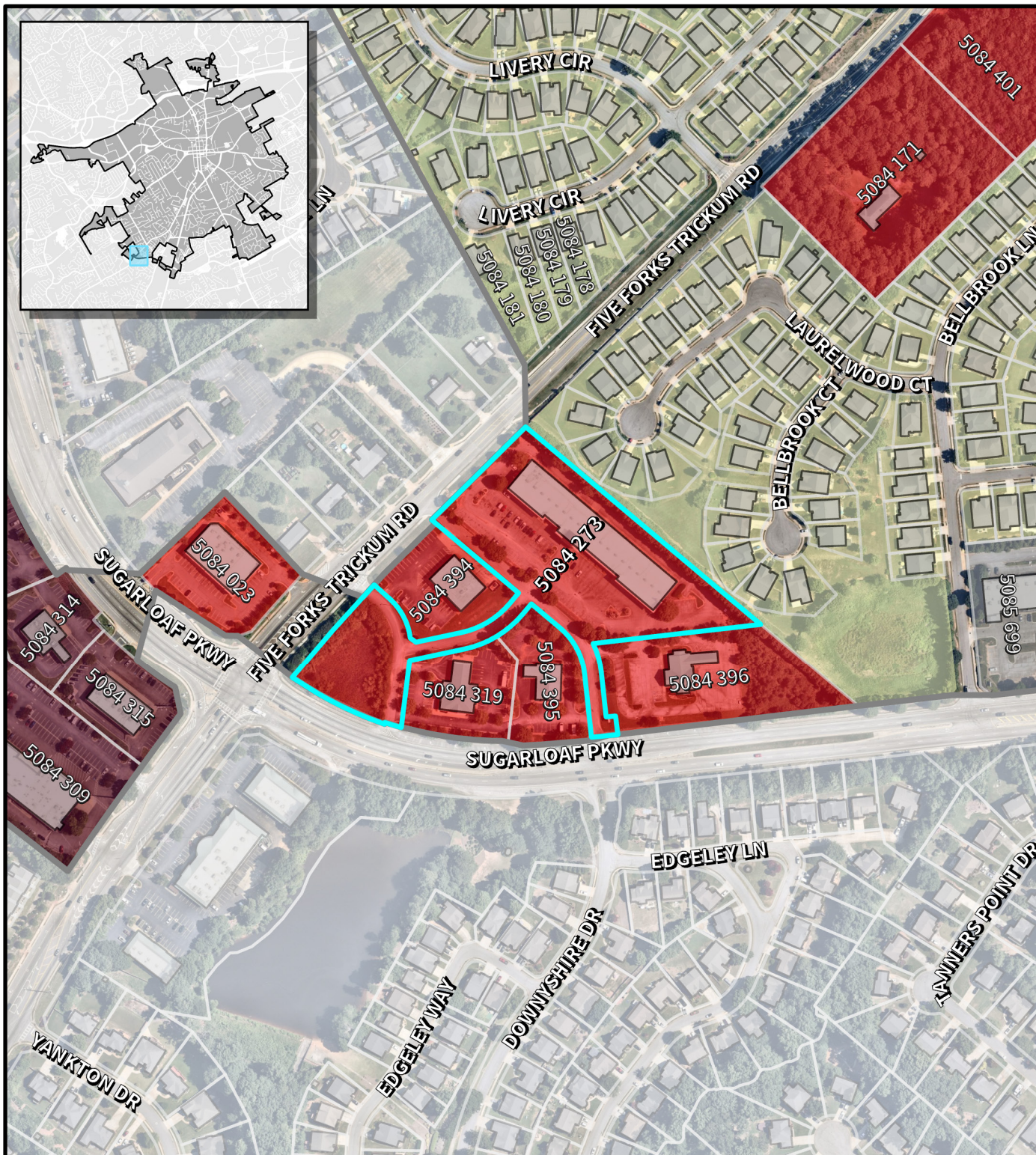
Applicant:  
Precious Asoro

 Subject Property (~4.69 acres)

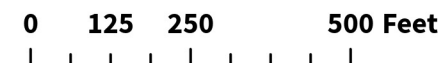
 Lawrenceville City Limits

## Zoning Districts

- |                                                                                      |       |                           |
|--------------------------------------------------------------------------------------|-------|---------------------------|
|   | BN    | Neighborhood Business     |
|   | BG    | General Business          |
|   | HSB   | Highway Service Business  |
|  | RS-60 | Single-Family Residential |



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-000114**

Applicant:  
Precious Asoro

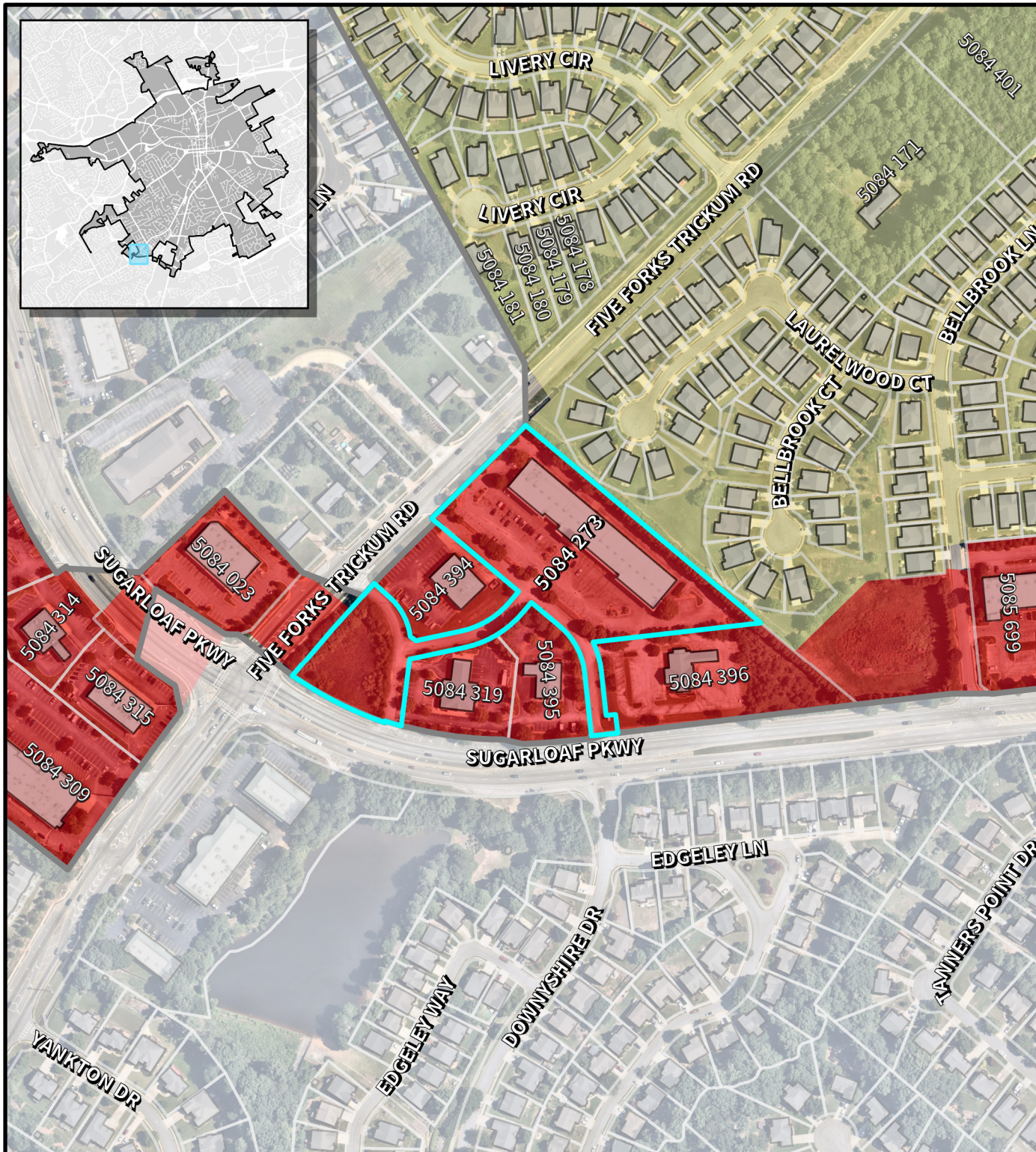
 Subject Property (~4.69 acres)

 Lawrenceville City Limits

**2045 Character Areas**

 Traditional Residential

 Commercial Corridor



Scale: 1:3,600

0 125 250 500 Feet







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 3, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** SUP2025-00115; Yhana Rouse – The Nexxt Space; 575 Wike Pike Street, Suite 21

**Department:** Planning and Development

**Date of Meeting:** Monday, November 3, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Renew Special Use Permit for a Special Events/Banquet Hall

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

**Planning Commission Recommendation:**

**Summary:** The applicant requests a Special Use Permit for 575 West Pike Street to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

**Attachments/Exhibits:**

- SUP2025-00115\_P&D RPRT COND ATTCH\_10132025





**ZONING HISTORY**

The subject property has been zoned BG (General Business District) since 1986, the earliest zoning record on file for the parcel. **SUP2023-00084** was approved on 12/13/2023, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expires December 2025, necessitating this SUP renewal (submitted 9/10/2025).

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 575 West Pike Street to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 37,254 square-foot one-story retail building, accessory driveways, and parking.

**Article 1 Districts, Section 103.2 Use Table**

| <i>Standard</i>               | <i>Requirement</i> | <i>Proposal</i>    | <i>Recommendation</i>             |
|-------------------------------|--------------------|--------------------|-----------------------------------|
| <b>Special Event Facility</b> | Special Use Permit | Special Use Permit | <i>Approval w/<br/>Conditions</i> |

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:**

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- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

*F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

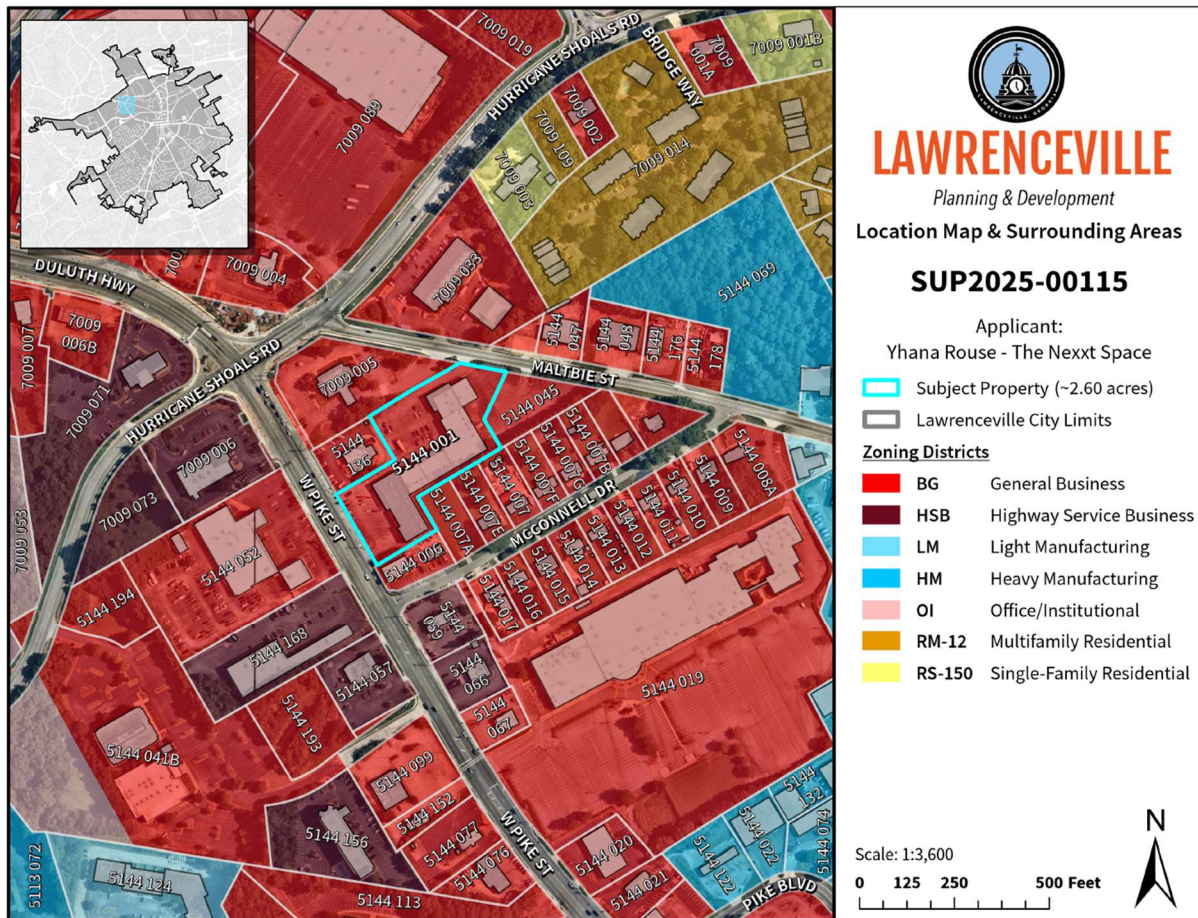
The applicant occupies Suite 21 of the Township Village shopping center, a 1,920 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2023 that allowed a Special Event Facility/Banquet Hall at this location (SUP2023-00084). Access to the property is provided via curb-cuts extending from West Pike Street and Maltbie Street.

As proposed, the parking regulations require nineteen (19) parking spaces for this type and size of facility, however, the existing parking lot consists of approximately 150 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.



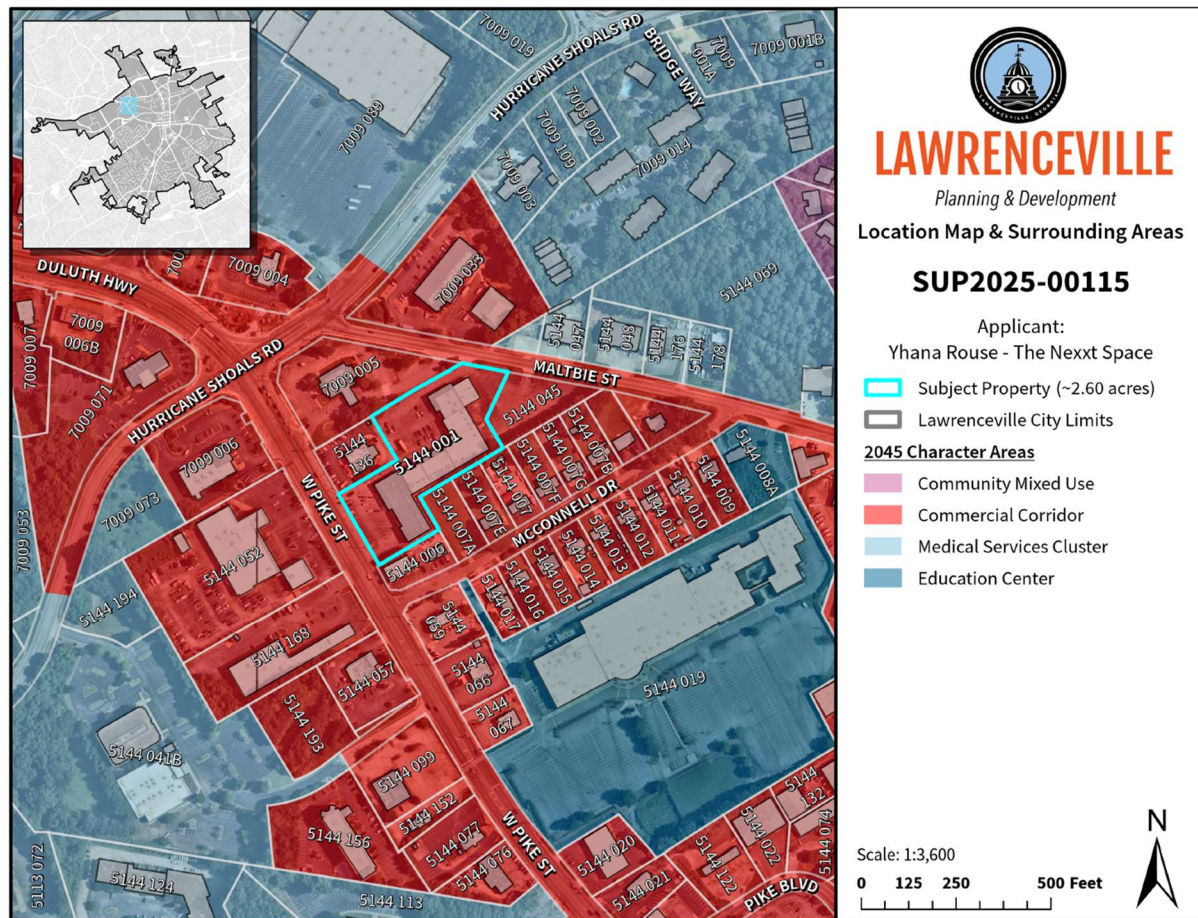
## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District) and HSB (Highway Service Business District). There are limited residential uses in the general area, including properties zoned RS-150 (Single Family Residential District) and RM-12 (Multifamily Residential District) to the north, along Hurricane Shoals Road. Furthermore, there are also intensive industrial uses zoned HM (Heavy Manufacturing District) to the east and southeast, along Maltbie Street. Further west, there are medical uses in the form of Northside Hospital Gwinnett and other medical facilities, which are typically zoned OI (Office Institutional District). Overall, the immediate area surrounding the subject property is predominantly commercial in nature.

## 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 Commercial Corridor character area, defined as such:

*The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, ‘big box’ retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.*

The proposed use may be appropriate for the Commercial Corridor character area.

**STAFF RECOMMENDATION**

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a predominantly commercial/retail corridor along West Pike Street. Additionally, the site is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving (and renewing) such uses in similar zoning districts and there have been no Code Enforcement cases open regarding the use since the approval of the original Special Use Permit in December 2023.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.



**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**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;**

*In light of the mixture of uses and zoning in the immediate area, the requested Special Events Facility could be suitable for the area.*

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

*With the recommended conditions, potential impacts on adjacent and nearby properties could be minimized.*

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

*The property has reasonable economic use as currently zoned.*

- 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;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

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

*Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 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;**

*In December 2023, SUP2023-00084 was approved for a Special Event Facility/Banquet Hall at this location. This SUP expires in December 2025 due to its two-year sunset clause. Since approval of the original SUP, there have been no Code Enforcement cases opened at the location that are related to the use.*

*Additionally, SUP2024-00086 was renewed for the same Special Use in June 2024 at a location close in general character to the subject property.*





# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_11032025**

### **SUP2025-00115**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- H.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
- I.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.



**The Nexxt Space**

P. O. Box 492502  
Lawrenceville, GA 30049  
Phone: 770-415-8360  
[Info@TheNexxt.org](mailto:Info@TheNexxt.org)

6.

September 10, 2025

City of Lawrenceville  
City Council Members  
70 S. Clayton Street  
Lawrenceville, GA 30046

RE: Letter of Intent

To Whom It May Concern:

We are writing to provide a letter of intent from Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space. We appreciate the Council Members time and the opportunity to discuss information regarding The Nexxt Space. We are excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking.

Our mission is to create a welcoming atmosphere that is chic, modern, affordable, and inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

Sincerely,

The Nexxt Space  
[Info@TheNexxt.org](mailto:Info@TheNexxt.org)  
770-415-8360 Ph

**SUP2025-00115**  
**RECEIVED SEPTEMBER 10, 2025**  
**PLANNING & DEVELOPMENT DEPAR**

Page 238



LEGAL DESCRIPTION

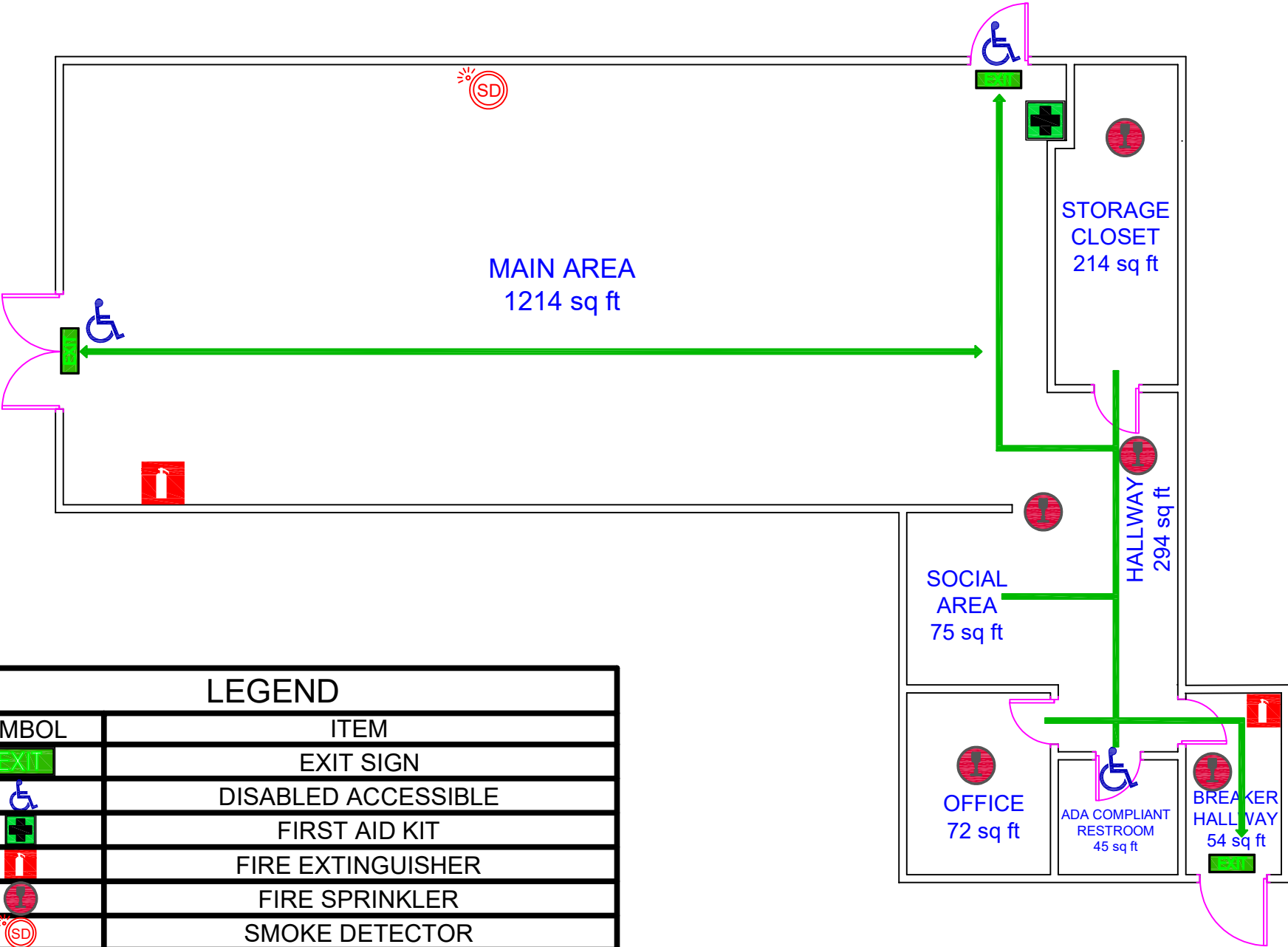
All that tract or parcel of land lying and being in Land Lot 144 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the northeasterly right-of-way line of Georgia Highway No. 120 with the line dividing the 5<sup>th</sup> District and the 7<sup>th</sup> District of Gwinnett County, Georgia; thence leaving said right-of-way line and running north 60 degrees 56 minutes 54 seconds east along said District line, 299.18 feet to a point; running thence north 61 degrees 04 minutes 07 seconds east along said District line, 142.80 feet to a point located on the southwesterly right-of-way line of Maltbie Street (a 60-foot right-of-way); running thence south 77 degrees 42 minutes 37 seconds east along the southwesterly right-of-way line of Maltbie Street, 386.80 feet to a point; thence leaving said right-of-way line and running south 61 degrees 04 minutes 37 seconds west, 562.55 feet to a point; running thence south 27 degrees 50 minutes 32 seconds east, 97.23 feet to an iron pin found; running thence south 61 degrees 49 minutes 08 seconds west, 180.23 feet to a point located on the northeasterly right-of-way line of Georgia Highway No. 120; running thence north 27 degrees 00 minutes 47 seconds west along the northeasterly right-of-way line of Georgia Highway No. 120, 349.23 feet to the **POINT OF BEGINNING**; and being a tract or parcel of land containing 3.86 acres, together with improvements thereon, all as more particularly shown on and described in accordance with a plat of survey prepared for Simon Chan by McClung Surveying, bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated July 2, 1996.

|                 |                                               |                   |
|-----------------|-----------------------------------------------|-------------------|
| Legal Includes: | 575 West Pike Street, Lawrenceville, GA 30046 | Parcel: R5144 001 |
|                 | 585 West Pike Street, Lawrenceville, GA 30046 | Parcel: R5144 136 |
|                 | 555 Maltbie Street, Lawrenceville, GA 30046   | Parcel: R5144 045 |

|                                  |                                                                    |              |                                                                           |
|----------------------------------|--------------------------------------------------------------------|--------------|---------------------------------------------------------------------------|
| Customer Name: The Nexxt Space   | Customer Address: 575 W. Pike St. Ste. 21; Lawrenceville, GA 30046 |              | Occupancy Type: Assembly                                                  |
| Description: Detailed Floor Plan | NFPA Max (Standing) Occupancy: 85                                  | Scale: 1 : 1 | Emergency Contacts:                                                       |
| Total Area: 1919.50 SQ. FT.      | NFPA Seated Occupancy: 65                                          | Page: 1 OF 1 | Yhana Rouse - (773) 981- <div>6.</div><br>Tiffany Shaver - (334) 233-0121 |

SUP2025-00115  
RECEIVED SEPTEMBER 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



| LEGEND |                     |
|--------|---------------------|
| SYMBOL | ITEM                |
|        | EXIT SIGN           |
|        | DISABLED ACCESSIBLE |
|        | FIRST AID KIT       |
|        | FIRE EXTINGUISHER   |
|        | FIRE SPRINKLER      |
|        | SMOKE DETECTOR      |
|        |                     |



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                         | PROPERTY OWNER INFORMATION*                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| NAME: <u>The Nexxt Space</u>                                                                                                                                                                                  | NAME: <u>Central Landmark LLC</u>           |
| ADDRESS: <u>575 W Pike Street, Suite 21</u>                                                                                                                                                                   | ADDRESS: <u>3940 Buford Hwy, Suite A101</u> |
| CITY: <u>Lawrenceville</u>                                                                                                                                                                                    | CITY: <u>Duluth</u>                         |
| STATE: <u>GA</u> ZIP: <u>30046</u>                                                                                                                                                                            | STATE: <u>GA</u> ZIP: <u>30096</u>          |
| PHONE: <u>770-415-8360 / 773-981-1671</u>                                                                                                                                                                     | PHONE: <u>678-887-1297</u>                  |
| CONTACT PERSON: <u>Yhana Rouse</u> PHONE: <u>773-981-1671</u>                                                                                                                                                 |                                             |
| CONTACT'S E-MAIL: <u>YhanaR@gmail.com</u>                                                                                                                                                                     |                                             |
| <p>* 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.</p> |                                             |
| ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>2.70</u>                                                                                                                                                            |                                             |
| PARCEL NUMBER(S): <u>R5144 001</u>                                                                                                                                                                            |                                             |
| ADDRESS OF PROPERTY: <u>575 W Pike Street, Suite 21, Lawrenceville, GA 30046</u>                                                                                                                              |                                             |
| PROPOSED SPECIAL USE: <u>Special Events Facility / Banquet Hall / Multi-Purpose Venue</u>                                                                                                                     |                                             |

SIGNATURE OF APPLICANT

DATE

TYPED OR PRINTED NAME

Yhana Rouse  
9/10/25



DATE

09/10/2025

SIGNATURE OF OWNER

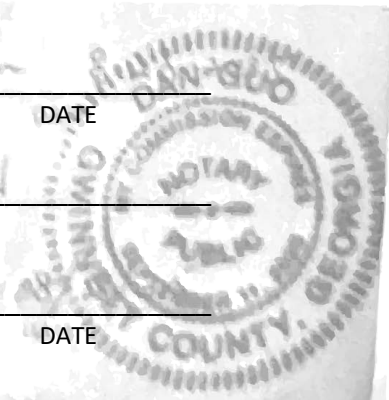
DATE

TYPED OR PRINTED NAME

SIMON CHAN  
9/10/25

NOTARY PUBLIC

DATE





SUP2025-00115  
RECEIVED SEPTEMBER 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<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
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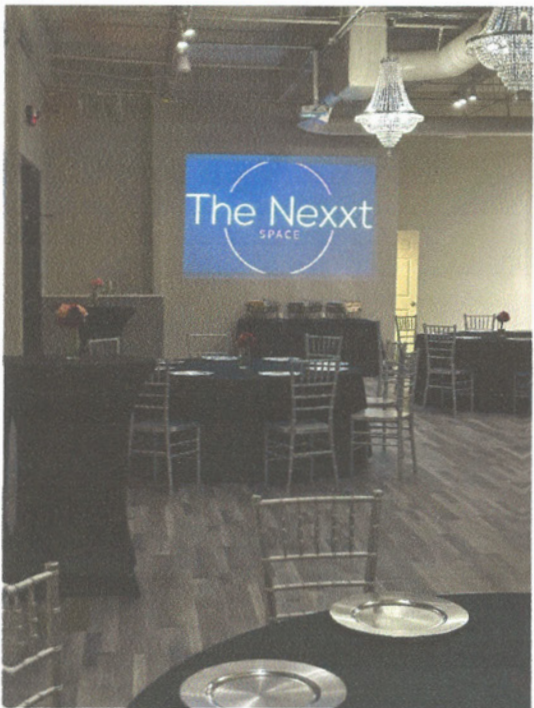
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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

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

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

THE NEXXT SPACE – INTERIOR PICTURE







# LAWRENCEVILLE

Planning & Development

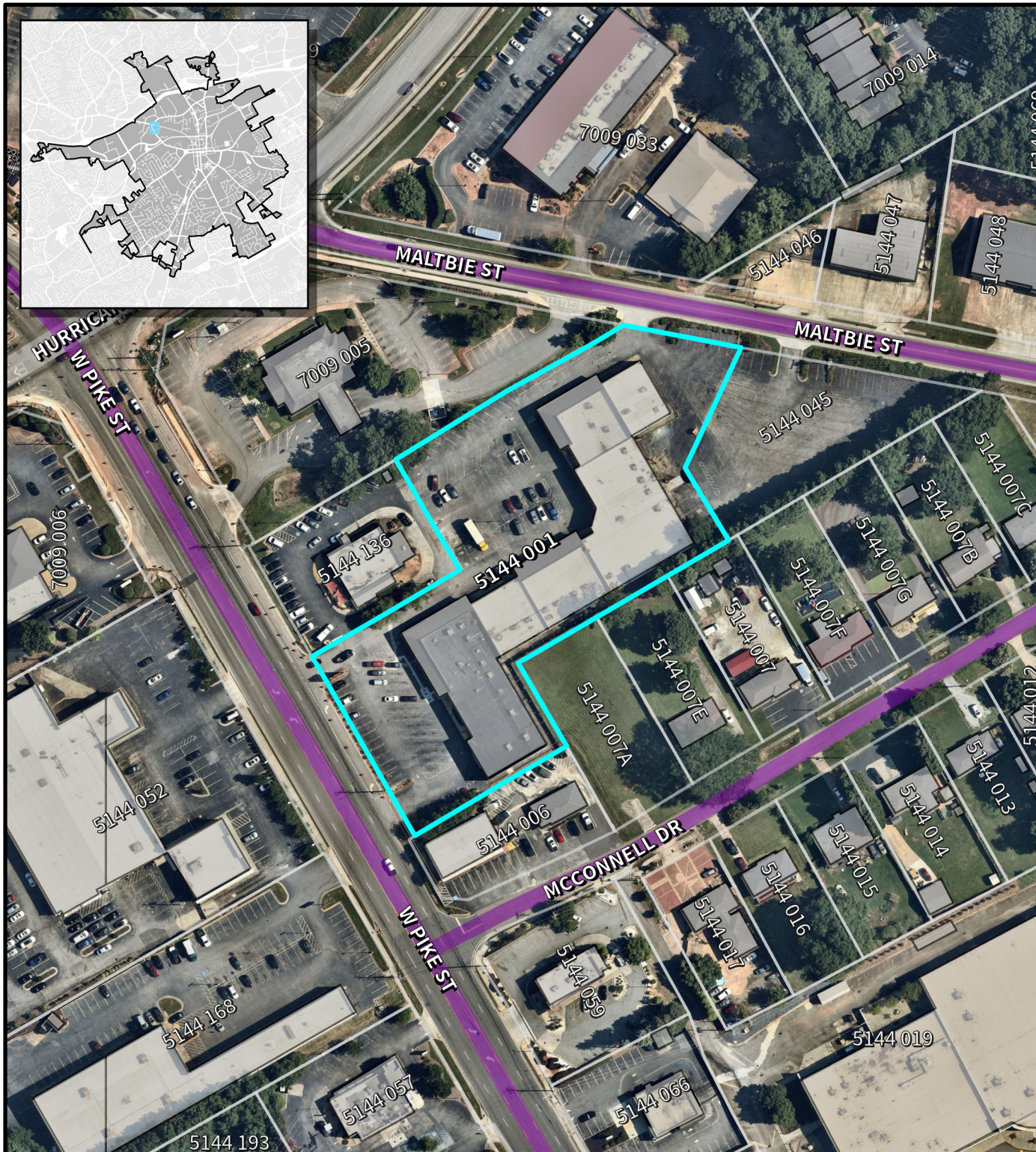
Location Map & Surrounding Areas

**SUP2025-00115**

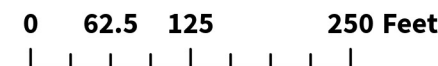
Applicant:

Yhana Rouse - The Nexxt Space

-  Subject Property (~2.60 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800





## Planning & Development

## Location Map & Surrounding Areas

**SUP2025-00115**

Applicant:

## Yhana Rouse - The Nexxt Space

 Subject Property (~2.60 acres)

 Lawrenceville City Limits

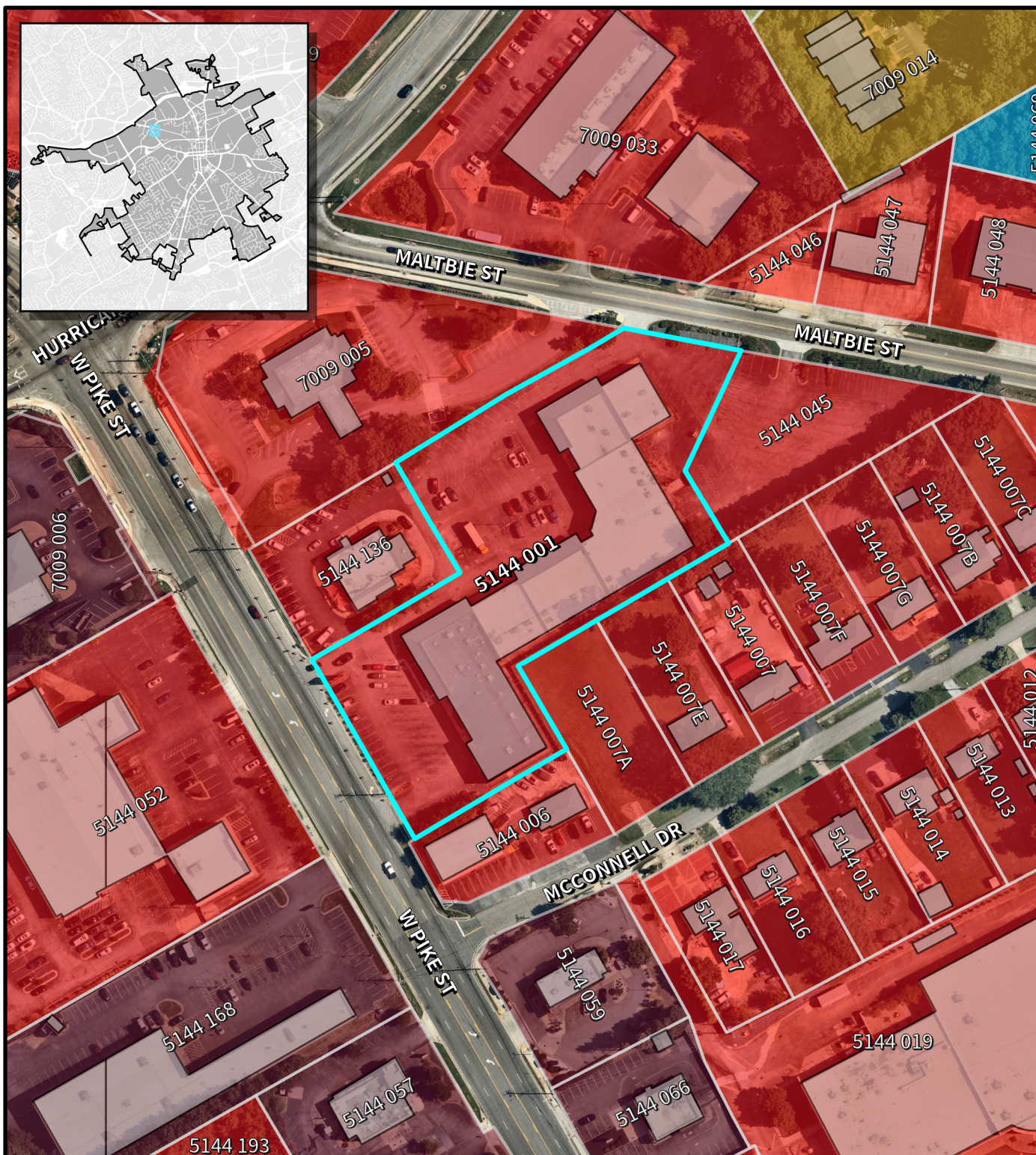
## Zoning Districts

|                                                                                     |               |                           |
|-------------------------------------------------------------------------------------|---------------|---------------------------|
|  | <b>BG</b>     | General Business          |
|  | <b>HSB</b>    | Highway Service Business  |
|  | <b>HM</b>     | Heavy Manufacturing       |
|  | <b>RM-12</b>  | Multifamily Residential   |
|  | <b>RS-150</b> | Single-Family Residential |

Scale: 1:1,800

0      62.5      125      250 Feet

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# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### SUP2025-00115

Applicant:

Yhana Rouse - The Nexxt Space

 Subject Property (~2.60 acres)

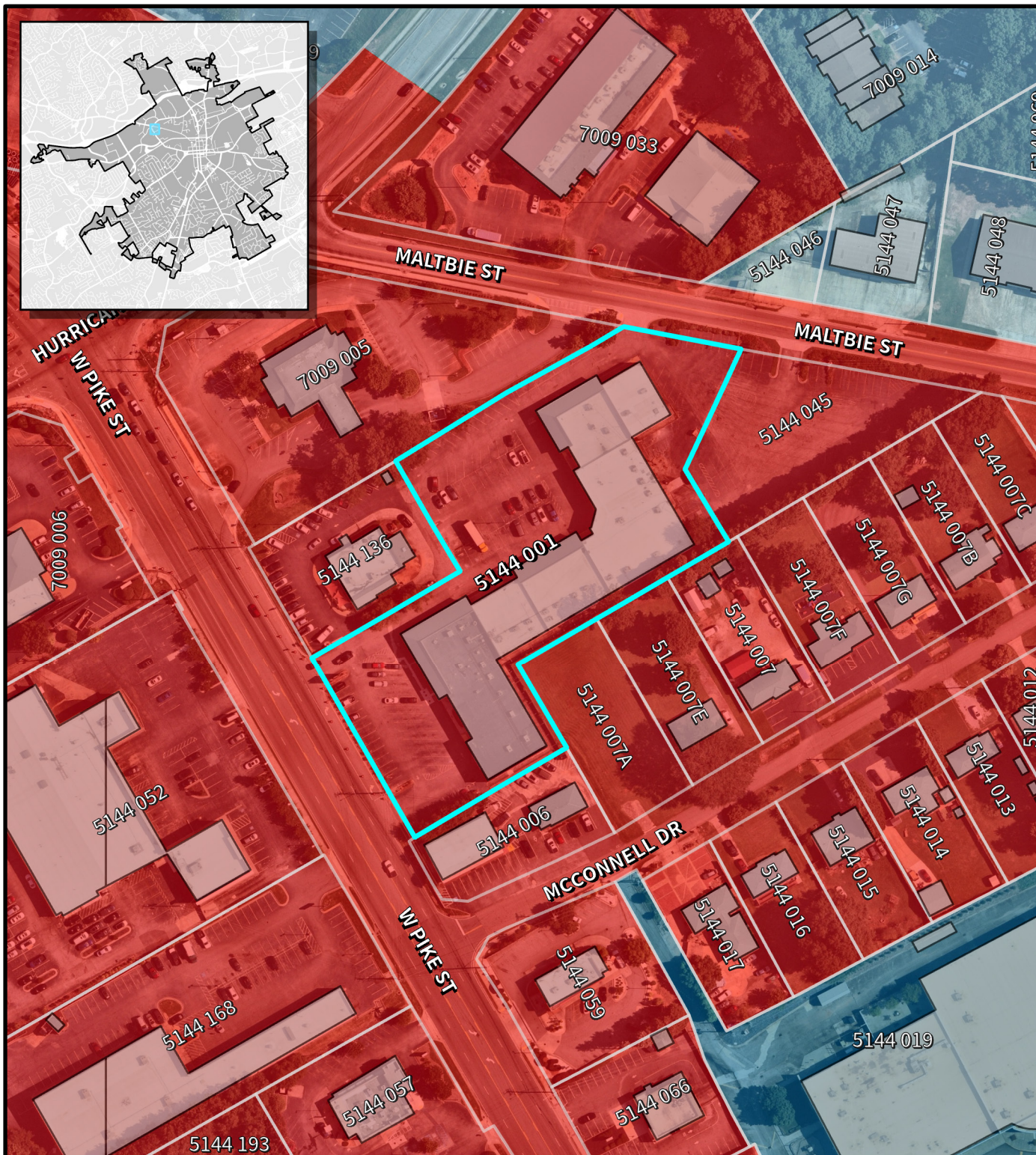
 Lawrenceville City Limits

### 2045 Character Areas

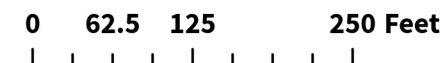
 Commercial Corridor

 Medical Services Cluster

 Education Center



Scale: 1:1,800

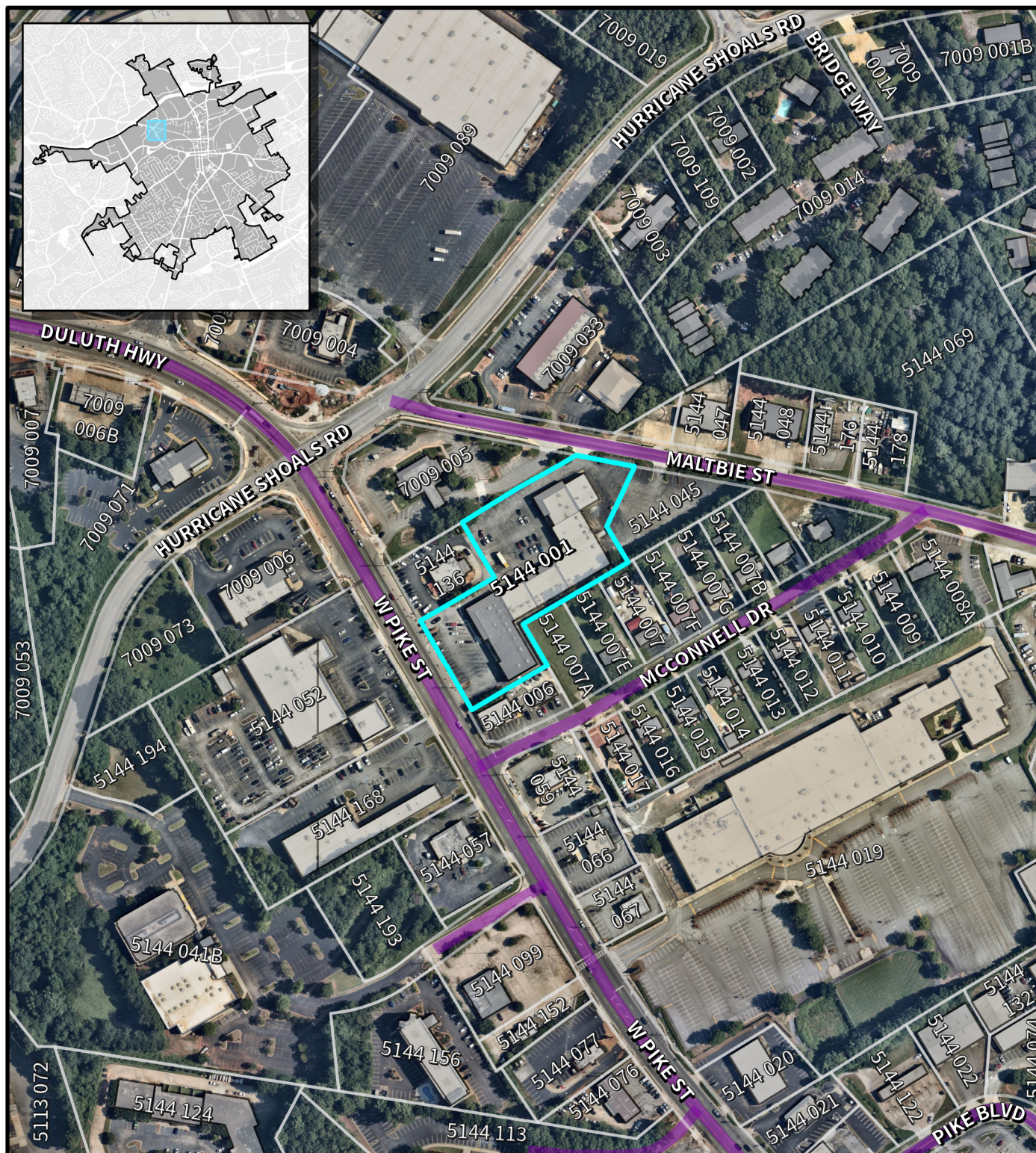


N



-  Subject Property (~2.60 acres)  
 Lawrenceville City Limits  
 City Maintained Streets  
 County/State Maintained Streets

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# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### SUP2025-00115

Applicant:

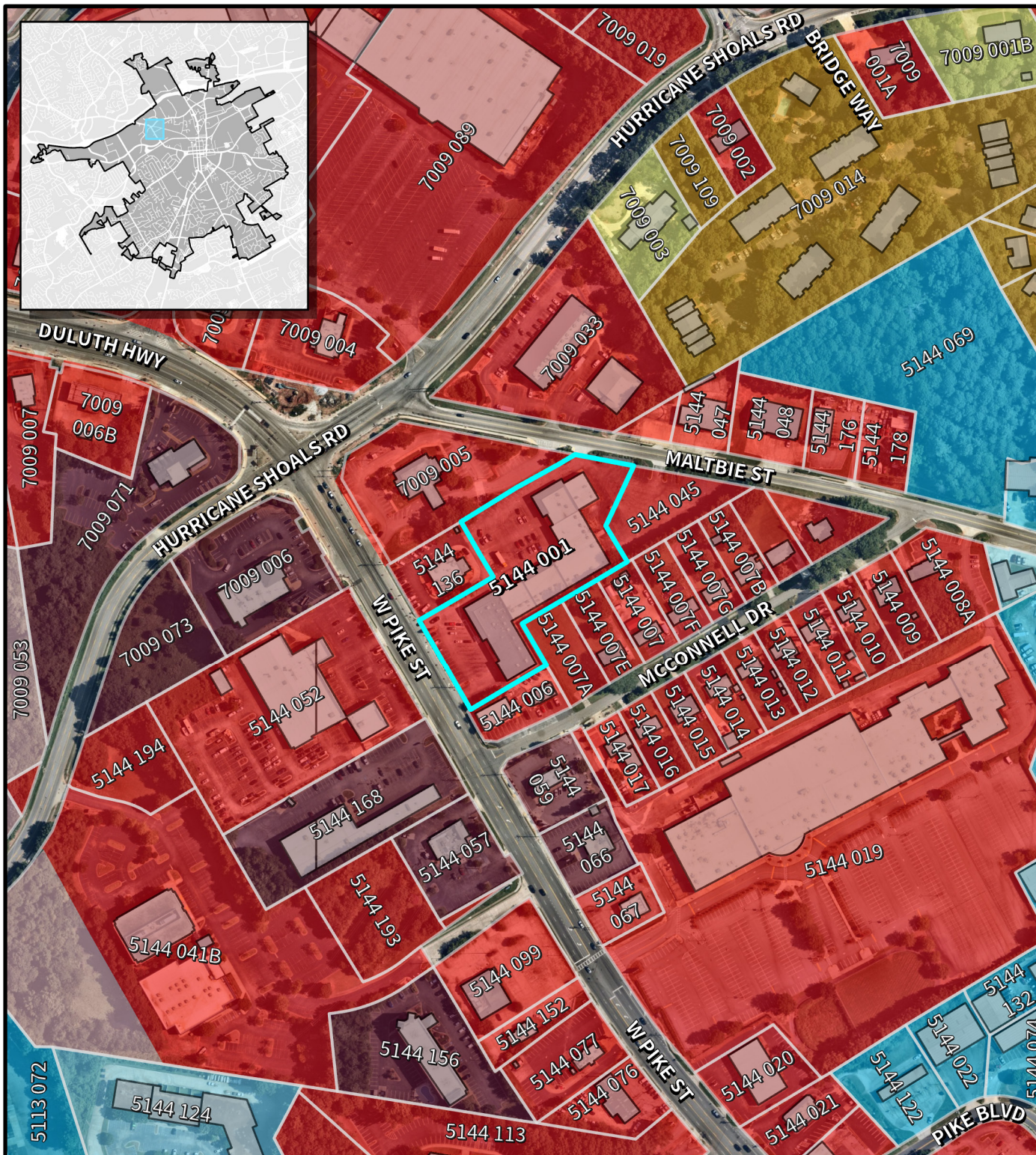
Yhana Rouse - The Nexxt Space

 Subject Property (~2.60 acres)

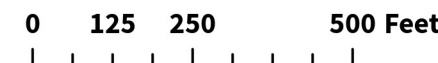
 Lawrenceville City Limits

### Zoning Districts

|                                                                                       |        |                           |
|---------------------------------------------------------------------------------------|--------|---------------------------|
|    | BG     | General Business          |
|    | HSB    | Highway Service Business  |
|    | LM     | Light Manufacturing       |
|   | HM     | Heavy Manufacturing       |
|  | OI     | Office/Institutional      |
|  | RM-12  | Multifamily Residential   |
|  | RS-150 | Single-Family Residential |



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00115**

Applicant:

Yhana Rouse - The Nexxt Space

Subject Property (~2.60 acres)

Lawrenceville City Limits

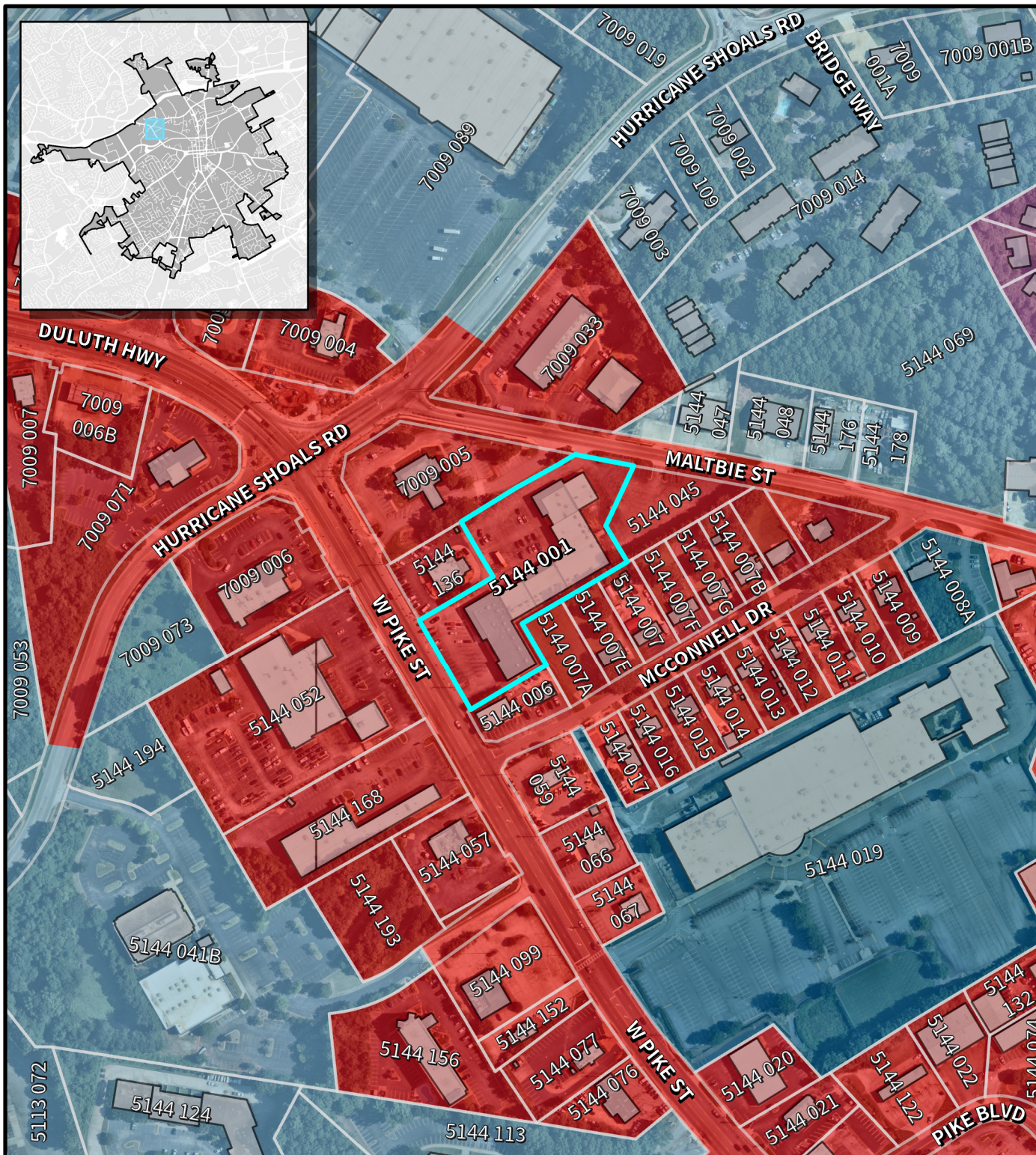
**2045 Character Areas**

Community Mixed Use

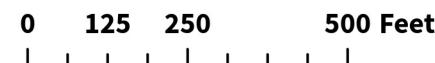
Commercial Corridor

Medical Services Cluster

Education Center



Scale: 1:3,600



N