



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, May 05, 2025
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) April 7, 2025 Planning Commission Meeting Minutes

New Business

- [2.](#) ANNX2025-00009 & RZM2025-00020; Dalton D&K Properties LLC; 1144 Grayson Highway
- [3.](#) RZR2025-00026; JCT Construction Group Inc c/o LJA Engineering; 150 Scenic Highway
- [4.](#) RZC2025-00067 & SUP2025-00100; R. Duane Hawk; 750 Scenic Highway, 738 Scenic Highway, PIN 5108 005A
- [5.](#) RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
- [6.](#) RZR2024-00025; North DTL CC Ph1, LLC; 806 North Clayton Street, 824 North Clayton Street, 830 North Clayton Street, 838 North Clayton Street, 843 North Clayton Street, 853 North Clayton Street, 857 North Clayton Street
- [7.](#) RZC2025-00066, SUP2025-00105 & BFR2025-00001; Maya Radovic Permits 1, Inc; 417 Buford Drive
- [8.](#) SUP2025-00104; Angelique Lundy; 187 Old Timber Road
- [9.](#) SUP2025-00106; HFA-Kelsey Kreher; 4855 Sugarloaf Parkway

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



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AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: April 7, 2025 Planning Commission Meeting Minutes

Department: Planning and Development

Date of Meeting: Monday, May 5, 2025

Presented By: Todd Hargrave, Director of Planning and Development

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

Planning & Development Recommendation: Approval

Summary: April 7, 2025 Planning Commission Meeting Minutes to be reviewed and approved.

Attachments/Exhibits:

- PC MEETING MINUTES_04072025



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PLANNING COMMISSION

MEETING MINUTES

Monday, April 7, 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 Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

APPROVAL OF AGENDA:

Motion made to **AMEND** the agenda as presented by Vice-Chairperson West and Seconded by Council Member Henriksen

- **Table - Item No. 2. ANNX2025-00009 & RZM2025-00020** – Dalton D&K Properties LLC, the Applicant, and Ernest Michael Henderson, the Owner; an application to annex and rezone portions of the subject property from Gwinnett County R-100 (Single-Family Residential District) to City of Lawrenceville CMU (Community Mixed Use District) to allow for a mixed-use development; the subject property is located at 1144 Grayson Highway, identified by the Parcel Identification Number R5139 002, and encompass approximately 9.82 acres to the Monday, May 5, 2025, Planning Commission Public Hearing.

- **Table - Item No. 7. RZR2025-00026** – JCT Construction Group Inc. c/o LJA Engineering, the Applicant, and Jeffrey Threat, the Owner; an application to rezone the subject property from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District) to allow for a townhome development; the subject property is located at 150 Scenic Highway, identified by the Parcel Identification Number R5147 230, and encompass approximately 3.94 acres to the Monday, May 5, 2025, Planning Commission Public Hearing.
- **Withdraw Item No. 9. SUP2025-00100** – R. Duane Hawk, the Applicant; Foundation Technologies, Inc., the Owner; an application for a Special Use Permit for Outdoor Storage and Boat and Marine Equipment Sales and Service at certain properties; the subject properties are located at 738 Scenic Highway and 750 Scenic Highway, identified by the Parcel Identification Numbers R5108 005, R5108 005A, and R5108 006, and encompass approximately 3.80 acres.

APPROVAL OF AGENDA:

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

Motion made to **APPROVE THE AGENDA AS AMENDED** the agenda as presented by Council Member Henriksen and Seconded by Council Member Ward

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

APPROVAL OF PRIOR MEETING MINUTES 6:02 p.m.

- Motion made to **APPROVE** Monday, March 3, 2025, Planning Commission Meeting Minutes by Council Member Huff and Seconded by Vice-Chairperson West

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

NEW BUSINESS:

3. **ANNX2025-00013, RZC2025-00065 & SUP2025-00102** – Makenna Juntti C/O QuikTrip Corporation, the Applicant, and Samira Hafsa Belhareth & Abdelmajid Belhareth, the Owners; an application to annex and rezone the subject property from Gwinnett County C-1 (Neighborhood Business District) and Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business

District) with a Special Use Permit to allow an automobile wash (carwash); the subject property is located at 686 & 694 Old Snellville Highway, identified by the Parcel Identification Numbers R5108 011 and R5108 012, and encompass approximately 3.48 acres.

Motion made to recommend **APPROVAL of ANNX2025-00013, RZC2025-00065 and SUP2025-00102 as BG (General Business District)** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

The motion to recommend approval includes the following factors:

- The proposed zoning request is consistent with the prevailing land use and zoning patterns along Sugarloaf Parkway. It is essential to notify the public that the existing Gwinnett County zoning designations for the property (C-1, C-2, & R-75) would need to be rezoned to C-2 (General Business District) to accommodate the proposed use. Additionally, a Special Use Permit would be required for a convenience store that includes fuel pumps and an accessory vehicle washing station. In essence, a public hearing will be required for the proposed use, regardless of whether the location is inside or outside the city limits.

Additional factors influencing the recommendation are as follows:

- Exterior architectural treatments must be reviewed and approved by the Director of the Planning and Development Department, with the possibility that these requirements may be more stringent than Gwinnett County's standard exterior architectural treatments.
- The installation of light pollution shields or light fixtures with shields to control the amount and direction of light pollution spilling into nearby residential properties.
- Limiting the hours of operation for the car wash and vacuum station to "sunup to sundown," or from 9 a.m. to 6 p.m. during business hours.

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

Voting Nay: Commission Member Huff, Commission Member Ward

Opposition:

- Dr. Kagale Kiwanuka – proposed development conflicts with or disrupts existing land uses such as convenience stores, car washes, and other commercial or residential properties.
- Janell Jenkins – proposed development conflicts with or disrupts existing land uses such as convenience stores, car washes, fast-food establishments, loitering, multifamily housing, street racing and other commercial or residential properties.

Proponent:

- Makenna Juntti, c/o Quik Trip Corporation – Proposed development is consistent with the established land use and zoning in the general vicinity.
 - Install one-foot-candle lighting to control the amount or direction of light pollution over into residential properties.
 - Landscaping enhancement to address community concerns such as environmental impact, noise reduction, privacy, aesthetic appeal, and mitigating light pollution.
 - Limiting the hours of operation for a car wash and vacuum station to “sunup to sundown,” or 9 a.m. to 6 p.m. during normal business hours.
- 4. **RZC2025-00062** – Tim Hallmark, the Applicant, and Reji Samuel, the Owner; an application to rezone the subject property from BG (General Business District) to LM (Light Manufacturing District) to allow for a plastic fabrication facility; the subject property is located at 219 Hurricane Shoals Road, identified by the Parcel Identification Numbers 5176 188, 5176 265 and 7011 083 and encompassing approximately 1.89 acres.

Motion made to recommend **DENIAL** of **RZC2025-00062** as **LM (Light Manufacturing District)** by Commission Member Ward and Seconded by Vice-Chairperson West

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

Proponent: Tim Hallmark, Applicant, was not present during the public hearing.

Opposition: None

5. **RZC2025-00063** – Marvin Cruz Alvarez, the Applicant and Owner; an application to rezone the subject property from RS-150 (Single-Family Residential District) to LM (Light Manufacturing District) to allow for a landscaping contractor's office; the subject property is located at 79 & 65 Hurricane Shoals Road, identified by the Parcel Identification Numbers R5145 011 and R5145 011A, and encompass approximately 1.64 acres.

Motion made to recommend **DENIAL** of **RZC2025-00063** as **LM (Light Manufacturing District)** to allow landscaping contractor's office by Commission Member Henriksen and Seconded by Commission Member Huff

The motion to recommend denial includes the following factors:

- Land Use or the way the land is utilized or designated for various purposes, such as residential.
- Compliance with building codes, which may include electrical, mechanical, plumbing and structural code violations.
- Compliance with zoning codes, which includes the control of land use. The property has been occupied without the necessary zoning approvals.
- Demolition Permit - regardless of the age of the structure is responsible for providing the City of Lawrenceville and State of Georgia confirmation as to whether the project will involve the removal or encapsulation of asbestos (O.C.G.A. Asbestos Safety § § 12-12-1 - 12-12-21).
- Issues related to the installation of a gravel driveway. Approved hard surface driveways (e.g., asphalt, concrete) shall be required for all residential uses.

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Marvin Cruz Alvarez, Applicant

Opposition: None

6. **RZC2025-00064** – Pedro Josaphat, the Applicant and Owner; an application to rezone the subject property from ON (Office Neighborhood District) to BG (General Business District) to allow for a commercial kitchen; the subject property is located at 303 Scenic Highway, identified by the Parcel Identification Number R5142 118, and encompass approximately 0.90 acres.

Motion made to recommend **DENIAL** of **RZC2025-00064** as **BG (General Business District)** to allow for a commercial kitchen by Vice-Chairperson West and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Voting Nay:

Proponent: Pedro Josaphat, Applicant

Opposition: None

8. **RZR2025-00027** – Julio C. Leyva Diaz, the Applicant and Owner; an application to rezone the subject property from BG (General Business District) and OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow for the development of five single-family homes; the subject property is located at 1091 Grayson Highway, identified by the Parcel Identification Number R5139 005, and encompass approximately 2.51 acres.

Motion made to recommend the **APPROVAL** of **RZR2025-00027** to allow for the development of five single-family dwellings, dwelling units, and lots with staff recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

The motion to recommend approval with staff recommendations includes the following factors:

- Concerns relating to the proposed Private Access Drive were related to the applicant indicating the cost associated with routine maintenance to a private access drive would be ongoing for property owners, ensuring that a private access drive remains in good condition and functional over time.

City of Lawrenceville Subdivision Regulations, Article XI, Section 2. Required Improvements, Subsection 2.20 Private Access Drives reads as follows:

“Private access drives shall be permitted to serve no more than two residential land locked lots where, due to special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed. No more than one such drive shall be approved per subdivision development and must be approved as part of the original plat. These drives are exempt from paving requirements. Private access drives shall have the same right-of-way as is required for local streets, fifty (50) feet.”

- Grayson Highway is classified as a Major Arterial, which is intended to longer trip length segments, larger volumes of traffic and increased speed. Therefore, the recommendation to implement a fifty (50) foot building setback would maintain consistency with surrounding developments while factoring the practical needs of the area, such as traffic flow and safety.

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Voting Nay:

Proponent: David Sonders, Key Engineering Solutions, expressed that Condition 2.B. could potentially prevent the development as proposed. Condition 2.B. reads as follows:

“Private Access Drive/Utility Easement shall be designed and constructed having a minimum width of fifty-feet (50 ft.) in width, and a minimum pavement width of twenty-four-feet (24 ft.) in width. Developer shall provide necessary easements. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.”

Opposition: None

10. **SUP2025-00101** – Jonathan Lopez, the Applicant and C/O SPE 366 W Pike, LLC Owner; an application for a Special Use Permit for Outdoor Automobile Sales at certain properties; the subject property is located at 366 West Pike Street, identified by the Parcel Identification Number R5143 213, and encompass approximately 0.70 acres.

The motion to recommend denial includes the following factors:

- The introduction of a vehicle-oriented use would be inconsistent with the long-term vision of the Downtown Character Area.
- The proposal would be inconsistent with the objectives of the Downtown Development Authority, which is intended to revitalize and improve the downtown area of a city or town.
- The existing buildings and structures will require modifications (e.g., architectural, electrical, mechanical, plumbing, structural) prior to the issuance of a Certificate of Occupancy.

Motion made to recommend **DENIAL** of **SUP2025-00101** to allow outdoor automobile sales by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Voting Nay: None

Proponent: Jonathan Lopez

Opposition: None

FINAL ADJOURNMENT:

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

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



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Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_04072025

ANNX2025-00013

ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE CITY OF LAWRENCEVILLE, GEORGIA

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;



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BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this day of April, 2025.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still

PLANNING COMMISSION
RECOMMENDED CONDITIONS_04072025
RZC2025-00065

Approval of annexation of the subject property, rezoning to BG (General Business District) to allow a Convenience Store with fuel pumps, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:



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- Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated February 14, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on February 20, 2025.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.



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- D.** Metal building facades are prohibited.
- E.** Prefabricated awning type structures are only permitted at automatic carwash facilities.

2. To satisfy the following site development considerations:

- A.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Sugarloaf Parkway and Old Snellville Highway).
- B.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Sugarloaf Parkway and Old Snellville Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northernmost property line. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** The required parking ratio shall be a minimum of 1 space per



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300 square feet of retail sales & services gross floor area.

- F.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Old Snellville Highway.
- G.** 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.
- 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 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.



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RECOMMENDED CONDITIONS_04072025

SUP2025-000102

Approval of a Special Use Permit to allow an accessory car wash with vacuum station, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Allow an accessory car wash and vacuum station.
 - B. Hours of operation shall be limited to the hours of 9 a.m. until 6 p.m.
 - 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. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - F. 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.



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AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: ANN2025-00009 & RZM2025-00020; Dalton D&K Properties LLC; 1144 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, May 5, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Annex and rezone portions of the subject property from Gwinnett County R-100 (Single-Family Residential) to City of Lawrenceville CMU (Community Mixed Use) to allow for a Mixed-Use Development

**Planning &
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Summary: The applicant requests the annexation of an approximately 9.82-acre portion of the subject property and a rezoning from Gwinnett County R-100 (Single-Family Residence District) to City of Lawrenceville CMU (Community Mixed-Use District). The subject property is located on the northeastern corner of the intersection of Grayson Highway and Sugarloaf Parkway, at the far southern extent of Lawrenceville's current city limits.

Attachments/Exhibits:

- RZM2025-00020_RPRT_03122025
- RZM2025-00020_P&D REC CNDS_03122025
- ANN2025-00009_RZM2025-00020_AGND PCKT_04232025
- ANN2025-00009_RZM2025-00020_ELEVATIONS 2 8.5X11_04252025



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ANNEXATION & REZONING

CASE NUMBER:	ANNX2025-00009 & RZM2025-00020
APPLICANT:	D&K PROPERTIES LLC
OWNER(S):	ERNEST MICHAEL HENDERSON
LOCATION(S):	PORTION OF 1144 GRAYSON HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	PORTION OF R5139 002
APPROXIMATE ACREAGE:	9.82 ACRES
CURRENT ZONING:	GWINNETT COUNTY R-100 (SINGLE-FAMILY RESIDENCE DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED USE DEVELOPMENT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP





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ZONING AND DEVELOPMENT STANDARDS

The proposed mixed-use development features thirteen (13) two-story rear-entry townhouses, each with 1,800 square feet of living space, alongside two (2) four-story multifamily buildings containing 214 condominium dwelling units. The units will range in size from 750 to 1,100 square feet. In addition, approximately 18,500 square feet of retail space will be included.

The site is designed so that the two condominium buildings, which include commercial space on the first floor, are located along the western side of the property fronting Grayson Highway and Sugarloaf Parkway. These buildings will frame a tabletop parking deck, providing 337 off-street parking spaces, accessible via a private drive from Grayson Highway. Moving eastward, a large open space will separate the multifamily units from the thirteen (13) proposed townhouses. This open space will feature a linear park, a dog park, and a swimming pool, and the townhouses will be adjacent to this common area.

The townhouses are proposed as rear-loaded and will offer at least three (3) bedrooms, two and a half bathrooms, and a two-car garage each. A 50-foot buffer will separate the townhouse component from the St. Lawrence one-family residential subdivision to the east.

The architectural style of the development will incorporate a mix of materials such as brick, stone, metal, and cementitious siding, as shown in the attached renderings. Other site improvements will include a deceleration lane for safe vehicular access, an underground stormwater management system, landscape strips, and a masonry monument sign at the corner of Grayson Highway and Sugarloaf Parkway.

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.

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



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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.

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	30%	75%	60.4%	N/A
Civic/Institutional	15%	50%	35.6%	N/A
Commercial/Retail, Light Industrial, Office	15%	50%	4%	Denial

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

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

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	9.82 acres	N/A
Minimum Unit Width	20 feet	24 feet	N/A
External Minimum Front Setback	25 feet	15 feet	N/A – See 102.11.C Standards



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External Minimum Side Setback	20 feet	50 feet	N/A
External Minimum Rear Setback	20 feet	50 feet	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40% (3.93 acres)	54.5% (5.35 acres)	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	1.47 acres (15% of gross acreage)	3.5 acres (35.6% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	64,033 SF	N/A
Adjacency to Public Green Space	7 Units (50%)	13 Units (100%)	N/A

The current minimum front yard building setback requirement is 5-15 feet, which is typically applied only to internal local streets. Building setbacks adjacent to major thoroughfares in Gwinnett County are generally 50 feet or more, based on factors like traffic congestion and accident rates. These setbacks help create safer roads, provide space for sidewalks, and improve sightlines at intersections. The regulations aim to prevent buildings from obstructing traffic flow while ensuring adequate space for pedestrians, parking, and infrastructure, thereby enhancing the overall quality of life and maintaining consistency with surrounding commercial and residential properties.

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
1-bedroom	1,000 sq. ft	1,800 square feet	N/A
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)		
4-bedroom	1,600 sq. ft (10%)		



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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	5 acres	9.82 acres	CMU Project Standard: Minimum Acreage – 5 acres
Minimum Lot Width	100 feet	144.34 feet	N/A
External Minimum Front Setback	50 feet	15 feet	Denial
External Minimum Side Setback	25 feet	25 feet	N/A
External Minimum Rear Setback	40 feet	40 feet	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	60% (5.89 acres)	54.5% (5.35 acres)	N/A
Maximum Building Height	70 feet	45 feet	N/A
Maximum Number of Stories	5 stories	4 stories	N/A
Gross Density	24 units per acre (UPA)	23.11 units per acre (UPA)	N/A

Minimum Heated Floor Area

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



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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	5 acres	9.82 acres	N/A
Road Frontage	40 feet per lot	N/A	N/A
Maximum Height	45 feet	45 feet	N/A
Internal Minimum Front Setback	5-15 feet	8 feet	N/A
Internal Minimum Side Setback	10-20 feet	20 feet	N/A
Internal Minimum Rear Setback	25-50 feet	19 feet	Variance
Minimum Setback along classified Arterials/Collectors	50 feet	15 feet	Variance

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Multifamily Dwelling Unit (214 units)	1.5 spaces per dwelling unit (321 spaces)	1.5 spaces per dwelling unit (321 spaces)	N/A
Retail Sales and Service (18,500 SF)	1 space per 400 square feet (46 spaces)	1 space per 1,156 square feet (16 spaces)	Article 5, Section 507 (see below)
Townhouse Dwelling Unit (13 units)	1.5 spaces per dwelling unit (20 spaces)	4 spaces per dwelling unit (52 spaces)	N/A



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Per Article 5 Parking, Section 507 – Mixed Use Occupancy, off-street parking requirements for mixed-use developments may be reduced by up to 25%, provided that all parking spaces on site are available for all uses on that lot or in that building. As demonstrated above, the total number of parking spaces required for the multifamily and retail components of the development is 367 spaces, which can then be reduced by 25% to 275 spaces required. Given that there are 337 off-street parking spaces provided for the proposed tabletop parking deck, the proposed number of off-street parking spaces exceeds minimum standards.

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
CMU / BG	N/A	N/A	N/A
CMU / RS-180	50 ft (undisturbed)	25 ft (undisturbed) 25 ft (disturbed)	Variance

Two (2) variances are specifically requested by the applicant. The rationale provided in the letter of intent is as follows:

First to grade and replant the interior 25-feet of 50 feet buffer adjacent to properties zoned RS180. This will allow the developer to properly grade this area and avoid reducing any open space and property vehicular circulation at the rear of the site. Second, to decrease the floor area percentage for commercial uses from 15% to 4%. The Grayson Highway corridor includes an excess of commercial uses, and the applicant submits that a larger commercial space would not be economically viable or supported.



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After reviewing the submitted concept plan and comparing it to current standards, an additional two variances are required on top of the two requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to nineteen (19) feet.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for limited land disturbance/grading within twenty-five (25) feet of the required fifty (50) foot buffer, provided that the area is replanted following completion of development activity.

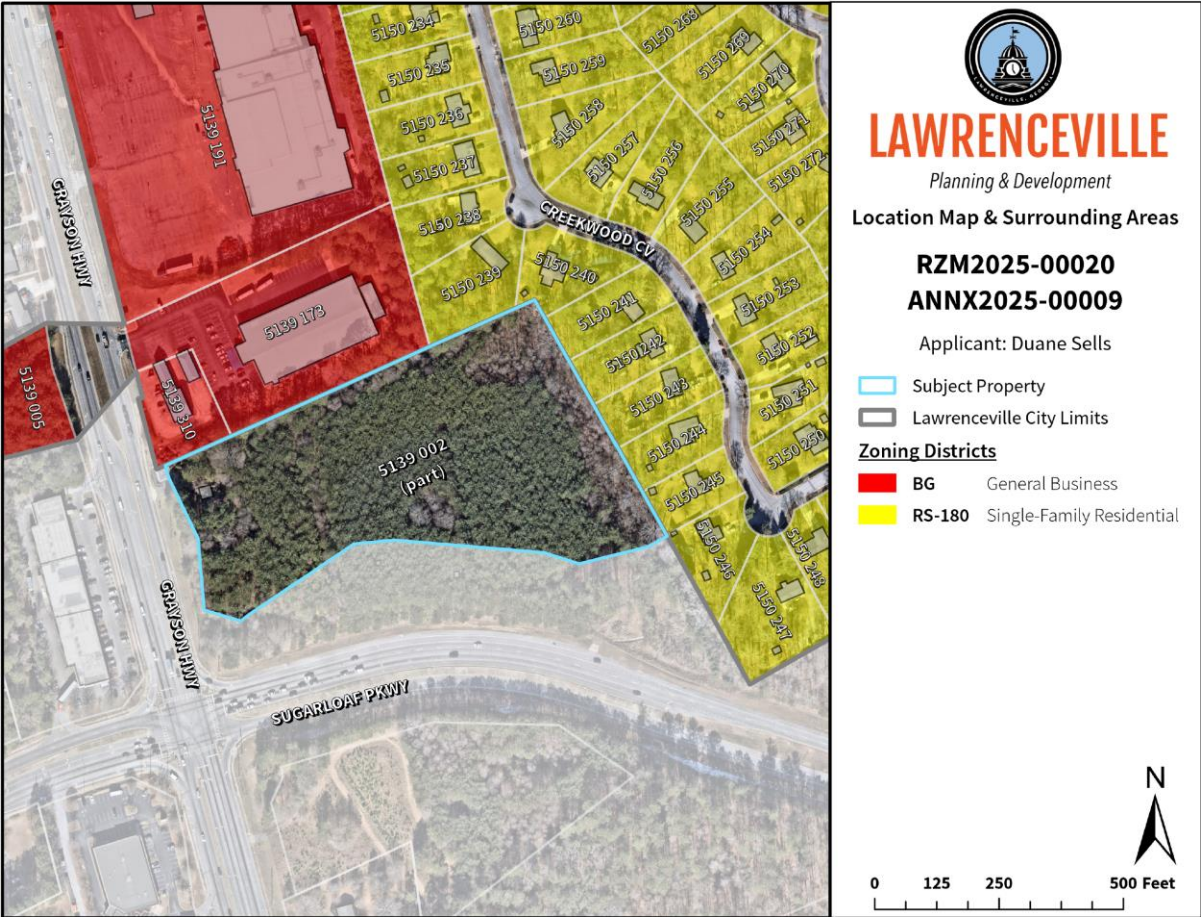
As presented, the proposed development complies with the standards for the CMU zoning district concerning common space, street and pedestrian connectivity, and architectural standards. Specific requirements in this section shall be reviewed and monitored throughout the development process, should this proposal be approved.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





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SURROUNDING ZONING AND USE

The area surrounding the property includes a mix of light commercial and one-family residential land uses and zoning districts. Directly north of the property, several parcels are zoned BG (General Business District), containing a skating rink, a carwash, and a Gwinnett County archive facility. To the east, the St. Lawrence one-family residential subdivision abuts the property, zoned RS-180 (Single-Family Residential District). Directly south, across the right-of-way of Sugarloaf Parkway, is an undeveloped tract of land zoned R-100 (Single-Family Residence District). To the west, across the right-of-way of Grayson Highway and Sugarloaf Parkway, are retail structures located on properties zoned Gwinnett County C-2 (General Business District). In addition, to the west, across the right-of-way of Grayson Highway, is an undeveloped parcel with split zoning of BG and OI (Office Institutional District). This property is part of concurrent rezoning case RZR2025-00027, which proposes rezoning of the property to RS-150 (Single-Family Residential District) to develop five (5) single-family homes.

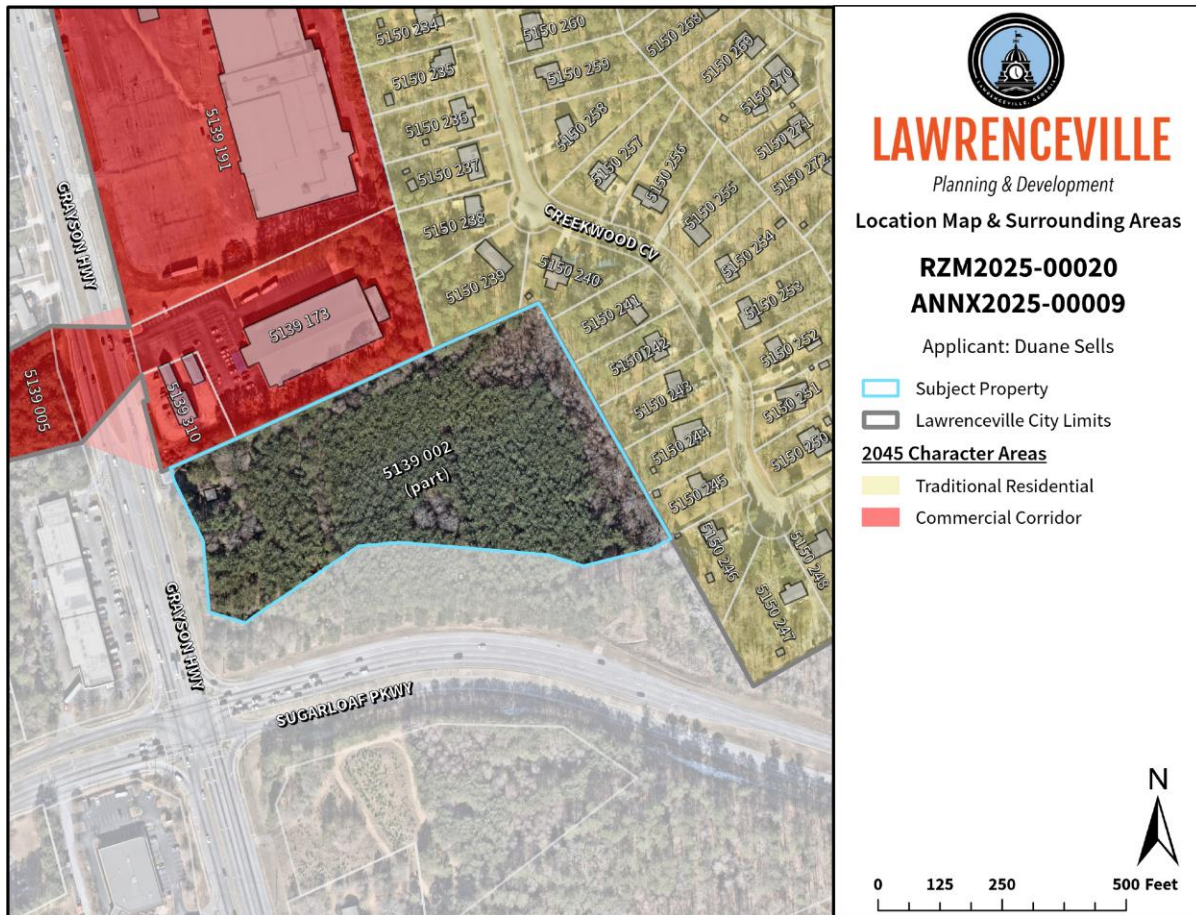
The proposed rezoning request is somewhat unconventional for this area, which is predominantly developed with light commercial and one-family residential properties. However, the submitted concept plan does take the surrounding land uses and zoning into account. The lower intensity townhouses are proposed along the eastern portion of the property, adjacent to the St. Lawrence subdivision, while the higher-density multifamily units with a commercial component are positioned to the west, along the right-of-way of Sugarloaf Parkway and Grayson Highway. This is an example of a “transect” approach to development, where intensity and use transition appropriately across the site. Properly conditioned, the proposed rezoning and subsequent development could be suitable at this location.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The property is outside of the current city limits of Lawrenceville, meaning it is not within a designated character area as defined by the Lawrenceville 2045 Comprehensive Plan and Future Development Map. However, according to Gwinnett County's 2045 Comprehensive Plan and Future Development Map, the property falls within the Suburban Residential daily community, a concept that is roughly equivalent to Lawrenceville's character areas. The Suburban Residential daily community is defined as such:



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Suburban Residential areas are representative of much of the one-family residential development that has occurred in Gwinnett over the past thirty years. Homes are typically larger (2,000 square feet or more), have garages facing the street, and many neighborhoods do not have sidewalks or strong roadway connectivity.

These areas are largely built out, are not near Village Centers or Urban Corridors and are not expected to change much in the next two decades. They are desirable to many households and serve a role as being part of the diversity of housing types in the county. In sewered areas, ADUs are appropriate.

Given in this context, the proposed rezoning may not align Gwinnett County's 2045 Comprehensive Plan.

In contrast, according to Lawrenceville's 2045 Comprehensive Plan and Future Development Map, the property is adjacent to two existing character areas: the Traditional Residential and the Commercial Corridor. The property is adjacent to two major arterial roads, which align with the Commercial Corridor character area, defined as follows:

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.

While the proposed development does not fully conform to this standard – being predominantly residential in nature – it does have a limited commercial element proposed for the Grayson Highway frontage.



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STAFF RECOMMENDATION

The surrounding area consists of a mix of light commercial and single-family residential land uses. Although the proposed rezoning is somewhat unconventional given the area's combination of light commercial and residential uses, the concept plan adopts a "transect" approach, transitioning intensity and use across the site. Additionally, multifamily developments are typically best located adjacent to arterial roads or collector roads. These road classifications provide strong access for residents and visitors, while also supporting higher-density developments like multifamily housing. With proper conditions, this location could be well-suited for such a development.

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



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

The property will be serviced by Georgia Power.

GAS DEPARTMENT

Lawrenceville Gas will serve this development. Precautions should be taken to protect gas mains and above ground structures, as the gas department has a gas regulating station on the NW corner on parcel R5139 193. There are also valves along the ROW that need to be avoided.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

The proposed rezoning request may be unconventional for the area, which consists predominantly of light commercial and single-family residential development. However, the submitted concept plan does take the surrounding land uses and zoning into consideration.

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

Properly conditioned and designed, adverse impacts to surrounding properties can be mitigated.

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

Given the property's proximity to two major arterial roads in Sugarloaf Parkway and Grayson Highway, a mixed-use development may be suitable.

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. Being an unincorporated location, the subject property is not within the scope of the Lawrenceville 2045 Comprehensive Plan. However, it is



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adjacent to the Commercial Corridor character area; with its 18,500 square foot proposed commercial component, the project may align with the long-term plan for the area.

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

The surrounding area consists of a mix of light commercial and single-family residential uses, with major arterial roads (Grayson Highway and Sugarloaf Parkway) providing good access for higher-density development, such as the proposed multifamily housing. The property's location near commercial areas also supports the inclusion of retail space along Grayson Highway. The concept plan follows a "transect" approach, transitioning from low-density townhomes to higher-density multifamily units, aligning with surrounding commercial uses.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

RZM2025-00020

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.** Multifamily and townhouse-family dwellings, dwelling units, and accessory structures not to exceed thirteen unit per acre (13 UPA). Townhouse units shall abut Parcel Identification Numbers 5151 241, 242, 243, 244 and 245 (St. Lawrence Plantation) to ensure transition from high-density to residential low density uses as indicated on the Zoning Plan for 1144 Grayson Highway Mixed Use, dated December 17, 2024.
- B.** Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental



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- Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- 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 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. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) 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 constructed as rear-entry or loaded units consisting of a two-car garage.
 5. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.



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- E. Multifamily - Mandatory Professional Property Management.** The development shall have property management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

- F. Townhouse - Mandatory Homeowners Association.** As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. They must provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include a resort style pool, cabana, fitness center, and a community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc.



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Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.

- G.** In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A.** The percentage of gross land area devoted to civic/institutional, commercial/retail, light industrial or office uses shall be thirty percent (30%) of the total project area.
- 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.
- C.** Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the eastern right-of-way of Grayson Highway.
- D.** Provide a fifteen-foot-wide (15 ft.) front yard building setback combined with a landscape strip, adjacent to the northern right-of-way of Sugarloaf Parkway.
- E.** Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the easternmost property line.
- F.** Natural vegetation shall remain on the property until the issuance of a development permit.



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- G.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Grayson Highway.
- H.** 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.
- I.** New billboards or oversized signs shall be prohibited.
- J.** Outdoor storage shall be prohibited.
- K.** 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.
- L.** 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.
- M.** 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.
- N.** Peddlers and/or parking lot sales shall be prohibited.
- O.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- P.** The required parking ratio for the townhouse section of development shall be a minimum of 3 spaces per unit.
- Q.** The required parking ratio for the multifamily residential component of development shall be a minimum of 1.5 spaces per unit.



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3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. allowing limited land disturbance/grading within twenty-five feet (25 ft.) of the required fifty-foot (50 ft.) buffer. Disturbed areas shall be replanted prior to the issuance of a Certificate of Completion, Certificate of Occupancy, or the issuance of a Building Permit.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to nineteen (19) feet.



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GEORGIA

City of Lawrenceville Planning Department
 P.O. Box 2200
 Lawrenceville, GA 30046
 Phone: 678-407-6400
 E-Mail: Planning@lawrencevillega.org

Date Received January 26, 2025
 Case File #: ANN 2025-00009 / RZM2025-00020

APPLICATION FOR ANNEXATION

DATE 1/9/2025

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of CMU

Address of Property to be annexed: 1144 Grayson Highway

Area: 9.821 acres or 427,809 square feet.

Tax Map Number: R5139 002

Owners of Property: Ernest Michael Henderson

Address if different from Property: 135 Crane Creek Road
Young Harris GA 30582-2414

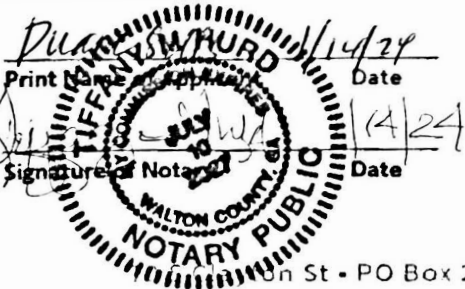
Phone: 706-379-1612

Applicant Name and Address: Dalton D&K Properties LLC
c/o LJA Engineering

Phone: 470.202.9321

[Signature] 1/14/24
 Signature of Applicant Date

Ernest Michael Henderson 1-9-25
 Signature of Owner Date



Ernest Michael Henderson 1-9-25
 Print Name of Owner Date
[Signature]
 Signature of Notary Date



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



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GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dalton D&K Properties LLC</u> c/o LJA Engineering	NAME: <u>Michael Henderson</u>
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: <u>135 Crane Creek Road</u>
CITY: <u>Alpharetta</u>	CITY: <u>Young Harris</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30582</u>
CONTACT PERSON: <u>Tyler Lasser</u>	PHONE: <u>470.202.9321</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>	
<p>PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>CMU</u></p>	
<p>PARCEL NUMBER(S): <u>R5139 002</u> ACREAGE: <u>9.821</u></p>	
<p>ADDRESS OF PROPERTY: <u>1144 Grayson Hwy</u></p>	

Duane Sells 12-26-24
SIGNATURE OF APPLICANT DATE

Michael Henderson 12-20-24
SIGNATURE OF OWNER DATE

Duane Sells

TYPED OR PRINTED NAME

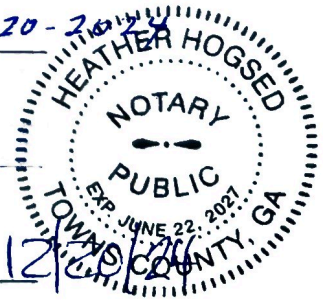
Duane Sells
NOTARY PUBLIC



Michael Henderson

TYPED OR PRINTED NAME

Heather Hogsd 12/20/24
NOTARY PUBLIC DATE



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4

RZM2025-00020 & ANN2025-00009
RECEIVED JANUARY 26, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZM2025-00020 & ANN2025-00009
RECEIVED JANUARY 26, 2025
PLANNING & DEVELOPMENT DEPARTMENT



February 3, 2025

The Honorable David Still, City Mayor
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 204 of the 7th District Tax Parcel Number: R5139 002 (Northern Portion Only),
7.72 acres +/-
Applicant: City of Lawrenceville and Owner: Ernest Michael Henderson

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments have reviewed the property proposed for annexation at 1144 Grayson Highway, Lawrenceville, GA, 30046, Tax Parcel identification number R5139 002 (ANX2025-0002) and determined that Gwinnett County does not own any facilities within the property proposed for annexation.

The Gwinnett County Department of Parks and Recreation determined that according to the 2018 Gwinnett Trails Master Plan, there are future planned multi-use side-path trails located along Grayson Highway and Sugarloaf Parkway. Any proposed development of this parcel should take this into consideration as a requirement to provide or accommodate a twelve (12) to fourteen (14) foot wide trail within the right-of-way along both road frontages.

The Gwinnett County Department of Transportation (GCDOT) determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway is a GCDOT-maintained roadway and any proposed access or work in the right-of-way is subject to prior review/approval of GCDOT. Sugarloaf Parkway will remain County-maintained regardless of any annexation on the other side of the road. SR 20/Grayson Highway is maintained by the Georgia Department of Transportation (GDOT) at this location. The subject property falls within the limits of a 2023 SPLOST project at Sugarloaf Parkway and SR 20/Grayson Highway. While it is unlikely that our project would impact the subject property, we recommend that the property owner coordinate any potential future development with GCDOT's Office of Transportation Planning, Design, and Construction. We would also like to note that any access to the subject property on SR 20/Grayson Highway and Sugarloaf Parkway would likely be restricted to right in-right out.

Gwinnett County Department of Water Resources (DWR) determined that the following infrastructure exists: a twelve-inch water main located on the western right-of-way of Grayson Highway; a twelve inch water main crossing Grayson Highway to the northwest of the subject

RZM2025-00020 & ANN2025-00009
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

parcel; a two inch and an eight inch water main located on the western right-of-way of Creekwood Cove, to the east of the subject parcel; a four inch force main located on the eastern right-of-way of Grayson Highway; an eight inch gravity sewer located behind the existing commercial facility on parcel 5139 307; an eight inch gravity sewer located on the southwest corner of the intersection between Grayson Highway and Sugarloaf Parkway; an eighteen inch stormwater closed conduit pipe and associated ditch along the eastern right-of-way of Grayson Highway discharging into a thirty-six inch stormwater closed conduit pipe crossing Grayson Highway in front of the subject parcel, connecting to a network of twenty-four inch, thirty inch, and thirty-six inch stormwater closed conduit pipe on the western right-of-way of Grayson Highway; a twenty-four inch stormwater closed conduit pipe along the southern right-of-way of Sugarloaf Parkway, discharging into a ditch and associated weir to the southeast of the subject parcel. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by the County's Department of Planning and Development and Department of Water Resources. Please note that this proposed development has not obtained a Sewer Capacity Certification to ensure available capacity within the existing Gwinnett County sewer system.

The Gwinnett County Department of Planning and Development notes that the subject property is zoned R-100 (Single-Family Residence District) with a designation of Suburban Residential on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcountry.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2025-00002

CERTIFIED MAIL #: 9214 8902 9562 6590 1608 5443 44

C: Nicole L. Hendrickson, Commission Chairwoman
Jasper Watkins III, Commissioner, District 3
Buffy Alexzulian, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Long Range Files, ANX2025-00002

Rebecca Shelton, Director of Water Resource
Lewis Cooksey, Director of Transportation
Ron Adderly, Acting Director of Support Services
Lindsey Jorstad, Director of Community Services
Chris Minor, Director of Parks & Recreation

RZM2025-00020 & ANN2025-00009
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Applicant's Letter of Intent**R-100 (Gwinnett) to CMU (Lawrenceville)
Mixed-Use Development**

The applicant, Dalton D&K Properties, LLC., requests to annex the approximately 9.82-acre site into the City of Lawrenceville, and concurrently rezone the site from R-100 to CMU for a mixed-use development including condominiums, townhomes and commercial space. The site is located south of Downtown Lawrenceville on the northeast corner of Grayson Highway and Sugarloaf Parkway. The abutting parcels include Ollies Car Wash and Sparkles Family Fun Center roller skating rink to the north, and a single-family subdivision to the east. The other sites at the Grayson Highway and Sugarloaf Parkway intersection includes a vacant property in the southeast corner, a CVS pharmacy in the southwest corner, and a commercial strip with a variety of retail and service uses in the northwest corner. Though not directly abutting the subject site, there is a variety of townhomes, and condos within proximity on Sugarloaf Parkway Grayson Highway.

In accordance with the submitted site plan, the development will include both commercial and residential components. As proposed, there will be two four-story buildings, Building A and Building B, that frame a tabletop parking deck. The two buildings will provide up to 214 condominiums as well as various amenities. In addition to the condominiums, Building A will offer ground floor commercial space fronting Grayson Highway, which is intended to conveniently serve the residents within the proposed development as well as residents in the surrounding area. To create a gradual transition between the four-story buildings and the single-family neighborhood to the east, there will be a row of thirteen attached townhomes. Each of the townhomes will be rear loaded with a two-car garage and a two-car driveway, which are accessed by a private alley. Being rear loaded, the townhomes will front a portion of the community's abundant open space and amenities, which will be landscaped and will incorporate paths that connect to the rest of the development and the Grayson Highway frontage. Included in the active open space is a large linear park, dog park, and swimming pool. The townhomes will be two-stories, with a total floor area of at least 1,800 square feet, and will feature at least three bedrooms, two half bathrooms. The condominiums will include studio, one-bedroom, and two-bedroom units, ranging from 750 square feet to 1,100 square feet. As shown on the attached building elevations, each land use will be constructed with a similar modern architectural style, including exterior materials consisting of brick, stone, metal and cementitious siding. Both, the townhomes and condominiums will be marketed for fee-smile ownership. Other site improvements will include a deceleration lane for vehicular access without impeding existing traffic, an underground stormwater management system, landscape strips, and a masonry monument sign at the corner of Sugarloaf Parkway and Grayson Highway.

In addition to the rezoning request, the applicant requests two variances from the City of Lawrenceville zoning ordinance. First to grade and replant the interior 25-feet of 50 feet buffer adjacent to properties zoned RS180. This will allow for the developer to properly grade this area and avoid reducing any open space and property vehicular circulation at the rear of the site. Second, to decrease the floor area percentage for commercial uses from 15% to 4%. The Grayson Highway corridor includes an excess of commercial uses, and the applicant submits that a larger commercial space would not be economically viable or supported.

The applicant looks forward to meeting with staff and the community to address any questions or concerns and appreciates the opportunity to bring a high-quality mixed-use development to Lawrenceville. Please see the attached documents for additional details regarding the layout and appearance of the proposed mixed-use development.

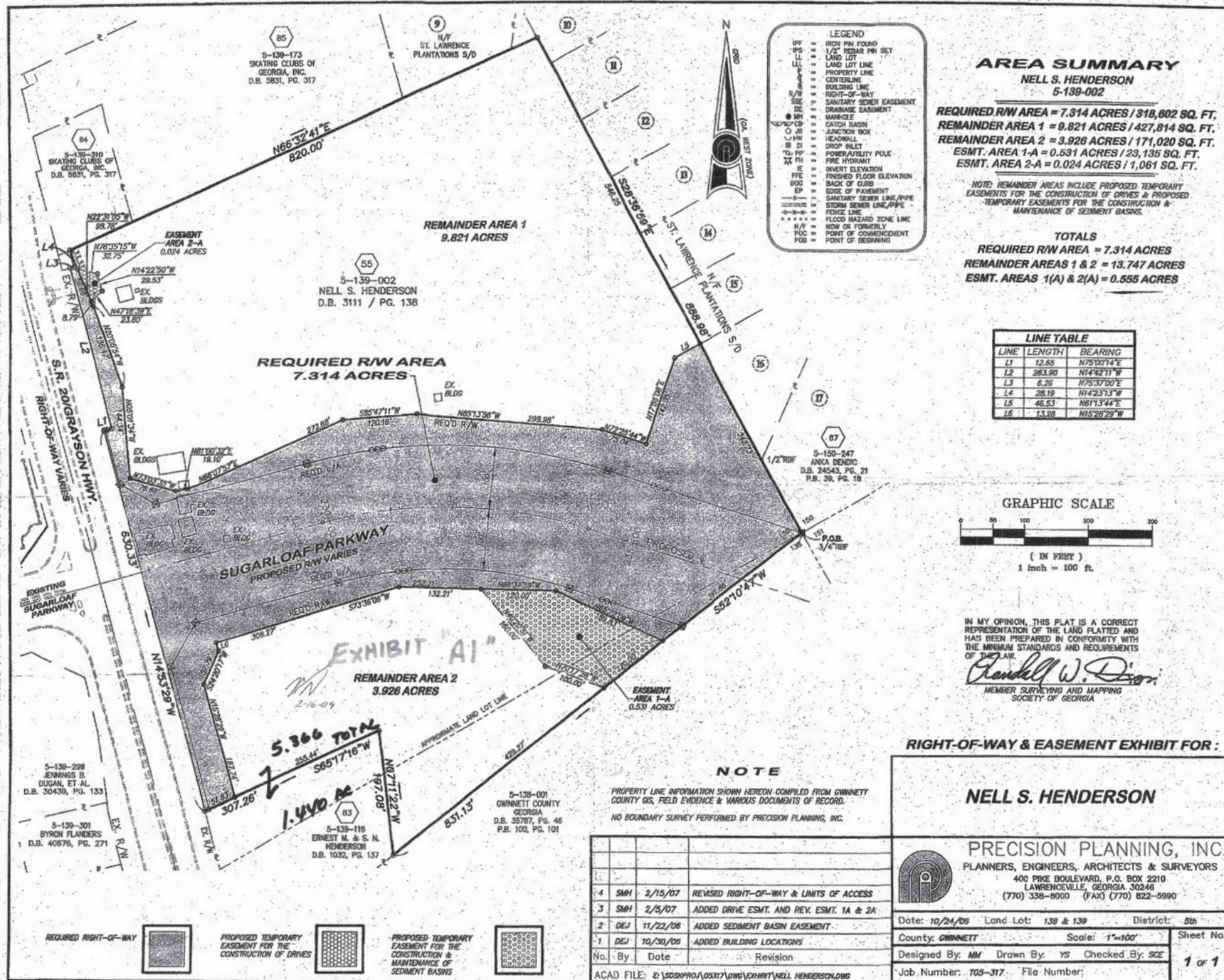
Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

A parcel of land lying in Land Lot 139, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at a point located on the centerline intersection between Grayson Highway (S.R. 20) (Variable R/W) and Sugarloaf Parkway (Variable R/W); thence run North 40 degrees 09 minutes 08 seconds East for a distance of 173.06 feet to a point at the southern mitered corner between the aforementioned Sugarloaf Parkway and the aforementioned Southeasterly right-of-way of Grayson Highway; said point being the POINT OF BEGINNING of the parcel herein described.

Thence run North 73 degrees 03 minutes 35 seconds West along said mitered corner for a distance of 76.68 feet to a point; thence leaving said mitered corner run North 05 degrees 01 minutes 34 seconds West along said right-of-way of Grayson Highway for a distance of 144.34 feet to a point; thence run North 20 degrees 05 minutes 54 seconds West along said right-of-way for a distance of 136.47 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 8.79 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 56.66 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 33.33 feet to a point; thence leaving said right-of-way run North 66 degrees 32 minutes 41 seconds East for a distance of 820.00 feet to a point; thence run South 28 degrees 36 minutes 59 seconds East for a distance of 546.25 feet to a point; thence run South 61 degrees 13 minutes 44 seconds West for a distance of 46.53 feet to a point; thence run South 17 degrees 55 minutes 08 seconds West for a distance of 142.35 feet to a point located on the Northerly right-of-way of the aforementioned Sugarloaf Parkway; thence run North 72 degrees 25 minutes 44 seconds West along said right-of-way for a distance of 75.04 feet to a point; thence run North 85 degrees 13 minutes 56 seconds West along said right-of-way for a distance of 299.98 feet to a point; thence run South 85 degrees 47 minutes 11 seconds West along said right-of-way for a distance of 120.16 feet to a point; thence run South 66 degrees 07 minutes 57 seconds West along said right-of-way for a distance of 272.68 feet to a point; thence run South 81 degrees 00 minutes 32 seconds West along said right-of-way for a distance of 19.10 feet to the POINT OF BEGINNING.

Said parcel contains 427,809 square feet, or 9.821 acres.



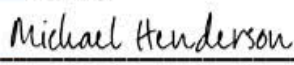
ZM2025-00020 & ANNEX2025-00009
RECEIVED JANUARY 26, 2025
PLANNING & DEVELOPMENT DEPARTMENT



The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Ernest Michael Henderson

Signature: 
Signed by: Michael Henderson
65B871A57161458...

Date: 12/26/2024

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
5139 002	

RZM2025-00020 & ANN2025-00009
RECEIVED JANUARY 26, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: JACQUELEEN GARCIA

Signature: 
dotloop verified
12/31/24 10:06 AM EST
EW00-WX3P-BCQU-X8DZ

Title: TAX ASSOCIATE II

Date: 12/31/2024

ANN2025-00009 & RZM2025-00020
RECEIVED APRIL 23, 2025
PLANNING & DEVELOPMENT DEPARTMENT

NOT
RELEASED
FOR
CONSTRUCTION

LJA
LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770.225.4750

ZONING PLAN FOR
1144 GRAYSON HIGHWAY MIXED USE

1144 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30045
PARCEL # 5139 002

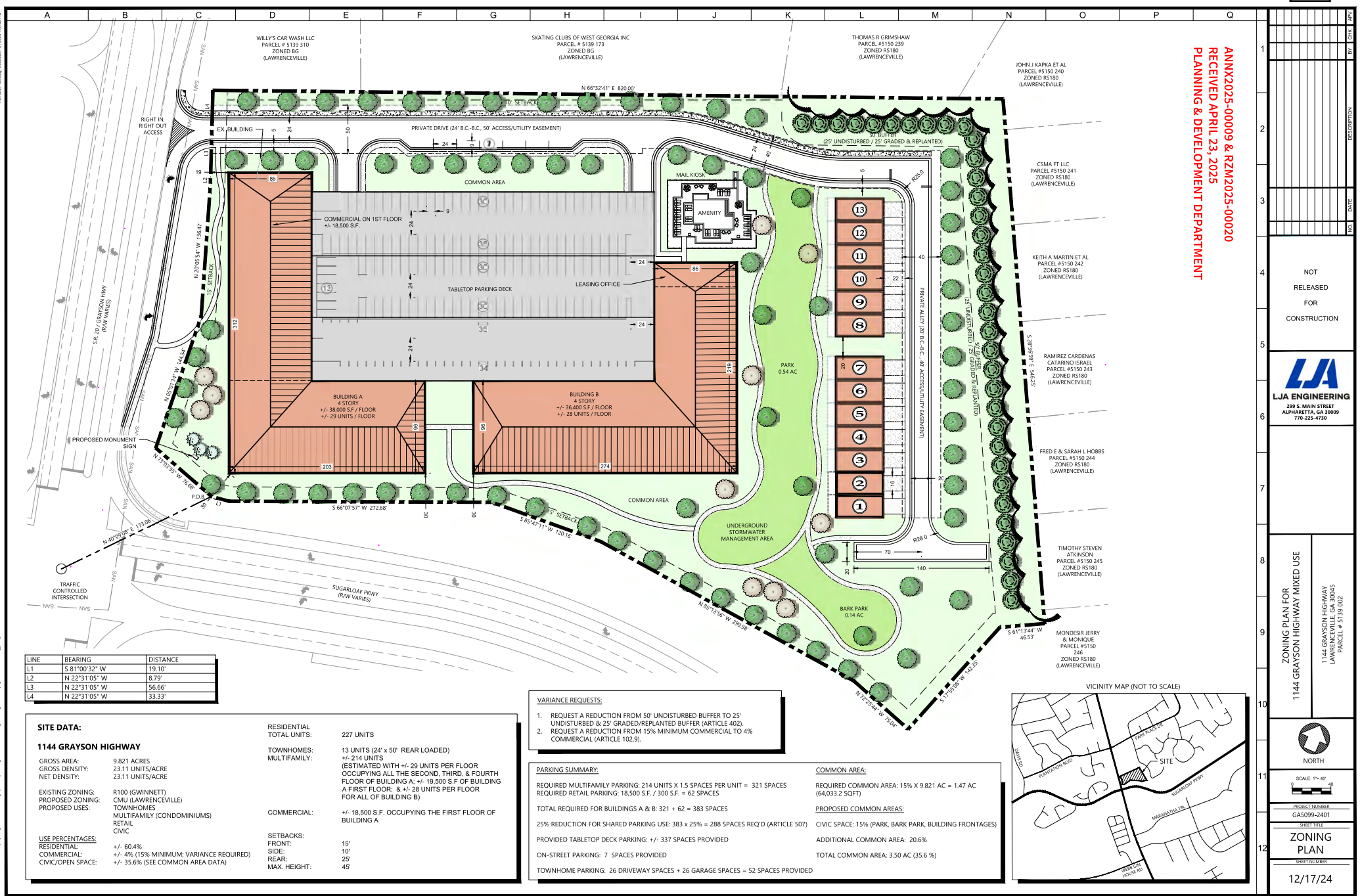
NORTH

SCALE: 1" = 40'

PROJECT NUMBER
GA5099-2401

SHEET TITLE
ZONING
PLAN

SHEET NUMBER
12/17/24









March 14, 2025

Ernest Michael Henderson
Dalton D&K Properties, LLC
135 Crane Creek Rd,
Young Harris, GA 30582

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request
#C2025-048-03 Expiration Date:
03/14/2026

Tie-In Manhole FID: **569926**

RE: Sewer Availability for Proposed Development – 1144 Grayson Hwy. Mixed
Use Parcel ID 5139 002 (Northern Portion)

Dear Mr. Henderson:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development on the above parcel consisting of:

- 13 townhomes
- 102 multi-family units (15 one-bedroom), (61 two-bedroom), (26 three-bedroom)
- 112 multi-family units (17 one-bedroom), (67 two-bedroom), (28 three-bedroom)
- 12,950-sf restaurant w/ 518 seats
- 5,550-sf retail
- 2,190-sf leasing office
- Pool with 20 swimmers
- 1,042-sf amenity area

It has been determined that Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **46.5 gpm** discharging to the sewer tie-in manhole at Facility ID **569926**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.



Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I;
Wendell Tumale Engineer III



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- ☐ Pre-Rezoning
- ☒ New Request
- ☐ Renew Request
SCC # _____
- ☐ Revise Existing Request
SCC # _____
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2025-048-03

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

Printed Name: Della Taylor, PE
Division Director, Infrastructure Support

Signature: _____

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: ☐ Pumping Rate (gpm) _____

Development/Project Name: 1144 Grayson Highway Mixed Use

Development Address: 1144 Grayson Highway (City) Lawrenceville (Zip) 30045

Parcel Number(s): 5139 002 (portion of parcel north of Sugarloaf Pkwy)

Project Description: Mixed use development consisting of residential townhomes (13 units - 24'x50' rear loaded)
& multi-family units (214 units - total 279,100 S.F.), commercial area (18,500 S.F.), and civic/open space.

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 9.821 acres

If residential, total number of units: 227 Density: 23.11 units/acre

Property Owner Name: Ernest Michael Henderson

Property Owner Email: mgilley09@gmail.com

Phone #: 706-379-1612

Developer Contact: Ernest Michael Henderson

Company: Dalton D&K Properties, LLC

Address: 135 Crane Creek Rd

City: Young Harris

Zip: 30582

Developer Email: duanesells@kw.com

Phone #: 706-379-1612

Engineering Contact: Tyler Marchman

Engineering Firm: LJA Engineering

Engineer Email: tmarchman@lja.com

Phone #: 770-855-2430

Additional Recipients: Tyler Lasser

Recipient(s) Email(s): tlasser@lja.com

DWR Use Only

2.

Capacity Certification Request No.: C2025-048-03

Development/Project Name: 1144 Grayson Highway Mixed Use

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: Yellow River WRF Sewer Basin: YELLOW RIVER

Total requested annual average daily flow (AADF) in gallons per minute (gpm): ~~116.30~~ 46.5 (AADF)

Flow (gpm) 116.30 to tie-in manhole facility ID: 569926
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: _____ Plan Submittal _____ Begin Construction: _____
Zoning Approval: _____ Completion/Occupancy: _____

Include the following in the submittal package:

☒ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>

☒ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:

<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

☒ Proposed utility plan

Design Professional sign/seal: _____ Date: 02/05/2025



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

DWR Received
February 5, 2025

RZM025-00020 & ANSWER 2025-00019 CERTIFICATION REQUEST (Rev. 07/2023) 2 | 2
RECEIVED MARCH 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING A				
Restaurant				
Total Area	=	12,950	sf	(Assume 70% Total Commercial is Restaurant)
Dinning Area	=	7,770	sf	(60% of Total Area)
Area per Seat	=	15	sf	
Number of Seats	=	518	seats	
Total AADF / Seat (max capacity)	=	55	gpd	Restaurant (sit down)
Total AADF / day	=	28,490	gpd	
Total AADF / min	=	19.78	gpm	
Multi-Family Housing				
Total Units	=	102	units	
1 Bedroom (Assume 15%)	=	15	units	
2 Bedroom (Assume 60%)	=	61	units	
3 Bedroom (Assume 25%)	=	26	units	
Total AADF / day per 1 Bedroom	=	110	gpd	
Total AADF / day per 2 Bedroom	=	155	gpd	
Total AADF / day per 3 Bedroom	=	205	gpd	
Total AADF / day	=	16,435	gpd	
Total AADF / min	=	11.41	gpm	
Retail				
Store Area	=	5,550	sf	(Assume 30% Total Commercial is Retail)
AADF Constant 1000 sf	=	100	gpd	
Total AADF / day	=	555	gpd	
Total AADF / min	=	0.39	gpm	

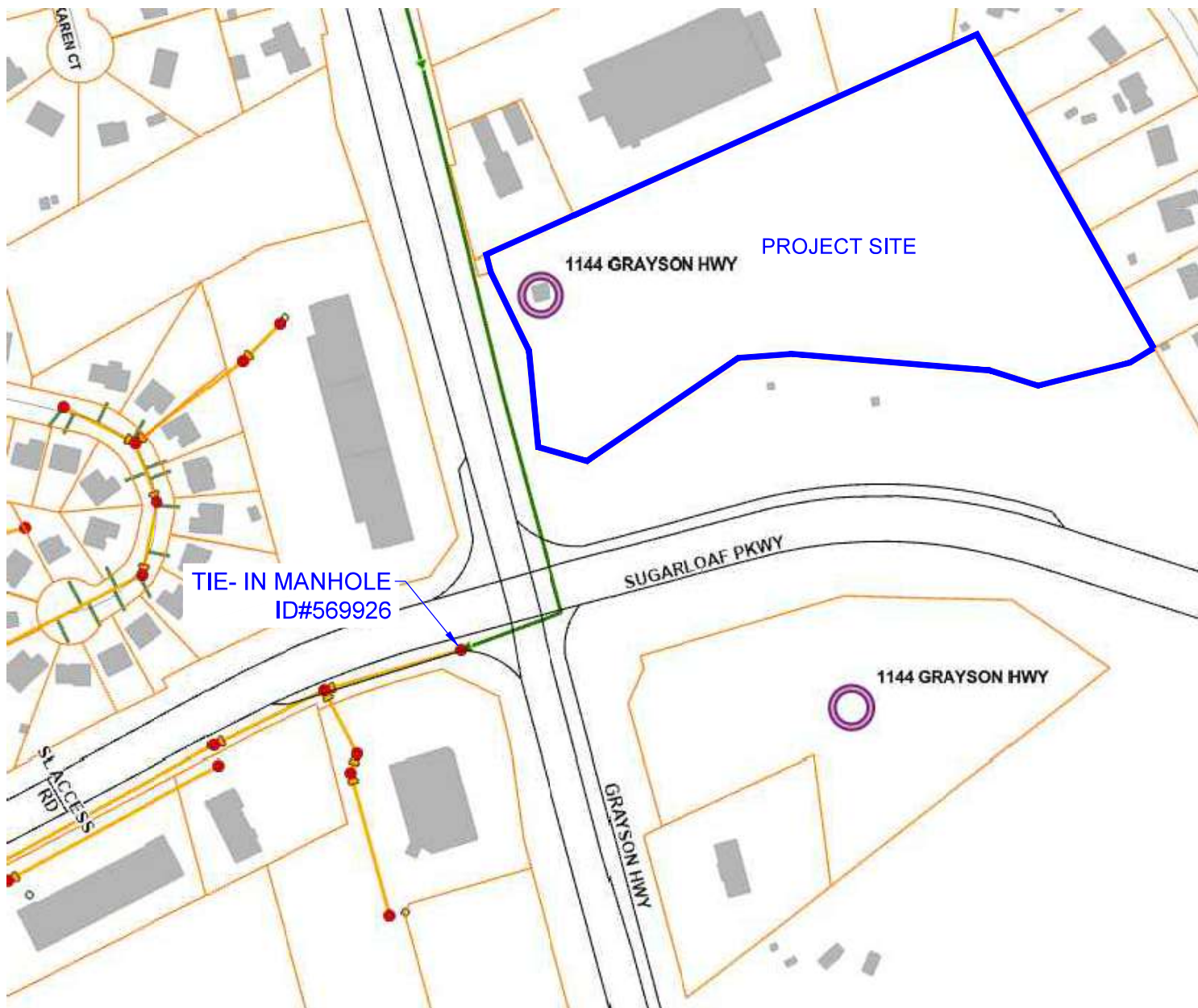
BUILDING B				
Multi-Family Housing				
Total Units	=	112	units	
1 Bedroom (Assume 15%)	=	17	units	
2 Bedroom (Assume 60%)	=	67	units	
3 Bedroom (Assume 25%)	=	28	units	
Total AADF / day per 1 Bedroom	=	110	gpd	
Total AADF / day per 2 Bedroom	=	155	gpd	
Total AADF / day per 3 Bedroom	=	205	gpd	
Total AADF / day	=	17,995	gpd	
Total AADF / min	=	12.50	gpm	
Leasing Office (Assume every 1,000 sf = 50 gpd)				
Store Area	=	2,190	sf	
AADF Constant 1000 sf	=	50	gpd	
Total AADF / day	=	110	gpd	
Total AADF / min	=	0.08	gpm	

TOWNHOMES				
Townhomes				
Total Units	=	13	units	
Total AADF / unit	=	250	gpd	
Total AADF / day	=	3,250	gpd	
Total AADF / min	=	2.26	gpm	

AMENITY CENTERS				
Pool / Aquatic Center				
Total Swimmers (Assumed)	=	20	swimmers	
Total AADF / Swimmer	=	5	gpd	
Total AADF / day	=	100	gpd	
Total AADF / min	=	0.07	gpm	
Amenity Area				
Total Area	=	1,042	sf	
AADF Constant 1000 sf	=	50	gpd	
Total AADF / day	=	52	gpd	
Total AADF / min	=	0.04	gpm	

TOTAL ANNUAL AVERAGE DAILY FLOW				
BUILDING A				
Total AADF / day	=	45,480	gpd	
Total AADF / min	=	31.58	gpm	
BUILDING B				
Total AADF / day	=	18,105	gpd	
Total AADF / min	=	12.57	gpm	
TOWNHOMES				
Total AADF / day	=	3,250	gpd	
Total AADF / min	=	2.26	gpm	
AMENITY CENTERS				
Total AADF / day	=	152	gpd	
Total AADF / min	=	0.11	gpm	
OVERALL TOTAL AADF / DAY	=	66,987	gpd	
OVERALL TOTAL AADF / MIN	=	46.52	gpm	
PEAK FACTOR	=	2.5		
PROPOSED PEAK FLOW	=	167,468	gpd	
PROPOSED PEAK FLOW	=	116.30	gpm	

Highlighted items taken from Gwinnett County Department of Water Resources -
Wastewater Flow Estimation Guidelines for Sewer Capacity Certification Requests
AADF = Average Annual Daily Flow



RZM025-00020 & ANNX2025-00009
RECEIVED MARCH 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

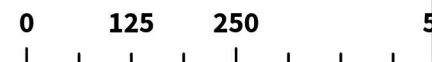
Location Map & Surrounding Areas

RZM2025-00020

ANNX2025-00009

Applicant: Duane Sells

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





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Planning & Development

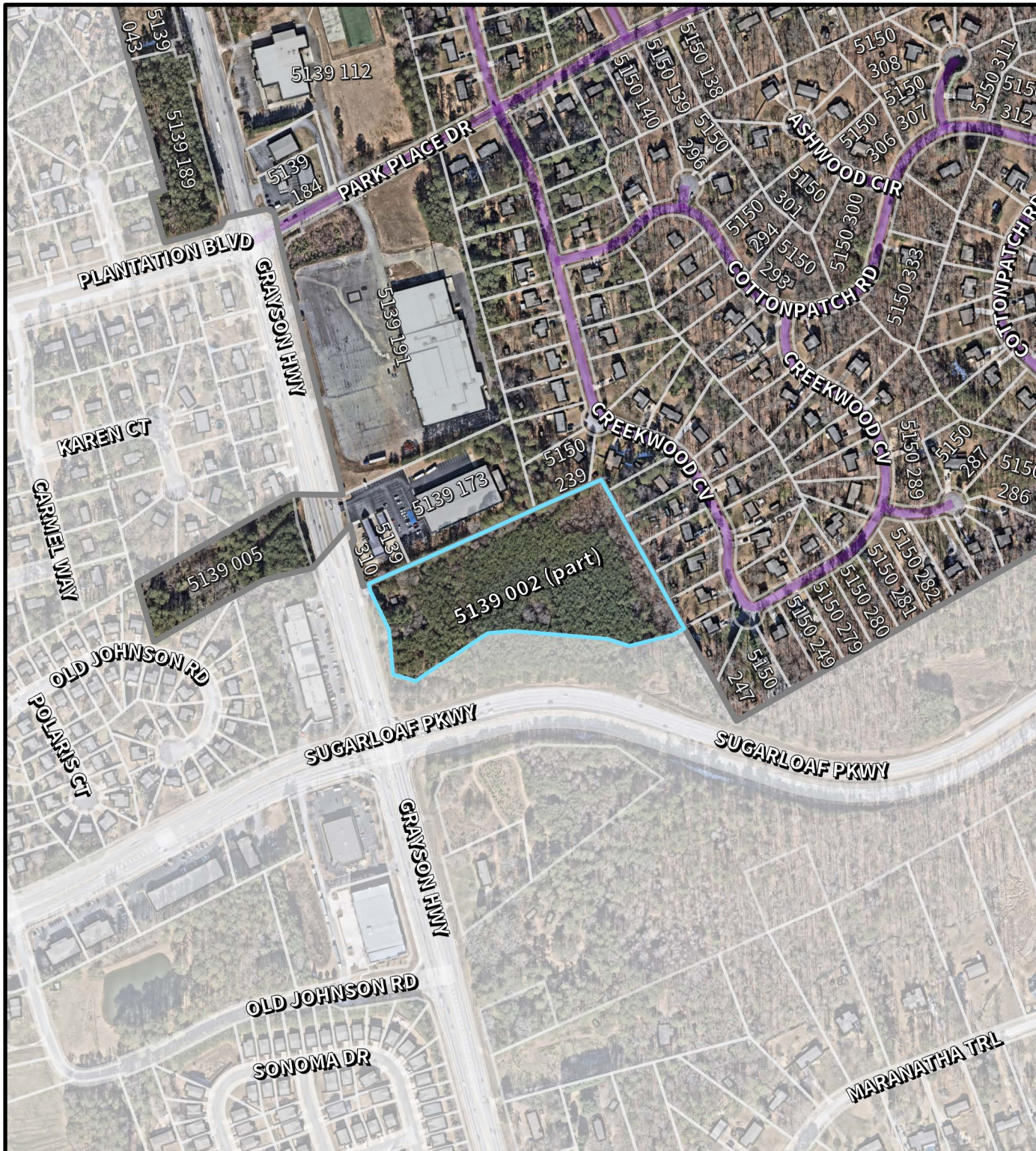
Location Map & Surrounding Areas

RZM2025-00020

ANNX2025-00009

Applicant: Duane Sells

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



N





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Planning & Development

Location Map & Surrounding Areas



RZM2025-00020

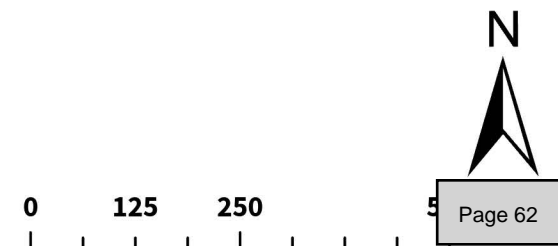
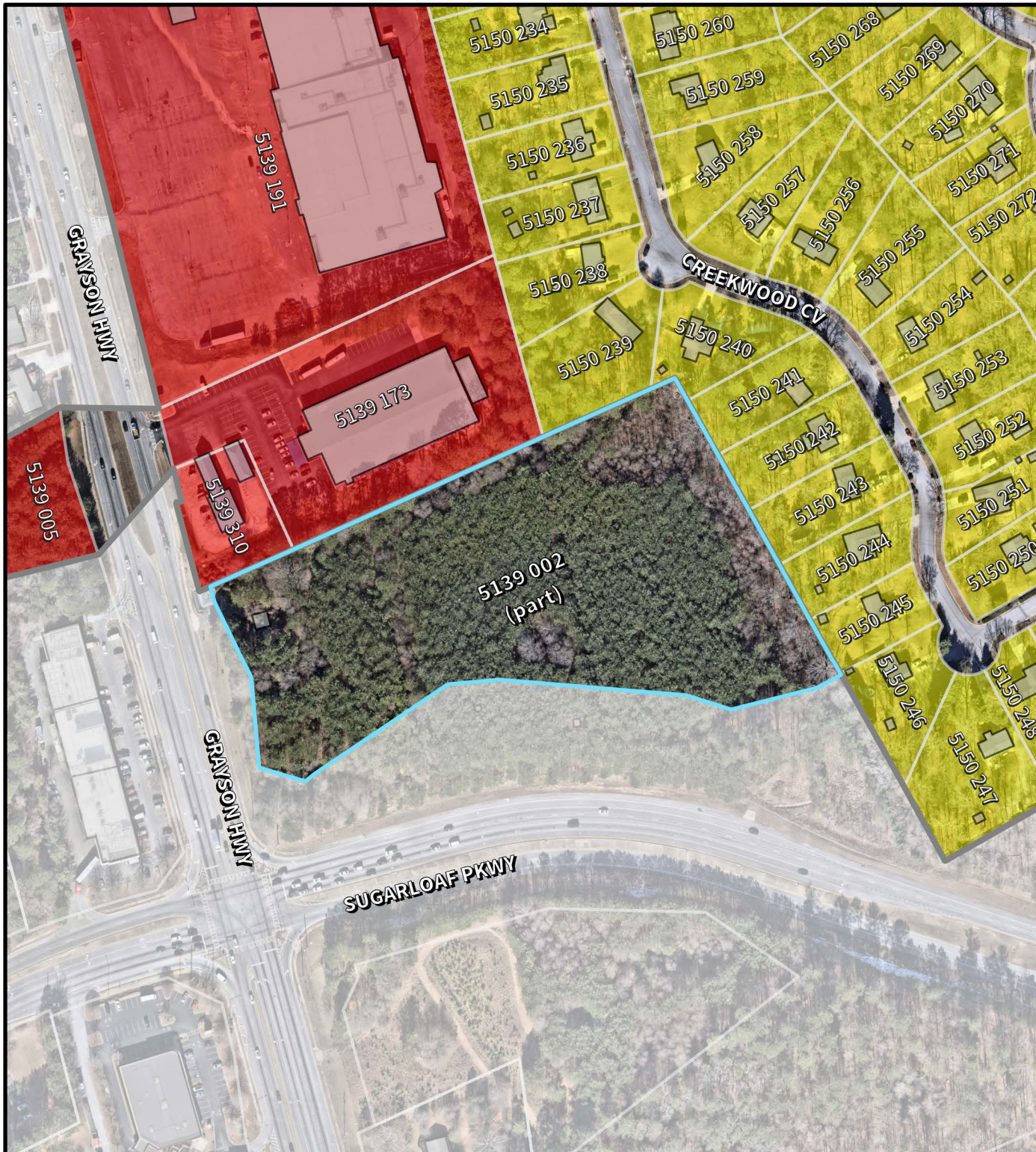
ANNX2025-00009

Applicant: Duane Sells

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **RS-180** Single-Family Residential





LAWRENCEVILLE



Planning & Development

Location Map & Surrounding Areas





RZM2025-00020

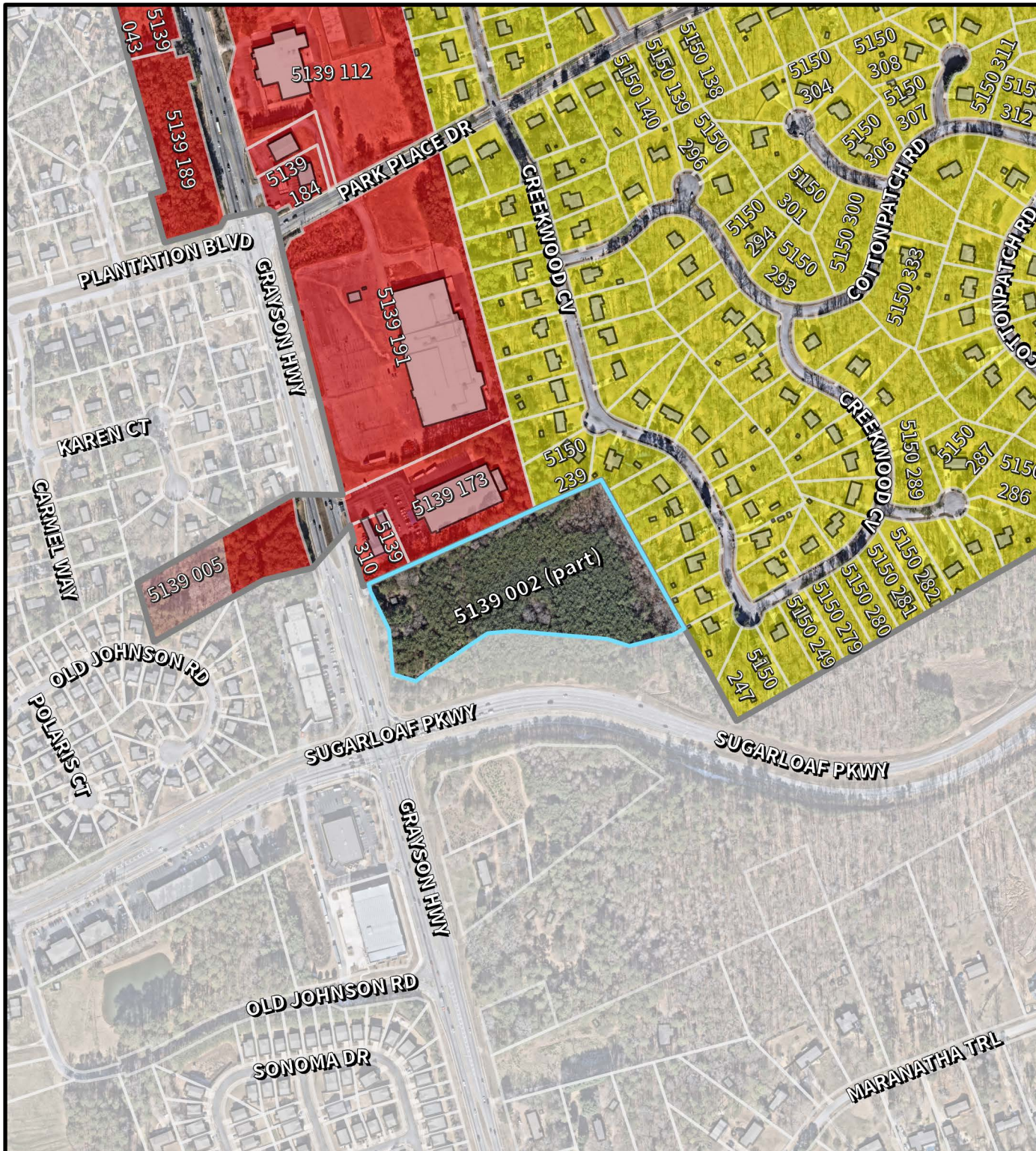
ANNX2025-00009

Applicant: Duane Sells

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional
-  **RS-150** Single-Family Residential
-  **RS-180** Single-Family Residential



N





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Planning & Development

Location Map & Surrounding Areas

RZM2025-00020

ANNX2025-00009

Applicant: Duane Sells

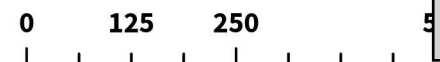
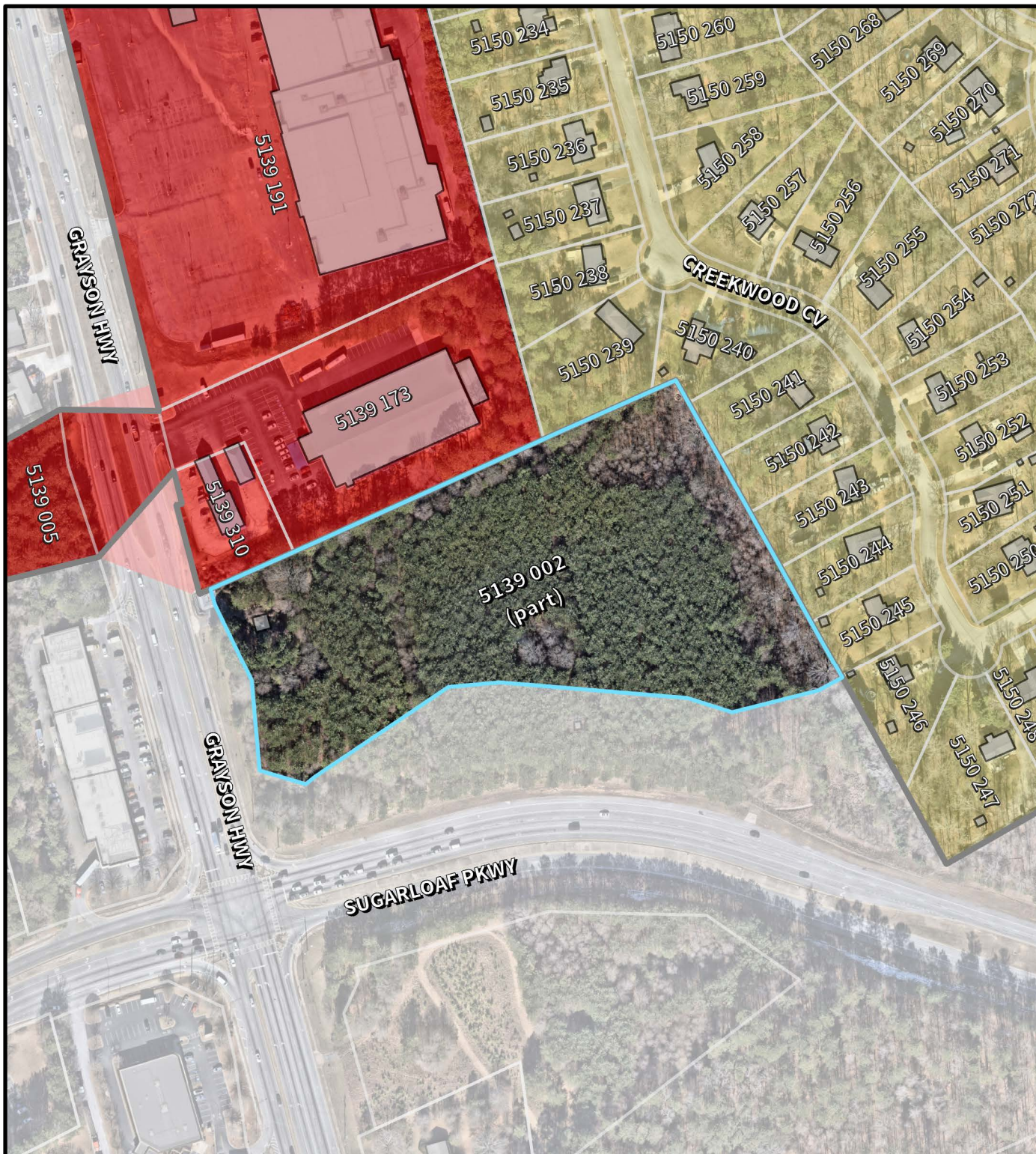
 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor





LAWRENCEVILLE



Planning & Development

Location Map & Surrounding Areas

RZM2025-00020

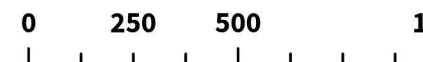
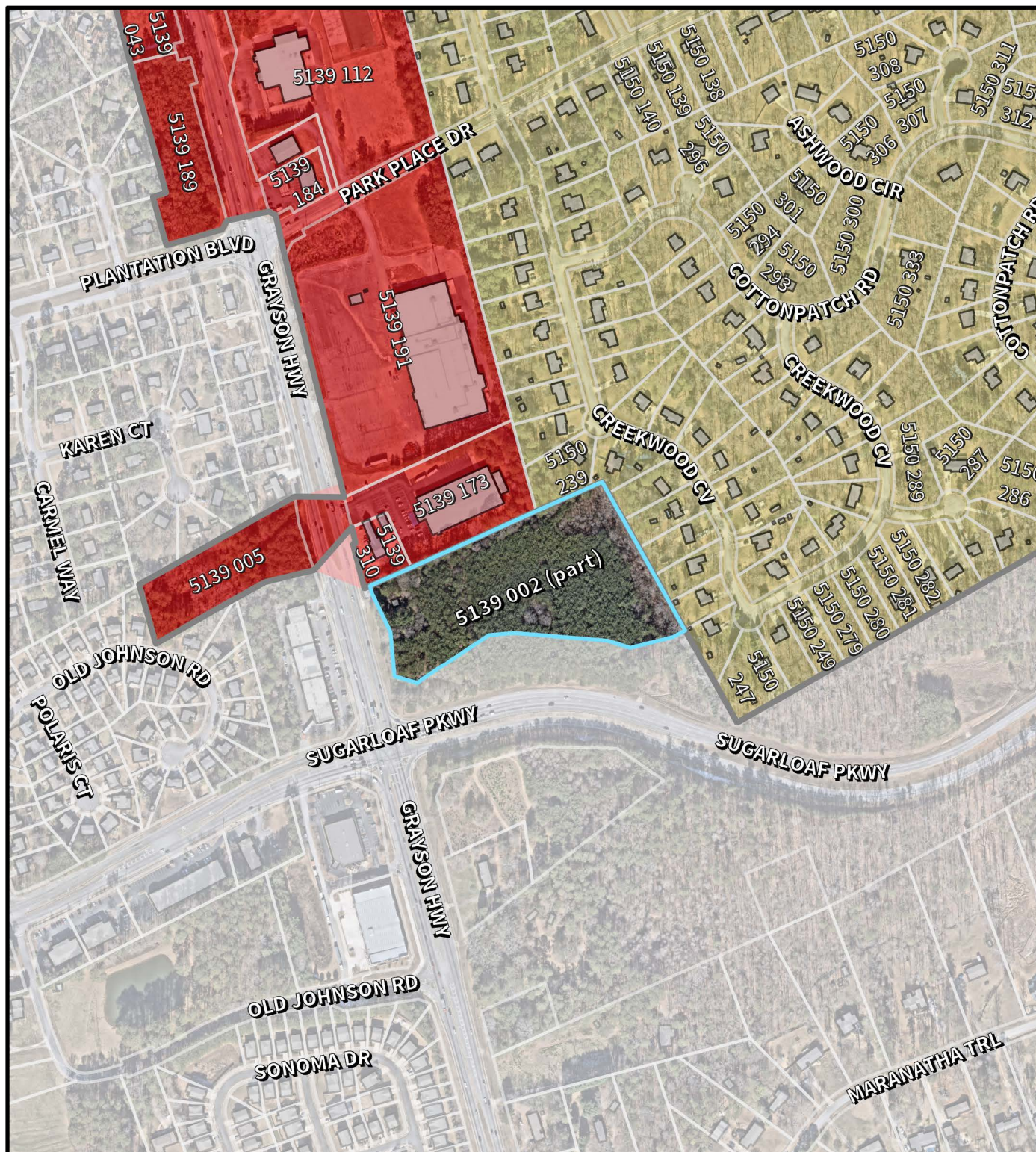
ANNX2025-00009

Applicant: Duane Sells

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

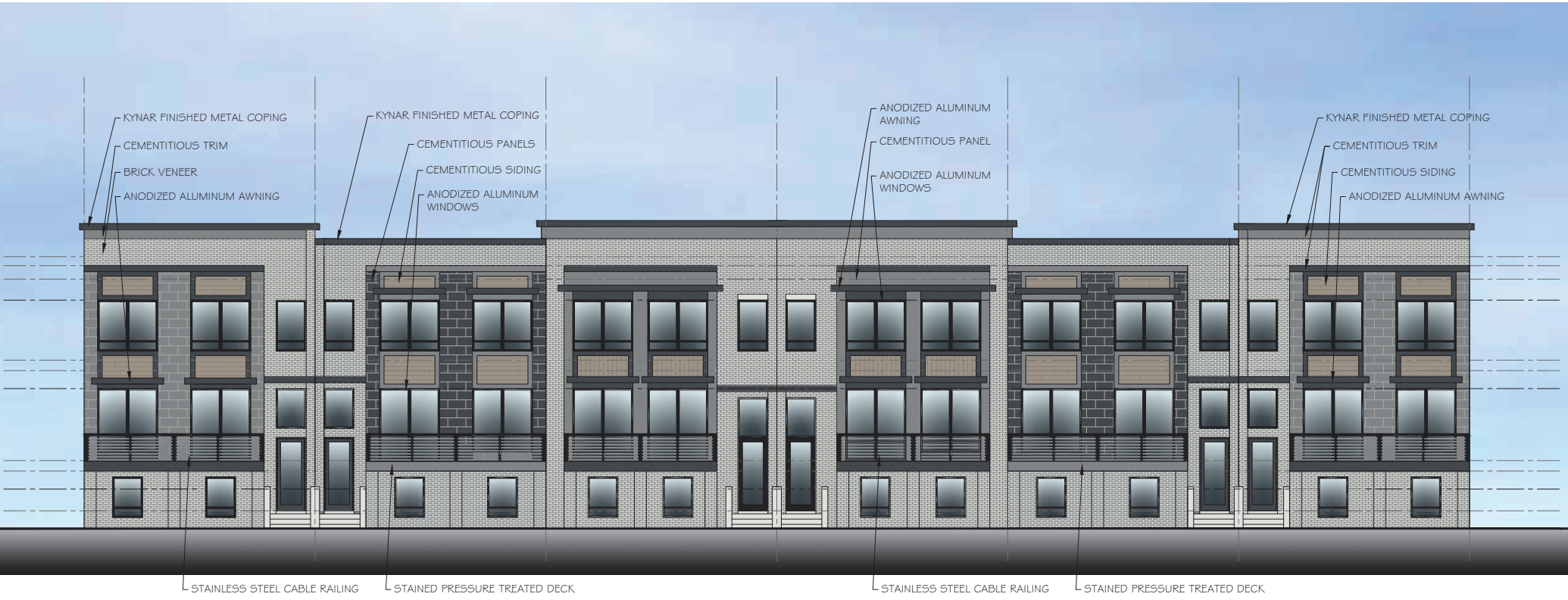
-  Traditional Residential
-  Commercial Corridor



ANNX2025-00009 & RZM2025-00020
RECEIVED APRIL 25, 2025
PLANNING & DEVELOPMENT DEPARTMENT

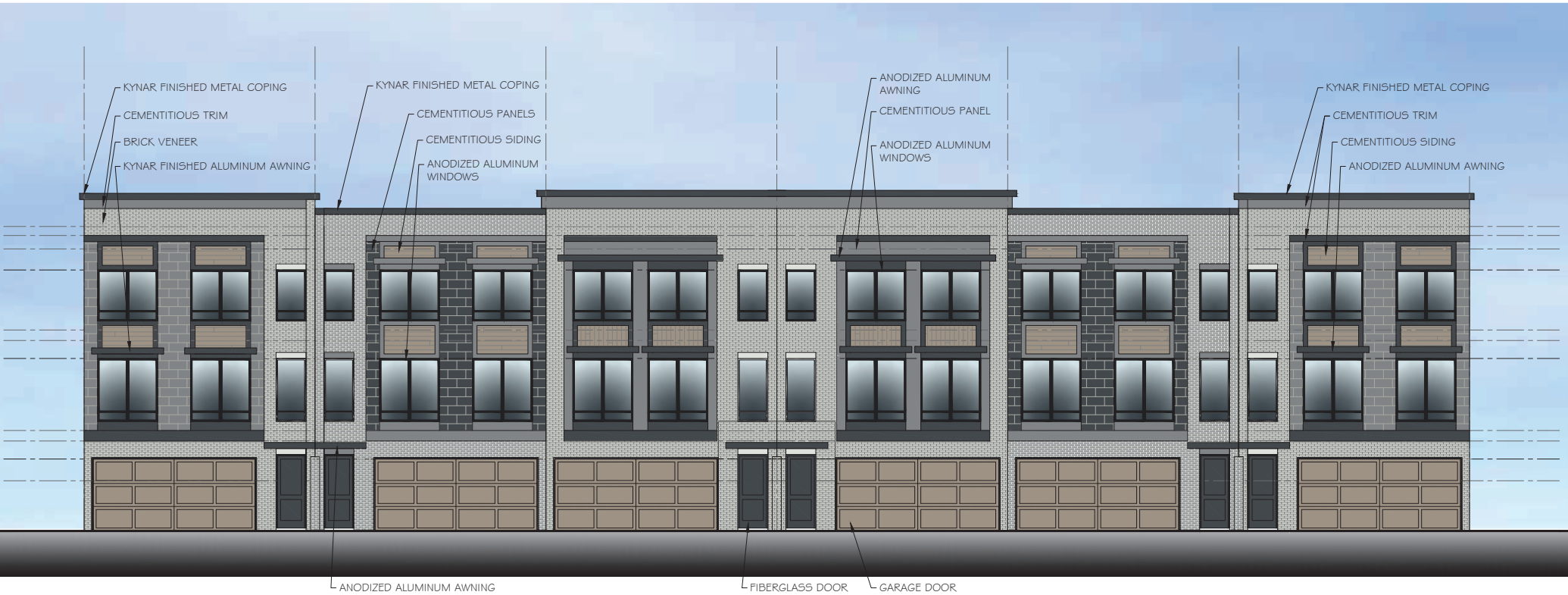


ANNX2025-00009 & RZM2025-00020
RECEIVED APRIL 25, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Proposed Front Elevation

ANNX2025-00009 & RZM2025-00020
RECEIVED APRIL 25, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Proposed Rear Garage Entrance Elevation



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2025-00026; JCT Construction Group Inc c/o LJA Engineering; 150 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, May 5, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from BG (General Business) to RS-TH INF (Townhouse-Family Infill Residential) to allow for a Townhome Development

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

Planning Commission Recommendation:

Summary: The applicant requests a rezoning of an approximately 3.94-acre parcel from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial zoning. The subject property is located on the southern right-of-way of Scenic Highway, just east of its intersections with Carver Circle and Green Street. It is directly southeast of the Southlawn subdivision in Downtown Lawrenceville.

Attachments/Exhibits:

- RZR2025-00026_RPRT_03122025
- RZR2025-00026_P&D REC CNDS_03122025
- RZR2025-00026_AGND PCKT_03272025
- RZR2025-00026_ATTCHMNT 1_04232025



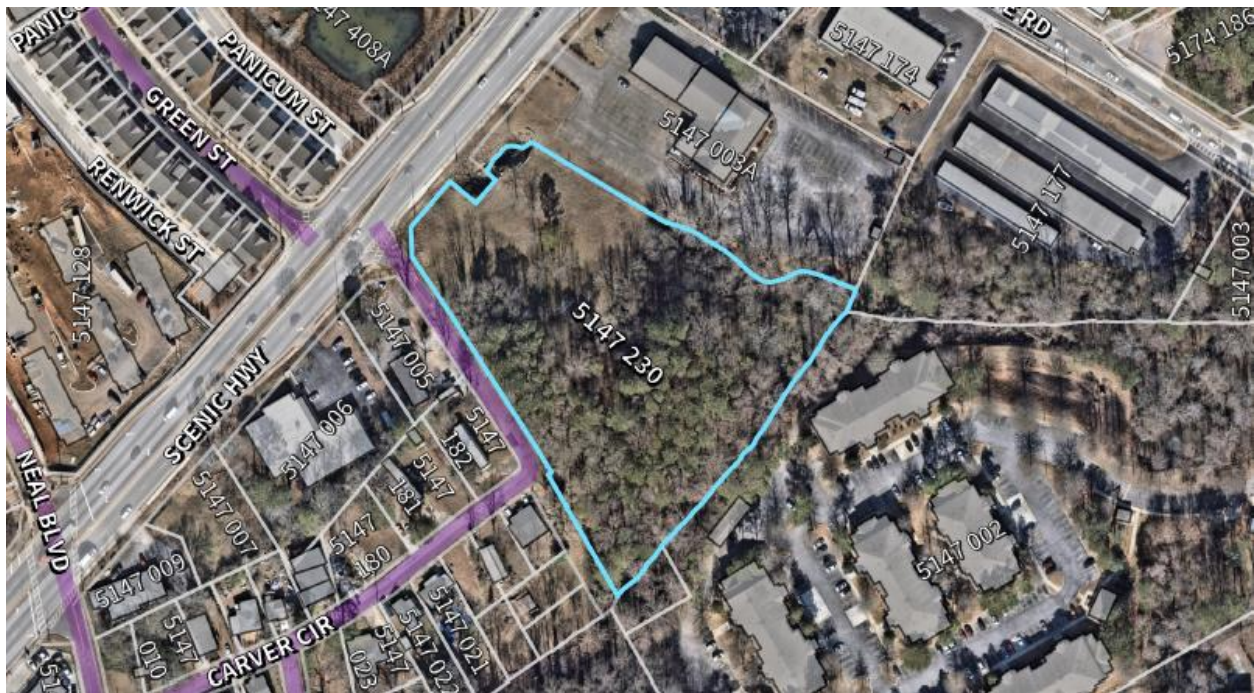
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZR2025-00026
APPLICANT:	JCT CONSTRUCTION GROUP INC. C/O LJA ENGINEERING
OWNER(S):	JEFFREY THREAT
LOCATION(S):	150 SCENIC HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	R5147 230
APPROXIMATE ACREAGE:	3.94 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	27 TOWNHOUSES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP





LAWRENCEVILLE

Planning & Development

ZONING HISTORY

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

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 3.94-acre parcel from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial zoning. The subject property is located on the southern right-of-way of Scenic Highway, just east of its intersection with Carver Circle. It is directly southeast of the Southlawn subdivision in Downtown Lawrenceville.

CONCEPT PLAN





LAWRENCEVILLE

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ZONING AND DEVELOPMENT STANDARDS

The request represents a shift towards higher-density residential development in place of the traditional commercial zoning. By allowing for townhouses, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development would consist of a mix of twenty-seven (27) residential attached units as follows:

- Type: Attached Dwelling and Dwelling Units
- Building Height: Three stories (35 feet maximum)
- Building Features: Consolidated attached dwelling with shared common area, front stoops and back porches.
- Architecture: The same style of brick that maintains architectural consistency with the historic downtown area.
- Lot Area: 2,200 square feet (22 ft. width & 100 ft. depth)
- Site Features: Each townhouse will front a portion of the site's open space, which will include either a large park or a courtyard. All townhomes will have direct pedestrian access, with sidewalks that interconnect throughout the site.

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

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>1,600 sq. ft.</i>	<i>2,200 sq. ft.</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Maximum Number of Stories	<i>3 stories</i>	<i>3 stories</i>	<i>N/A</i>



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Minimum Lot/Unit Width	<i>20 feet</i>	<i>22 feet</i>	<i>N/A</i>
Maximum Units Per Row (UPR)	<i>8 units</i>	<i>5 units</i>	<i>N/A</i>
Minimum Units Per Row (UPR)	<i>3 units</i>	<i>3 unit</i>	<i>N/A</i>
Minimum Front Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
External Setback (Local Street)	<i>15 feet</i>	<i>15 feet</i>	<i>N/A</i>
External Setback (Major Street)	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Gross Density	<i>16 units per acre (UPA)</i>	<i>6.85 units per acre (UPA)</i>	<i>N/A</i>
Off-Street Parking	<i>2.5 spaces per dwelling unit (68 spaces)</i>	<i>4 spaces per dwelling unit (108 spaces)</i>	<i>N/A</i>



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ARCHITECTURAL AND DESIGN GUIDELINES

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

RIGHT-OF-WAY IMPROVEMENTS

Carver Circle is a City of Lawrenceville-owned and maintained right-of-way, classified as a Local Residential Street (roadway). However, the current conditions of the roadway do not meet the minimum standards outlined in the City of Lawrenceville Subdivision Regulations, specifically under Article X: Required Improvements, Design, and Construction. As a result, the proposed development and requested zoning will necessitate improvements to Carver Circle by the applicant.

Furthermore, the existing right-of-way width of Carver Circle is approximately thirty feet (30 ft.), which does not meet the required minimum standards. Local regulations require that a Local Residential Street has a minimum right-of-way width of fifty feet (50 ft.). Additionally, the current pavement width is approximately eighteen feet (18 ft.), which is below the required minimum of twenty-four feet (24 ft.) for Local Residential Streets. Therefore, the development of the property may require the dedication of additional right-of-way and significant modifications to the existing roadway to bring it into compliance with these standards.

In addition, the RS-TH INF zoning classification includes specific language requiring the front facades of townhouse dwellings to be parallel or radial to a public street (public right-of-way). As currently proposed, the overall layout of the development would not align with the intent of the newly adopted zoning classification. The applicant has stated that the "narrow shape of the property and multiple road frontages" would prevent a subset of townhouse units from directly



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facing the public right-of-way along Carver Circle. As a result, the applicant is requesting the following variance:

- A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards, Subsection 1. RS-TH Townhouse Units – General, Part a, which requires the front facades of townhouse dwelling units to be parallel or radial to the public street (Public Right-of-Way). The requested variance would allow the front facades of townhouse units 9-27 to be perpendicular to the public right-of-way of Carver Circle.

Given the trapezoidal configuration of the property, along with the 75-foot stream buffer, the applicant's statement about the "narrow shape of the property" becomes more understandable. Variance requests are intended to provide property owners with relief from certain zoning provisions due to the unique physical characteristics, shape, or topographical conditions of the property. In line with the City's efforts to improve its image, development should emphasize quality and value, rather than focusing solely on quantity. However, while the stream buffer and property shape present constraints, they do not necessarily prevent the applicant from presenting an alternative development plan that meets the City's standards.

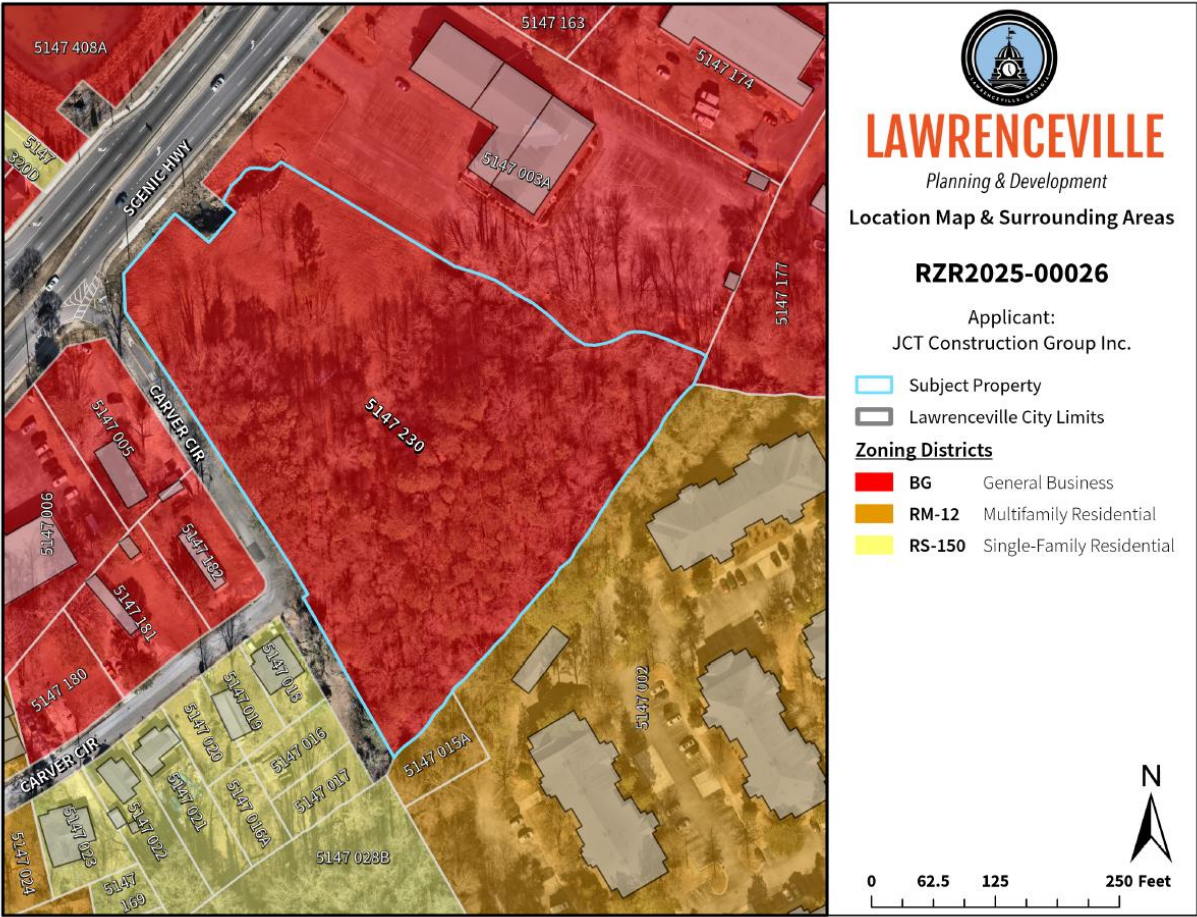
The proposed development will require both roadway improvements to bring Carver Circle into compliance with the city's minimum standards. These issues will be evaluated and addressed throughout the development process to ensure compliance with applicable city regulations and requirements. Therefore, the development may necessitate the dedication of additional right-of-way and significant modifications to the existing roadway to meet these standards.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by a wide variety of land uses and zoning districts. The properties directly to the northeast are zoned BG (General Business District) and are used as a place of worship, auto service garage, warehouse facility, and a self-storage facility. To the south/southeast is the Oaks at New Hope apartment community, zoned RM-12 (Multifamily Residential District). The properties to the southwest are zoned RS-150 (Single-Family Residential District) and are occupied by single-family homes and mobile homes. Moving to the west, across the right-of-way of Carver Circle, are more properties zoned BG, used for a



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variety of single-occupancy retail uses and nonconforming residential uses alike. The mixed-use Southlawn development is located directly to the northwest of the subject property, across the right-of-way of Scenic Highway. Finally, the Lawrenceville Police Department headquarters is located directly north of the subject property, on land zoned BG.

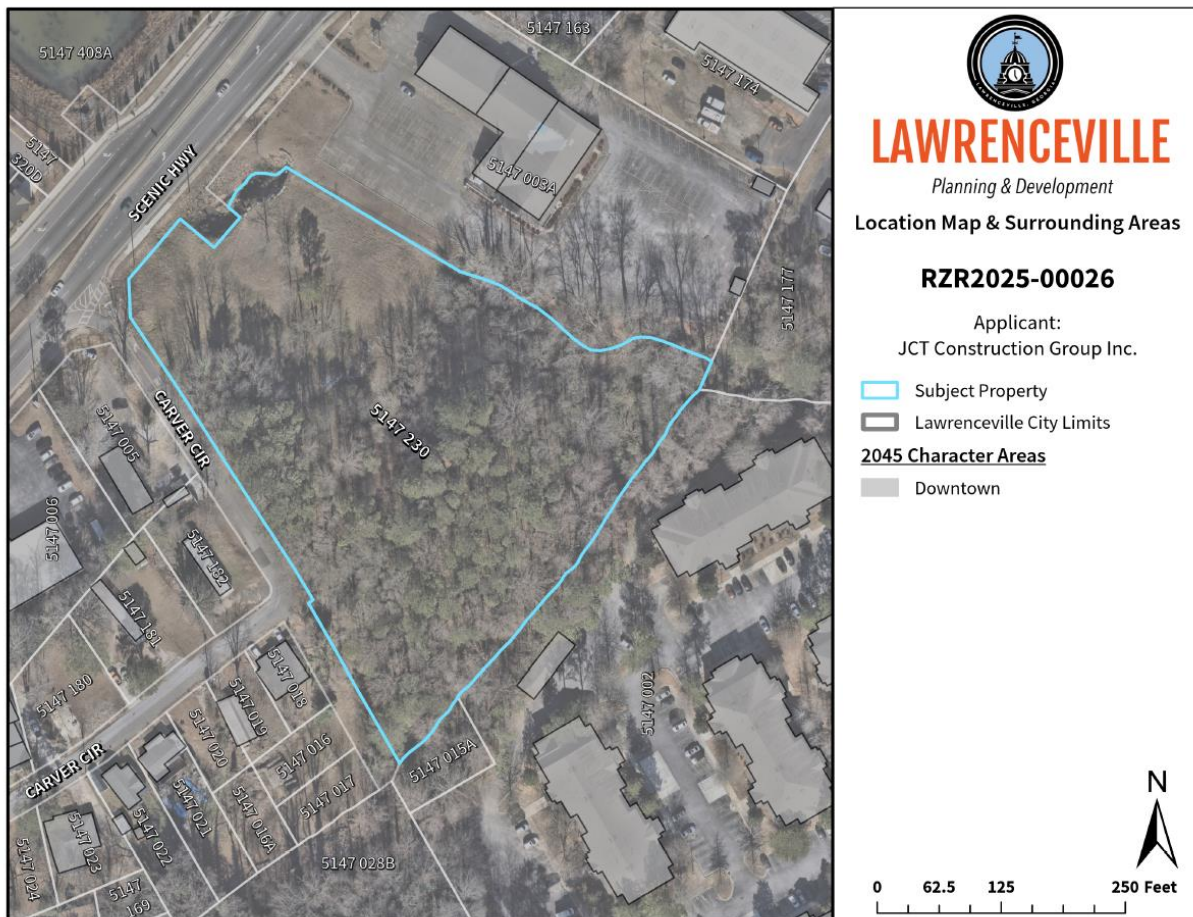
The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality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



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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, 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.



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STAFF RECOMMENDATION

While the proposed development is compatible with surrounding uses and zoning districts and may align with the long-range plan for the Downtown area, its design presents some challenges. The requested variance would waive the requirement that the townhouse units face a public right-of-way, which contradicts the intent of the RS-TH INF district. This district aims to encourage infill townhouse units on smaller lots within the Downtown area, promoting active street frontage and pedestrian connectivity. However, an alternative design could still achieve similar density while adhering to the intended design and site layout requirements of the RS-TH INF zoning district.

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



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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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 zoning and development are compatible with the surrounding land uses and zoning districts. The townhouse development would introduce higher-density residential units in an area with diverse land uses, helping to further strengthen the City's urban renewal strategy. By providing an appropriate buffer between residential, commercial, and institutional zones, development would enhance connectivity, support sustainable growth, and contribute to the revitalization of the Downtown area. Therefore, the proposed use may be suitable in view of the use and development of adjacent and nearby properties.

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

While there are some concerns related to the increased traffic and the potential impacts on surrounding residential properties due to the higher density of townhouses, the proposed development is unlikely to adversely affect the existing use or usability of adjacent or nearby properties if the necessary infrastructure improvements (roadway upgrades, parking management, and stream buffer considerations) are implemented. In fact, the development could have a positive effect by increasing residential density, enhancing walkability, and contributing to the revitalization of the Downtown area. Proper design and mitigation strategies, such as landscaping buffers, traffic management, and pedestrian-friendly infrastructure, will be essential to ensure that any negative effects are minimized.

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

Yes; the property could be developed according to the current standards of the BG zoning district.



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

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

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

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

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

Several existing and changing conditions support the approval of the zoning proposal, which includes the property's unique shape and environmental constraints (stream buffer) challenge strict adherence to zoning standards but promotes thoughtful infill development that respects the natural environment; infrastructure improvements, particularly to roadways, are needed but will enhance the area long-term and accommodate increased density. These conditions align with the city's planning objectives and address both current and future community needs.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

RZR2025-00026

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

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

- A.** Twenty-seven (27) Townhouse-Family dwellings and dwelling units, not to exceed seven units per acre (7 UPA).
- B.** Townhouse dwellings and dwelling units shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table.
- C.** The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:

Townhouse dwelling and dwelling units shall have a two-car garage, no parking space outside of the garage, and one additional space per townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.
- E.** Each unit/dwelling shall be rear loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Townhouse dwelling and dwelling units shall have a Minimum Heated Floor Area of 2,000 square feet for one-, two-, three- and four-bedroom units.



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- G.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- 2.** To satisfy the following site development considerations:
 - A.** Provide a fifty-foot (50 ft.) Front Yard Building Setback adjacent to Scenic Highway.
 - B.** Provide a fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Carver Circle.
 - C.** Provide a ten-foot (10 ft.) Rear Yard Building Setback adjacent to Parcel Identification Numbers R5147 002, R5147 015A. and R5147 177.
 - D.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.
 - E.** Provide a twenty-foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.
 - F.** Underground utilities shall be provided throughout the development.
 - G.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - H.** New billboards or oversized signs shall be prohibited.
 - I.** 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.



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JCT Construction Group Inc.</u> c/o LJA Engineering	NAME: <u>Jeffrey Threat</u>
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: <u>720 IVY LEA DR</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30045-8158</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>470.202.9321</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>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>5147 230</u> ACREAGE: <u>3.94</u>	
ADDRESS OF PROPERTY: <u>150 Scenic Hwy</u>	

[Signature] 12/31/2024
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

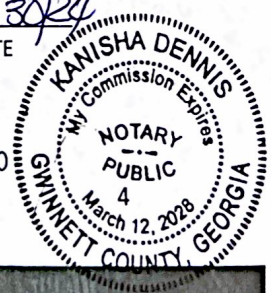
Jeffrey Threat II
TYPED OR PRINTED NAME

Jeffery C. Threat
TYPED OR PRINTED NAME

[Signature] 12/30/24
NOTARY PUBLIC DATE

[Signature] 12/30/24
NOTARY PUBLIC DATE

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



RZR2025-00026
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZR2025-00026
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Applicant's Letter of Intent

JCT Construction Group Inc.
City of Lawrenceville
Rezoning - BG to RS-TH INF
Attached Townhomes

JCT Construction Group Inc. ("the Applicant") respectfully requests the rezoning of an approximately 3.94-acre site from BG (Business General) to RS-TH-INF (Residential Townhouse Infill) to develop a 27-unit attached townhome community. The site is located at the corner of Scenic Highway and Carver Circle, between Jackson Street and Clayton Street. Adjacent properties include the Elim Romanian Pentecostal Church and a self-storage facility to the east, as well as the Oaks at New Hope apartment complex to the south. Across Carver Circle, there are multiple existing modular homes, while across Scenic Highway, there are existing attached townhomes and a stormwater pond.

Per the submitted site plan, the development will consist of 24 attached townhomes, yielding a density of approximately 6.85 units per acre—significantly below the maximum allowable density of 16 units per acre. Each townhome will feature a two-car, rear-loaded garage and driveway, accessible via 20-foot-wide alleys connected to Carver Circle. The design of the development ensures that the townhomes will front a portion of the site's open space, which will include either a large park or a courtyard. Additionally, all townhomes will have direct pedestrian access, with sidewalks that interconnect throughout the site.

As illustrated in the attached building elevations and photo examples, the townhomes will be constructed primarily of brick to maintain architectural consistency with the historic downtown area. Each unit will be a minimum of 2,000 square feet and will include at least three bedrooms and three bathrooms.

Additional site improvements will include landscape strips along adjacent roadways, a stormwater management pond, and fire truck turnarounds within the proposed alleys. In conjunction with the rezoning request, the Applicant seeks a variance from the City of Lawrenceville zoning ordinance to allow for the townhomes to be oriented parallel to Carver Circle, with the sides of the units facing the right-of-way. Due to the narrow shape of the property and multiple road frontages, the townhomes will either face Scenic Highway or an internal courtyard instead.

The Applicant looks forward to engaging with city staff and the local community to address any questions or concerns regarding the proposed development. We appreciate the opportunity to contribute high-quality townhomes to the City of Lawrenceville. Please refer to the attached documents for additional details regarding the layout and architectural design of the proposed community.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

A parcel of land lying in Land Lot 147, of the 5th district, Gwinnett County, Georgia, and being more particularly described as follows:

Begin at a point being the Northerly corner of the mitered right-of-way intersection between the Southerly right-of-way of G.A. 324 A.K.A Scenic Highway and the Northeasterly right-of-way of Carver Circle, thence leaving said mitered corner run North 40 degrees 29 minutes 52 seconds East along said right-of-way of G.A. 324 A.K.A. Scenic Highway for a distance of 79.75 feet to a point; thence run South 49 degrees 55 minutes 02 seconds East along said right-of-way for a distance of 44.73 feet to a point; thence run North 40 degrees 50 minutes 15 seconds East along said right-of-way for a distance of 39.98 feet to a point; thence run North 48 degrees 29 minutes 09 seconds West along said right-of-way for a distance of 15.99 feet to a point; thence leaving said right-of-way run North 27 degrees 14 minutes 07 seconds East for a distance of 17.87 feet to a point; thence run North 43 degrees 27 minutes 17 seconds East for a distance of 21.75 feet to a point; thence run North 64 degrees 21 minutes 50 seconds East for a distance of 5.22 feet to a point; thence run South 85 degrees 38 minutes 13 seconds East for a distance of 20.90 feet to a point; thence run North 51 degrees 22 minutes 08 seconds East for a distance of 12.49 feet to a point; thence run South 59 degrees 00 minutes 24 seconds East for a distance of 204.33 feet to a point; thence run South 71 degrees 03 minutes 06 seconds East for a distance of 42.88 feet to a point; thence run South 58 degrees 48 minutes 03 seconds East for a distance of 45.17 feet to a point; thence run South 51 degrees 27 minutes 12 seconds East for a distance of 66.44 feet to a point; thence run North 86 degrees 17 minutes 32 seconds East for a distance of 21.65 feet to a point; thence run North 68 degrees 07 minutes 28 seconds East for a distance of 31.12 feet to a point; thence run South 86 degrees 12 minutes 02 seconds East for a distance of 10.18 feet to a point; thence run South 68 degrees 50 minutes 51 seconds East for a distance of 66.31 feet to a point; thence run South 23 degrees 45 minutes 23 seconds West for a distance of 31.45 feet to a point; thence run South 40 degrees 46 minutes 48 seconds West for a distance of 43.25 feet to a point; thence run South 31 degrees 45 minutes 08 seconds West for a distance of 38.95 feet to a point; thence run South 37 degrees 24 minutes 18 seconds West for a distance of 53.50 feet to a point; thence run South 32 degrees 05 minutes 10 seconds West for a distance of 79.25 feet to a point; thence run South 49 degrees 29 minutes 08 seconds West for a distance of 14.01 feet to a point; thence run South 40 degrees 03 minutes 30 seconds West for a distance of 54.38 feet to a point; thence run South 38 degrees 35 minutes 30 seconds West for a distance of 33.27 feet to a point; thence run South 44 degrees 22 minutes 30 seconds West for a distance of 72.92 feet to a point; thence run South 33 degrees 19 minutes 35 seconds West for a distance of 21.84 feet to a point; thence run South 39 degrees 52 minutes 16 seconds West for a distance of 39.05 feet to a point; thence run South 51 degrees 29 minutes 47 seconds West for a distance of 19.13 feet to a point; thence run South 40 degrees 36 minutes 12 seconds West for a distance of 13.83 feet to a point lying on the aforementioned Northeasterly right-of-way of Carver Circle; thence run North 29 degrees 50 minutes 43 seconds West along said right-of-way for a distance of 184.51 feet to a point; thence run North 53 degrees 28 minutes 19 seconds East along said right-of-way for a distance of 5.84 feet to a point; thence run North 32 degrees 56 minutes 10 seconds West along said right-of-way for a distance of 338.53 feet to a point being the Southerly corner of the aforementioned mitered right-of-way intersection between G.A. 324 A.K.A Scenic Highway and the Northeasterly right-of-way of Carver Circle; thence run North 02 degrees 40 minutes 37 seconds West along said miter for a distance of 38.89 feet to the POINT OF BEGINNING.

Said parcel contains 171,830 square feet, or 3.945 acres.

RZR2025-00026
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

REZONING EXHIBIT

LAND LOT 147, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

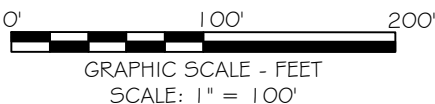
TRACT CONTAINS
171,830 Sq. Feet
3.945 Acres

N/F
ROMANIAN PENTECOSTAL
CHURCH INC.
DB 43313 PG 182
PID# 5147 003A

N/F
TORO PROPERTIES
15 LLC.
DB 57556 PG 21
PID# 5147 177

N/F
LAWRENCEVILLE LEASED
HOUSING
DB 56894 PG 179
PID# 5147 002

N/F
NEAL, JIMMY
PID# 5147 015A



PROJECT #: GA4941-2401
DATE: 01/30/2025
DRAWN BY: AC
CHECKED BY: MCB

LJA SURVEYING INC.

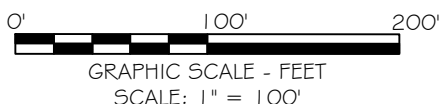
4525 SOUTH LEE STREET
BUFORD, GA 30518

Phone 713.953.5200
LSF No. 139

REZONING EXHIBIT

LAND LOT 147, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°29'52" E	79.75'
L2	S 49°55'02" E	44.73'
L3	N 40°50'15" E	39.98'
L4	N 48°29'09" W	15.99'
L5	N 27°14'07" E	17.87'
L6	N 43°27'17" E	21.75'
L7	N 64°21'50" E	5.22'
L8	S 85°38'13" E	20.90'
L9	N 51°22'08" E	12.49'
L10	S 71°03'06" E	42.88'
L11	S 58°48'03" E	45.17'
L12	S 51°27'12" E	66.44'
L13	N 86°17'32" E	21.65'
L14	N 68°07'28" E	31.12'
L15	S 86°12'02" E	10.18'
L16	S 68°50'51" E	66.31'
L17	S 23°45'23" W	31.45'
L18	S 40°46'48" W	43.25'
L19	S 31°45'08" W	38.95'
L20	S 37°24'18" W	53.50'
L21	S 32°05'10" W	79.25'
L22	S 49°29'08" W	14.01'
L23	S 40°03'30" W	54.38'
L24	S 38°35'30" W	33.27'
L25	S 44°22'30" W	72.92'
L26	S 33°19'35" W	21.84'
L27	S 39°52'16" W	39.05'
L28	S 51°29'47" W	19.13'
L29	S 40°36'12" W	13.83'
L30	N 53°28'19" E	5.84'
L31	N 02°40'37" W	38.89'



PROJECT #: GA4941-2401
DATE: 01/30/2025
DRAWN BY: AC
CHECKED BY: MCB

LJA SURVEYING INC.

4525 SOUTH LEE STREET
BUFORD, GA 30518

Phone: 770.953.5200
LSF No. 139

RZR2025-00026
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

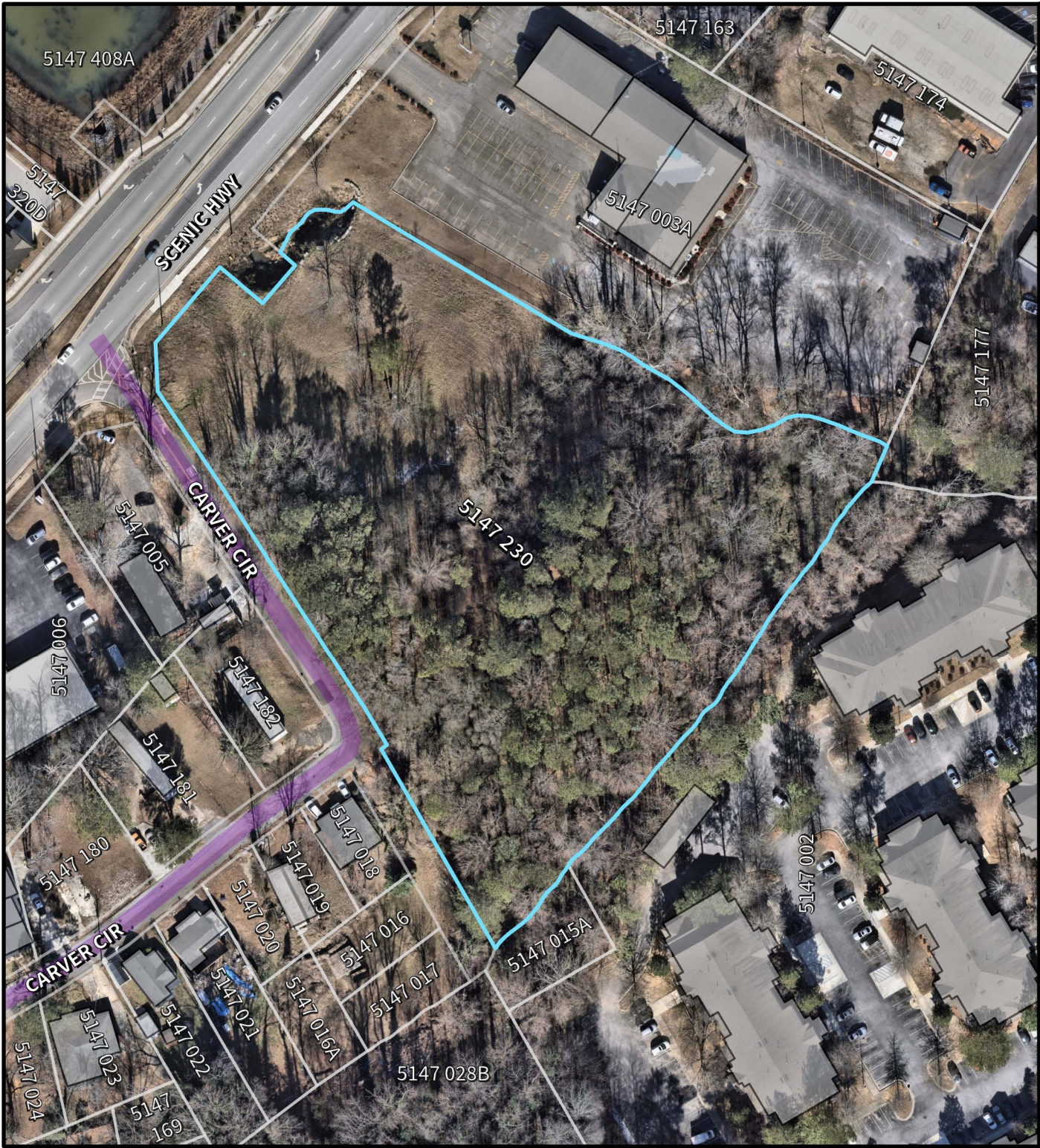
JC THREAT TOWNHOUSES

Issue	Date	Drawn By
1		
2		
3		
4		
5		
6		
7		
8		

2025-JCT

FRONT ELEVATION

A-1



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00026

Applicant:
JCT Construction Group Inc.

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





LAWRENCEVILLE

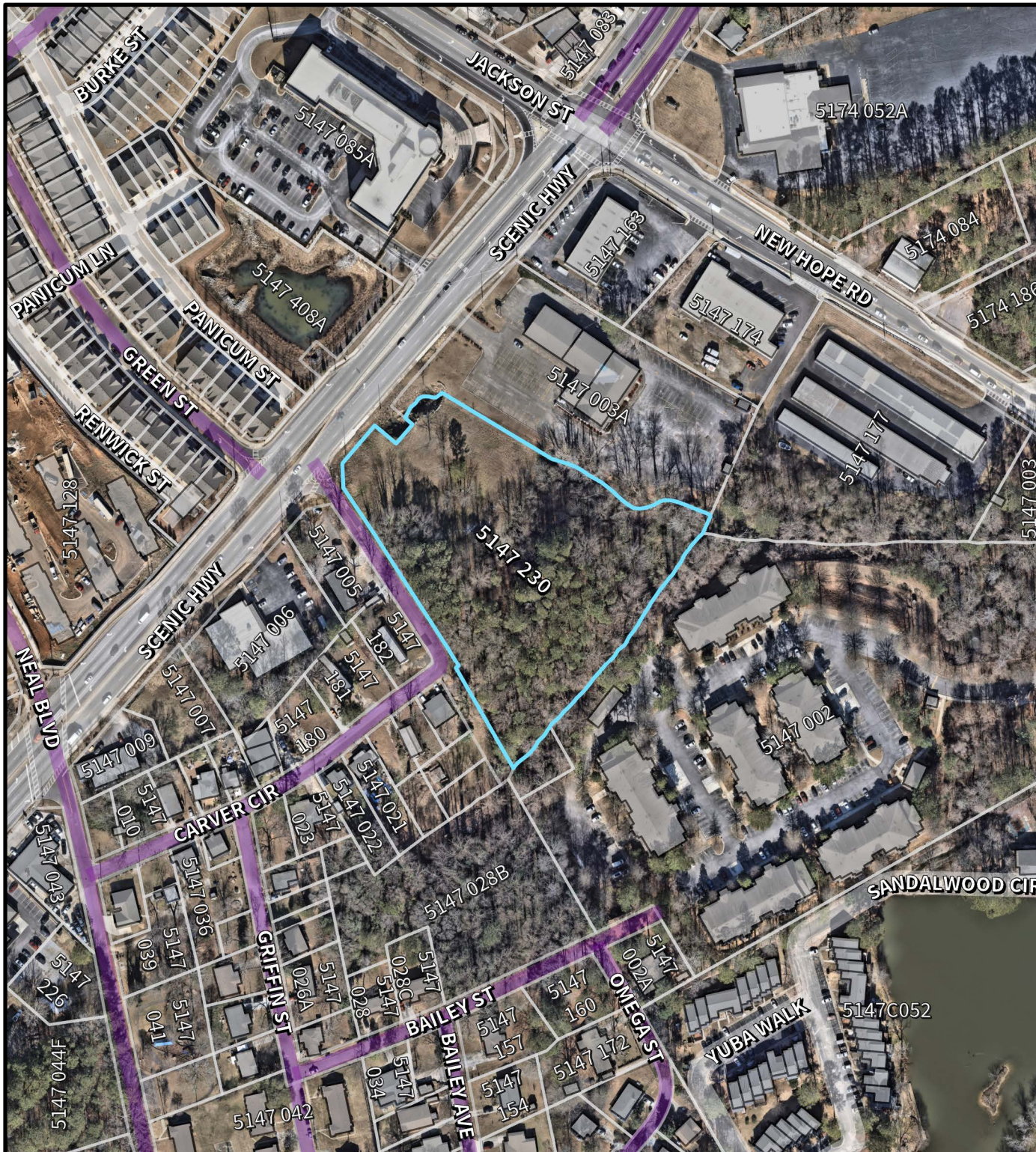
Planning & Development

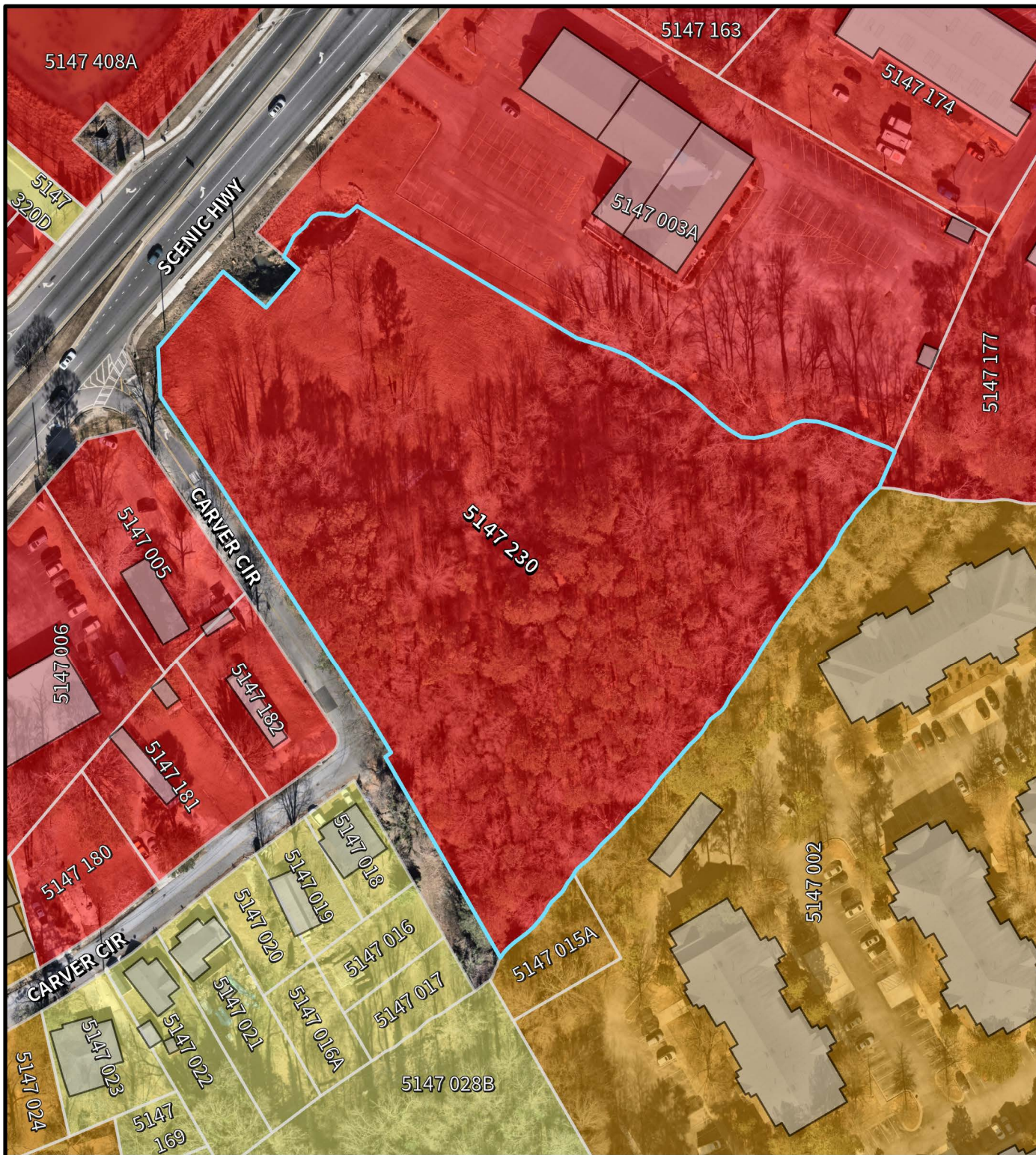
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LAWRENCEVILLE

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Location Map & Surrounding Areas

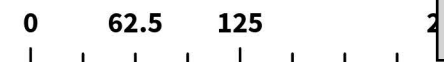
RZR2025-00026

Applicant:
JCT Construction Group Inc.

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential





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Location Map & Surrounding Areas

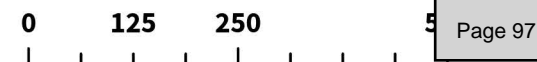
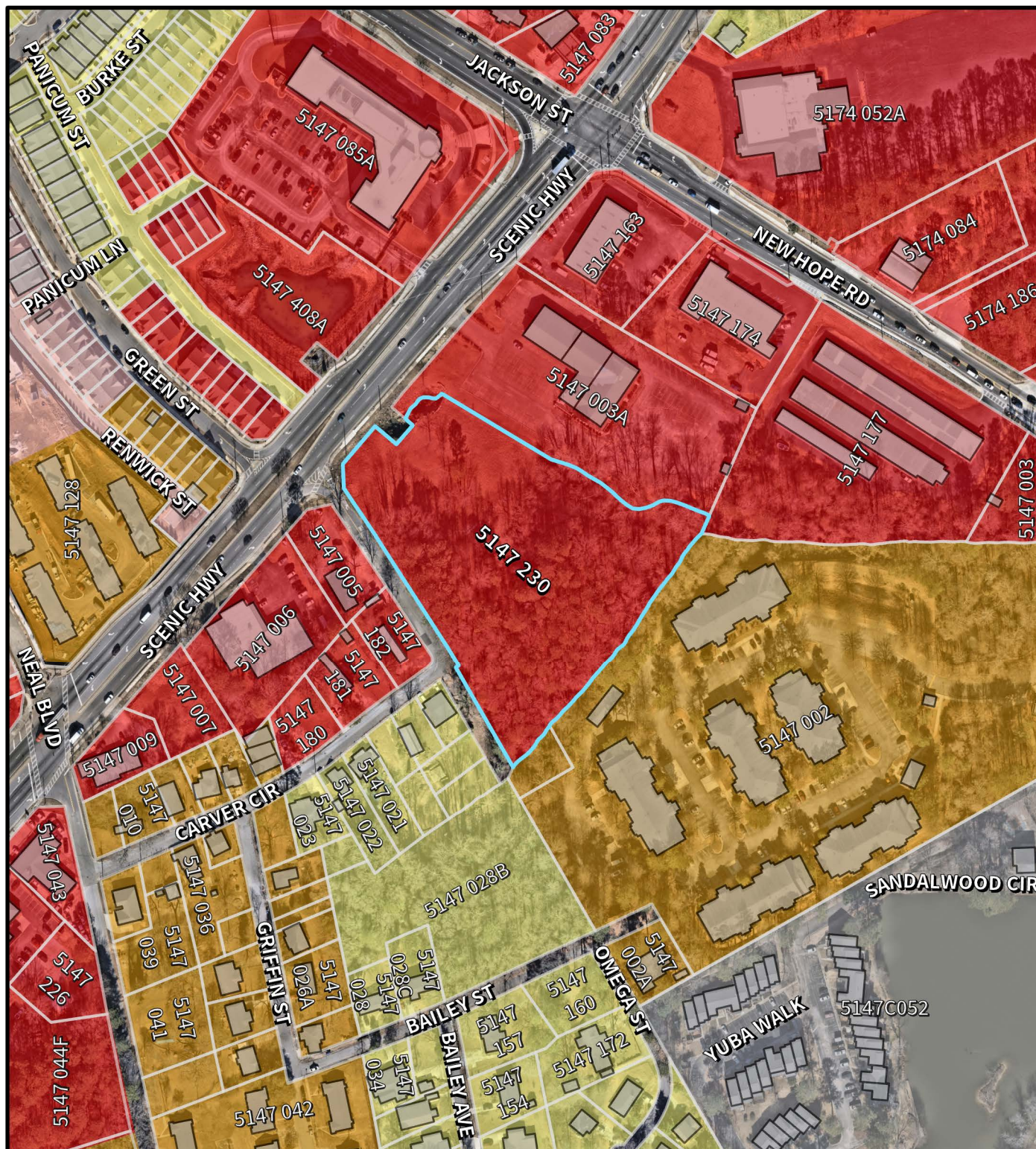
RZR2025-00026

Applicant:
JCT Construction Group Inc.

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional
-  **RM-12** Multifamily Residential
-  **RM-4-C** Fee Simple Condominium
-  **RS-150** Single-Family Residential



SITE DATA - LAWRENCEVILLE GEORGIA

APPROX. ACREAGE: ± 3.94 ACRES
EXISTING ZONING: CITY OF LAWRENCEVILLE - BG
EXISTING CHARACTER AREA: DOWNTOWN
PROPOSED ZONING: RS-THNF-TOWNHOUSE

TOTAL UNITS: 24 TOWNHOMES (REAR-ENTRY)

GROSS DENSITY: 6.09 U/A (MAX 16 U/A)

PROPOSED LOT AREA: 2,400 SF
PROPOSED LOT WIDTH: 24'
PROPOSED LOT DEPTH: 100' TYP.

DISTRICT MINIMUM CODE REQUIREMENTS:

MIN. FRONT YARD SETBACK: 10' *
MIN. REAR YARD SETBACK: 10' *
MIN. SIDE YARD SETBACK: 0' *
MIN. DWELLING SEPARATION: PER IRC SECT. R302

MIN. LOT AREA: 1,800 SF
MIN. BUILDING HEIGHT: 35'
MAX. NUMBER OF STORES: 3 STORIES
MIN. LOT/UNIT WIDTH: 20'
MAX. UNITS PER ROW: 8
MIN. UNITS PER ROW: 3

*MIN. FRONT, SIDE, AND REAR SETBACKS ADJACENT TO CLASSIFIED LOCAL STREET, PRIVATE ACCESS UTILITY EASEMENT, OR PRIVATE PARKING LOT - SEE TABLE ABOVE.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 15 FT. ADJACENT TO A CLASSIFIED EXTERNAL LOCAL STREET.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 20 FT. ADJACENT TO A CLASSIFIED FREEWAY/EXPRESSWAY, ARTERIAL, COLLECTOR

GENERAL NOTES:
FRONT FACADES SHALL BE STAGGERED OR OFFSET TO A MIN. OF 2 FT PROVIDING ARCHITECTURAL RELIEF.

REAR ELEVATIONS SHALL CONSIST OF A PORCH MEASURING 18 FT. IN WIDTH AND 10 FT. IN DEPTH.

MINIMUM COMMON AREA REQ'D: 10% OF TOTAL PROJECT ACREAGE.
COMMON AREA PROVIDED: >10%

- (25) 25' STATE STREAM BUFFER
- (50) 50' CITY STREAM BUFFER
- (75) 75' IMPERVIOUS STREAM BUFFER
- (SW) STORMWATER MANAGEMENT AREA
- (MK) MAIL KIOSK
- (GA) GATHERING AREA
- (CA) COMMON AREA

RZR2025-00026
RECEIVED APRIL 23, 2025
PLANNING & DEVELOPMENT DEPARTMENT



NO.	DATE	DESCRIPTION	BY	CHK.
1				
2				
3				
4		NOT RELEASED FOR CONSTRUCTION		
5				
6				
7				
8				
9				
10				
11				
12				

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

JC THREAT
720 BY LEA DRIVE
LAWRENCEVILLE, GA 30045
404.985.6170

SITE CONCEPT PLAN FOR
105 SCENIC HIGHWAY
LAWRENCEVILLE, GA 30046
LL 147 - DISTRICT 5TH
PARCEL # 5147.230

NORTH

SCALE: 1" = 40'

PROJECT NUMBER: GA4941-2401

SHEET TITLE: CONCEPT PLAN

DATE: 04.23.25



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2025-00067 & SUP2025-00100; R. Duane Hawk; 750 Scenic Highway, 738 Scenic Highway, PIN 5108 005A
Department:	Planning and Development
Date of Meeting:	Monday, May 5, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone from HSB (Highway Service Business District) to BG (General Business District) with a Special Use Permit for Outdoor Storage and Boat and Marine Equipment Sales and Service
Planning & Development Recommendation:	Denial
Planning Commission Recommendation:	

Summary: The applicant requests a rezoning for the subject property at 738 and 750 Scenic Highway from HSB (Highway Service Business District) to BG (General Business District) with a Special Use Permit to allow Outdoor Storage and Boat and Marine Equipment Sales and Service for a proposed personal watercraft sales and service business on the subject property. The subject property consists of three parcels with a cumulative area of approximately 3.81 acres that is located along the eastern right-of-way of Scenic Highway, between its intersections with Channel Drive and Scenic Park Trail.

Attachments/Exhibits:

- RZC2025-00067 SUP2025-00100_RPRT_04142025
- RZC2025-00067 SUP2025-00100_P&D REC CNDS_04232025
- RZC2025-00067 SUP2025-00100_ATTCH_04232025

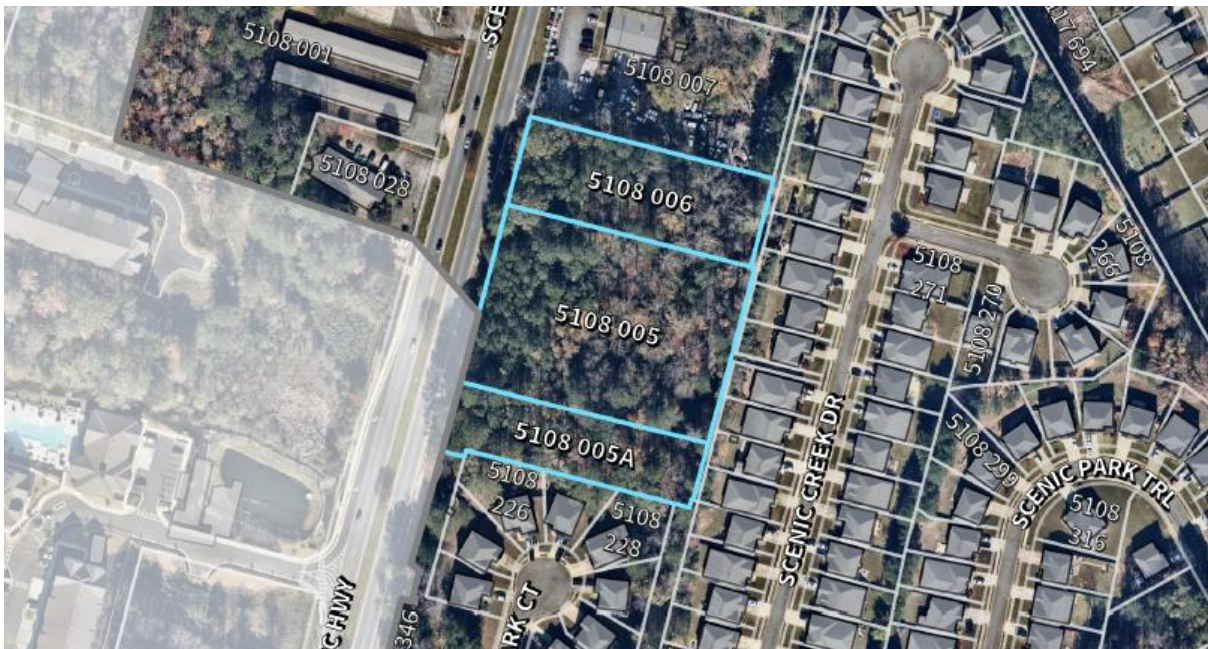


LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE PERMIT

CASE NUMBER:	RZC2025-00067 & SUP2025-00100
OWNER:	FOUNDATION TECHNOLOGIES, INC.
APPLICANT:	R. DUANE HAWK
LOCATION(S):	738 AND 750 SCENIC HIGHWAY
PARCEL ID(S):	R5108 005, R5108 005A, AND R5108 006
APPROXIMATE ACREAGE:	3.81 ACRES
CURRENT ZONING:	HSB (HIGHWAY SERVICE BUSINESS DISTRICT)
PROPOSED ZONING:	BG (GENERAL BUSINESS DISTRICT)
ZONING PROPOSAL:	OUTDOOR STORAGE – RETAIL / BOAT AND MARINE EQUIPMENT SALES AND SERVICE
PROPOSED DEVELOPMENT:	POWERSPORTS/MARINE SALES AND SERVICE
DEPARTMENT RECOMMENDATION:	DENIAL
VICINITY MAP	





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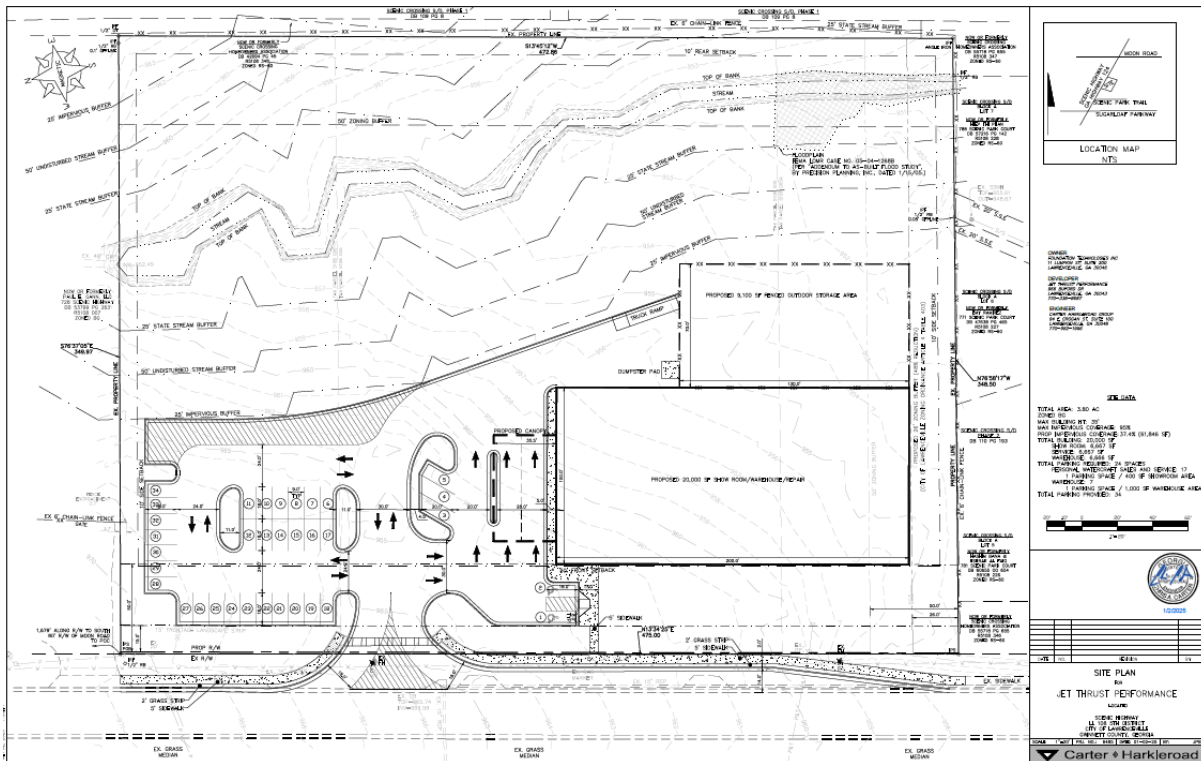
ZONING HISTORY

The earliest zoning records on file for the subject property are from 1971, which shows it as being included within the RS-120 (Single-Family Residential) zoning district. Circa 1985, the property was rezoned to HSB (Highway Service Business District); it remains zoned as such to this day.

PROJECT SUMMARY

The applicant requests a rezoning for the subject property at 738 and 750 Scenic Highway from HSB (Highway Service Business District) to BG (General Business District) with a Special Use Permit to allow Outdoor Storage and Boat and Marine Equipment Sales and Service for a proposed personal watercraft sales and service business on the subject property. The subject property consists of three parcels with a cumulative area of approximately 3.81 acres that is located along the eastern right-of-way of Scenic Highway, between its intersections with Channel Drive and Scenic Park Trail.

PROPOSED SITE PLAN





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4.

ZONING AND DEVELOPMENT STANDARDS

The subject property is currently vacant and undeveloped. The applicant proposes development of an approximately 20,000 square-foot one-story retail/warehouse structure consisting of 6,667 square feet of show room space, 6,667 square feet of service area, and a 6,666 square foot warehouse space. The proposed use is a personal watercraft sales and service business with accessory outdoor storage in a fenced area in the rear of the property. The proposed development includes thirty-four (34) parking spaces, a deceleration lane/curb cut along northbound Scenic Highway, and a sidewalk and 15' landscape strip along the property's frontage.

The proposal is subject to the following lot development standards and parking/buffer requirements:

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>None</i>	<i>165,528 sq. ft.</i>	<i>N/A</i>
Minimum Lot Width	<i>None</i>	<i>475 feet</i>	<i>N/A</i>
Minimum Front Yard Setback	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>37.4%</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Storage	<i>BG-Special Use Permit</i>	<i>BG-Special Use Permit</i>	<i>Denial</i>
Boat and Marine Equipment Sales and Service	<i>BG-Special Use Permit</i>	<i>BG-Special Use Permit</i>	<i>Denial</i>



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4.

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.52 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 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG/BG	0 ft	0 ft	N/A
BG/RS-60	50 ft	26 ft	Denial

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

<i>Standard</i>	<i>Gross Square Footage¹</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Boat and Marine Equipment Sales and Service	13,334 GSF	1 space per 1,000 GSF (13 spaces)	1 space per 500 GSF (27 spaces)	N/A
Warehousing	6,666 GSF	1 space per 1,000 GSF (7 spaces)	1 space per 1,000 GSF (7 spaces)	N/A
Total	20,000 GSF	20 spaces	34 spaces	N/A

¹ GSF – Gross Square Footage

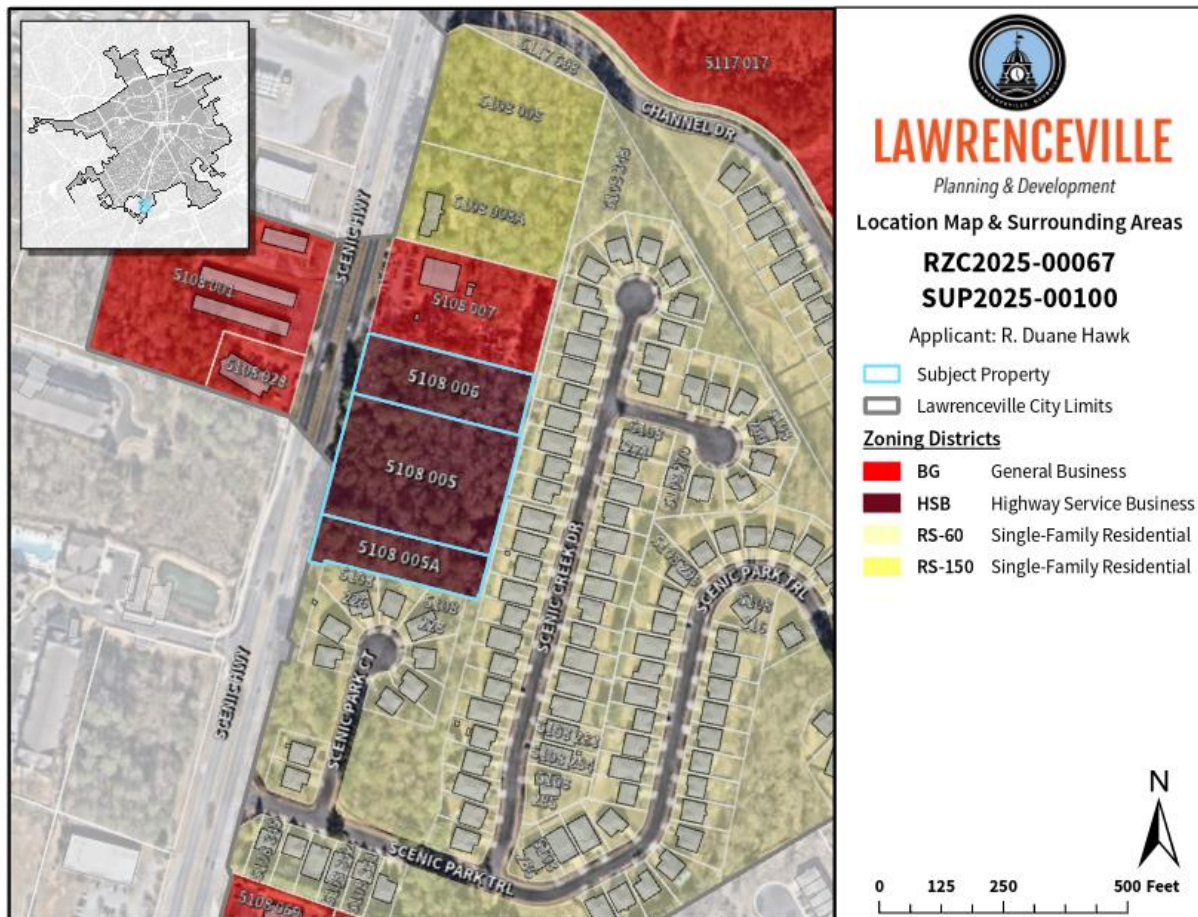
The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a forty-eight percent (48%) reduction of minimum buffer requirements between dissimilar zoning classifications (BG and RS-60) (Scenic Crossing subdivision) from fifty feet (50 ft.) to twenty-six feet (26 ft.).

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The proposal otherwise satisfies the minimum requirements and lot development standards for BG (General Business) zoning district.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses and zoning districts directly on Scenic Highway, with single-family residential uses and zoning districts in the surrounding areas. The properties to the immediate north of the subject property and across the right-of-way of Scenic Highway are zoned BG (General Business District) and are used as an auto service garage, self-storage



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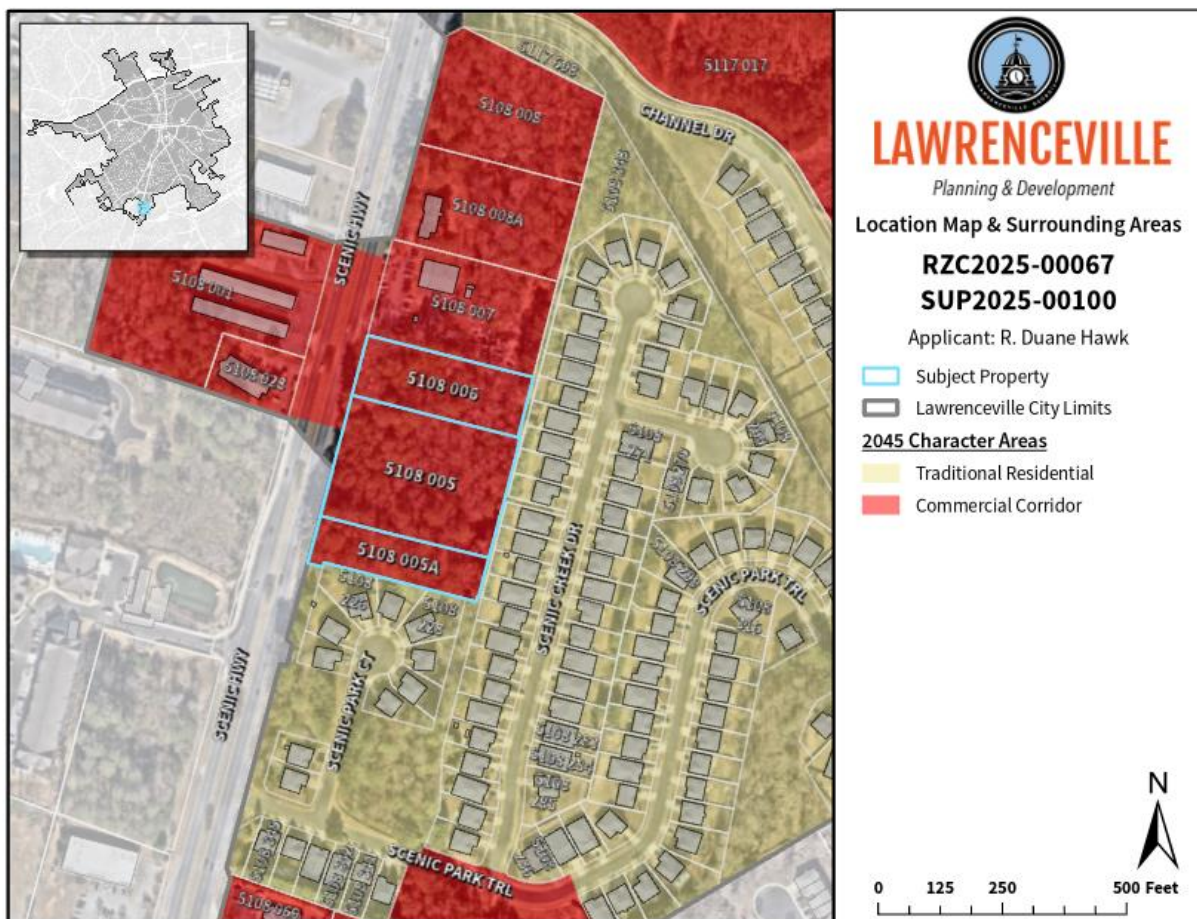
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warehouses, and commercial offices. The properties to the immediate east and south of the subject property are zoned RS-60 (Single-Family Residential District), single-family dwellings part of the Scenic Crossing residential subdivision. Otherwise, the unincorporated property to the west/southwest of the subject property is zoned Gwinnett zoning district RM-13 (Multi-Family Residence), location of the newly-developed Madison Trails apartment complex.

Considering the property's adjacency to existing single-family residential neighborhoods, the proposed use may not be appropriate for this location.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP





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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor Character Area. 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 request for outdoor storage may not be compatible with the intent of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

In conclusion, the proposal is inconsistent with the established zoning and land use patterns in the immediate area and the long-term vision established in the City's 2045 Comprehensive Plan. Approval of this request would necessitate significant text amendments to the City of Lawrenceville Zoning Ordinance. Additionally, the City Council has demonstrated its stance through the denial of similar requests, as indicated below. Examples include:

1. **CIC2020-00006** – A request to change the zoning conditions to allow outdoor storage at 420 Grayson Highway, zoned BG. Denied by City Council on December 16, 2020.
2. **SUP2021-00044** – A request to allow outdoor storage as a Special Use for the storage of tractor-trailers and recreational vehicles at 533 & 543 John Connor Court, zoned LM. Denied by City Council on May 24, 2021.
3. **SUP2022-00074** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 125 Park Access Drive, zoned BG. Denied by City Council on November 16, 2022.
4. **SUP2022-00076** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 108 McConnell Drive, zoned BG. Denied by City Council on December 14, 2022.



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5. **SUP2023-00082** – A request to allow outdoor storage as a Special Use for a plumbing materials distribution facility at 125 Park Access Drive, zoned BG. Denied by City Council on October 23, 2023.
6. **SUP2024-00096** - A request to allow outdoor storage as a Special Use for outdoor storage and repair at 1154 Lawrenceville Highway, zoned BG. Denied by City Council on January 29, 2025.
7. **SUP2024-00097** - A request to allow outdoor storage as a Special Use for outdoor storage and repair at 905 Grayson Highway, zoned BG. Planning & Development recommended denial; approved by City Council on February 24, 2025.

Given the aforementioned factors as well as the general precedent for denial of such requests (especially in non-industrial areas), the Planning and Development Department recommends the **DENIAL** of this request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power serves this property.

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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4.

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;**

As proposed, the plan would not be suitable given the precedent established by the City Council relating to outdoor storage in the general vicinity.

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

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

- 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 that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; 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;**

No; industrial uses were not identified as a priority for the Commercial Corridor 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 approval or disapproval of the zoning proposal;**



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There is a precedent for denial of such Special Use Permits in commercially zoned properties; see CIC2020-00006, SUP2021-00044, SUP2022-00074, SUP2022-00076, SUP2023-00082, and SUP2024-00096.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2025-00067

Approval of a rezoning of the subject property to BG (General Business District), subject to the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
- Contractor's Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities
- Smoke Shops/Novelty Stores
- Tattoo Parlors
- Taxidermists



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- Yard Trimmings Composting Facilities
 - B.** A Showroom/Service/Warehouse facility not exceeding 20,000 square feet in gross floor area.
 - C.** The design of the façades shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
 - 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.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 2. To satisfy the following site development considerations:**
- B.** The design and location of the proposed structures shall be in general accordance with the architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025, 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.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Scenic Highway. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
 - D.** All outdoor storage shall be limited to the enclosed area to the rear of the subject property. Outdoor storage shall be prohibited within the boundaries of any easements or buffers.



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- E.** Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.
- F.** The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
- G.** The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- 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.** Provide a minimum fifteen-foot (15 ft) wide Landscape Strip along the right-of-way of Scenic Highway. The landscaping shall provide an opaque year round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- L.** Landscape Strips 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 Scenic Highway. 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.
- M.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- N.** Planted Deciduous trees shall be at least three inches caliper at time of planting.



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- O.** 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.
- P.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- Q.** Fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- R.** 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.
- S.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- T.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- U.** Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- V.** 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.
- W.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- X.** Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International



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4.

Building Code (IBC).

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a forty-eight percent (48%) reduction of minimum buffer requirements between dissimilar zoning classifications (BG and RS-60) (Scenic Crossing subdivision) from fifty feet (50 ft.) to twenty-six feet (26 ft.).



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

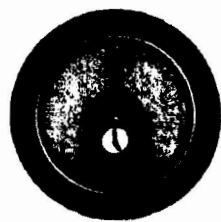
NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00100

Approval of Special Use Permits to allow Outdoor Storage of equipment and Boat and Marine Equipment Sales and Service, subject to the following enumerated conditions:

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

- A.** Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025. Outdoor repair of equipment shall be prohibited.
- B.** The Special Use Permit shall be specific to operation of Jet Thrust Performance (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.
- D.** 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.



LAWRENCEVILLE

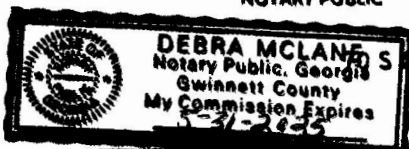
GEORGIA

SPECIAL USE PERMIT APPLICATION

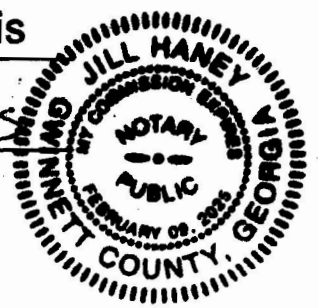
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>R. Duane Hawk</u>	NAME: <u>Gwen Hughes Harris</u>
ADDRESS: <u>966 Buford Dr.</u>	ADDRESS: <u>11 Lumpkin St., Ste 200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-338-8687</u>	PHONE: <u>678-878-9101</u>
CONTACT PERSON: <u>R. Duane Hawk</u> PHONE: <u>770-338-8687</u>	
CONTACT'S E-MAIL: <u>jtpenf@bellsouth.net</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>HSB</u> ACREAGE: <u>3.81</u>	
PARCEL NUMBER(S): <u>5108 005, 5108 005A, 5108 006</u>	
ADDRESS OF PROPERTY: <u>750 Scenic Hwy. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Powersports dealer with outside storage.</u>	

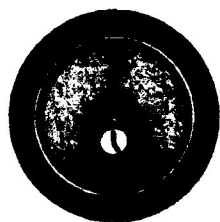
R. Duane Hawk 1/2/25
SIGNATURE OF APPLICANT DATE
R. Duane Hawk
TYPED OR PRINTED NAME
Debra McLane 1/2/2025
NOTARY PUBLIC DATE

Gwen Hughes Harris 1-2-25
SIGNATURE OF OWNER DATE
Gwen Hughes Harris
TYPED OR PRINTED NAME
[Signature] 1/2/25
NOTARY PUBLIC DATE



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770.963.2414 • www.lawrencevillega.org





LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

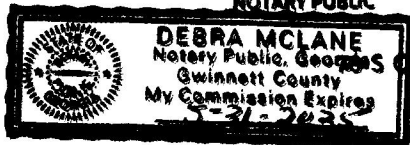
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>R. Duane Hawk</u>	NAME: <u>Foundation Technologies, Inc.</u>
ADDRESS: <u>966 Buford Dr.</u>	ADDRESS: <u>11 Lumpkin St., Ste 200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-338-8687</u>	PHONE: <u>7703613395</u>
CONTACT PERSON: <u>R. Duane Hawk</u> PHONE: <u>770-338-8687</u>	
CONTACT'S E-MAIL: <u>jtpenf@bellsouth.net</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>HSB</u> ACREAGE: <u>3.81</u>	
PARCEL NUMBER(S): <u>5108 005, 5108 005A, 5108 006</u>	
ADDRESS OF PROPERTY: <u>750 Scenic Hwy. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Powersports dealer with outside storage.</u>	

R. Duane Hawk 1/2/25
SIGNATURE OF APPLICANT DATE

R. Duane Hawk

TYPED OR PRINTED NAME

Debra McLane 1/2/2025
NOTARY PUBLIC DATE

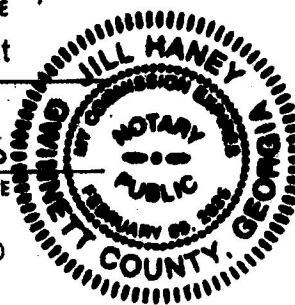


Kenneth Queen 1/2/25
SIGNATURE OF OWNER DATE

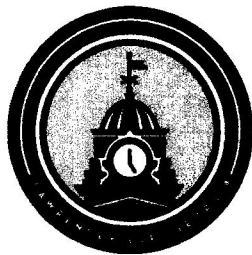
Kenneth Queen, President

TYPED OR PRINTED NAME

[Signature] 1/2/25
NOTARY PUBLIC DATE



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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Hawk Powersports, Inc.
dba Jet Thrust Performance
966 Buford Dr.
Lawrenceville, GA 30043

January 3, 2025

City of Lawrenceville
Planning and Development Department
70 S. Clayton St.
Lawrenceville, GA 3046-2200

SUBJECT: SPECIAL USE PERMIT APPLICATION LETTER OF INTENT

Dear Planning and Development Department:

Jet Thrust Performance was started back in 1997 here in Lawrenceville, Georgia. We are a powersports/marine sales and service company. The company has grown over the years and has relocated here in the city twice due to that growth. Last year it became apparent yet again that we are outgrowing our current location and would require a larger building and property. We started a project to find our next location as the business continues to grow. We found the perfect property that is currently undeveloped at 750 Scenic Hwy. Lawrenceville, GA 30046. We are planning to purchase three parcels of property that comprises $3.80 \pm$ acres currently zoned "HSB". The project will include the construction of one (1) building totaling $20,000 \pm$ square feet, along with the associated utilities, drainage, parking and landscaping. We will require an outside storage area for new products and for the products at our location for service.

It is our intent to request Special Use Permit approval for the above referenced project. All electronic documents detailing the proposed site are included in this submittal along with the other paper documents required and as noted on the application. Please call or email us if you have any questions.

Sincerely,



R. Duane Hawk
President

Site Description

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1697 feet to an iron pin set and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 37 Minutes 05 Seconds East, 349.97 feet to a ½" open top pipe found; thence South 13 Degrees 45 Minutes 12 Seconds West, 472.86 feet to an angle iron found; thence North 76 Degrees 58 Minutes 17 Seconds West, 348.50 feet to an iron pin set on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 475.00 feet to the Point of Beginning, containing 3.80 acres.

Tax Parcel 5108 006

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1697 feet to an iron pin set and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 37 Minutes 05 Seconds East, 349.97 feet to a ½" open top pipe found; thence South 13 Degrees 45 Minutes 12 Seconds West, 122.86 feet to a point; thence North 76 Degrees 58 Minutes 10 Seconds West, 349.60 feet to a point on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 125.00 feet to the Point of Beginning, containing 1.00 acres.

Tax Parcel 5108 005

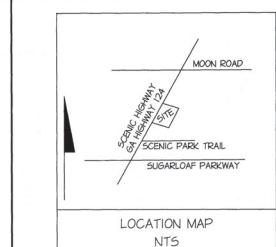
All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1822 feet to a point and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 58 Minutes 10 Seconds East, 349.60 feet to a point; thence South 13 Degrees 45 Minutes 12 Seconds West, 250.00 feet to a point; thence North 76 Degrees 58 Minutes 15 Seconds West, 348.81 feet to a point on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 250.00 feet to the Point of Beginning, containing 2.00 acres.

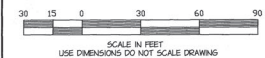
Tax Parcel 5108 005A


All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

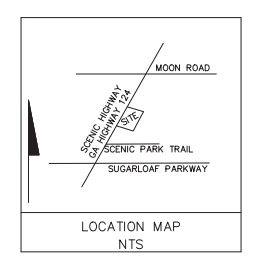
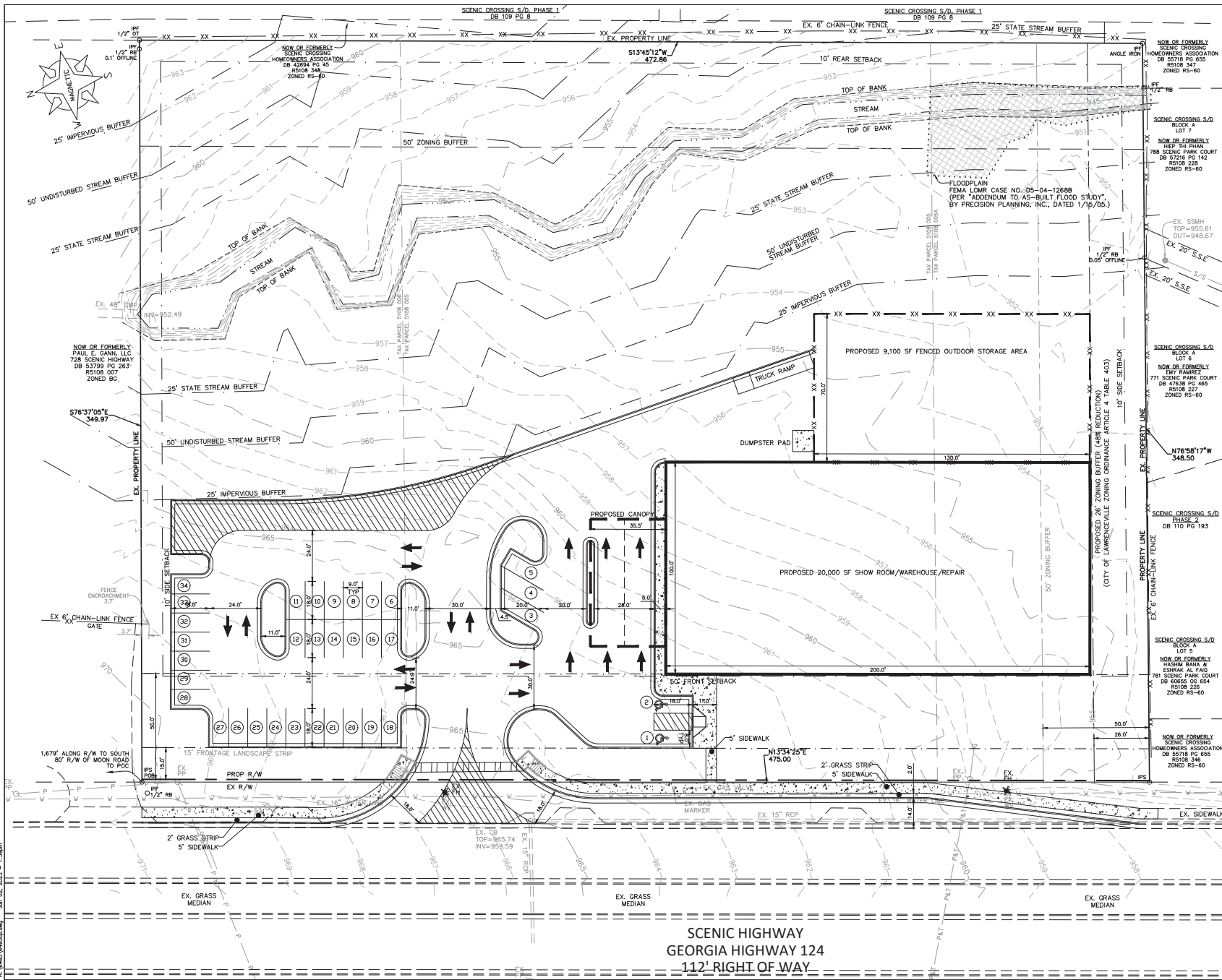
Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 2072 feet to a point and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 58 Minutes 15 Seconds East, 348.81 feet to a point; thence South 13 Degrees 45 Minutes 12 Seconds West, 100.00 feet to an angle iron found; thence North 76 Degrees 58 Minutes 17 Seconds West, 348.50 feet to an iron pin set on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 100.00 feet to the Point of Beginning, containing 0.80 acres.



The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67. Authority O.C.G.A. Sec. 15-6-67, 43-15-43-15-6, 43-15-19, 43-15-22.



DATE	NO.	REVISION		BY	
<p align="center">BOUNDARY & TOPOGRAPHIC SURVEY FOR JET THRUST PERFORMANCE</p>					
<p align="center">LOCATED 520C-1 HIGHWAY LL 100 5TH DISTRICT CITY OF LAWRENCEVILLE (GWINNETT COUNTY, GEORGIA)</p>					
				PLAT PREPARED DATE 11/20/2018	
SCALE 1" = 30'	JOB NO.	6480580V	FIELD DATE 10/25/24		
<p align="center"> Carter & Harkload Surveyors</p>					
<p align="center">94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046 (770) 982-1996</p>					
COA	DONALD W. HARKLOAD, INC. & ASSOCIATES, INC. No. 1870000205, 1870000207, 1870000208, 1870000209, 1870000210, 1870000211, 1870000212, 1870000213, 1870000214, 1870000215, 1870000216, 1870000217, 1870000218, 1870000219, 1870000220, 1870000221, 1870000222, 1870000223, 1870000224, 1870000225, 1870000226, 1870000227, 1870000228, 1870000229, 1870000230, 1870000231, 1870000232, 1870000233, 1870000234, 1870000235, 1870000236, 1870000237, 1870000238, 1870000239, 1870000240, 1870000241, 1870000242, 1870000243, 1870000244, 1870000245, 1870000246, 1870000247, 1870000248, 1870000249, 1870000250, 1870000251, 1870000252, 1870000253, 1870000254, 1870000255, 1870000256, 1870000257, 1870000258, 1870000259, 1870000260, 1870000261, 1870000262, 1870000263, 1870000264, 1870000265, 1870000266, 1870000267, 1870000268, 1870000269, 1870000270, 1870000271, 1870000272, 1870000273, 1870000274, 1870000275, 1870000276, 1870000277, 1870000278, 1870000279, 1870000280, 1870000281, 1870000282, 1870000283, 1870000284, 1870000285, 1870000286, 1870000287, 1870000288, 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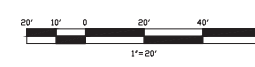
OWNER
FOUNDATION TECHNOLOGIES INC
11 LUMPKIN ST, SUITE 200
LAWRENCEVILLE, GA 30046

DEVELOPER
JET THRUST PERFORMANCE
946 BUCKINGHAM DR
LAWRENCEVILLE, GA 30043
770-338-8887

ENGINEER
CARTER HARKLEROAD GROUP
94 E. CROGAN STREET, SUITE 100
LAWRENCEVILLE, GA 30046
770-982-1996

SITE DATA

TOTAL AREA: 3.80 AC
ZONED BG
MAX BUILDING HT: 35'
PROP IMPERVIOUS COVERAGE: 95%
TOTAL BUILDING: 20,000 SF
SHOW ROOM: 6,667 SF
SERVICE: 6,667 SF
WAREHOUSE: 6,666 SF
TOTAL PARKING REQUIRED: 24 SPACES
PERSONAL WATERCRAFT SALES AND SERVICE: 17
1 PARKING SPACE / 400 SF SHOWROOM AREA
WAREHOUSE: 7
1 PARKING SPACE / 1,000 SF WAREHOUSE AREA
TOTAL PARKING PROVIDED: 34



DATE	NO.	REVISION	BY

SITE PLAN
FOR
JET THRUST PERFORMANCE
LOCATED

SCENIC HIGHWAY
LL 108 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

SCALE: 1"=20' PRL NO.: 6485 | DATE: 01-02-25 | BY: JPH

Carter Harklroad Group
94 E. CROGAN STREET, SUITE 100 LAWRENCEVILLE, GA 30046
(770)982-1996

COA No. PEFO020295, LSF000280 | EXPIRATION: 6-30-2026

SHEET C2.0

SUP2025-00100
RECEIVED JANUARY 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE





Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

Applicant: R. Duane Hawk

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



0 62.5 125



LAWRENCEVILLE





Planning & Development

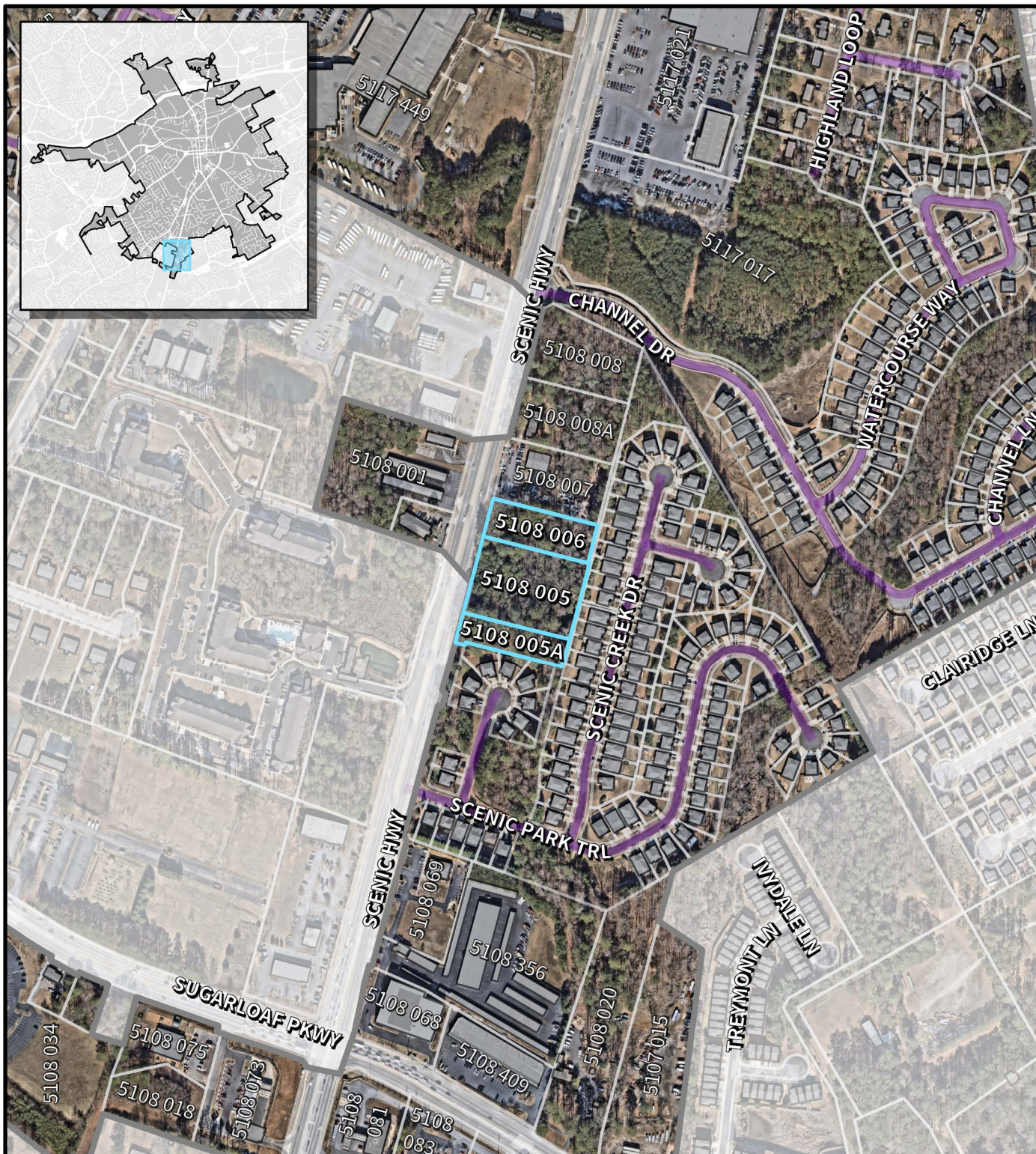
Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

Applicant: R. Duane Hawk

-  Subject Property
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-  County/State Maintained Streets



0 250 500



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067





SUP2025-00100

Applicant: R. Duane Hawk

 Subject Property

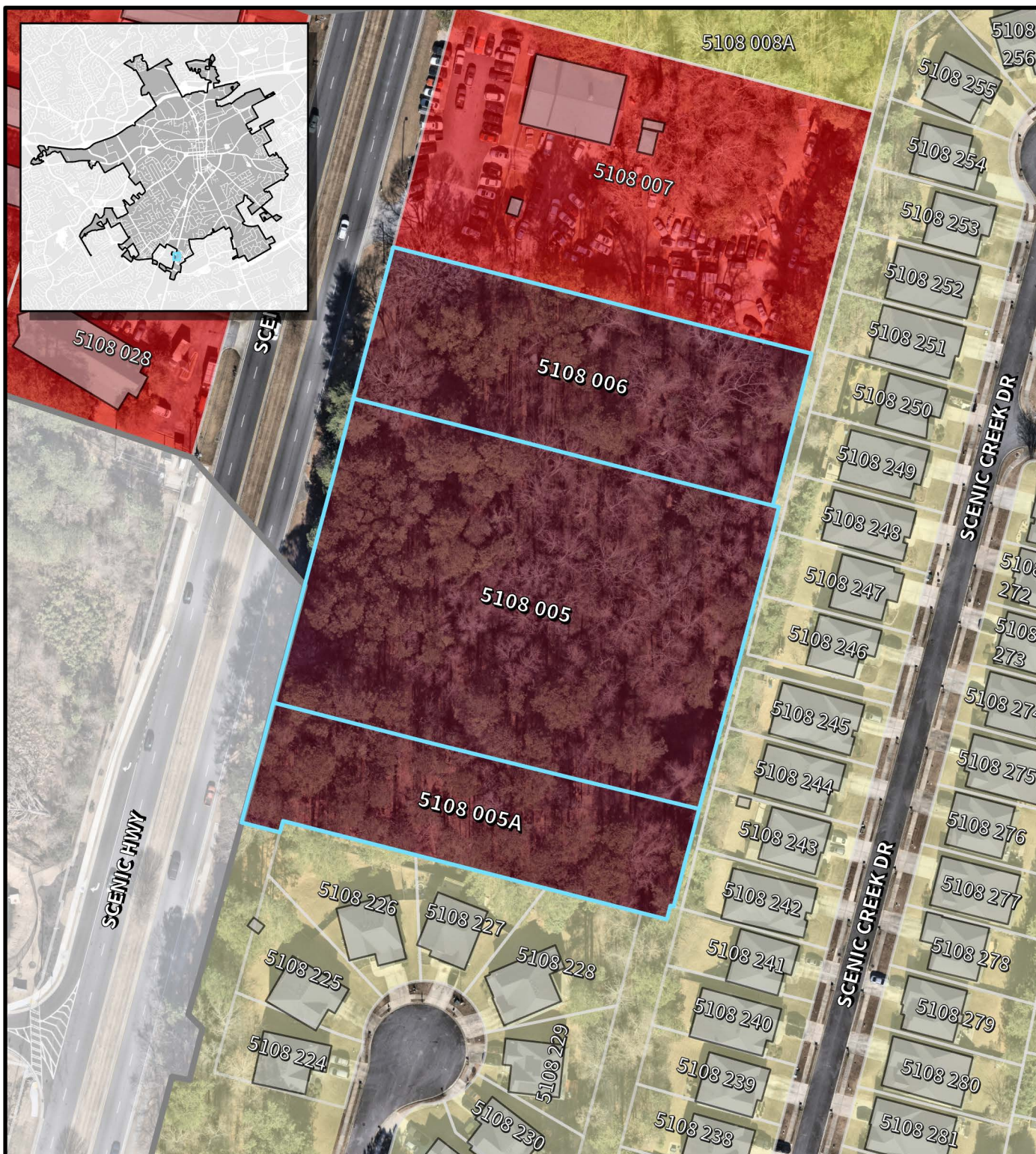
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential



0 62.5 125





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067






SUP2025-00100

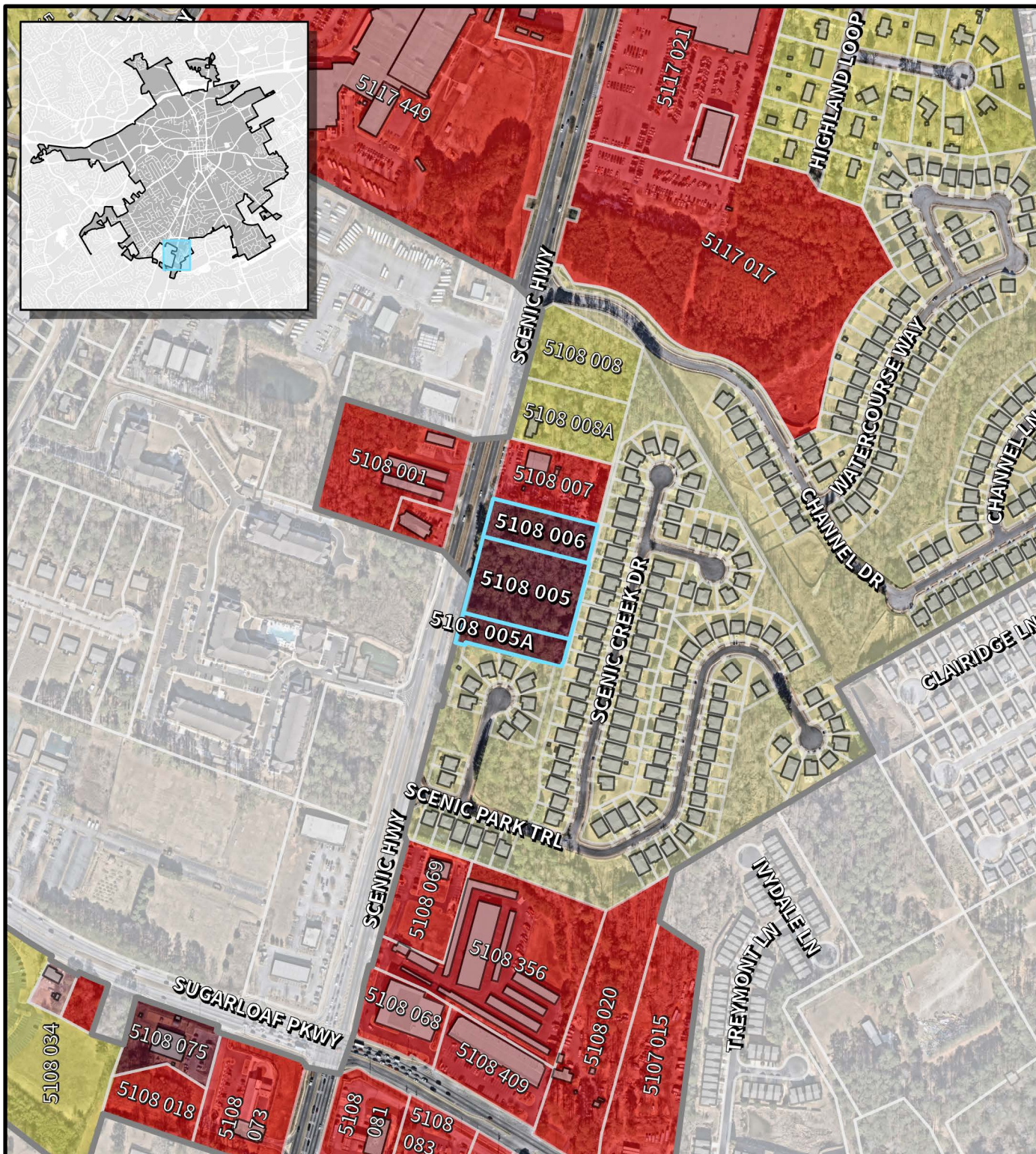
Applicant: R. Duane Hawk

 Subject Property

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	OI	Office/Institutional
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential



0 250 500



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

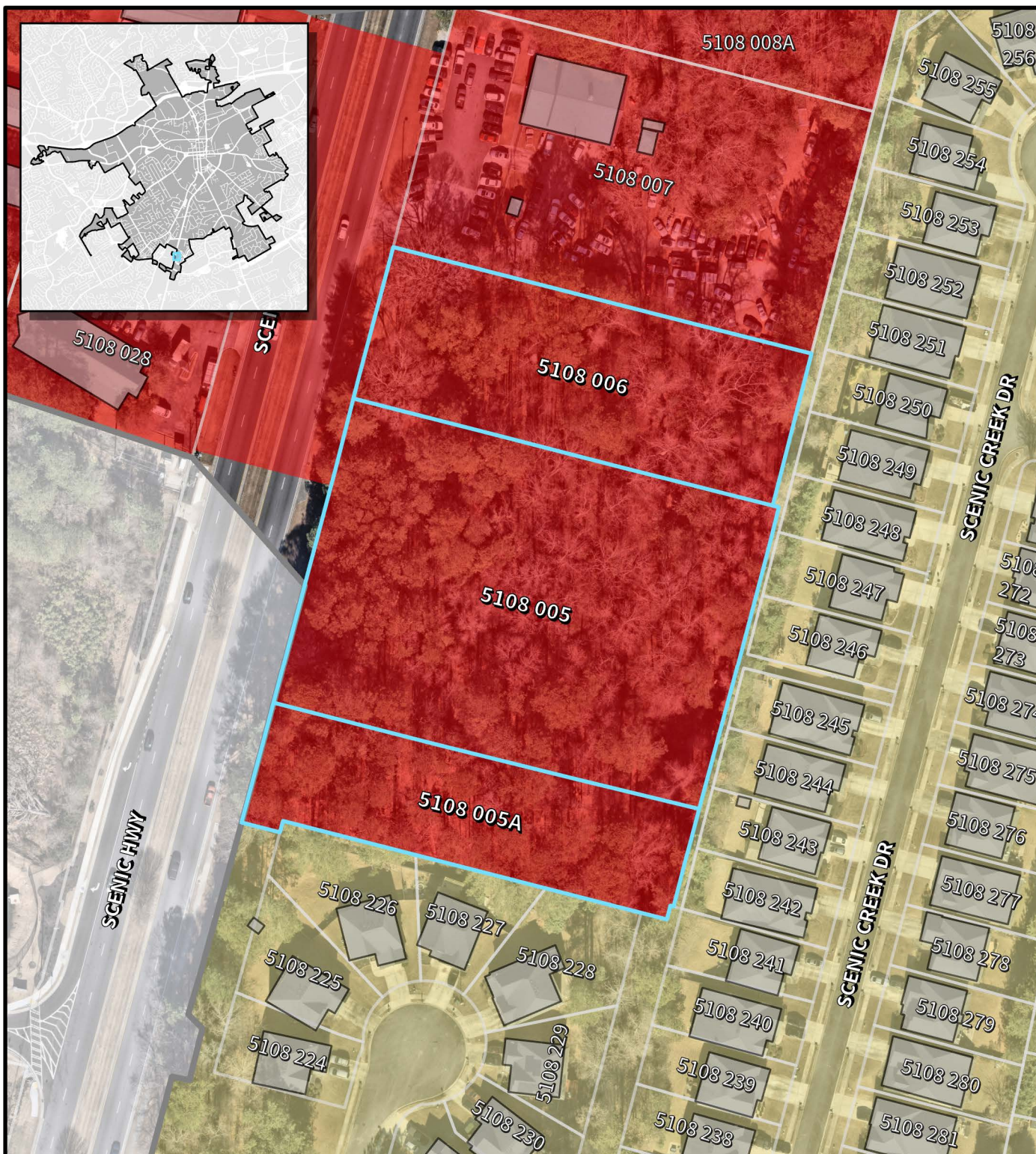
SUP2025-00100

Applicant: R. Duane Hawk

- Subject Property
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Commercial Corridor



0 62.5 125



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas




RZC2025-00067

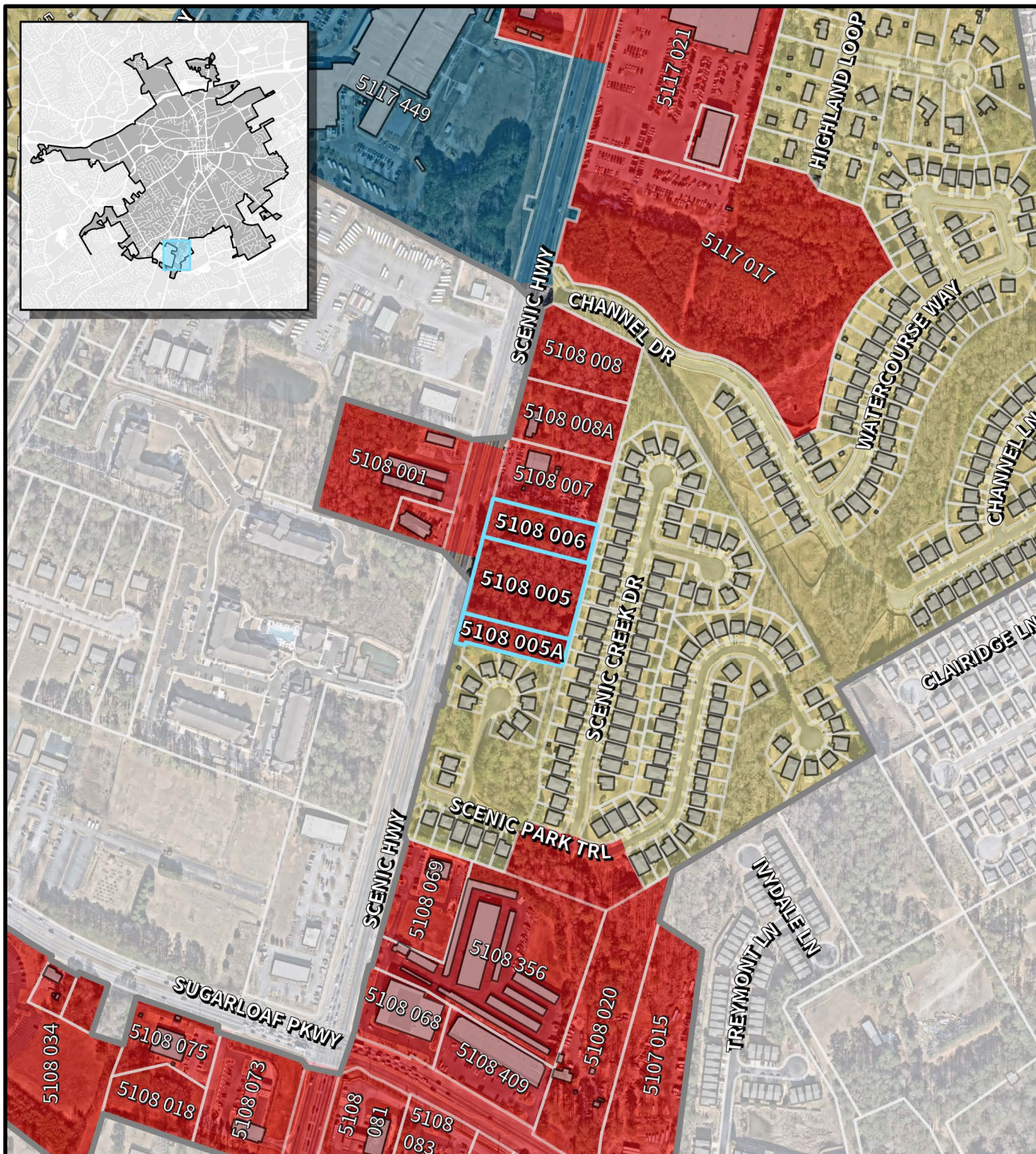
SUP2025-00100

Applicant: R. Duane Hawk

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential
-  Commercial Corridor
-  Education Center



0 250 500



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
Department:	Planning and Development
Date of Meeting:	Monday, May 5, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone to RS-TH INF (Townhouse-Family Infill Residential) to develop twelve (12) townhouses
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

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



LAWRENCEVILLE

Planning & Development

REZONING

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

VICINITY MAP





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Planning & Development

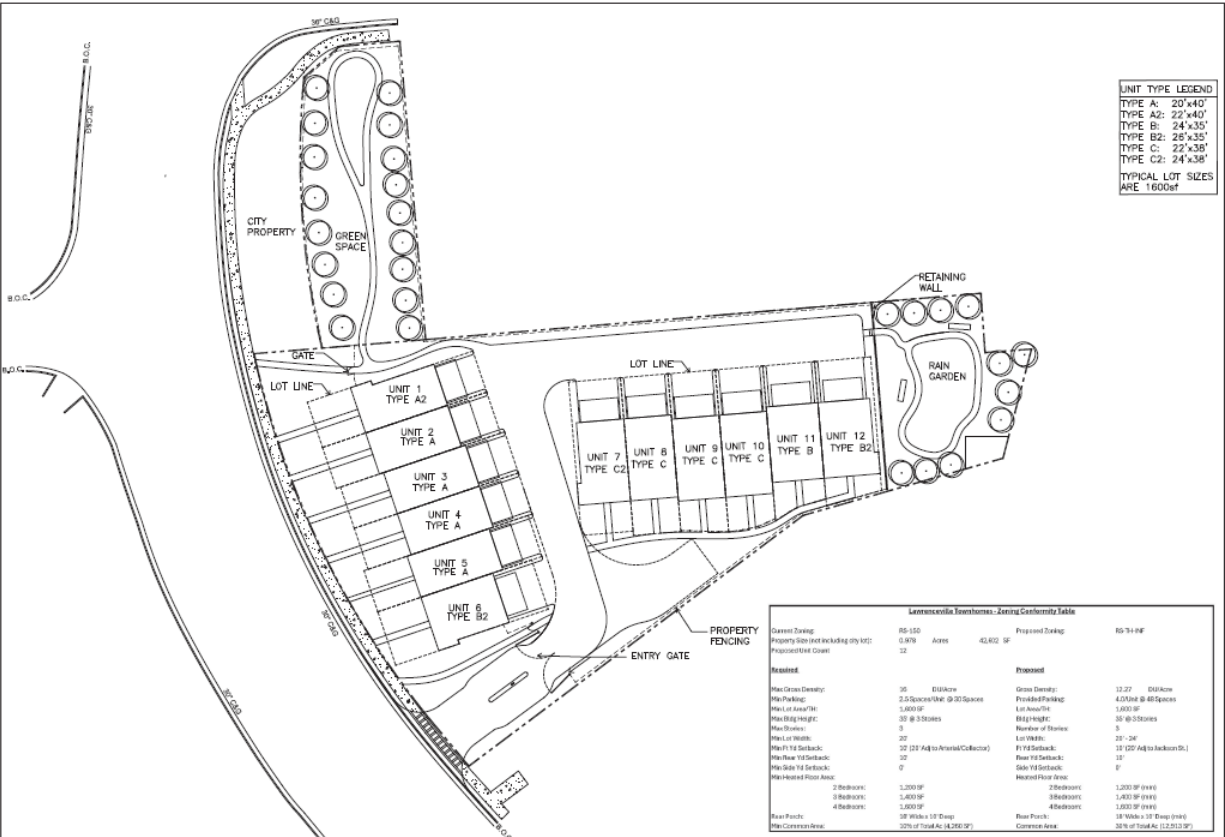
ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

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

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

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

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



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

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

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

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



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The proposed elevations appear to satisfy the minimum intent of the Architectural and Design Standards set forth in Article 6, Section 602 Non-Residential Minimum Architectural and Design Standards, however, the submitted elevations are incomplete as the document does include the required rear and side elevations. Therefore, it would be appropriate for the applicant to provide revised elevations prior to receiving a recommendation from the Planning Commission or the final binding decision of the City Council.

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

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

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

Additionally, the RS-TH INF zoning classification includes specific language requiring the front facades of townhouse dwellings to be parallel or radial to a public street (public right-of-way). As currently proposed, the overall layout of the



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development would not align with the intent of the newly adopted zoning classification. As such, the following variance would be required:

- A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards, Subsection 1. RS-TH Townhouse Units – General, Part a, which requires the front facades of townhouse dwelling units to be parallel or radial to the public street (Public Right-of-Way). The requested variance would allow the front facades of townhouse units 7-12 to be perpendicular to the public right-of-way of Jackson Street.

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

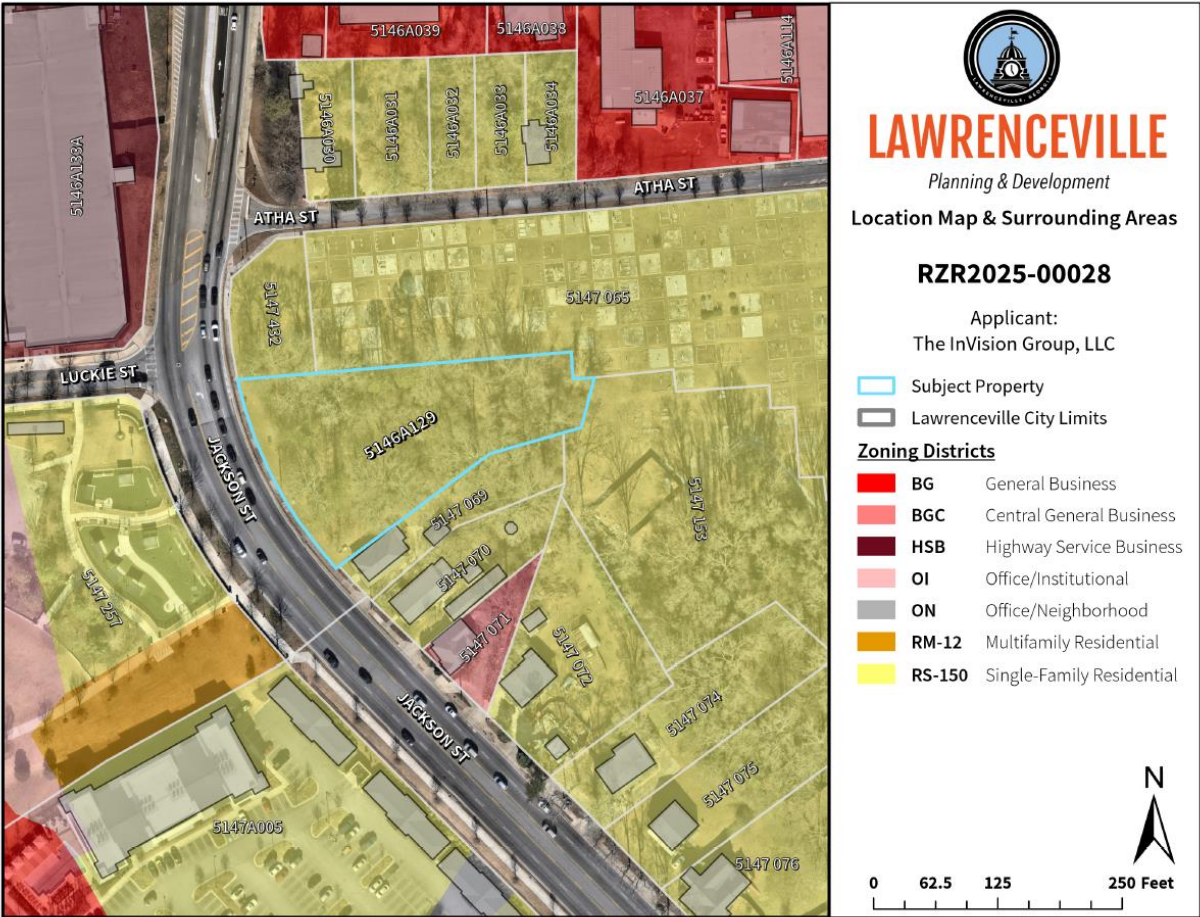
These standards ensure that no lot is created without guaranteed access to critical services and public infrastructure. This can be through a public street, an approved or maintained street, or a private street that meets necessary construction standards. The core principle is to make sure all lots have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



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is bordered primarily with residential uses and zoning districts, though there is a wide range of uses in the general vicinity of Downtown Lawrenceville. The properties directly surrounding the subject property on the eastern right-of-way of Jackson Street are all zoned RS-150 (Single-Family Residential District) and are used primarily as single-family residential dwellings. The adjacent properties to the east and north of the property as part of the Shadowlawn Memorial Garden cemetery and are also zoned RS-150. Across the right-of-way of Jackson Street is Lawrenceville Lawn as well as the Southlawn



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mixed-use development, both of which are composed of various zoning districts. It should be noted that Southlawn development includes a significant townhouse residential component which is similar in scope and character to the zoning proposal. To the northwest of the subject property is a parcel zoned HSB (Highway Service Business District), site of a city-owned & operated parking deck and future site of a boutique hotel, currently under construction.

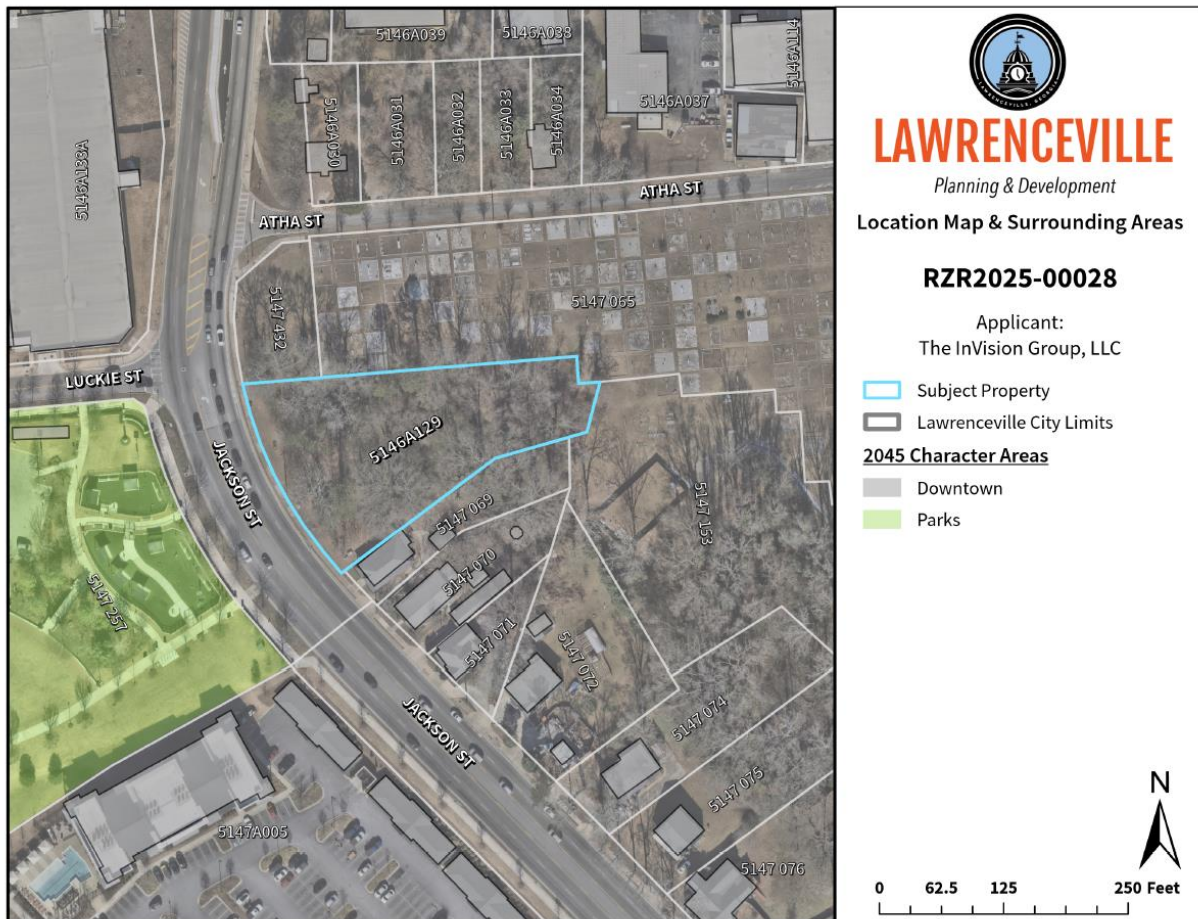
The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality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



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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.



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

STAFF RECOMMENDATION

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

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

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

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

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

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

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



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

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

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

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

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

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

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



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

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

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

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

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



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

RZR2025-00028

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

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

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

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



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

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



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GEORGIA

REZONING APPLICATION

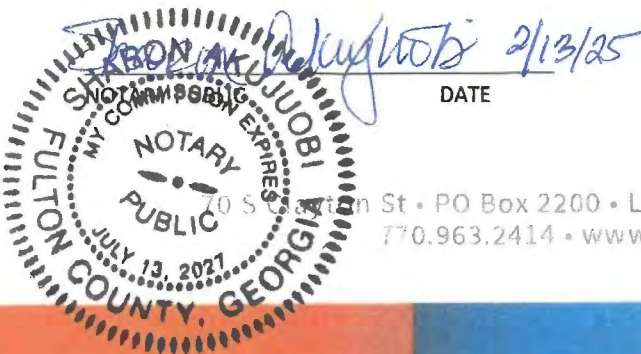
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The InVision Group, LLC</u>	NAME: _____
ADDRESS: <u>3390 Peachtree Rd. Suite 106</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Brian Wohl & Greg Wohl</u> PHONE: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

Brian Wohl 2/13/2025
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

The InVision Group, LLC
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



NOTARY PUBLIC DATE

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Benjamin Bailey 1/25/2024
SIGNATURE OF OWNER DATE

Benjamin Bailey
TYPED OR PRINTED NAME

Ulloul Jan 25, 2024
NOTARY PUBLIC DATE

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



Notary for Benjamin Bailey signature



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

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

PROPERTY OWNER INFORMATION*

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

CONTACT PERSON: _____ PHONE: _____

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

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

PARCEL NUMBER(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

SIGNATURE OF APPLICANT _____ DATE _____

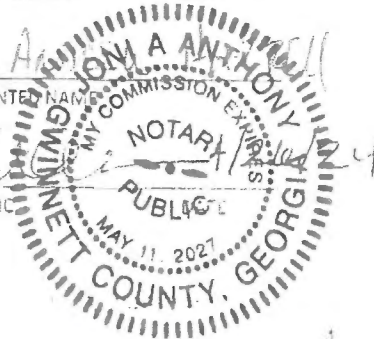
TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE 1/26/24

TYPED OR PRINTED NAME DAVID ANTHONY HARRELL

NOTARY PUBLIC _____



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



LAWRENCEVILLE

GEORGIA

ANDERSEN TATE & CARR

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

March 6, 2025

**LETTER OF INTENT AND
JUSTIFICATION FOR REZONING**

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

Applicant:
The InVision Group, LLC

Property/Tax Parcel ID
R5146A 129

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

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

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

I. INTRODUCTION

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

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



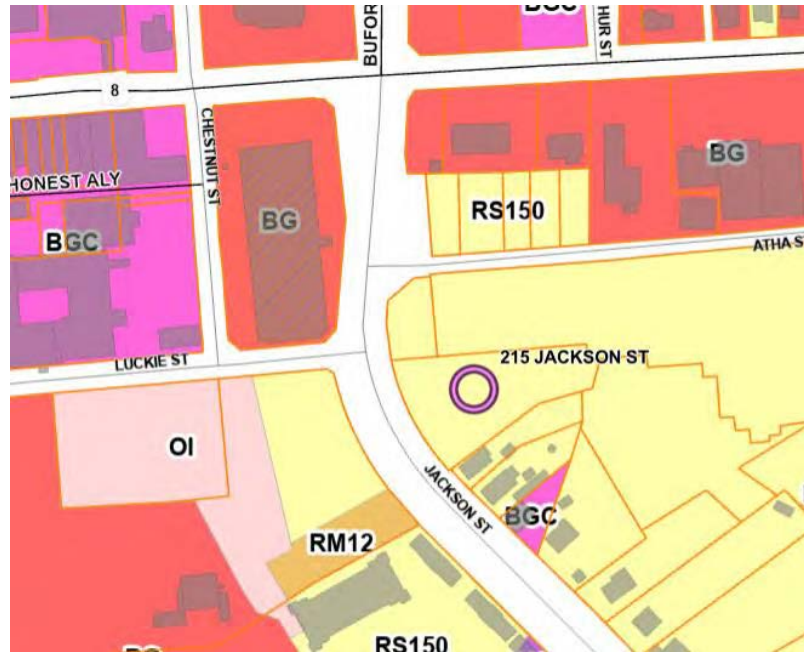
As indicated, the Property is currently zoned RS150 pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, The InVision Group, LLC (the “Applicant”), now seeks approval to rezone the Property to RS-TH-INF (Townhouse-Family Infill Residential District) to develop a distinctive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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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



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

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

III. PROJECT SUMMARY

As shown on the site plan prepared by TSW and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop the Property into a unique townhome

community. The development would include 12 rear-entry townhomes with double-car garages and front porches. Based on current market conditions, the three-story townhomes are anticipated to range in size from approximately 1,950 to 2,200 square feet (not including basements, garages, and outdoor porches), with projected price points of the high \$600,000s. The proposed development would provide attractive, luxury townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stone, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by one gated access driveway onto Jackson Street. The development has been strategically designed to include approximately 30% common/greenspace areas, which are planned to include a picnic area, community fire pit, and landscaped rain garden. Preliminary elevations of the townhomes are referenced on the Site Plan.

IV. SITE IMPACT ANALYSIS

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

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

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

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

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

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

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding

properties and will serve to activate the east side of Jackson Street, whereby encouraging additional downtown development.

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

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

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

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

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

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

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "City of Lawrenceville Zoning Ordinance" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a townhome development, under the RS-TH-INF zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would

deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

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

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

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

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

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application Rezone be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville

Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of March, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4899-8606-7493, v. 1

RZR2025-00028
RECEIVED MARCH 10, 2025
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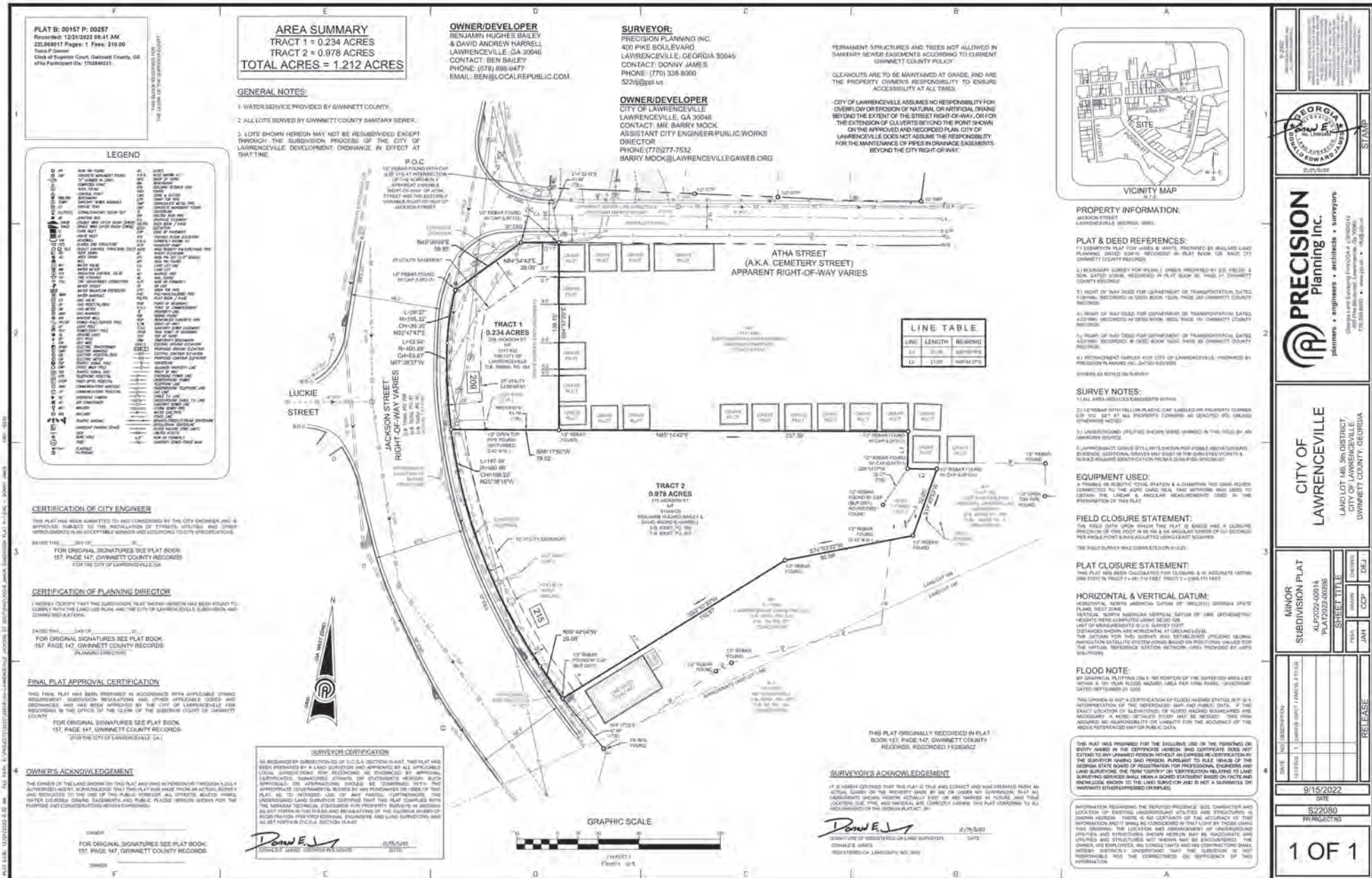
LAND DESCRIPTION

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

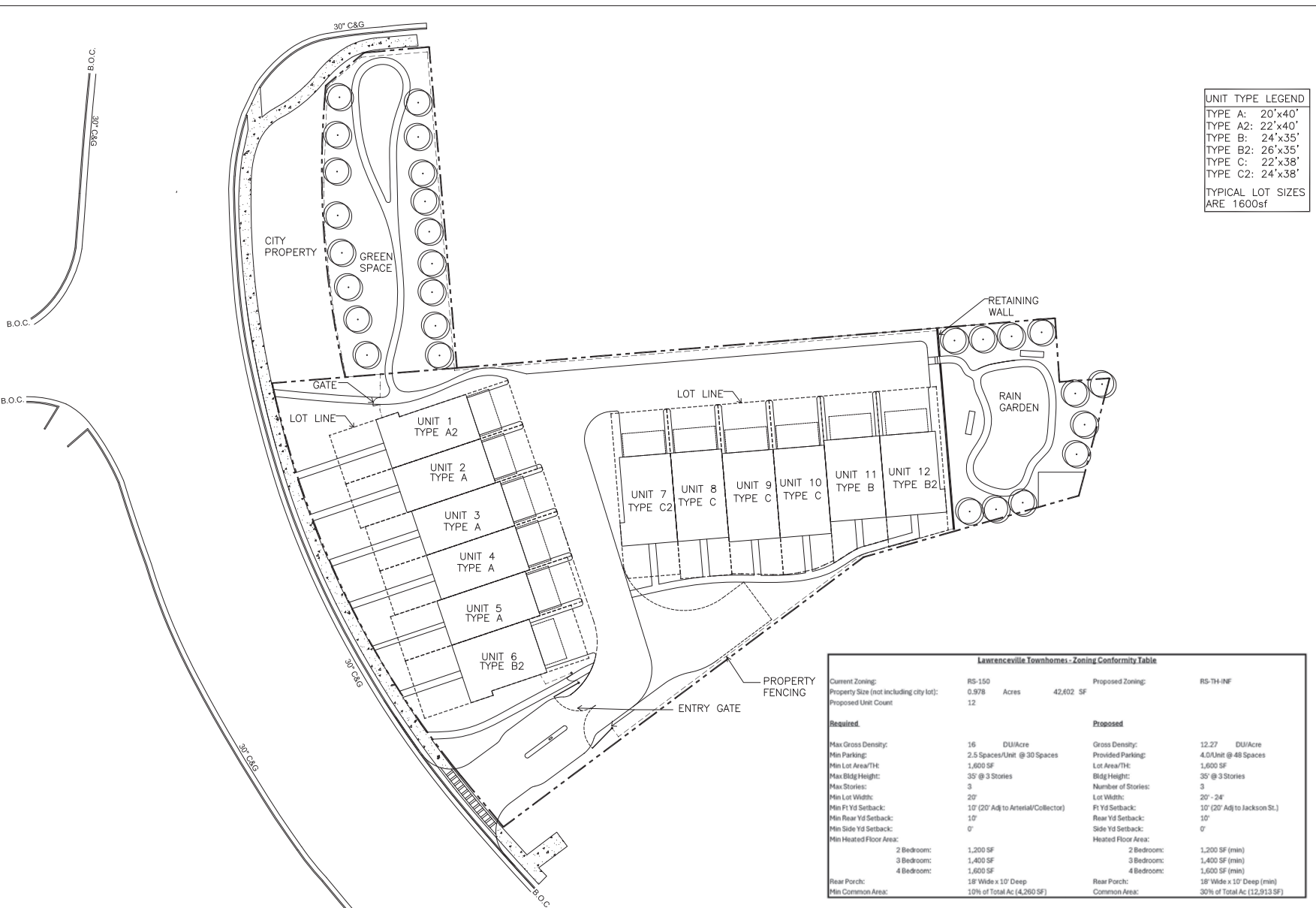
To find the **POINT OF COMMENCEMENT**, begin at a 1/2" Rebar Found with Cap (LSF 313) at the Intersection of the Northerly Right-of-Way of Atha Street (a.k.a. Cemetery Street) (Apparent 30' R/W) and the Easterly Right-of-Way of Jackson Street (R/W Varies); Thence leaving said Intersection, South 14 degrees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

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

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

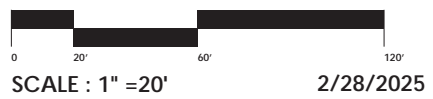


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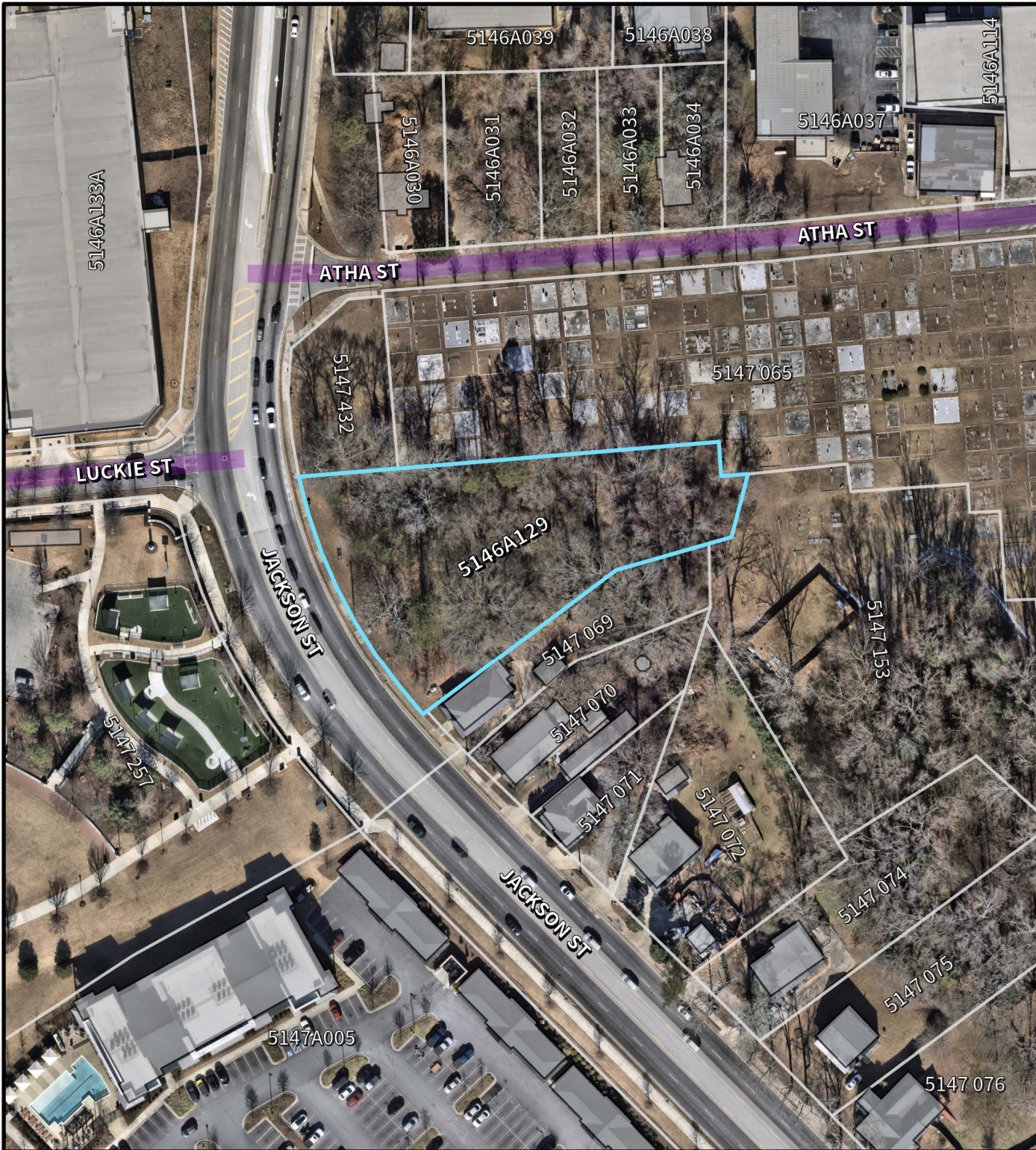
TSW PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE

TOWNHOMES @ THE LAWN
SITE PLAN



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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:

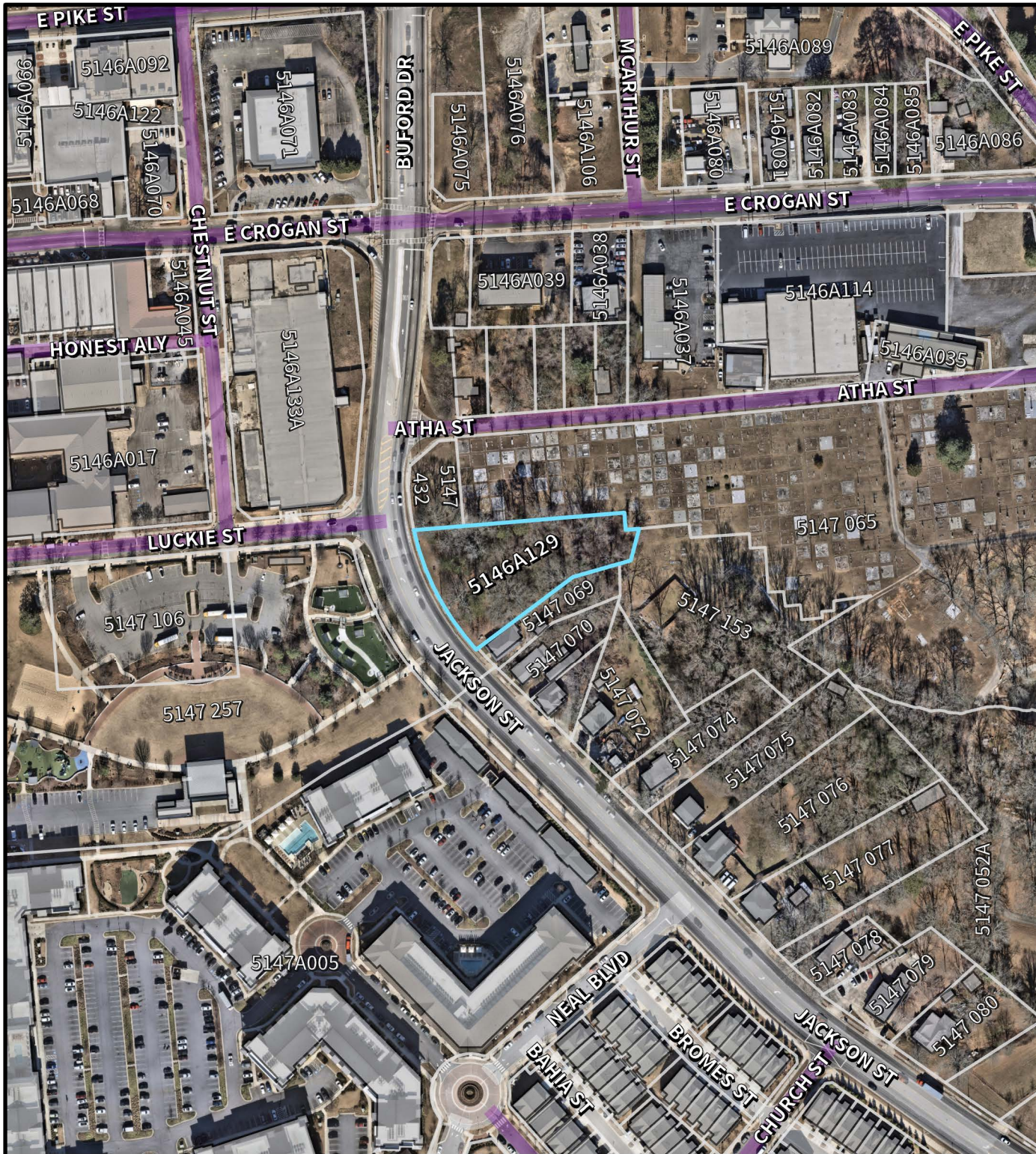
The InVision Group, LLC

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

N



0 62.5 125



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

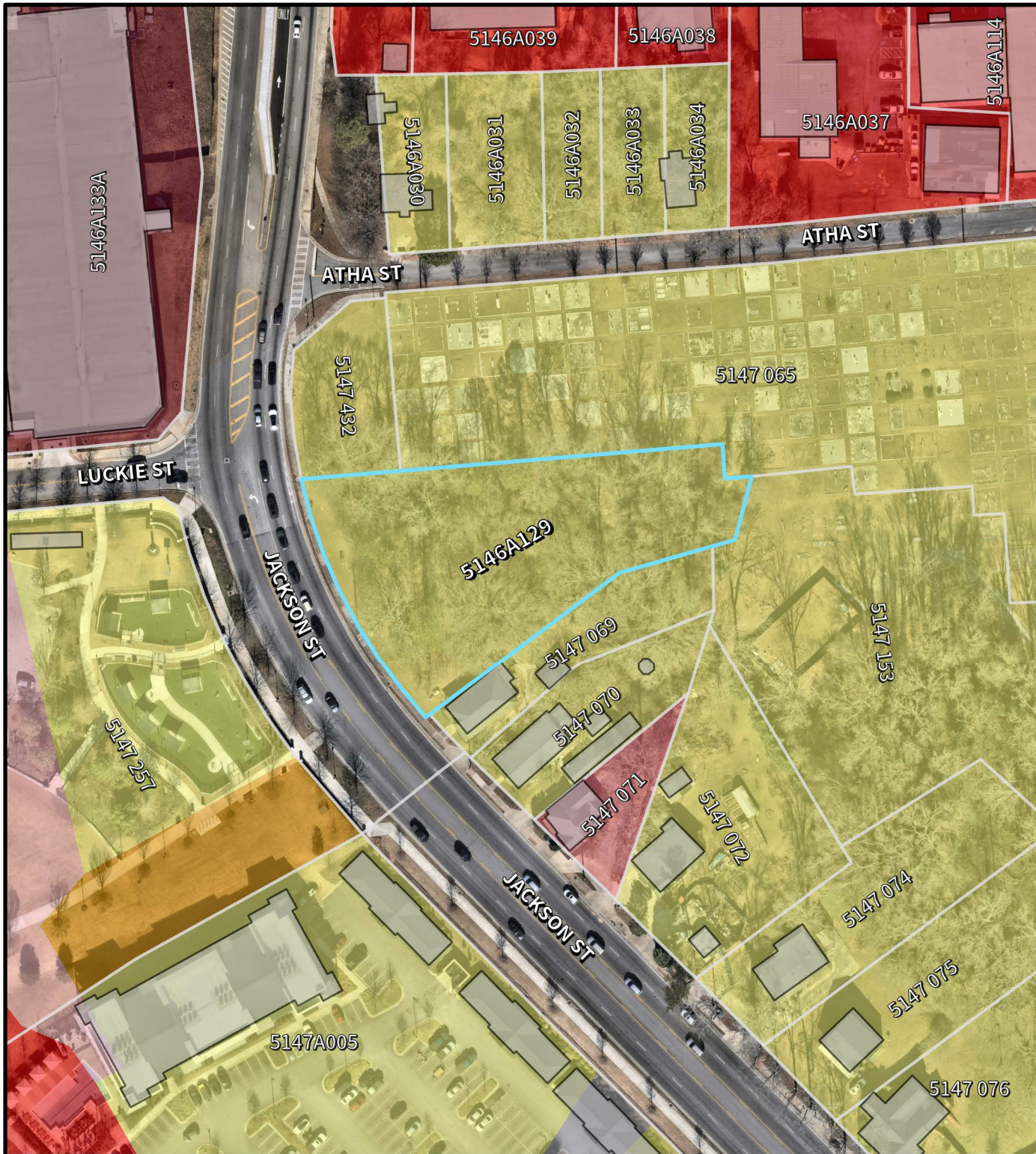
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
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LAWRENCEVILLE

Planning & Development




Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

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



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

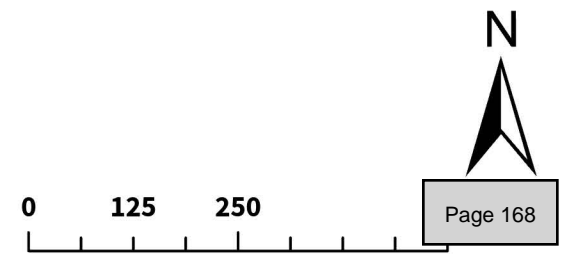
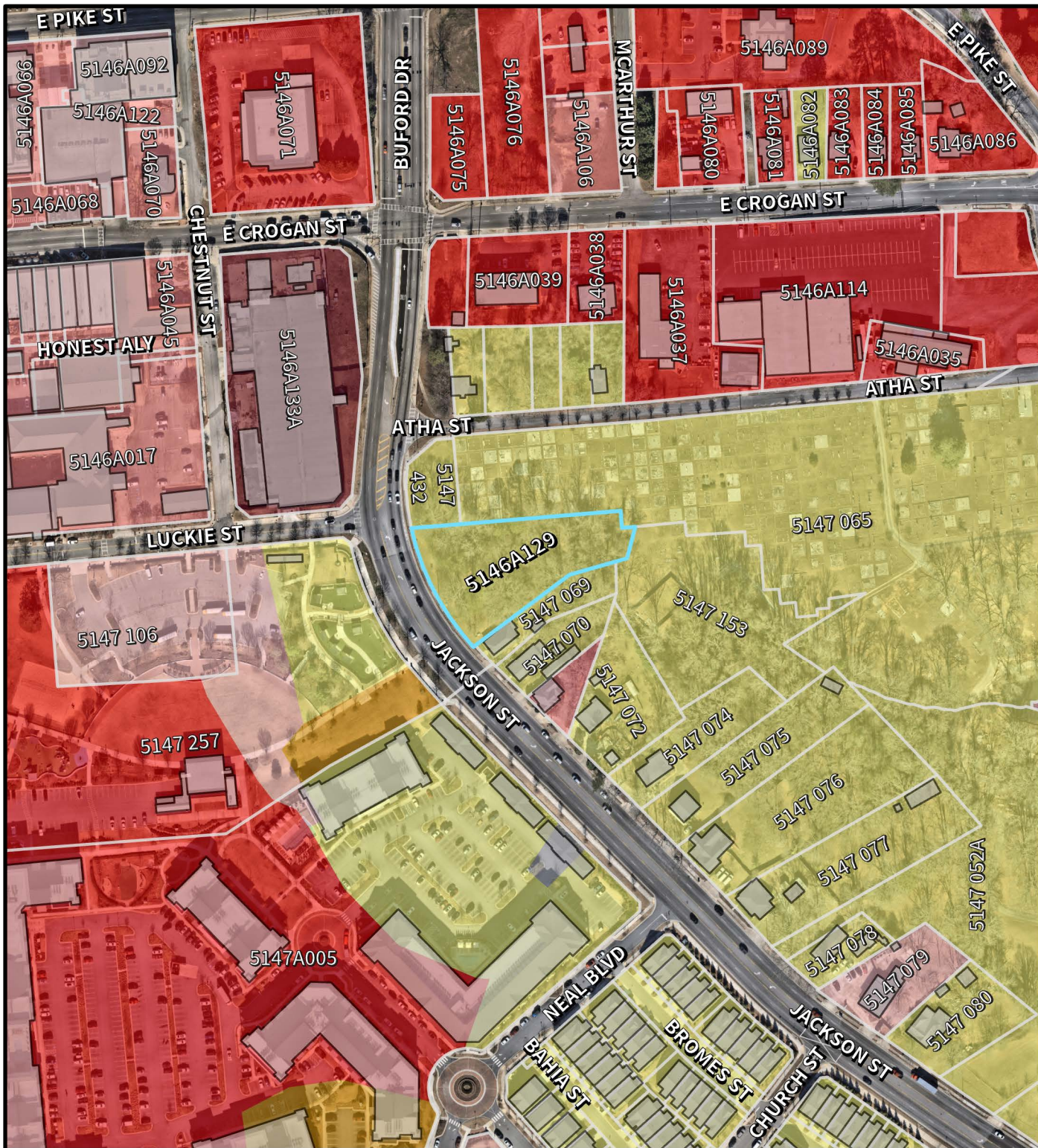
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

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







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks



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
Location Map & Surrounding Areas

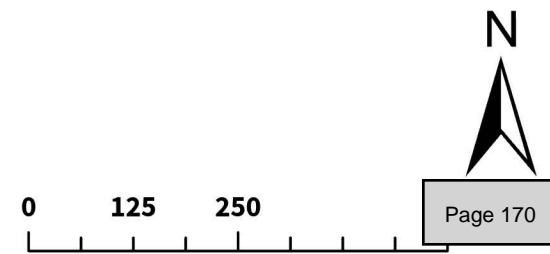
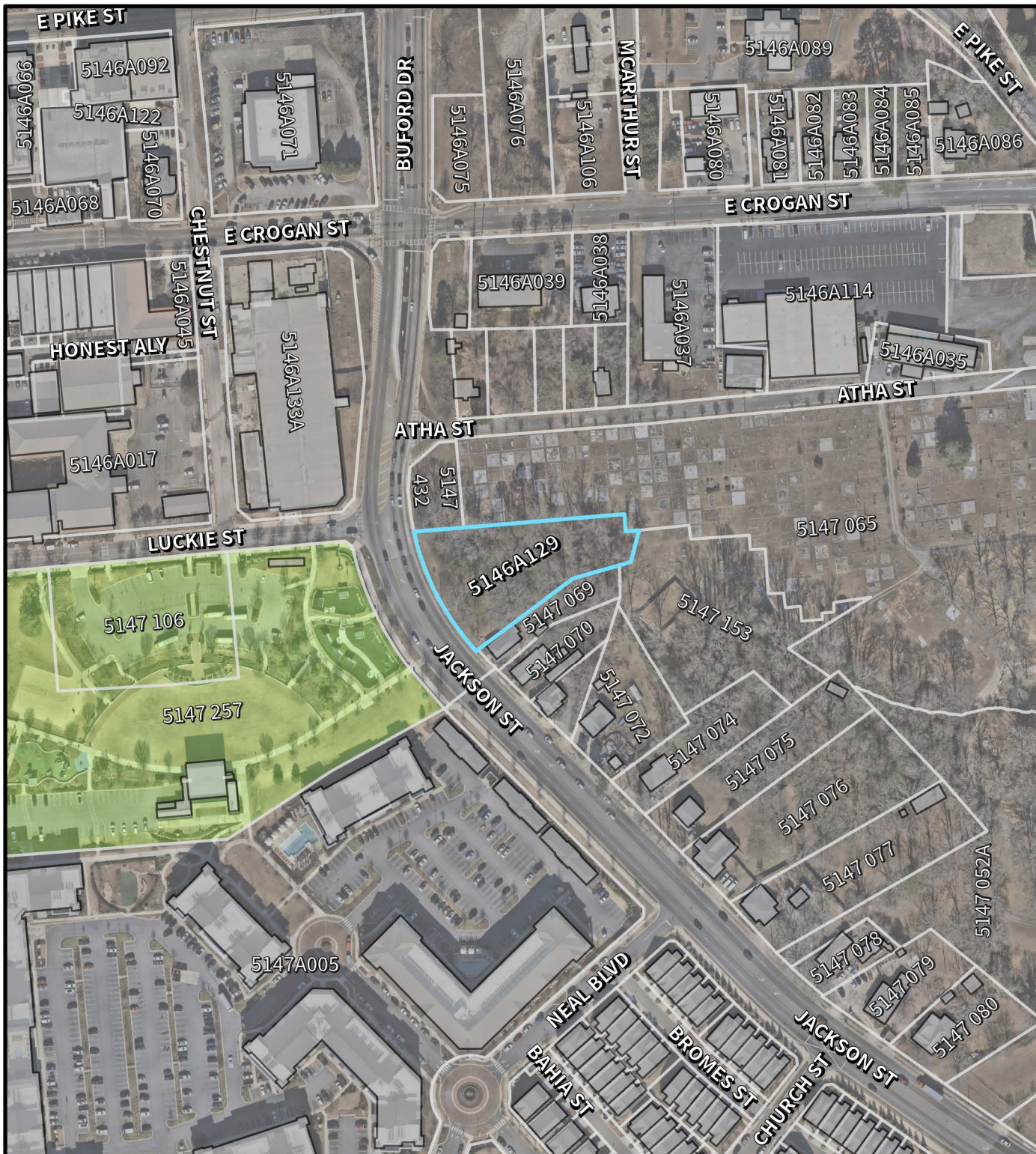
RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2024-00025; North DTL CC Ph1, LLC; 806 North Clayton Street, 824 North Clayton Street, 830 North Clayton Street, 838 North Clayton Street, 843 North Clayton Street, 853 North Clayton Street, 857 North Clayton Street
Department:	Planning and Development
Date of Meeting:	Monday, May 5, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone to RS-50 INF (Single-Family Residential) and RS-TH INF (Townhouse-Family Infill Residential) to develop a housing master plan
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: An application to rezone certain properties (parcel assemblage) from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) to allow for a housing master plan. The subject property is composed of much of the block formed by N Clayton Street, Grizzly Parkway, and N Clayton Connector Road and includes several parcels located on the eastern right-of-way of N Clayton Street, just north of its intersection with Tanner Street.

Attachments/Exhibits:

- RZR2024-00025_RPRT_02052025
- RZR2024-00025_P&D REC CNDS_02112025
- RZR2024-00025_ATCHMNTS_02072025



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZR2024-00025
APPLICANT:	NORTH DTL CC PH1, LLC
OWNER(S):	EVAN & JENNA SIMMONS, DANNY GRAVITT, KYLE & SARAH NORTON, LAWRENCEVILLE BRETHREN ASSEMBLY INC., NORTON CLASSICS, LLC, AND CITY OF LAWRENCEVILLE
LOCATION(S):	815, 816, 823, 824, 830, 838, 843, 853, AND 857 N CLAYTON STREET AND 385 NORTHDALE ROAD
PARCEL IDENTIFICATION NUMBER(S):	R5146C011, R5145 055, R5145 056, R5145 058, R5145 059, R5145 060, R5145 065, R5145 066, R5145 067, R5145 068, AND R5145 255
APPROXIMATE ACREAGE:	6.2 ACRES
CURRENT ZONING:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT), RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT), BG (GENERAL BUSINESS DISTRICT), AND OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED ZONING:	RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT) AND RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	56 TOWNHOUSES AND 16 ONE-FAMILY HOMES
DEPARTMENT RECOMMENDATION:	APPROVAL AS RS-50 INF AND RS-TH INF WITH CONDITIONS



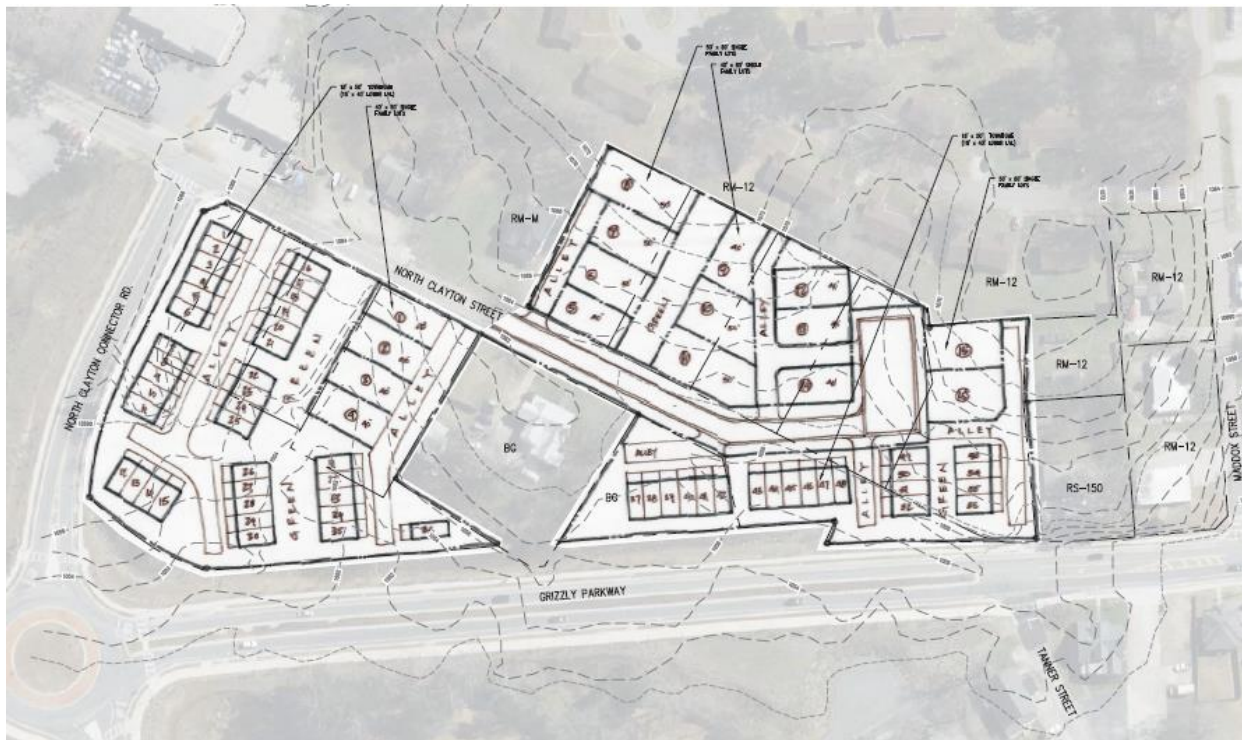
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PROJECT SUMMARY

The applicant requests a rezoning of an approximately 6.2-acre parcel assemblage from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is composed of much of the block formed by N Clayton Street, Grizzly Parkway, and N Clayton Connector Road and includes several parcels located on the eastern right-of-way of N Clayton Street, just north of its intersection with Tanner Street.

CONCEPT PLAN





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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 seventy-two residential attached and detached dwellings and dwelling units 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: 4,000 square feet (40 ft. width & 80 ft. depth)



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2. Cottages:

- Type: Detached Dwelling and Dwelling Unit
- Building Height: Two stories (35 feet maximum)
- Building Size: 1,200 square feet (minimum)
- Layout: Two bedrooms, two bathrooms
- Features: Smaller and simpler dwellings with a private yard, front and back porches.
- Architecture: The same style of materials will be used here, continuing the cohesive design theme across the development
- Lot Area: 3,600 square feet (45 ft. width & 80 ft. depth)

3. 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: 1,625 square feet (25 ft. width & 65 ft. depth)



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As presented, the proposed development otherwise meets the standards for the RS-50 INF and RS-TH INF zoning districts regarding common space, street & pedestrian connectivity, and architectural standards.

If approved as proposed, variances from the minimum standards shall be required as follows:

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

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

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	N/A
Maximum Building Height	35 feet	35 feet	N/A
Maximum Number of Stories	3 stories	3 stories	N/A



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Minimum Lot/Unit Width	<i>20 feet</i>	<i>18 feet</i>	Variance
Maximum Units Per Row (UPR)	<i>8 units</i>	<i>6 units</i>	<i>N/A</i>
Minimum Units Per Row (UPR)	<i>3 units</i>	<i>1 unit</i>	Variance
Minimum Front Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>

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

Standard	Requirement	Proposal	Recommendation
Dwelling	<i>Two-car garage required 4 total parking spaces per dwelling unit. This includes garage spaces</i>	<i>2.5 spaces per dwelling unit (180 spaces)</i>	<i>N/A</i>

The specific variances required are as follows:

- 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.



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- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.

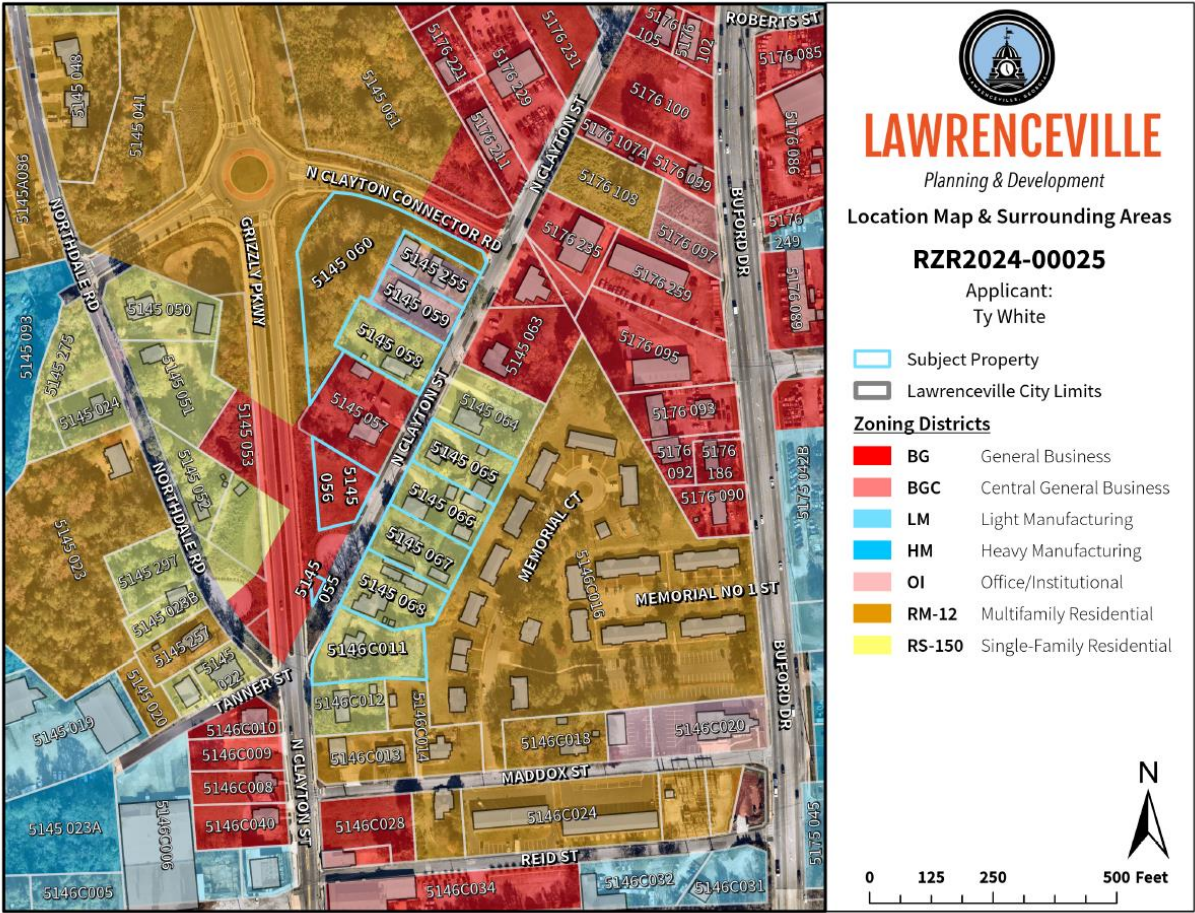
However, the newly adopted RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) zoning districts have specific provisions that will impact the need for certain variances. Specifically, the Minimum Dwelling Separation rule indicates multiple detached 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.



LAWRENCEVILLE

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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



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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.

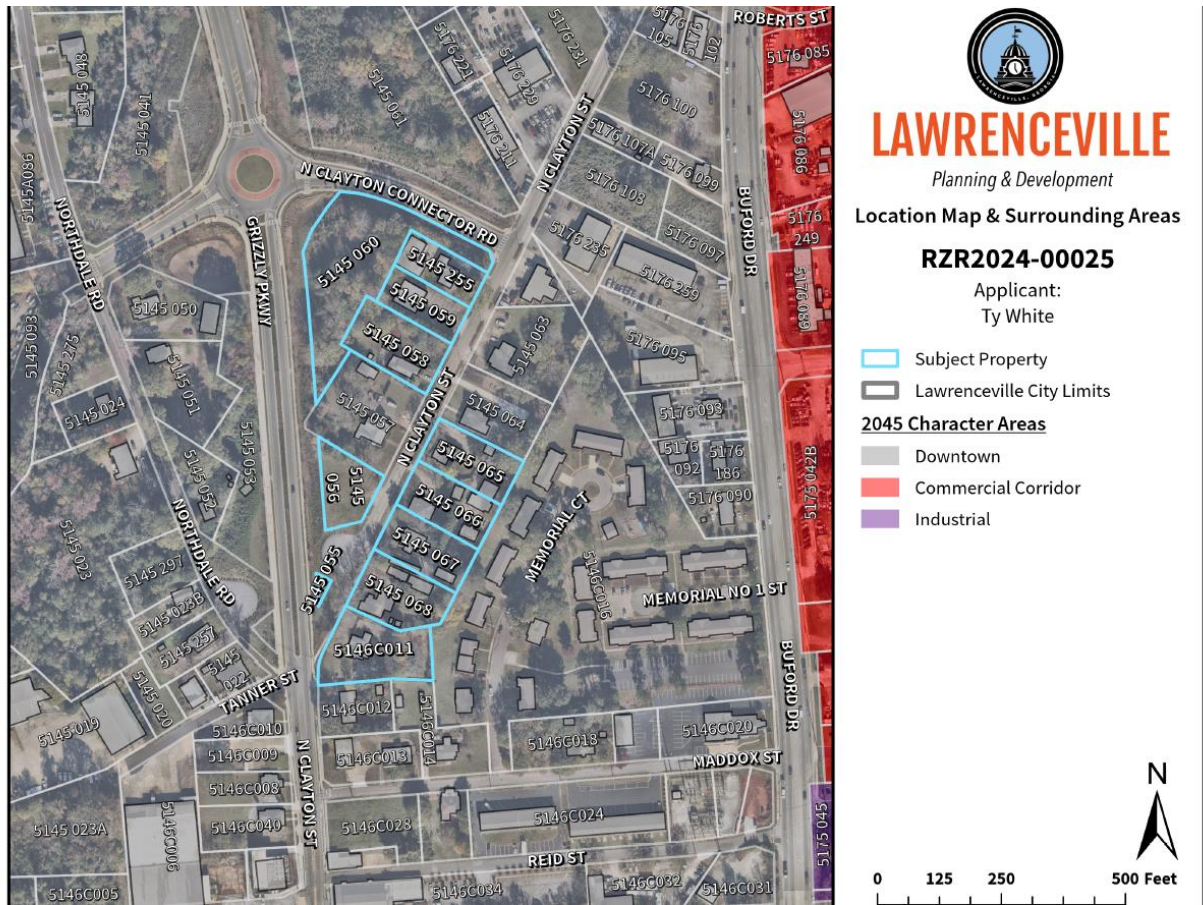
The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality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



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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.



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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 AS RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT) AND RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT) WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

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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



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

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

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

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

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

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

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

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

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

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that



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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.



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PLANNING COMMISSION

RECOMMENDED CONDITIONS_05052025

RZR2024-00025

Approval of a RS-50 INF (One-Family Residential District) and RS-TH INF (Townhouse-Family Residential District), subject to the following enumerated conditions:

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

- A.** A maximum of seventy-two (72) housing units, including sixteen (16) single-family dwellings and fifty-six (56) rear-entry townhomes.
- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated December 31, 2024, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on December 31, 2024.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Townhome Units shall meet the following standards:
 - a.** Four (4) bedroom dwelling units shall be prohibited

2. To satisfy the following site development considerations:

- A.** Provide a fifteen-foot-wide (15 ft.) external building setback adjacent to Grizzly Parkway and N Clayton Connector Road.
- B.** Natural vegetation shall remain on the property until the issuance of a development permit.
- C.** New billboards or oversized signs shall be prohibited.
- D.** Outdoor storage shall be prohibited.



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- E.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - F.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - G.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - H.** Peddlers and/or parking lot sales shall be prohibited.
 - I.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
 - J.** The required parking ratio shall be 2.5 spaces per dwelling unit.
 - M.** Provide City Standard Pedestrian lighting along Grizzly Parkway and N Clayton Connector Road.
 - N.** Provide landscaping (evergreen hedge) within building setback area along Grizzly Parkway and N Clayton Connector Road.
 - O.** The residential portion of the development shall be gated.
 - P.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- 3. The following variances are requested:**
- A.** 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



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detached single-family residential dwellings from fifty (50) feet to forty (40) feet.

- B.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- C.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Evan Simmons / Jenna Simmons</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>1245 Sunhill Dr.</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5146C011</u> ACREAGE: <u>.7</u>	
ADDRESS OF PROPERTY: <u>806 N Clayton St., Lawrenceville, GA 30046</u>	

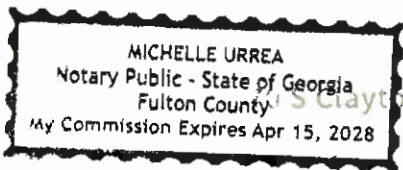
[Signature] 12/23/2024
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

[Signature] 11-24-24
SIGNATURE OF OWNER DATE

Evan Simmons / Jenna Simmons
TYPED OR PRINTED NAME

[Signature] 12/22/24
NOTARY PUBLIC DATE



[Signature] 11/24/24
NOTARY PUBLIC DATE

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RZR2024-00025
RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Danny Gravitt</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>3041 Venable Ln</u>
CITY: <u>Atlanta</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145-065, R5145-066, R5145-067</u> ACREAGE: <u>1.33</u>	
ADDRESS OF PROPERTY: <u>838, 830, and 824 N Clayton St., Lawrenceville, GA 30046</u>	

[Signature] 12/23/2024
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

[Signature] 12/23/2024
NOTARY PUBLIC DATE

[Signature] 11-21-24
SIGNATURE OF OWNER DATE

Danny Gravitt
TYPED OR PRINTED NAME

[Signature] 11/26/24
NOTARY PUBLIC DATE

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

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RZR2024-00025
RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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Y/N

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

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

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

RZR2024-00025
RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Kyle Norton / Sarah Norton</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>630 N Clayton St.</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145-058</u> ACREAGE: <u>.46</u>	
ADDRESS OF PROPERTY: <u>843 N Clayton St., Lawrenceville, GA 30046 A/K/A</u> <u>630 N Clayton St., Lawrenceville, GA 30046</u>	

[Signature] 12/23/2024
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

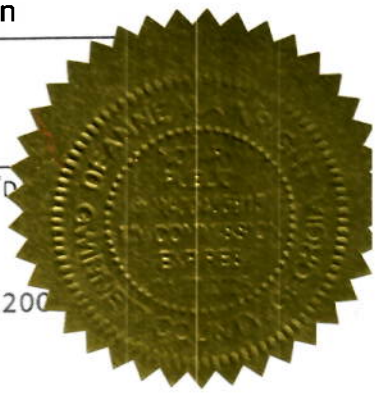
[Signature] 12-5-2024
SIGNATURE OF OWNER DATE

Kyle Norton / Sarah Norton
TYPED OR PRINTED NAME

Michelle Urrea 12/23/2024
DATE

Deanne Wainright
NOTARY PUBLIC 12-5-24

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



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GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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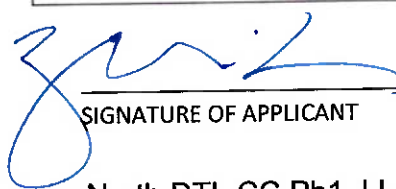


LAWRENCEVILLE

GEORGIA


REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Lawrenceville Brethren Assembly Inc</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>853 N Clayton St.</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>OI</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145-059</u> ACREAGE: <u>.34</u>	
ADDRESS OF PROPERTY: <u>853 N. Clayton St., Lawrenceville, GA 30046</u>	

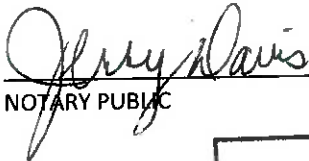
 12/23/2024
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

 12/23/2024
NOTARY PUBLIC DATE

 11-25-24
SIGNATURE OF OWNER DATE

Lawrenceville Brethren Assembly Inc
TYPED OR PRINTED NAME Ty Abraham

 11-25-24
NOTARY PUBLIC DATE

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

JERRY DAVIS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Nov. 5, 2026

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GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Norton Classics, LLC</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>4775 Moore Rd.</u>
CITY: <u>Atlanta</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30024</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>OI</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145-255</u> ACREAGE: <u>.3</u>	
ADDRESS OF PROPERTY: <u>857 N. Clayton St., Lawrenceville, GA 30046</u>	

[Signature] 12/23/2024
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC
TYPED OR PRINTED NAME

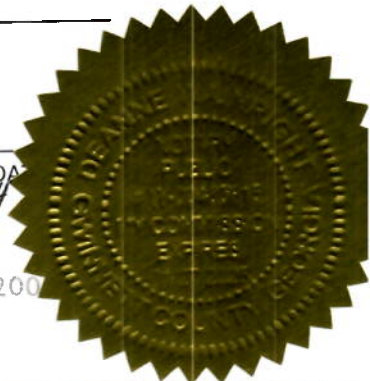
[Signature] 12/23/2024
NOTARY PUBLIC DATE

[Signature] 11/26/24
SIGNATURE OF OWNER DATE

Norton Classics, LLC
TYPED OR PRINTED NAME

[Signature] 11/26/24
NOTARY PUBLIC DATE

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



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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



Gwinnett

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Tax Commissioner of Gwinnett County, Georgia. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: North DTL CC PH1, LLC

Signature: _____

Date: 12-30-24

Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5146C011	Yes
R5145 067	Yes
R5145 066	Yes
R5145 065	Yes
R5145 058	Yes
R5145 059	Yes
R5145 255	Yes

Tax Commissioner Affirmation

The payment of all property taxes billed to date for the above referenced parcels were verified by:

Name: T. Finley

Title: TSA

Signature: T. Finley

Date: 12-30-24

BLUM & CAMPBELL, LLC

Attorneys at Law

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

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

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

December 31, 2021

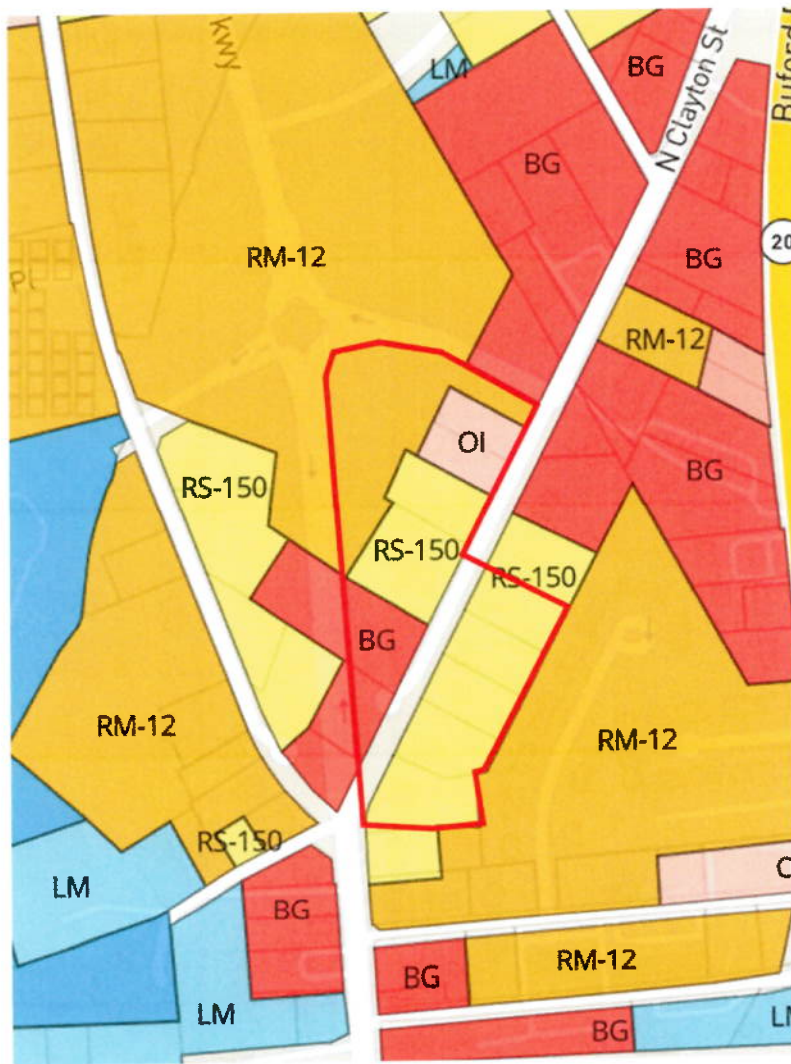
VIA Electronic Deliver and Hand Delivery

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:, 806, 824, 830, 838, 843, 53, & 857 N. Clayton Street,
Lawrenceville, Georgia 30046
Parcel Nos. R5146C011, R5145 067, R5145 066, R5145 065, R5145 058, R5145
059, R5145 255**

Dear Mayor and City Council Members:

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 a ± 3.13 acre assemblage of properties located in the old Depot District along the existing North Clayton Street and Grizzly Parkway (the "Project"). The properties that are the subject of this application are currently zoned a mixture of OI (Office and Institutional), BG (General Business), and RS 150 (Residential Single Family) pursuant to the City of Lawrenceville Zoning Ordinance (the "Ordinance"). 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:



North DTL seeks to rezone these properties to the City's newly created RS 150 INF (One-Family Infill Residential District) and RS TH INF (Townhouse Infill Residential District) to bring high-quality, executive-style housing options to the Depot District and walking distance to the Downtown area.

Before discussing the Project in earnest, it is prudent to note that both the above map as well as the enclosed Site Plan and Survey include within the Project boundaries several properties that are not part of this initial application. Before the rezoning process is complete, North DTL anticipates adding an additional ± 2.56 acres of land through further acquisition, including parcels owned by the City of Lawrenceville and the City's Downtown Development Authority ("DDA"). North DTL is currently in negotiations with the DDA and the individual owners, and if North DTL is able to place these properties under contract, North DTL will amend its application to add the additional tracts shown on the Site Plan.

I. Description of the Property and Surrounding Area

The properties that are currently included in the application contain a mix of residential and commercial uses. The prospective parcels owned by the City and the DDA are vacant and were acquired during the construction of the Grizzly Parkway. 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; Residential	RS 150 and OI
North	Commercial, Residential, Vacant	BG and RM 12
South	Residential, Vacant, Commercial	BG, RS 150, LM and RM 12
East	Residential, Commercial	BG, RM 12
West	Residential, Industrial	BG, RS 150, RM 12, LM and HM

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



II. Project Summary

As shown on the attached Site Plan, North DTL proposes to develop the Project into an Infill Residential Development, which will include a mixture of sixteen (16) executive-style single-family detached houses and fifty-six (56) high-end townhomes. The housing product that is proposed is 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 options 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 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 are 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.

In order to develop the Project, North DTL respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

- Reduction in Minimum Lot Width for RS 150INF to allow for at least 9 lots that are 40' in width
- Reduction in Minimum Lot/Unit Width to allow for construction of 18' townhome lots in an amount to be allowed by City Council

III. Site Impact Analysis

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

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

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

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

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

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

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

said homes cost prohibitive on an individual basis. The current OI and BG zoned parcels are not large enough to support functional commercial applications.

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. Although the Project will add additional housing units to the City, the target market for said development will not unreasonably increase its burden on the school system.

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

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

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

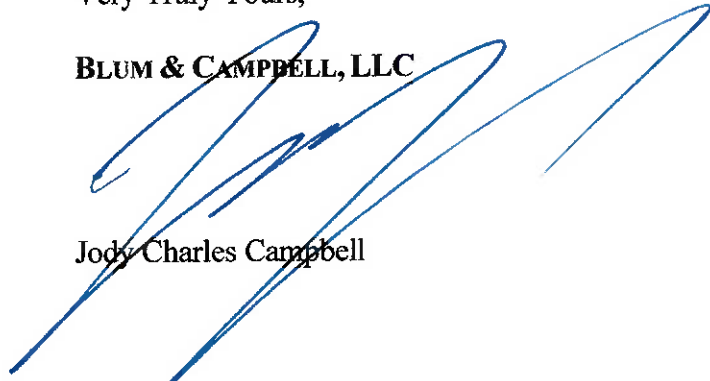
Yes. The continued growth of the college corridor along Grizzly Parkway and the Depot District has greatly expanded the City's commercial offerings that now require additional houses and customers. The Project will provide much needed balance to the redevelopment of older properties along Grizzly Parkway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

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

Very Truly Yours,

BLUM & CAMPBELL, LLC

Jody Charles Campbell

A large, stylized handwritten signature in blue ink, likely belonging to Jody Charles Campbell, is written over the printed name and company name.

Legal Description

806 N. Clayton Street/Tax Parcel R5146C011

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 15TH DISTRICT, THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON THAT PLAT RECORD IN PLAT BOOK H, PAGE 28B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE. THIS IS THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM THE ESTATE OF JOSEPH DONALD WILLIAMS AKA DONALD WILLIAMS TO ERNEST M. OCHOA DATED AUGUST 25, 2017 AND RECORDED IN DEED BOOK 55412, PAGE 492, GWINNETT COUNTY, GEORGIA RECORDS.

824 N. Clayton Street/Tax Parcel R5145 067

All that tract or parcel of land lying and being in the City of Lawrenceville, Gwinnett County, Georgia, on the East side of North Clayton Street, formerly known as the Gainesville Road, being at the Southwest corner of the lot of Walter Purcell, formerly Jesse Townley, thence running Southerly along said street 100 feet to the lands of J. J. Baggett, formerly T. L. Ambrose, thence with the line of J. J. Baggett 200 feet, thence Northerly at a straight line at right angles 100 feet, thence Westerly 200 feet, a straight line to the beginning point with the line of said Purcell. Said lot fronts on the East side of North Clayton Street 100 feet and runs back even width 200 feet, and is bounded now or formerly on the North by lands of Walter Purcell, on the East by lands of E. M. Gunter, on the South by lands of J. J. Daggett, and on the West by North Clayton Street, and being in a Northerly direction from the Seaboard Air Line Railway Depot in said city.

The foregoing property being the same as that described in Warranty Deed from W. R. Hurst to Mrs. H. M. Waters, dated the 12th day of October, 1944, recorded in Deed Book 74, Page 544, Gwinnett County Records.

830 N. Clayton Street/Tax Parcel R5145 066

All that tract or parcel of land lying and being in the State of Georgia, County of Gwinnett, City of Lawrenceville, particularly described as follows: Commencing at a grey rock corner at the lands of Peter Smith and running along the Gainesville Road, also known as North Clayton Street, in a northerly direction to a rock corner; thence in an easterly direction to a rock corner; thence in a southerly direction to a rock corner; thence in a westerly direction to the beginning corner, bounded on the

north by the estate of O.L. Fountain; on the east by the lands of Emmett Gunter; formerly owned by S. Corbin; on the south by lands of Peter Smith; on the west by Gainesville Road, or North Clayton Street, on this lot is a five-room house.

This is- the same property as described in deed from G.T. Gunter to J.J. Baggett, dated April 4, 1928, recorded in the office of the Clerk of Superior Court of Gwinnett County, Georgia, in Deed Book 42, Page 391.

838 N. Clayton Street/Tax Parcel R5145 065

ALL THAT TRACT or parcel of land lying and being in Land Lot 145 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and being more particularly described as follows:

BEGINNING at the corner of the lot of D.O. Fountain on the East side of Clayton Street and running North along said street 100 feet to a corner with T.K. Mitchell; thence East along the line of said Mitchell 200 feet to corner of the R.A. Cash lot; thence along the cash lot line in a southerly direction 100 feet to line of D.O. Fountain; thence along the line of D.O. Fountain 200 feet to a point on the East side of Clayton Street WHICH IS THE PLACE OR POINT OF BEGINNING.

This is the same tract of land conveyed to Walter D. Purcell from M. H. Teague dated January 2, 1935, and recorded in Deed Book 50, Page 405, Gwinnett County Deed Records and also the same tract of land conveyed to James K. Purcell and Sara Purcell Hood by Bessie L. Purcell dated September 3, 1981, and recorded in Deed Book 2246, Page 179, Gwinnett County Deed Records.

843 N. Clayton Street/Tax Parcel R5145 058

All that tract or parcel of land lying and being in Land Lot 145, of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, being 0.518 Acres, more or less, and as being more particularly described as follows: To reach the POINT OF BEGINNING commence at a Metal Bar on the northerly 40' right of way of North Clayton Street, 662.98' to R/W of NORTHDAL ROAD (PER DEEDS), being the TRUE POINT OF BEGINNING. Traveling thence North 51o39'49" West a distance of 198.83' to a 1/2" Rebar Found; traveling thence North 35o20'18" East a distance of 113.62' to a Capped Rebar Set; traveling thence South 51o39'49" East a distance of 198.83' to a 1/2" Rebar Found; traveling thence South 35o20'18" West a distance of 113.62' to a Metal Bar being the POINT OF BEGINNING. And as being more particularly shown on a Site Plan For: Harrison Funk being .518 Acres, more or less, by John A. Steerman, GRLS No. 2576 dated April 13, 2018. Said property being the same property conveyed in that certain Limited Warranty Deed

from Carol H. Kelley to Harrison Funk, dated December 21, 2016, filed January 3, 2017, recorded in Deed Book 54840, page 405, Gwinnett County, Georgia records.

853 N. Clayton Street/Tax Parcel R5145 059

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia in the City of Lawrenceville, containing .34 acres, according to a Plat of Survey by Diversified Technical Group, L.L.C. (C. Fred Cannington, Georgia Registered Land Surveyor No 1433), dated April 18, 2002 and more particularly described according to said plat as follows:

BEGINNING at a point on the Northwest right-of-way line of North Clayton Street (based on a 44-foot right-of-way) located 727.4 feet Northeast as measured along said right-of-way line from its intersection with the Northeast right-of-way of Northdale Road. From said beginning point run thence North 55 degrees 52 minutes 03 seconds West a distance of 174.28 feet to a point marked by an iron pin found; run thence North 30 degrees 43 minutes 30 seconds East a distance of 85.14 feet to a point marked by an iron pin set; run thence South 55 degrees 52 minutes 03 seconds East a distance of 175.73 feet to a point marked by an iron pin found on the Northwest right-of-way line of North Clayton Street; run thence along said right-of-way line South 31 degrees 42 minutes 00 seconds West a distance of 85.07 feet to a point marked by an iron pin found at the PLACE OR POINT OF BEGINNING.

857No N. Clayton Street/Tax Parcel R5145 255

All that tract or parcel of land lying and being in Land Lot 145 of the 5th Land District, Gwinnett County, Georgia, as shown on a Plat of Survey by Perry E McClung dated November 14, 1986 and being more particularly described as follows. Beginning at an iron pin on the western right of way of North Clayton Street (44 foot right of way) said pin being 812.4 feet northeast, as measured along said right of way, from the intersection of said right of way and the northeastern right of way of Northdale Road (30-foot right of way); thence running northeasterly along the western right of way of North Clayton Street a distance of 75.0 feet to an iron pin; thence running North 56 degrees 02 minutes 30 seconds West a distance of 177.0 feet to an iron pin thence running South 30 degrees 43 minutes 30 seconds West a distance of 75.0 feet to an iron pin; thence running South 56 degrees 01 minutes 20 seconds East a distance of 175.73 feet to an iron pin on the western right of way of North Clayton Street to the place or point of beginning.

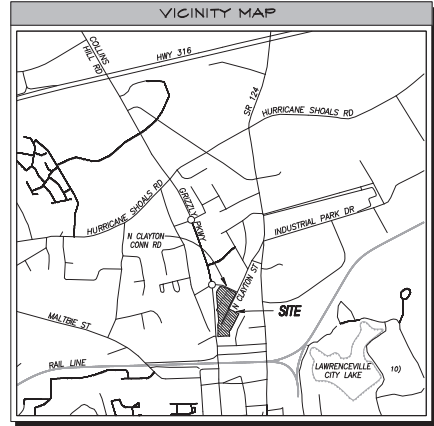
RECORDING INFORMATION
RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT

RECOMBINATION PLAT FOR LAWRENCEVILLE QUAD

PARCELS 5145 055, 5145 056, 5145 057, 5145 058, 5145 059, 5145 060,
5145 065, 5145 066, 5145 067, 5145 068, 5145 255 & 5146C011
LAND LOTS 145 & 146 OF THE 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF GWINNETT COUNTY PARCELS 5145 055, 5145 056, 5145 057, 5145 058, 5145 059, 5145 060, 5145 065, 5145 066, 5145 067, 5145 068, 5145 255 AND 5146C011 AND TO COMBINE THEM INTO A SINGLE PARCEL ALONG WITH A PORTION OF N CLAYTON ST. TO BE ABANDONED.
- 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 BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
- 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 13150C02054E, EFFECTIVE DATE 09/29/2006.
- 7) 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.
- 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,648 FEET.
- 9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.



SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 76,448 FEET AND AN ANGULAR ERROR OF 00'00.01" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,648 FEET AND CONTAINS A TOTAL OF 6,640 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS LEICA TS12 ROBOTIC TOTAL STATION.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

BY: BENJAMIN L. GREENE, L.S. DATE: 12/23/24
REGISTERED: 048-5116
DATE OF EXPIRATION: 12/31/2025

PARCEL SUMMARY

PROPERTY ID	AREA (AC)	ADDRESS OF PARCEL	ZONING
5145 055	0.023 AC	815 N CLAYTON STREET	BG - GENERAL BUSINESS
5145 056	0.345 AC	823 N CLAYTON STREET	BG - GENERAL BUSINESS
5145 057	0.784 AC	835 N CLAYTON STREET	BG - GENERAL BUSINESS
5145 058	0.508 AC	843 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 059	0.344 AC	853 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 060	1.287 AC	863 N CLAYTON STREET	OI - OFFICE INSTITUTIONAL
5145 255	0.301 AC	857 N CLAYTON STREET	OI - OFFICE INSTITUTIONAL
5145 065	0.436 AC	839 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 066	0.433 AC	830 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 067	0.448 AC	824 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5145 068	0.468 AC	816 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
5146C011	0.585 AC	806 N CLAYTON STREET	RS150 - SINGLE FAMILY RESIDENCE 15,000 SF
EXISTING R/W	0.678 AC	N/A	N/A
TOTAL:	6.640 AC		

FINAL PLAT APPROVAL

THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LAWRENCEVILLE ZONING ORDINANCE AND SUBDIVISION REGULATIONS AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL CITY DEPARTMENTS AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LAWRENCEVILLE, ACCEPTANCE OF CONSTRUCTED GREENWAYS, IF SHOWN ON THE FINAL PLAT, IS HEREBY EXPRESSLY EXCLUDED FROM APPROVAL AND MAINTENANCE AND SHALL NOT BE ACCEPTED BY THE CITY UNTIL SAID GREENWAY IS COMPLETED IN ITS ENTIRETY AND VERIFIED THAT IT HAS BEEN BUILT TO STANDARDS AS SET FORTH IN THE DEVELOPMENT REGULATIONS.

DATED THIS _____ DAY OF _____, 20 ____.

DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

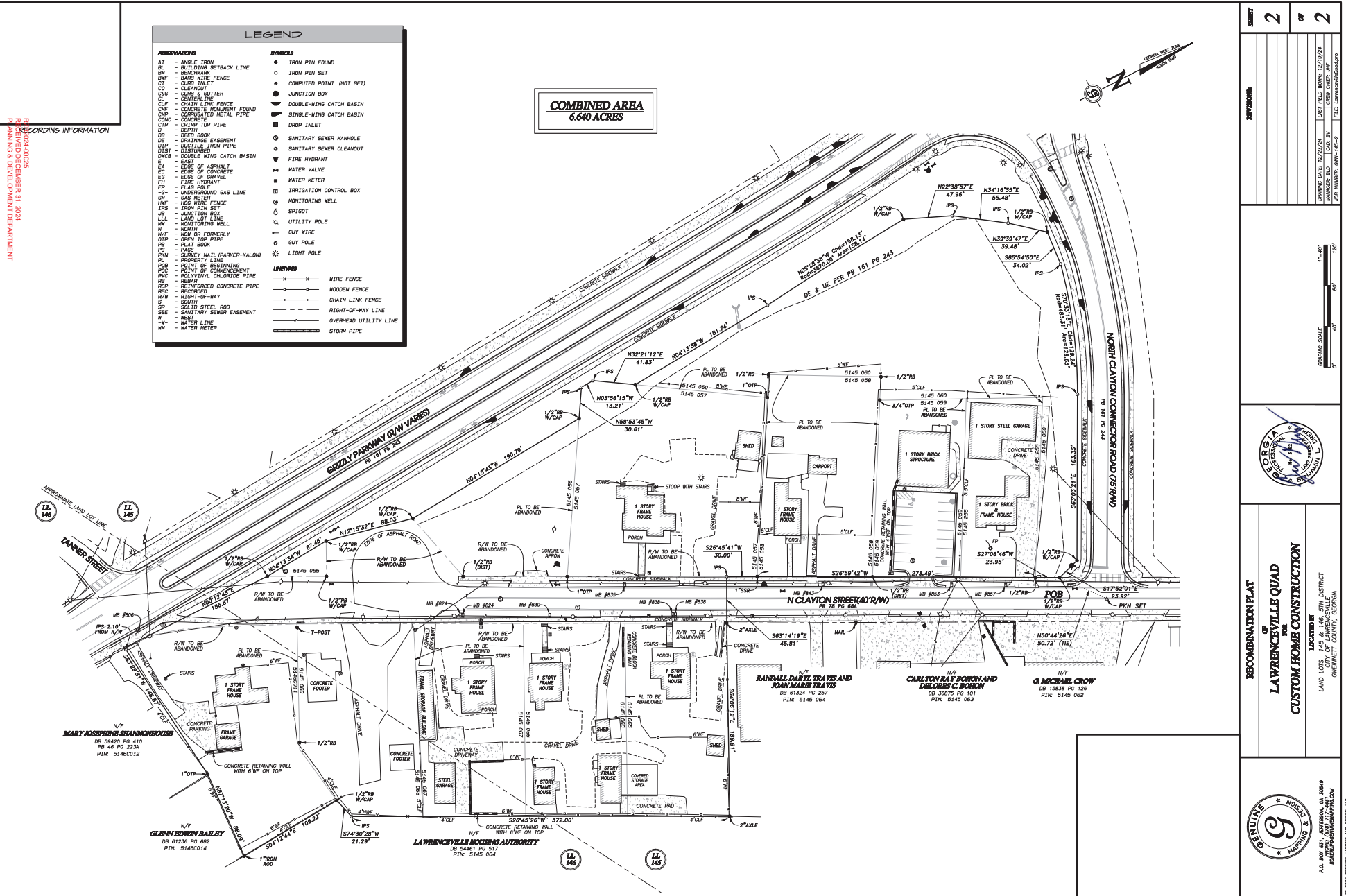
SHEET	1	OF	2
REVISIONS			
DATE	12/23/24	LAST FIELD WORK	12/19/24
DRAWN BY	RLJ	CHECKED BY	RLJ
DATE	12/23/24	DATE	12/23/24
JOB NUMBER	08W-162-2	FILED	LawrencevilleQuads



RECOMBINATION PLAT
OF
LAWRENCEVILLE QUAD
FOR
CUSTOM HOME CONSTRUCTION
LOCATION IN
LAND LOTS 145 & 146 OF THE 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA



P.O. BOX 451, EXTENSION 46, 30046
LAWRENCEVILLE, GEORGIA 30046-0451
770-962-3333
WWW.LAWRENCEVILLEGA.GOV



RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT

PROPOSED LOTS:
SINGLE FAMILY LOTS (44' x 80') 9
SINGLE FAMILY LOTS (50' x 80') 7
TOWNHOMES (18' x 50') 56
TOTAL UNITS: 72



AEC
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Roswell, Georgia • 30075
(770) 641-1942 • www.aecat.com

NORTH

Scale 1" = 50'

PRELIMINARY SITE PLAN

LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	NOVEMBER 20, 2024
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/alr

LAWRENCEVILLE URBAN INFILL

CHALLENGES OF INFILL

INFILL PROJECTS CAN FACE CHALLENGES SUCH AS:

- DIFFICULTY ASSEMBLING LAND DUE TO SMALLER PARCELS WITH FRAGMENTED OWNERSHIP
- POTENTIAL FOR EXISTING ENVIRONMENTAL CONTAMINATION
- HIGHER CAPITAL COSTS
- MORE LIMITED FINANCING OPTIONS

WHEN APPROACHING INFILL PROJECTS, SOME CONSIDERATIONS INCLUDE:

DENSITY:

- MAXIMIZING DENSITY IS IMPORTANT, AS LAND VALUES ARE CONTINUOUSLY INCREASING.
- CREATIVITY: INFILL PROJECTS REQUIRE A THOUGHTFUL APPROACH, AND SIMPLE, COOKIE-CUTTER PLANS ARE UNLIKELY TO WORK.
- CONTEXT: INFILL PROJECTS SHOULD BE SENSITIVE TO THE IMPACT THEY WILL HAVE ON THE SURROUNDING COMMUNITY.

FORM-BASED CODES

SOME RECOMMEND THAT CITIES ADOPT FORM-BASED CODES, WHICH FOCUS ON THE PHYSICAL FORM AND CHARACTERISTICS OF A DEVELOPMENT INSTEAD OF STRICT ZONING CODES.

MIX OF DETACHED RESIDENTIAL + TOWNHOMES + COTTAGES

IMAGES PROVIDED FOR DESIGN INSPIRATION ONLY.
NBA DOES NOT TAKE CREDIT FOR ALL IMAGERY PRESENTED.



NILES BOLTON

Historic cities feature a blend of architectural styles and cozy outdoor spaces. Our goal with the site layout and architecture is to reflect that.

DETACHED SINGLE FAMILY

Homes with classic vernacular that blend the division of existing residential homes and New construction.

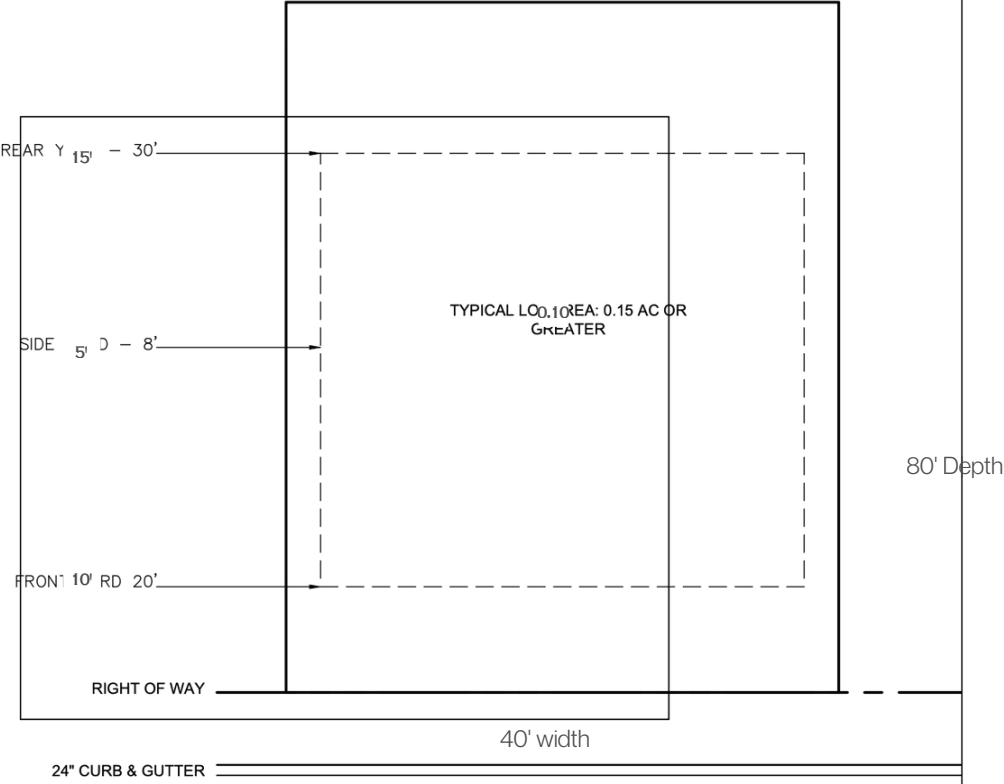


Sucasa



Serenbe

Building Type Overview	
Height	2 Sty
Width	40'
Depth	60'
Unit Configuration	3 bed/2.5 bath
Building Size	2500sqft (min)
Lot Width	50
Lot Depth	80
Cost Assumptions	800-1.1 million



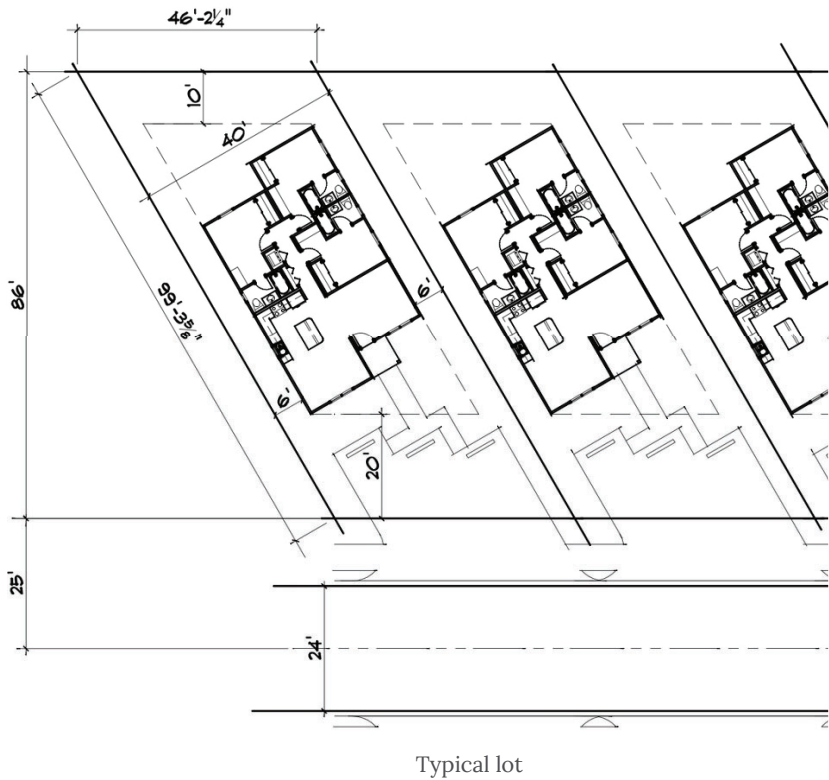
TYPICAL LOT DIAGRAM

COTTAGES

-MICRO HOMES LUXURY LOOK FOR YOUNG EXECUTIVE PRICE
UPSCALE LIVING IN A SMALL PACKAGE TO BORDER GHA



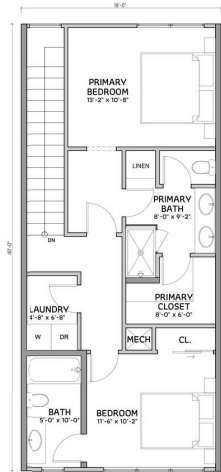
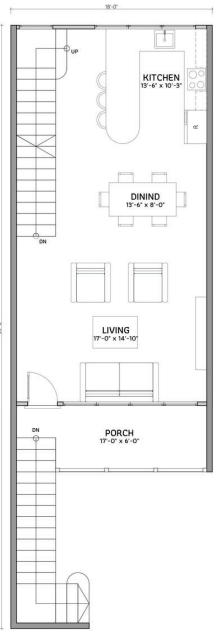
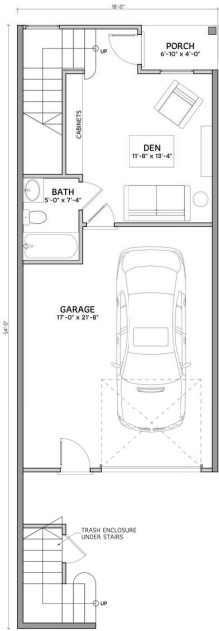
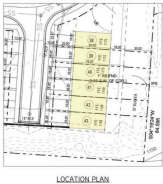
Building Type Overview	
Height	1 Sty
Width	30'
Depth	40'
Unit Configuration	2 bed/2 bath
Building Size	1200sqft (min)
Lot Width	45
Lot Depth	80
Cost Assumptions	\$400+



TOWNHOMES

RZP2024-00025
RECEIVED DECEMBER 31, 2024
PLANNING & DEVELOPMENT DEPARTMENT

Prepared For _____



FIRST FLOOR	
HEATED AND COOLED AREA	316.3 SF
GARAGE	374.6 SF
PORCH	27.3 SF
FIRST FLOOR BUILT AREA	720.0 SF
SECOND FLOOR	
HEATED AND COOLED AREA	412.0 SF
PORCH	91.3 SF
SECOND FLOOR BUILT AREA	703.3 SF
THIRD FLOOR	
HEATED AND COOLED AREA	644.0 SF
THIRD FLOOR BUILT AREA	644.0 SF
TOTAL HEATED AND COOLED AREA	1,572.1 SF
TOTAL BUILT AREA	2,067.0 SF

Building Type Overview

Height	3 Sty
Width	18'min
Depth	50' min
Unit Configuration	2 bed/2 bath
Building Size	1500 sqft (min)
Lot Width	25
Lot Depth	65
Cost Assumptions	\$850+



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18x40 Preliminary Plan

FLOOR PLANS

PAGE 1 of 1



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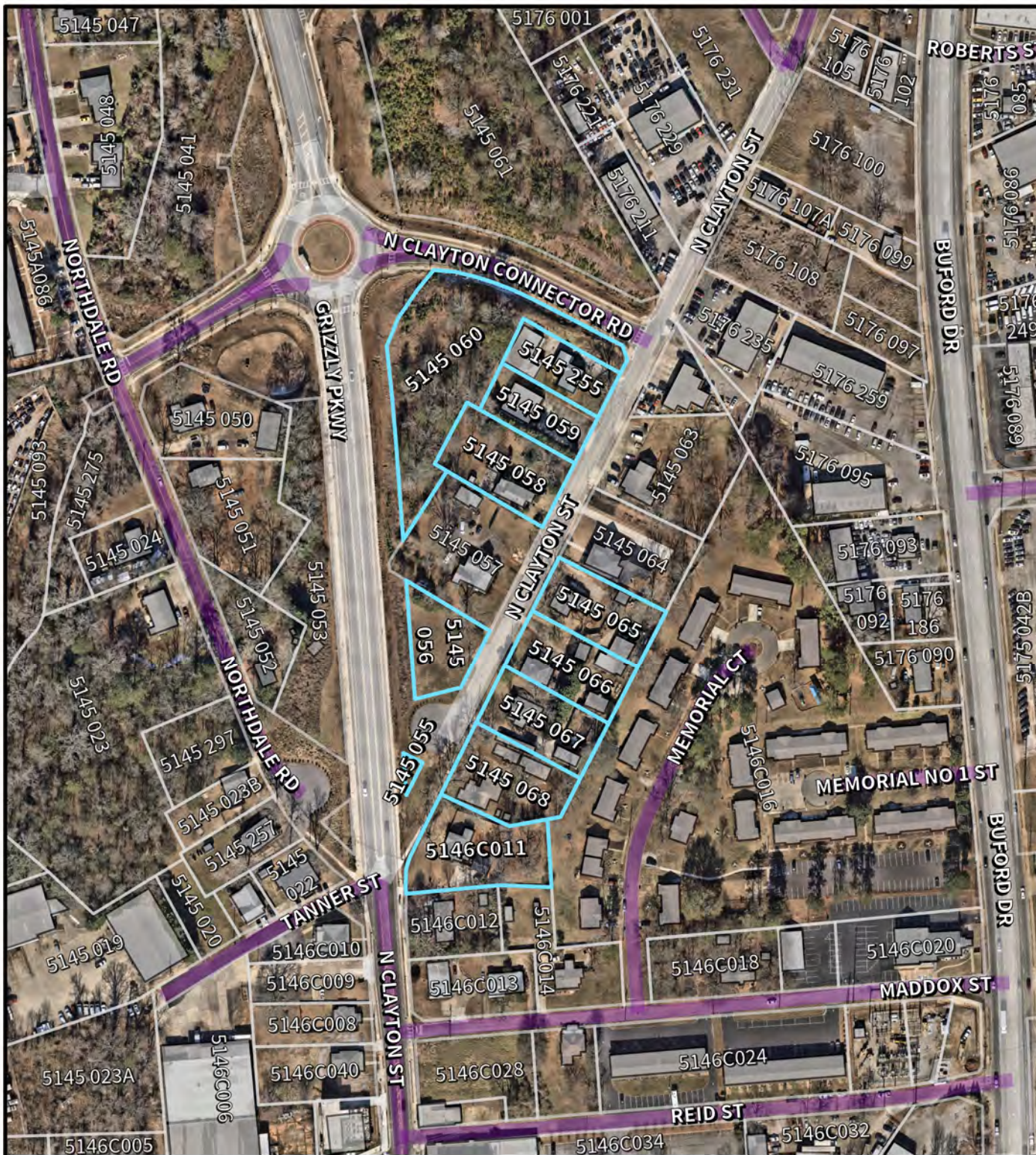
Planning & Development

Location Map & Surrounding Areas

RZR2024-00025

Applicant:
North DTL CC Ph1, LLC

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



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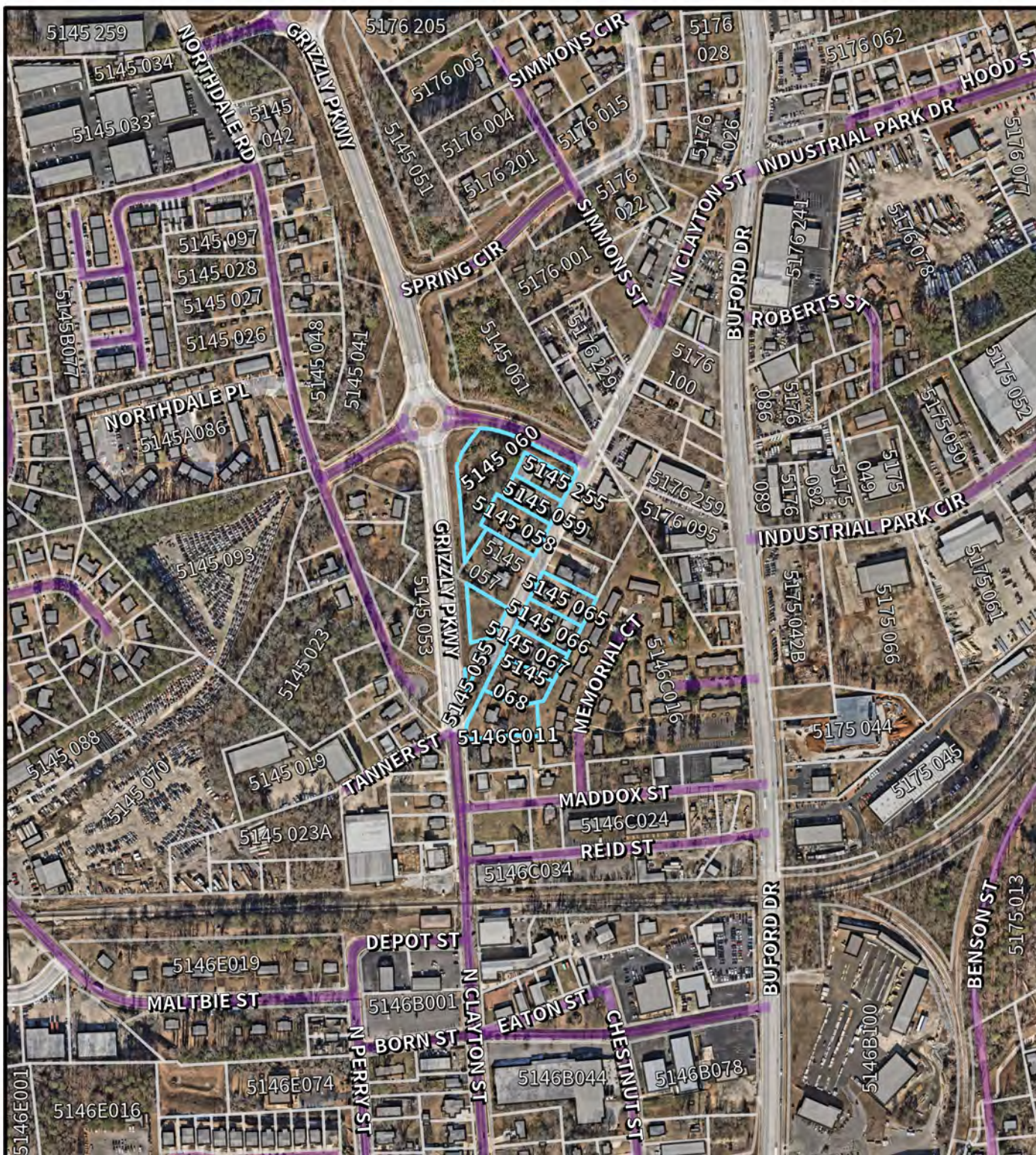
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RZR2024-00025

Applicant:

North DTL CC Ph1, LLC

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



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Location Map & Surrounding Areas

RZR2024-00025

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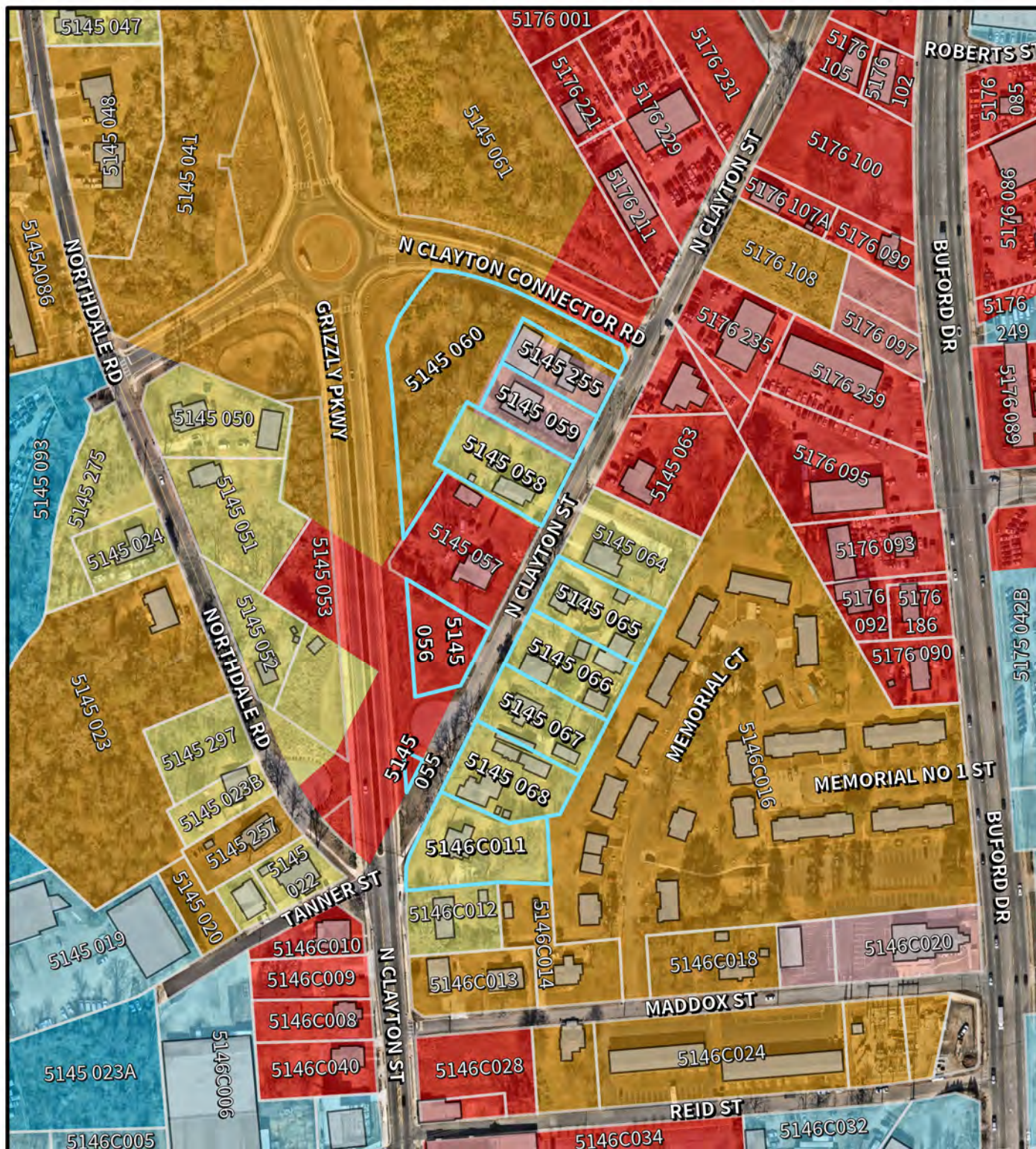
-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **BGC** Central General Business
-  **LM** Light Manufacturing
-  **HM** Heavy Manufacturing
-  **OI** Office/Institutional
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential



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Planning & Development

Location Map & Surrounding Areas

RZR2024-00025

Applicant:
North DTL CC Ph1, LLC

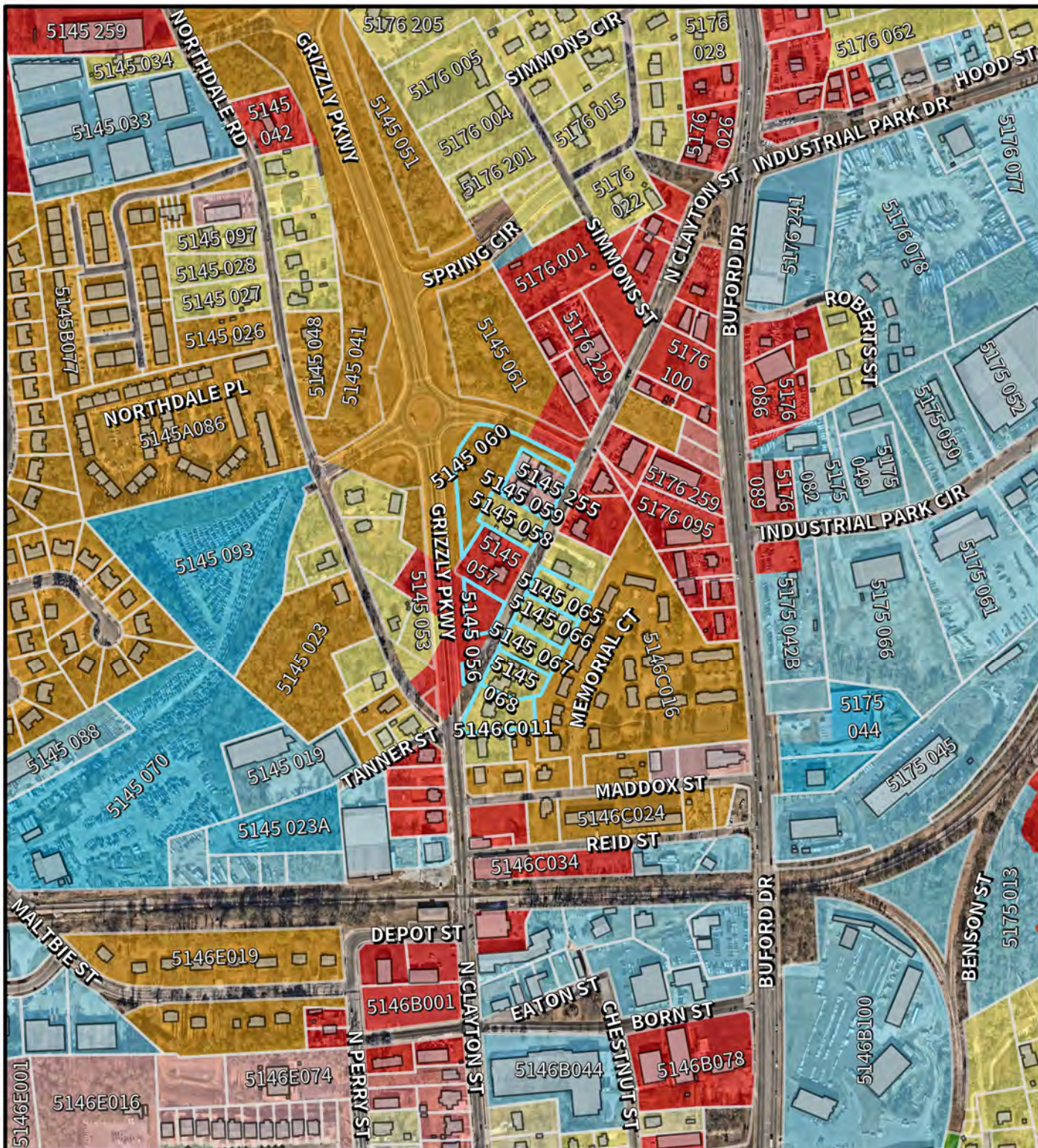
- Subject Property
- Lawrenceville City Limits

Zoning Districts

- | | | |
|--|--------|---------------------------|
| | AR | Agricultural Residential |
| | BG | General Business |
| | BGC | Central General Business |
| | LM | Light Manufacturing |
| | HM | Heavy Manufacturing |
| | OI | Office/Institutional |
| | ON | Office/Neighborhood |
| | RM-12 | Multifamily Residential |
| | RS-60 | Single-Family Residential |
| | RS-150 | Single-Family Residential |




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


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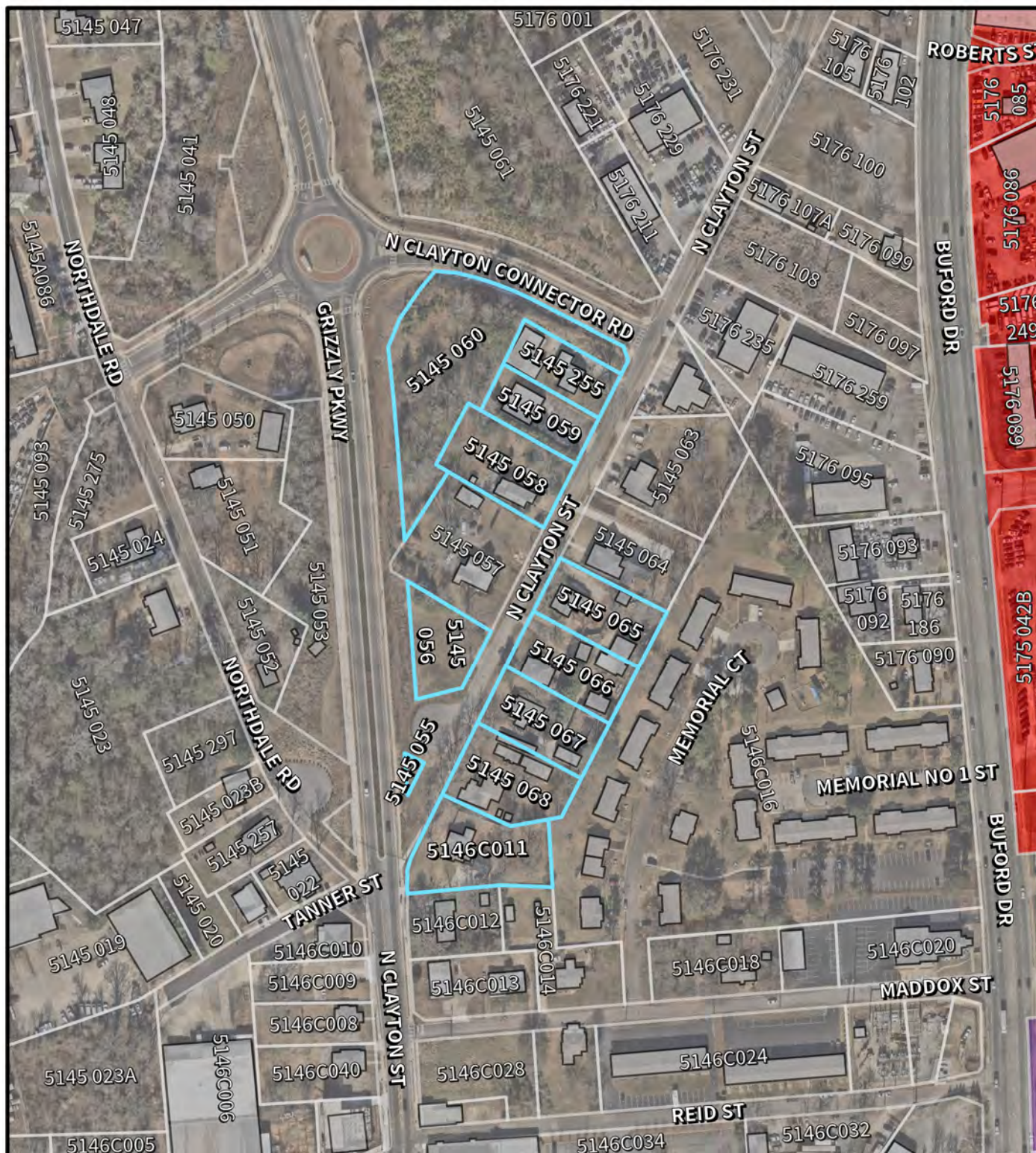
Applicant:
North DTL CC Ph1, LLC

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown
 Commercial Corridor
 Industrial



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Location Map & Surrounding Areas

RZR2024-00025

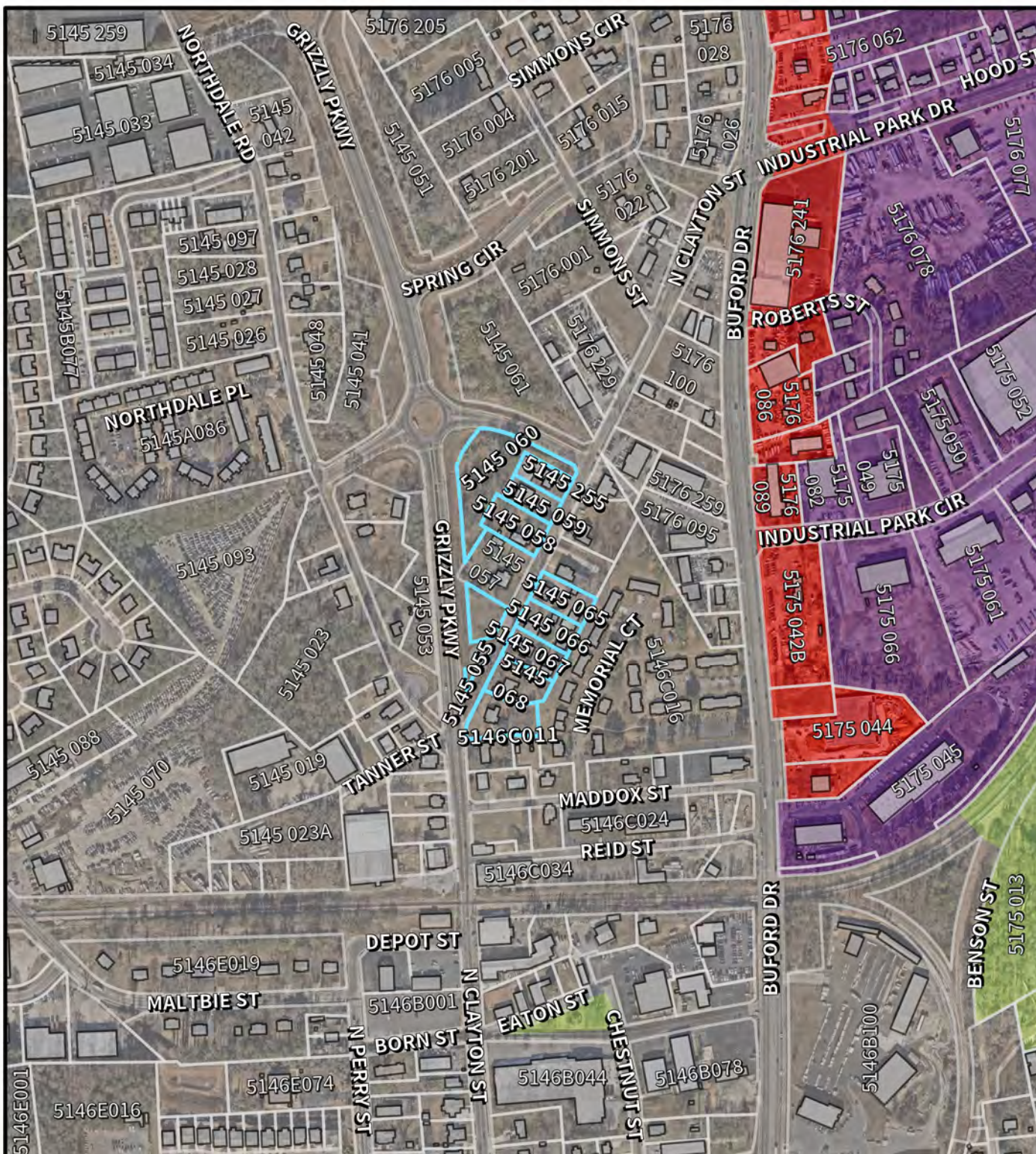
Applicant:

North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Commercial Corridor
-  Industrial
-  Parks



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

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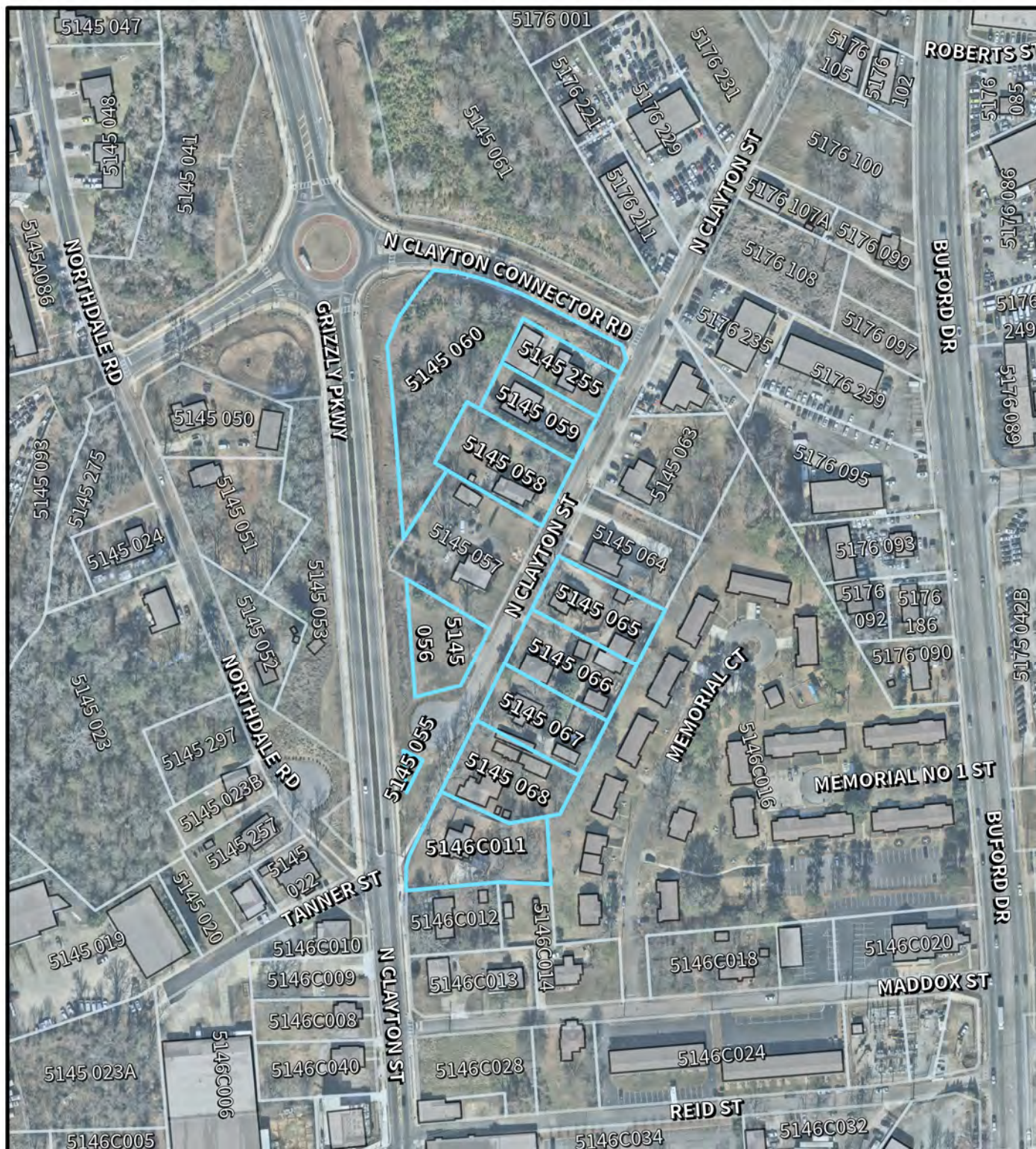
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Location Map & Surrounding Areas

RZR2024-00025

Applicant:
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits
-  DDA Boundary



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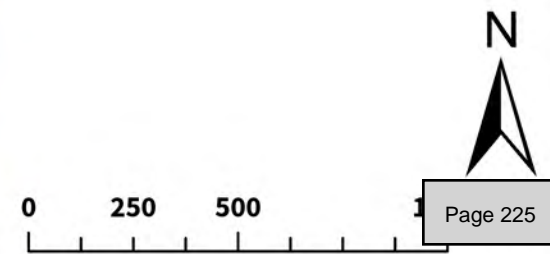
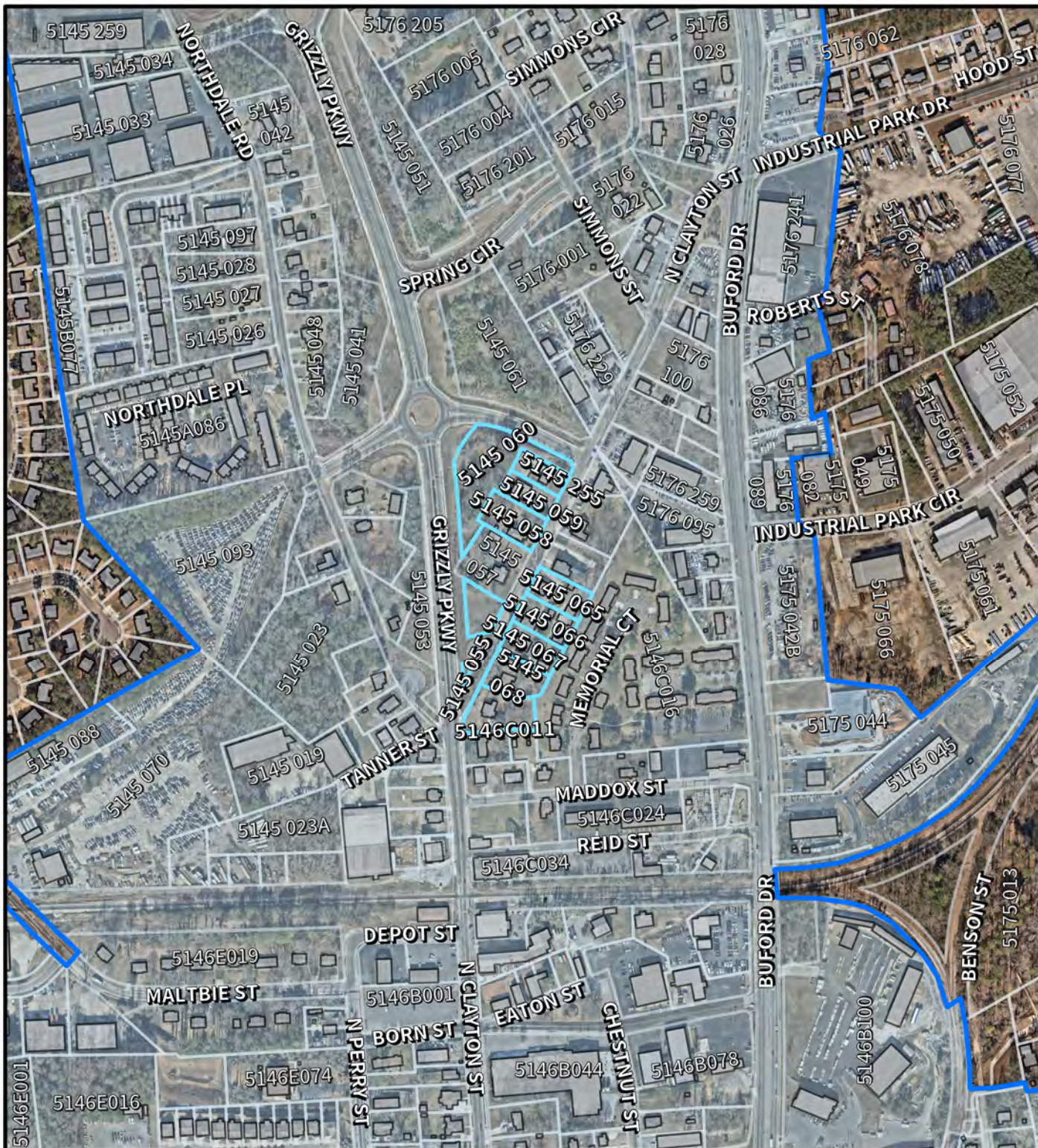
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Location Map & Surrounding Areas

RZR2024-00025

Applicant:
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits
-  DDA Boundary





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GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2025-00066, SUP2025-00105 & BFR2025-00001; Maya Radovic Permits 1, Inc; 417 Buford Drive

Department: Planning and Development

Date of Meeting: Monday, May 5, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone to BG (General Business District), Special Use Permit for a Vehicle Storage Lot, Buffer Reduction from 75' to 30'

Planning & Development Recommendation: **Denial**

Planning Commission Recommendation:

Summary: The applicant requests a rezoning of the subject property from BG (General Business District) & RS-150 (Single-Family Residential District) to BG (General Business District), a Special Use Permit to allow an Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles), and a reduction of the required zoning buffer from 75 feet to 30 feet. The subject property is located at 417 Buford Drive and encompasses approximately 2.31 acres; it is located on the eastern right-of-way of Buford Drive, between its intersections with Industrial Park Drive and Harris Drive.

Attachments/Exhibits:

- RZC2025-00066 SUP2025-00105 BFR2025-00001_REPORT_04212025
- RZC2025-00066 SUP2025-00105 BFR2025-00001_P&D REC CNDS_04222025
- RZC2025-00066 SUP2025-00105 BFR2025-00001_ATCHMNTS_04232025



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REZONING / SPECIAL USE PERMIT / BUFFER REDUCTION

CASE NUMBERS: RZC2025-00066, SUP2025-00105, &
BFR2025-00001

APPLICANT: MAJA RADOVIC PERMITS 1, INC.

OWNER(S): AWNY GORBAN

LOCATION(S): 417 BUFORD DRIVE

PARCEL IDENTIFICATION NUMBER(S): R5176 062

APPROXIMATE ACREAGE: 2.31 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT) & RS-150
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: OUTDOOR AUTO SALES / VEHICLE STORAGE LOT

DEPARTMENT RECOMMENDATION: **DENIAL**

VICINITY MAP





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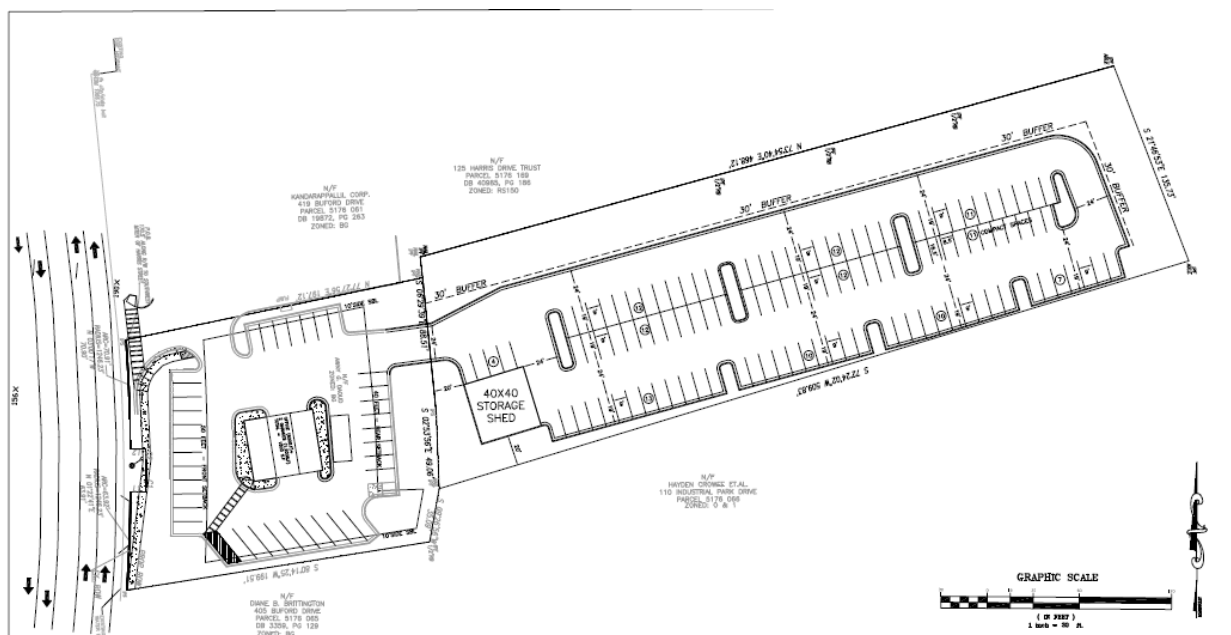
ZONING HISTORY

The subject property has been split zoned BG (General Business District) & RS-150 (Single-Family Residential District) since 1960, which is earliest zoning record on file for the City. A Special Use Permit for a used car lot was granted for the portion of the property zoned BG on April 6, 2009, per case number SU-08-11. Following this, a request to rezone the entirety of the subject property to BG for its use as a used car lot was denied by City Council on November 8, 2014 (see RZ-14-17).

PROJECT SUMMARY

The applicant requests a rezoning of the subject property from BG (General Business District) & RS-150 (Single-Family Residential District) to BG (General Business District), a Special Use Permit to allow an Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles), and a reduction of the required zoning buffer from 75 feet to 30 feet. The subject property is located at 417 Buford Drive and encompasses approximately 2.31 acres; it is located on the eastern right-of-way of Buford Drive, between its intersections with Industrial Park Drive and Harris Drive.

CONCEPT PLAN





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EXISTING CONDITIONS

Since late 2023, several modifications were made to the rear portions of the subject property without the necessary permits and/or the appropriate zoning classification. These changes include:

- Grading/clearing without a Land Development Permit
- Installation of gravel for use as a parking surface
- Outdoor storage – vehicle storage
- Encroachment into the undisturbed 75' buffer along the northern property line

Although the front portion of the subject property along Buford Drive is zoned BG (General Business District) and has a Special Use Permit approved for outdoor auto sales (and by extension, vehicle storage), this approval does not extend to the rear part of the property currently zoned RS-150 (Single-Family Residential District). Note that while there is currently not an undisturbed buffer for the RS-150 portion of the property, any encroachments into this area must be addressed if the requested BG zoning is to be approved.

On April 21, 2025, four code enforcement cases were opened for these zoning violations and notices of violation were provided to the current tenant and the property owner. The code cases are as follows:

- 1. CEU2025-15082** – Violation of Subdivision & Development Regulations – Grading/clearing an area greater than 5,000 square feet without a Land Development Permit is prohibited.
- 2. CEU2025-15091** - Violation of Zoning Ordinance, Article 5 – Parking, Section 503 Paving of Surfaces, Parts A. & D. Parking of any vehicle on a non-approved hard surface (gravel) is prohibited. Gravel is only permitted in LM & HM zoning districts with approval of a Special Use Permit.
- 3. CEU2025-15092** – Violation of Zoning Ordinance, Article 4 – Buffers, Section 401 Standards for Permanent Buffers, Parts 2-6. Disturbance of required 75' buffer between RS-150 and BG zoning districts is prohibited.



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- 4. CEU2025-15093** – Violation of Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.6 Automobile, Truck, or Vehicle Storage Lot and Section 200.3.55 Outdoor Storage – Industrial. Vehicle (Outdoor) Storage is only permitted in HM districts or BG, HSB, and LM districts with a Special Use Permit. Such storage is not permitted adjacent to residential properties and must be screened from the public right-of-way.

The violations were assigned a compliance date of May 9, 2025, on which date Code Enforcement will follow up with an investigation inspection of the property.

Approval of the zoning request would not sufficiently address these violations. Several actions would need to occur to bring the property into compliance. At a minimum, the gravel must be removed, all buffer encroachments must cease and such areas must be replanted, and a Land Development Permit must be acquired for all land disturbance activities. Likewise, if City Council opts to deny the request, actions must be taken to bring the subject property into compliance with RS-150 standards; that is, all gravel and vehicles must be removed from the rear portion of the property immediately.



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ZONING AND DEVELOPMENT STANDARDS

The applicant proposes an extension of the existing used car lot to the rear portion of the subject property, including 114 paved asphalt vehicle storage spaces, a 40' by 40' (1,600 square feet) storage shed, and an underground stormwater management facility. The proposal is intended to increase the amount of car inventory space available for the existing used car lot. Due to the narrow shape of the property and its adjacency to existing RS-150 single-family lots to the north and east, the applicant requests a buffer reduction from 75' to 30' to ensure that there is adequate room to maneuver and store the vehicles.

The proposal was reviewed according to the following standards of the zoning ordinance:

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Min. Lot Area	20,000 sq. ft.	100,624 sq. ft.	N/A
Min. Lot Width	100 ft.	162.95 ft.	N/A
Max. Building Height	35 feet	35 feet	N/A
Min. Front Yard Setback	50 feet	50 feet	N/A
Min. Side Yard Setback	10 feet	10 feet	N/A
Min. Rear Yard Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95%	64%	N/A

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Auto Sales	BG- Special Use Permit	BG- Special Use Permit	Denial
Vehicle Storage Lot	BG- Special Use Permit	BG- Special Use Permit	Denial



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Article 2 Supplementary Regulations, Section 200.3.6 – Automobile, Truck, or Vehicle Storage Lot (Other Than Impound Lot)

See section 200.3.55 Outdoor Storage (Industrial)

Article 2 Supplementary Regulations, Section 200.3.8 – Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot)

- 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 1,000 square feet.*
- E. No metal building facades; and*
- F. A 15-foot landscape buffer shall be provided fronting the street.*

Article 2 Supplementary Regulations, Section 200.3.55 – Outdoor Storage (Industrial)

- A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:*
 - 1. Such property is not directly adjacent to a residential property.*
 - 2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.*
 - 3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.*
 - 4. Stored items 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*



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of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and

5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG / RS-150	75 ft	30 ft	Denial
BG / ON	0 ft	0 ft	N/A
BG / BG	0 ft	0 ft	N/A
BG / LM	0 ft	0 ft	N/A

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Automobile Sales and Related Service	1 parking space per 500 SF GFA (5 spaces)	1 parking space per 64 SF GFA (36 spaces)	N/A

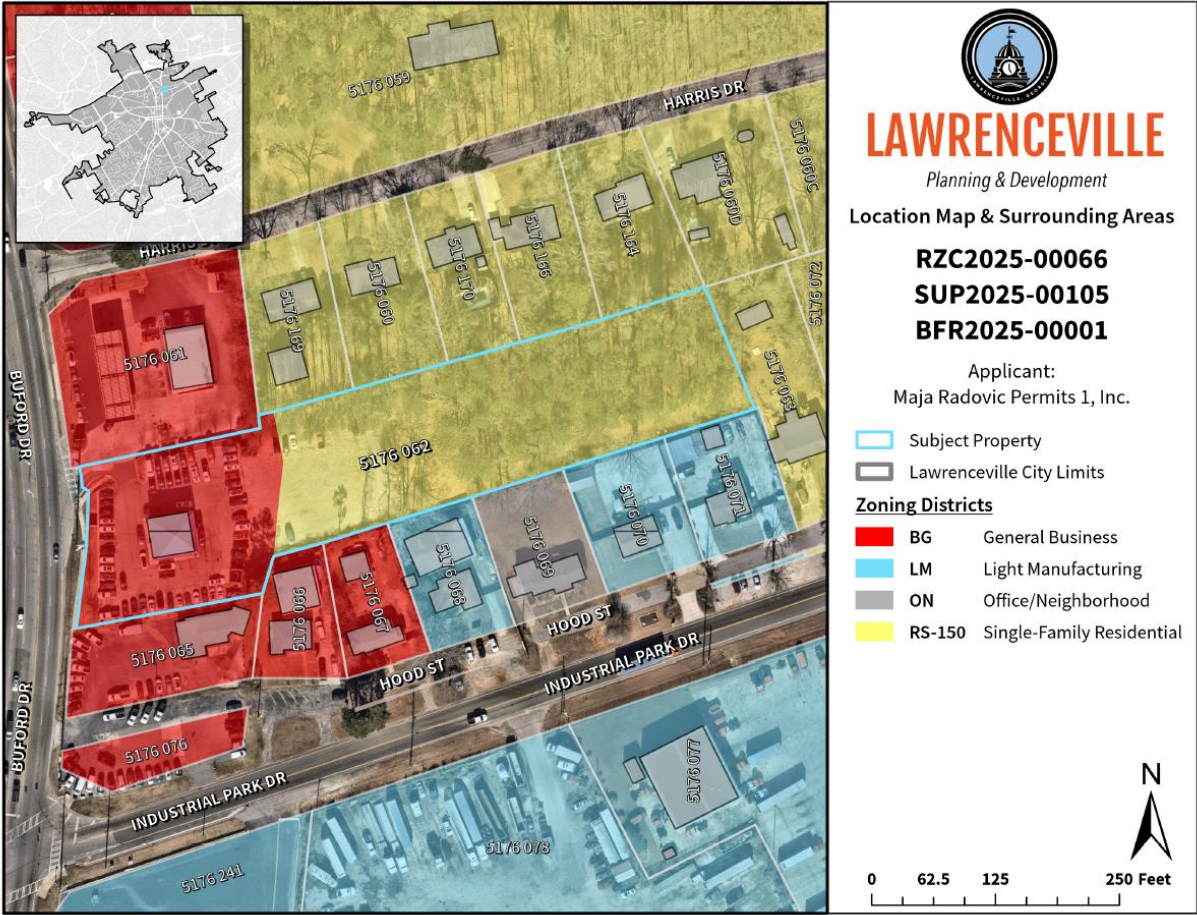
As outlined above, the supplementary regulations pertaining to outdoor auto sales (Article 2, Section 200.3.8) and industrial outdoor storage (Article 2, Section 200.3.55) strictly limit such uses for locations that are either directly adjacent to or within a certain distance of residential properties. The subject property is directly adjacent to existing residential; therefore, approval of the proposed rezoning would necessitate a text amendment to the Zoning Ordinance that removes or otherwise modifies these requirements.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded with a variety of commercial, light industrial, and residential uses and zoning districts. The properties immediately to the north and south of the subject property along Buford Drive are both zoned BG and are used as a convenience store with fuel pumps and a used car lot. Similarly, the properties across the right of way of Buford Drive are also zoned BG and are used as a used car lot and a bail bondsman. Moving eastward, the narrow rear portion of the property is directly adjacent to lots also zoned RS-150 with single-family dwellings to the immediate north and east. To the south, the subject property



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borders lots zoned BG, LM (Light Manufacturing District), and ON (Office Neighborhood District); these properties were subject a city-wide rezoning in 2020 and are used for a variety of small commercial offices in former single-family residential dwellings. The wider area is comprised of light industrial uses and zoning districts to the east and south, predominantly commercial zoning and uses along Buford Drive, and single-family uses and zoning as one moves west towards the Grizzly Parkway corridor.

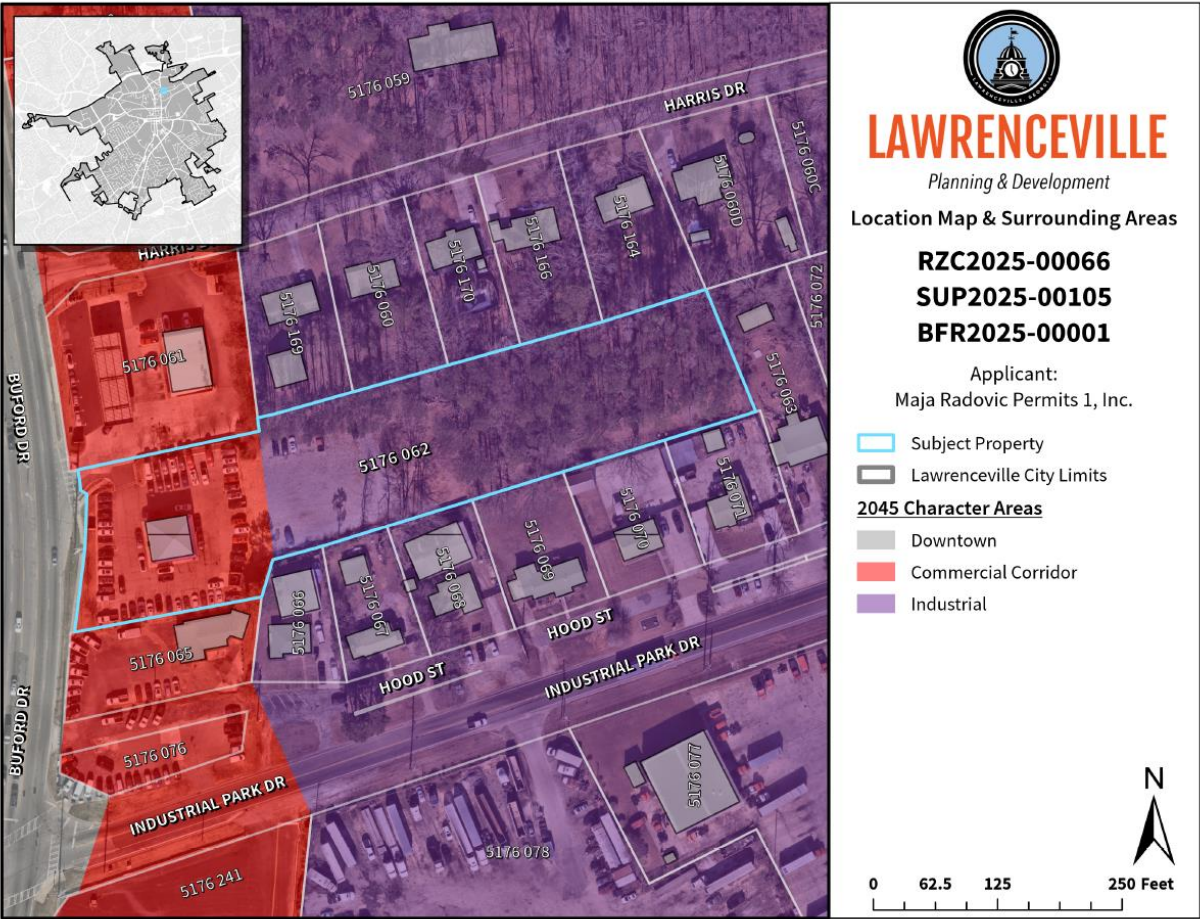
An extension of a used car lot at the subject property may be considered generally compatible with the predominantly commercial character along Buford Drive and the industrial nature of the greater area; however, the site's direct adjacency to existing single-family residential properties to the north and east raises significant concerns regarding compatibility and potential impacts, which should be carefully weighed when considering approval.



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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 multiple character areas; the BG part of the property along Buford Drive is located within the Commercial Corridor character area while the RS-150 portion in the rear is located within the Industrial character area. The Commercial Corridor character area is 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



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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 Industrial character area is defined as such:

The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.

The proposed rezoning to extend the used car lot partially aligns with the 2045 Comprehensive Plan, as the portion of the property fronting Buford Drive falls within the Commercial Corridor character area, which supports auto-oriented uses like car dealerships; however, the rear portion of the property lies within the Industrial character area, which emphasizes high-tech and modern light industrial development, making the extension of a used car lot potentially inconsistent with long-term goals for that area.



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STAFF RECOMMENDATION

While the proposal reflects certain aspects of compatibility with the surrounding commercial and light industrial corridor along and around the Buford Drive corridor, several critical factors weigh strongly against approval:

- City Council previously denied a nearly identical request in 2014 (RZ-14-17) to rezone the RS-150 portion of the site to BG for its use as a used car lot. The circumstances surrounding the site and its adjacency to single-family homes remain largely unchanged, and approval of the current request would represent a significant deviation from that precedent without compelling justification.
- The rear portion of the property is directly adjacent to existing RS-150 lots with single-family dwellings. The proposal would introduce outdoor vehicle storage, a commercial use with higher noise and visual impact, in close proximity to these residences, creating clear compatibility issues. The requested buffer reduction from 75 feet to 30 feet would further exacerbate those impacts.
- Current supplementary zoning regulations prohibit vehicle storage and auto sales near residential properties; approval of this request would require a text amendment that addresses its inconsistency with current standards.
- The property has an active history of unpermitted site modifications and code violations—including grading, gravel surfacing, and outdoor vehicle storage—within the RS-150 portion. Approval of the rezoning would effectively legitimize these unauthorized actions and undermine the City's zoning enforcement authority.

Given the precedent against a similar rezoning request, the potential impact on nearby single-family properties, a partial misalignment with the future land use plan, and active zoning violations, staff finds that the proposal fails to meet key zoning and planning criteria. Therefore, the Planning and Development Department recommends **DENIAL** of the rezoning requests.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power serves this property.

GAS DEPARTMENT

Lawrenceville Gas serves this property.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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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 zoning would allow for a use that is generally compatible with the commercial and light industrial development along Buford Drive; however, its proximity to adjacent single-family residential properties to the north and east raises concerns about suitability and potential land use conflicts.

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

The proposed zoning could adversely affect the use and enjoyment of adjacent single-family residential properties due to increased noise, traffic, and visual impacts associated with the expansion of a used car lot.

- 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, with the BG-zoned portion already supporting a used car lot. However, the RS-150 portion of the property lacks direct road frontage and is therefore effectively landlocked, which significantly limits its development potential and diminishes its reasonable economic use under the current zoning.

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

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



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

The zoning proposal is partially in conformity with the Comprehensive Plan, as the front portion of the property lies within the Commercial Corridor character area that supports auto-oriented uses, but the rear portion falls within the Industrial character area, where a used car lot may not align with the long-term vision for high-tech and light industrial development.

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

Yes, the property's history of code violations and its adjacency to single-family residential uses—along with City Council's prior denial of a similar request in 2014—present strong grounds for disapproval of the zoning proposal despite the commercial character of the Buford Drive corridor.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2025-00066 & BFR2025-00001

Approval of a rezoning of the subject property to BG (General Business District), subject to the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
- Contractor's Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities
- Smoke Shops/Novelty Stores



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- Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

B. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated March 10, 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.

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

D. Metal building facades are prohibited.

2. To satisfy the following site development considerations:

A. Provide a fifty-foot-wide (50 ft.) building setback adjacent to Buford Drive.

B. Provide a minimum ten-foot (10 ft.) landscape strip along Buford Drive. Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.

C. Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northern and eastern property lines. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan shall be subject to the



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review and approval of the Director of the Planning and Development Department.

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



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M. The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.

3. The following variance is approved:

A. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150). Disturbed areas shall be replanted prior to the issuance of a Certificate of Completion, Certificate of Occupancy, or the issuance of a Building Permit.



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Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00105

Approval of a Special Use Permit to allow an outdoor Automobile Sales or Auction and Related Service facility at the subject property with an accessory Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles), subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** Allow an Automobile Sales or Auction and Related Service facility on the front portion of the subject property, as designated by those tracts labeled “**BG**” on the “**SURVEY**” prepared for “**417 BUFORD HIGHWAY**,” prepared by “**CONROY & ASSOCIATES, P.C.**,” dated “**JULY 11, 2008**,” received by the Planning and Development Department on March 10, 2025.
- B.** Allow an accessory Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles) on the rear portion of the subject property, as designated by those tracts labeled “**RS-150**” on the “**SURVEY**” prepared for “**417 BUFORD HIGHWAY**,” prepared by “**CONROY & ASSOCIATES, P.C.**,” dated “**JULY 11, 2008**,” received by the Planning and Development Department on March 10, 2025.
- C.** All vehicles associated with the auto sales business must be parked in the designated vehicle storage area located in the rear of the property upon close of business. Storage of vehicles shall be prohibited within the boundaries of any easements or buffers.
- D.** Storage and/or sales of vehicles over twenty (20) feet in length; seven (7) feet in height; or seven (7) feet in width shall be prohibited.
- E.** The rear vehicle storage lot shall be screened from view by a solid opaque



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fence at least six (6) feet in 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 and/or landscaping materials.

- F.** The rear vehicle storage lot shall be accessed by a solid opaque screened gate at least six (6) feet in height. The gate may remain opened during business hours and shall be closed upon the end of the business day.
- G.** Automobile service & repairs shall be limited to vehicles for sale on the subject property indoors only.
- H.** Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.
- I.** 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.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits</u> <u>Inc</u>	NAME: <u>Gorben Awmy</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3913 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
<small>* 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.</small>	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5176 062</u> ACREAGE: <u>2.29</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	

Maya Radovic 3/10/25
SIGNATURE OF APPLICANT DATE

MAYA RADOVIC
TYPED OR PRINTED NAME

Gorben Awmy 03/07/25
SIGNATURE OF OWNER DATE

AWMY GOBRAN
TYPED OR PRINTED NAME



RZC2025-00066 / SUP2025-00105 / BFR2025-00001

RECEIVED MARCH 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT

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LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits1, Inc</u>	NAME: <u>Gorban Awny</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3923 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>404 717 4795</u>	PHONE: <u>678 755 2425</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
CONTACT'S E-MAIL: <u>radovicpermits@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>Proposed BG</u> ACREAGE: <u>2.29</u>	
PARCEL NUMBER(S): <u>5176 062</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Proposed inventory parking</u>	

Maja Radovic 3/1/25
SIGNATURE OF APPLICANT DATE

AWNY GOBRAN 03/07/25
SIGNATURE OF OWNER DATE

MAYA RADOVIC
TYPED OR PRINTED NAME

AWNY GOBRAN
TYPED OR PRINTED NAME

Maja Radovic 3/1/25
NOTARY PUBLIC DATE

Maja Radovic 3/1/25
NOTARY PUBLIC DATE

WALTON COUNTY, GEORGIA
NOTARY PUBLIC
EXP. MAR 23, 2021

WALTON COUNTY, GEORGIA
NOTARY PUBLIC
EXP. MAR 23, 2021

RZC2025-00066 / SUP2025-00105 / BFR2025-00001
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

25 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046
770.965.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits 1, Inc.</u>	NAME: <u>Gorban Awny</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3913 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>404 717 4795</u>	PHONE: <u>678 755 2452</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
CONTACT'S E-MAIL: <u>radovicpermits@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>Proposed BG</u> ACREAGE: <u>2.29</u>	
PARCEL NUMBER(S): <u>5176 062</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	
PROPOSED BUFFER: <u>30 food buffer along the properties zoned RS-150</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

RZC2025-00066 / SUP2025-00105 / BFR2025-00001

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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



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 - 176 - 062
(Map Reference Number) District Land Lot Parcel

Maja Radovic
Signature of Applicant

3/7/25
Date

MAYA (MAYA) RADOVIC
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)

Melissa Jamely
NAME
3/7/2025
DATE

Revenue Tech
TITLE

RZC2025-00066 / SUP2025-00105 / BFR2025-00001
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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 - 176 - 062
(Map Reference Number) District Land Lot Parcel

Maya Radovic 3/9/25
Signature of Applicant Date

MAYA (MAYA) RADOVIC
Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

Binh Tran TSA
NAME TITLE

3-7-2025 016BNT
DATE

Gwinnett County Tax Commissioner

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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March 6th, 2025

City of Lawrenceville, Planning & Development
70 S Clayton Street
Lawrenceville, GA 30046
Re: 417 Buford Dr Lawrenceville, GA 30046

To Whom it May Concern...

Please accept this Letter of Intent to request a Special Use Permit for the proposed inventory parking that will provide 114 parking spaces combined with the proposed 40' x 40' new storage shed.

The property is currently zoned residential (RS -150), and the owner is applying for the commercial (BG) zone approval.

According to the City of Lawrenceville Zoning Ordinance 103.2 Use Table, a Special Use Permit is required for "Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker" therefore, we respectfully submit a Special Use Permit request to allow for the expansion of the property owner/tenant's used car sales business to include inventory parking with shed for vehicles in relation to the current business on a proposed asphalt parking lot on the property.

As the applicant, I am representing the property owner Mr. Awny Gorban with a commercial lease agreement with the current tenant.

The proposed business expansion and activities will not adversely affect the existing or usability of adjacent or nearby properties.

The proposed special use for the business expansion will not cause excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.

Also, the public safety, health and welfare will not be affected in any way or level with the proposed business expansion as presented in this application package

Mr. Awny Gorban honestly believes that approval of the Special Use Permit will be economically beneficial in general and appreciate your consideration of this Special Use Permit request. He is willing to work with the City of Lawrenceville and meet all applicable regulation requirements.

Please feel free to contact me with questions or concerns regarding this request.

Respectfully,

RZC2025-00066 / SUP2025-00105 / BFR2025-00001
RECEIVED MARCH 10, 2025
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Maya Radovic

Radovic Permits 1, Inc.

404-717-4795

Email: radovicpermits@gmail.com

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LEGAL DESCRIPTION DEDICATED RIGHT OF WAY

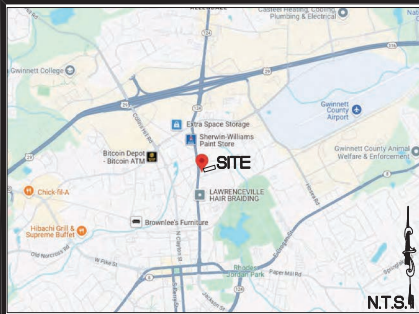
All that tract of land lying within 17 feet of the existing Buford Drive (State Route 20) Right of Way and being in Land Lot 176 of the 5th District, Gwinnett County, Georgia, containing 2.305 acres taken from survey prepared by Conroy and Associates, P.C., dated July 11th 2008 and being more particularly described according to said survey as follows:

BEGINNING at a point 170.05 feet along the Buford Drive right of way to the southwest of the intersection of Harris Drive (variable right of way) and Buford Drive (variable right of way);

Thence N77°27'56"E a distance of 9.88 feet to a point;
 Thence N77°27'56"E a distance of 187.24 feet to a point;
 Thence N07°07'29"W a distance of 13.62 feet to a point;
 Thence N73°54'40"E a distance of 468.12 feet to a point;
 Thence S21°46'53"E a distance of 135.73 feet to a point;
 Thence S72°24'02"W a distance of 509.83 feet to a point;
 Thence S09°26'56"W a distance of 35.09 feet to a point;
 Thence S80°14'25"W a distance of 194.17 feet to a point;
 Thence N78°13'23"W a distance of 83.97 feet to a point;
 Thence N83°16'29"W a distance of 56.11 feet to a point;
 Thence S35°31'00"W a distance of 7.06 feet to a point;
 Thence S87°35'00"W a distance of 21.12 feet to a point;
 Thence N77°27'56"E a distance of 9.88 to the POINT OF BEGINNING.

RZC2025-00066, SUP2025-00105, & BFR2025-00001
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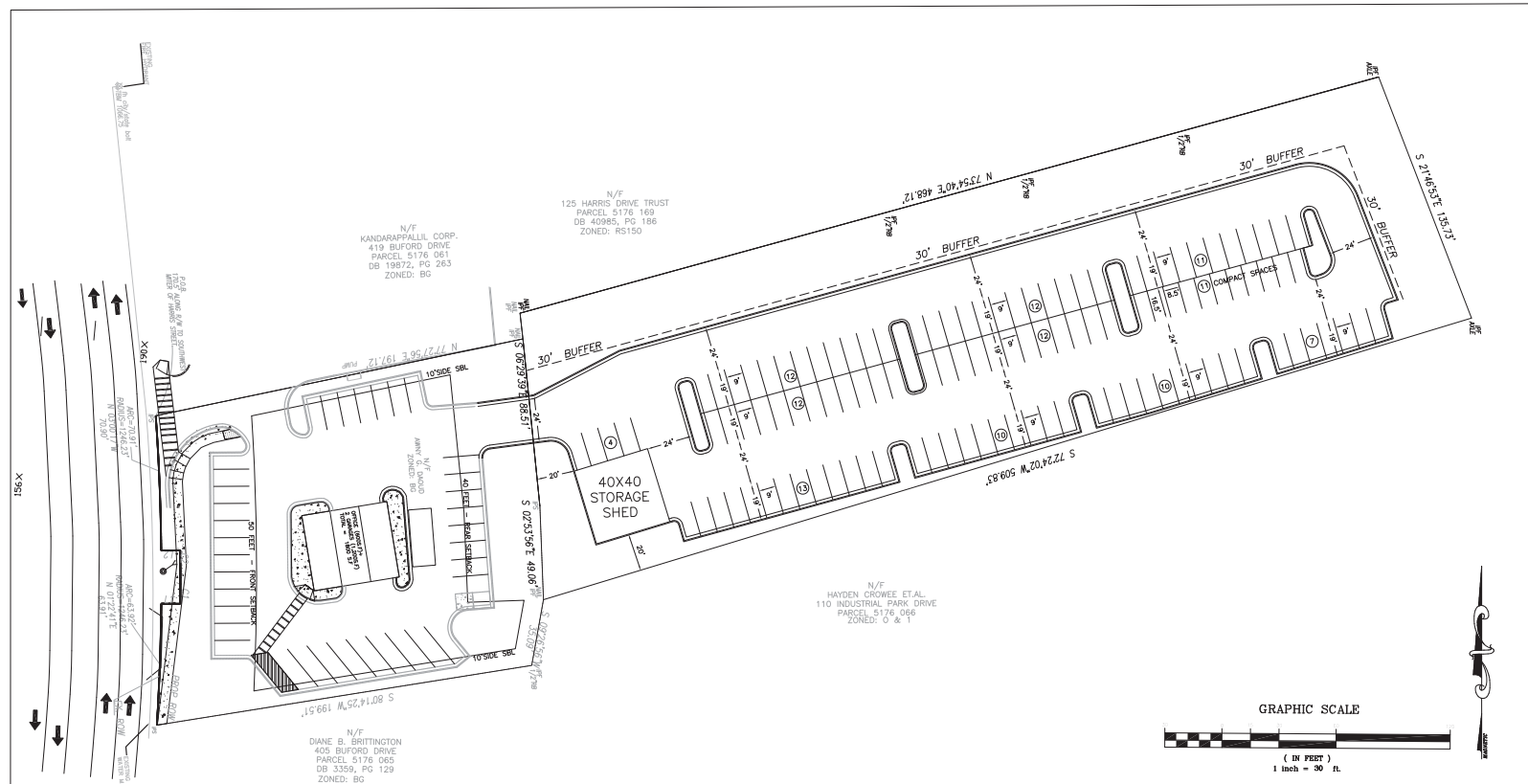




TOTAL PROJECT ACREAGE: 1.586 AC
DISTURBANCE LIMITS: 1.05 AC
TOTAL IMPERVIOUS AREA: 1.01 AC (64%)

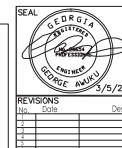
PROPOSED: 114 SPACE INVENTORY PARKING LOT AND 1,600 S.F. SHED.
STORMWATER MANAGEMENT PROVIDED BY UNDERGROUND DETENTION FACILITY.
30' BUFFERS TO BE MAINTAINED ALONG THE NORTH AND EASTERN PROPERTY LINES.

RZC2025-00066 / SUP2025-00105 / BFR2025-00001
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



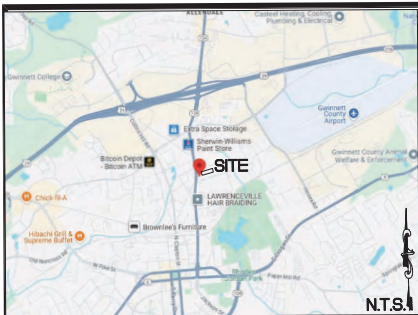
SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.

CONCEPTUAL/PROPOSED/PERMITTING
417 BUFORD DRIVE
LAWRENCEVILLE, GA
30045
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 03/05/25
SCALE: AS SHOWN
PROJECT NO.: 2025-00105
SHEET NO.: 001



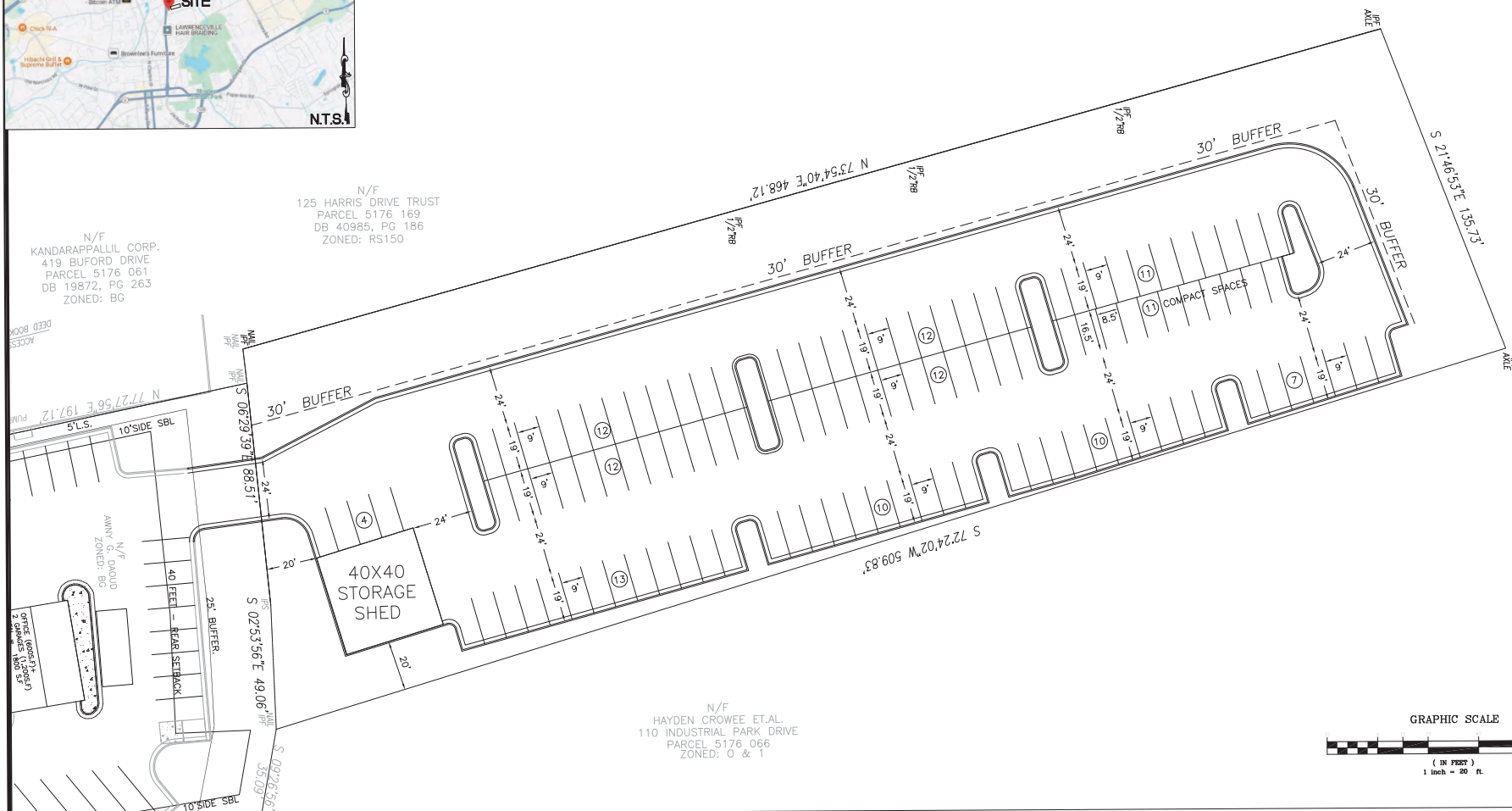
417 BUFORD DRIVE
LAWRENCEVILLE, GA

TITLE		
CONCEPT PLAN		
DATE	03/05/25	SHEET NUMBER
DRAWN	TS	C0
CHECKED	GA	
JOB NO.		



SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.

RZC2025-00066 / SUP2025-00105 / BFR2025-00001
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



PROPOSED: 114 SPACE INVENTORY PARKING LOT AND 1,600 S.F. SHED.
STORMWATER MANAGEMENT PROVIDED BY UNDERGROUND DETENTION FACILITY.
30' BUFFERS TO BE MAINTAINED ALONG THE NORTH AND EASTERN PROPERTY LINES.

TOTAL PROJECT ACREAGE: 1.586 AC
DISTURBANCE LIMITS: 1.05 AC
TOTAL IMPERVIOUS AREA: 1.01 AC (64%)

CONSTRUCTION/RECONSTRUCTION PERMITTING
JANET COOPER
417 BUFORD DRIVE
LAWRENCEVILLE, GA 30046
770-962-1111
WWW.LAWRENCEVILLEGA.GOV
30-10 CONTRACT
SHEET 0001
FOR THE SITE



REVISIONS	Date	Description

417 BUFORD DRIVE
LAWRENCEVILLE, GA

CONCEPT
PLAN

DATE: 03/05/25
DRAWN: TS
CHECKED: GA
DESIGNED: C0



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00066

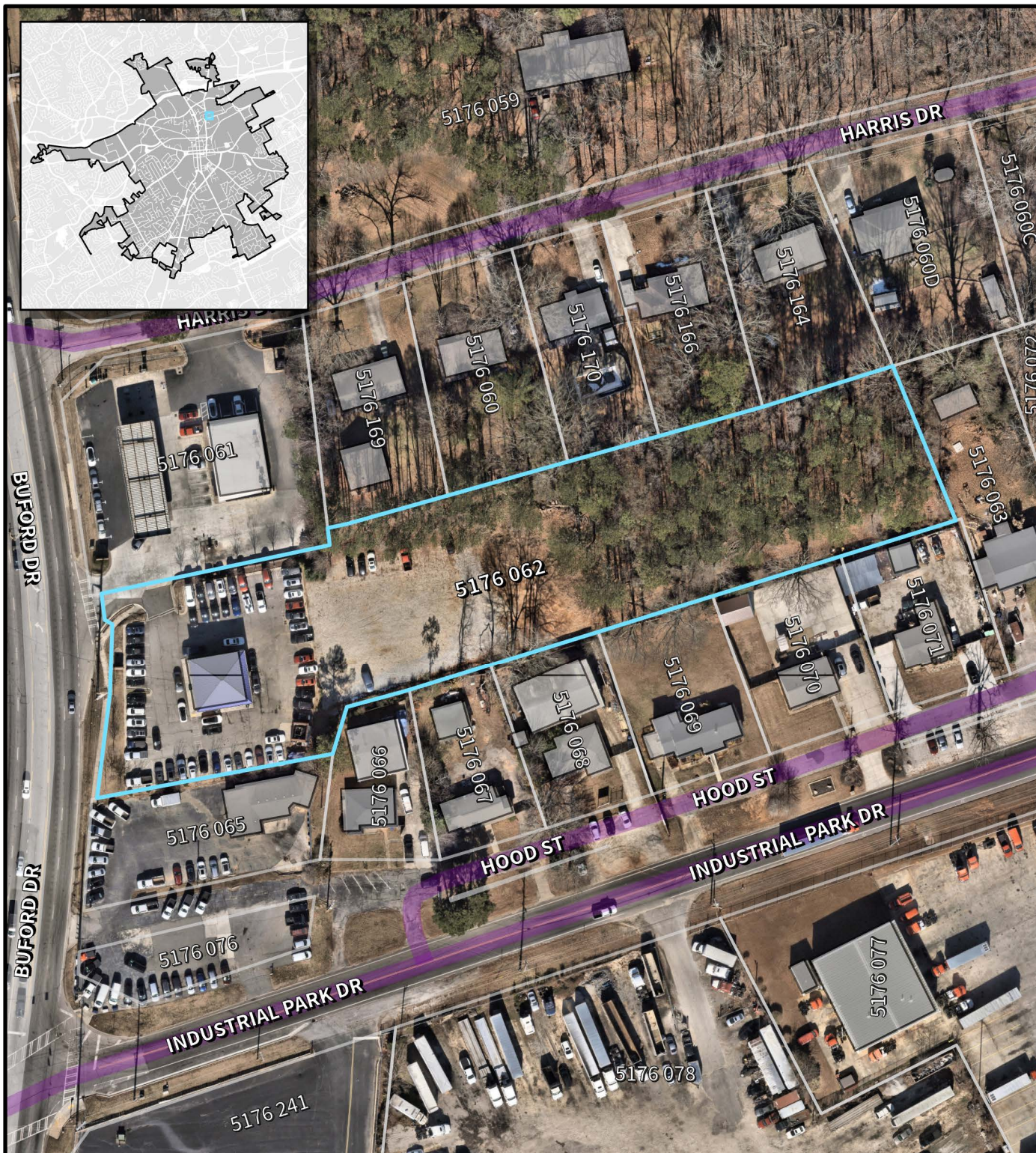
SUP2025-00105

BFR2025-00001

Applicant:

Maja Radovic Permits 1, Inc.

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



0 62.5 125



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas




RZC2025-00066

SUP2025-00105

BFR2025-00001

Applicant:

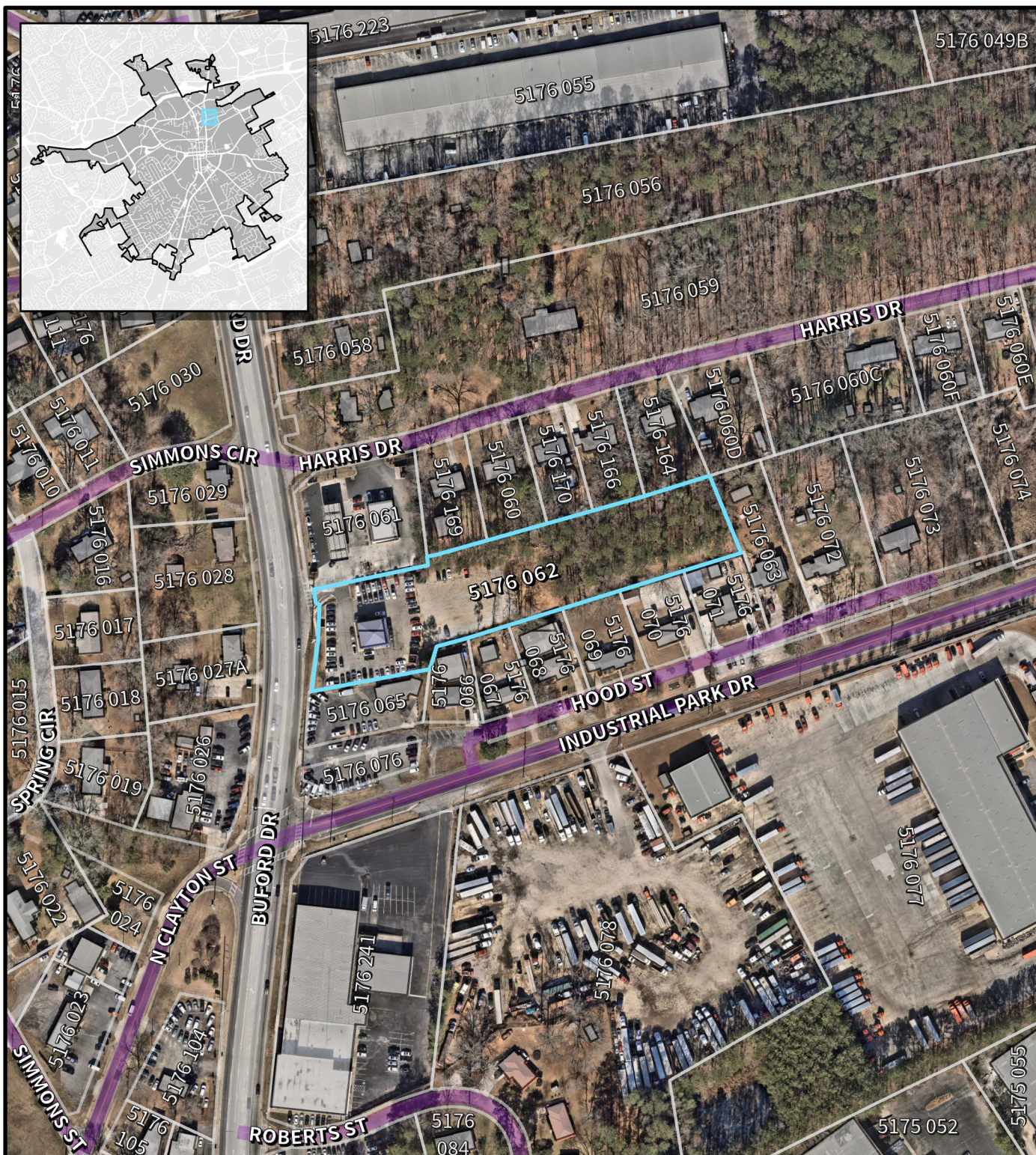
Maja Radovic Permits 1, Inc.

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



0 125 250

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Planning & Development

RZC2025-00066

SUP2025-00105

BFR2025-00001





Applicant:

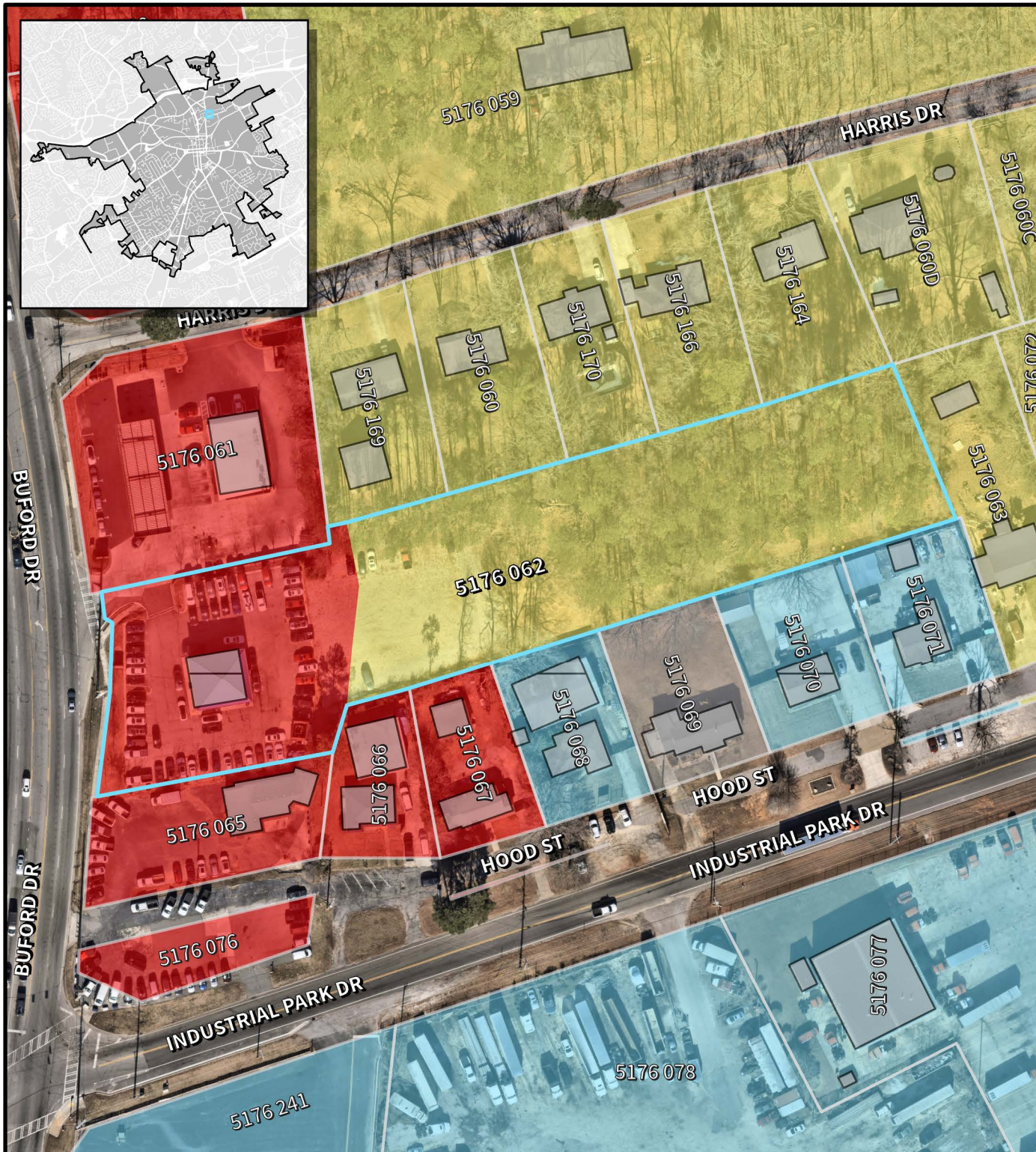
Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	ON	Office/Neighborhood
	RS-150	Single-Family Residential



0 62.5 125



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00066

SUP2025-00105

BFR2025-00001





Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

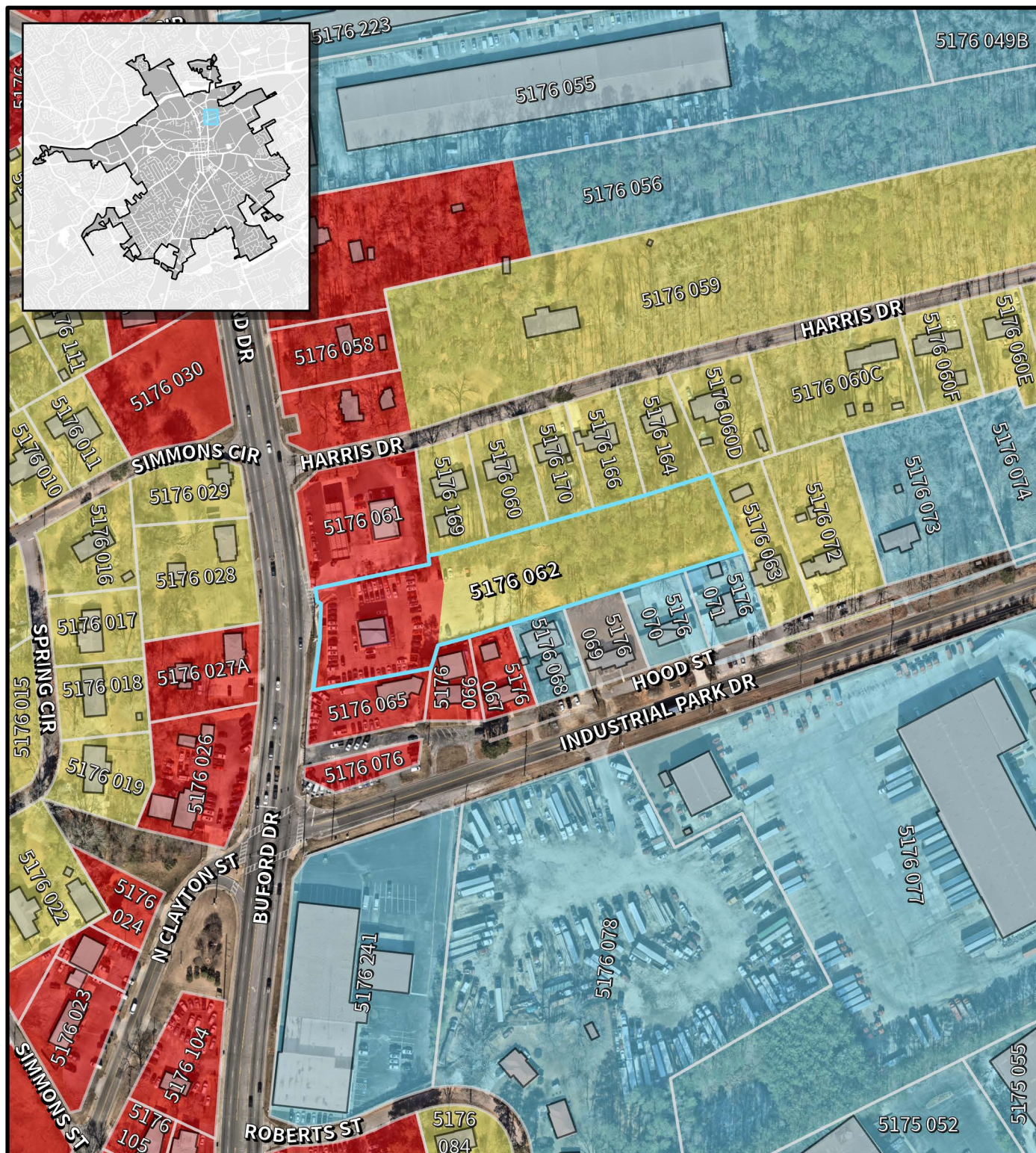
Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	ON	Office/Neighborhood
	RS-150	Single-Family Residential



0 125 250

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00066

SUP2025-00105

BFR2025-00001

Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

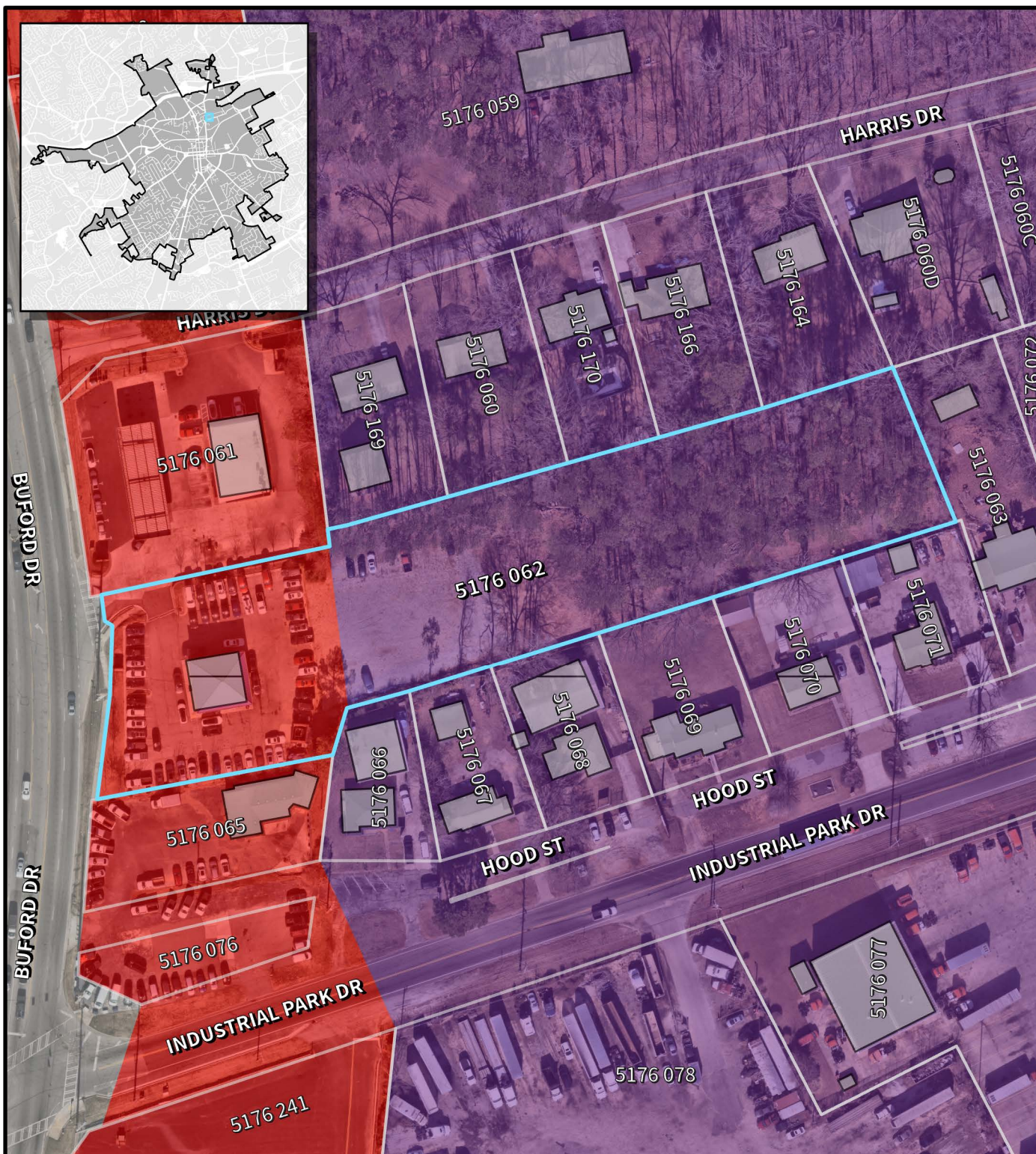
 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Commercial Corridor

 Industrial



0 62.5 125



Planning & Development

RZC2025-00066

SUP2025-00105

BFR2025-00001

Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Downtown

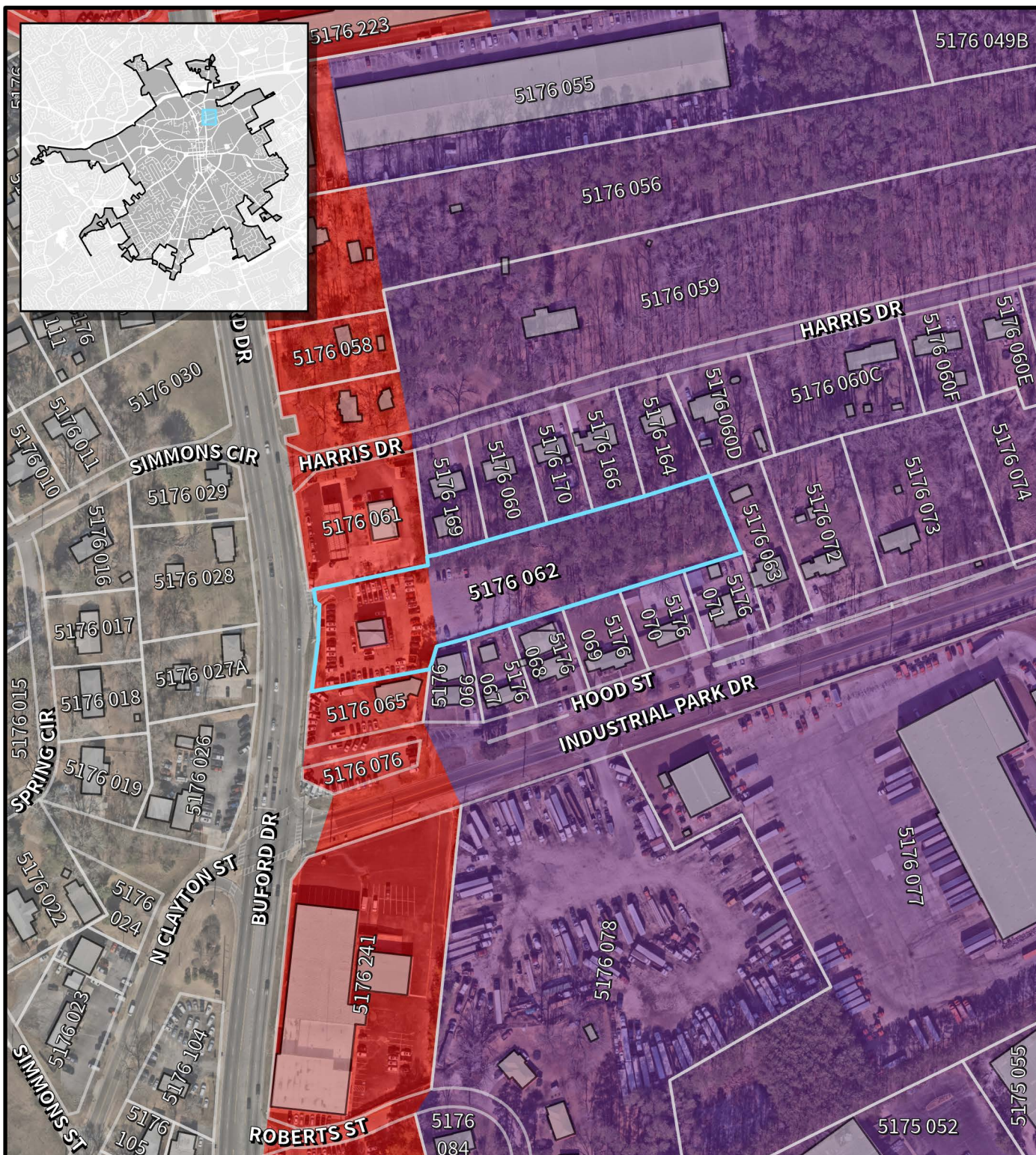
 Commercial Corridor

Industrial



0 125 250

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00066

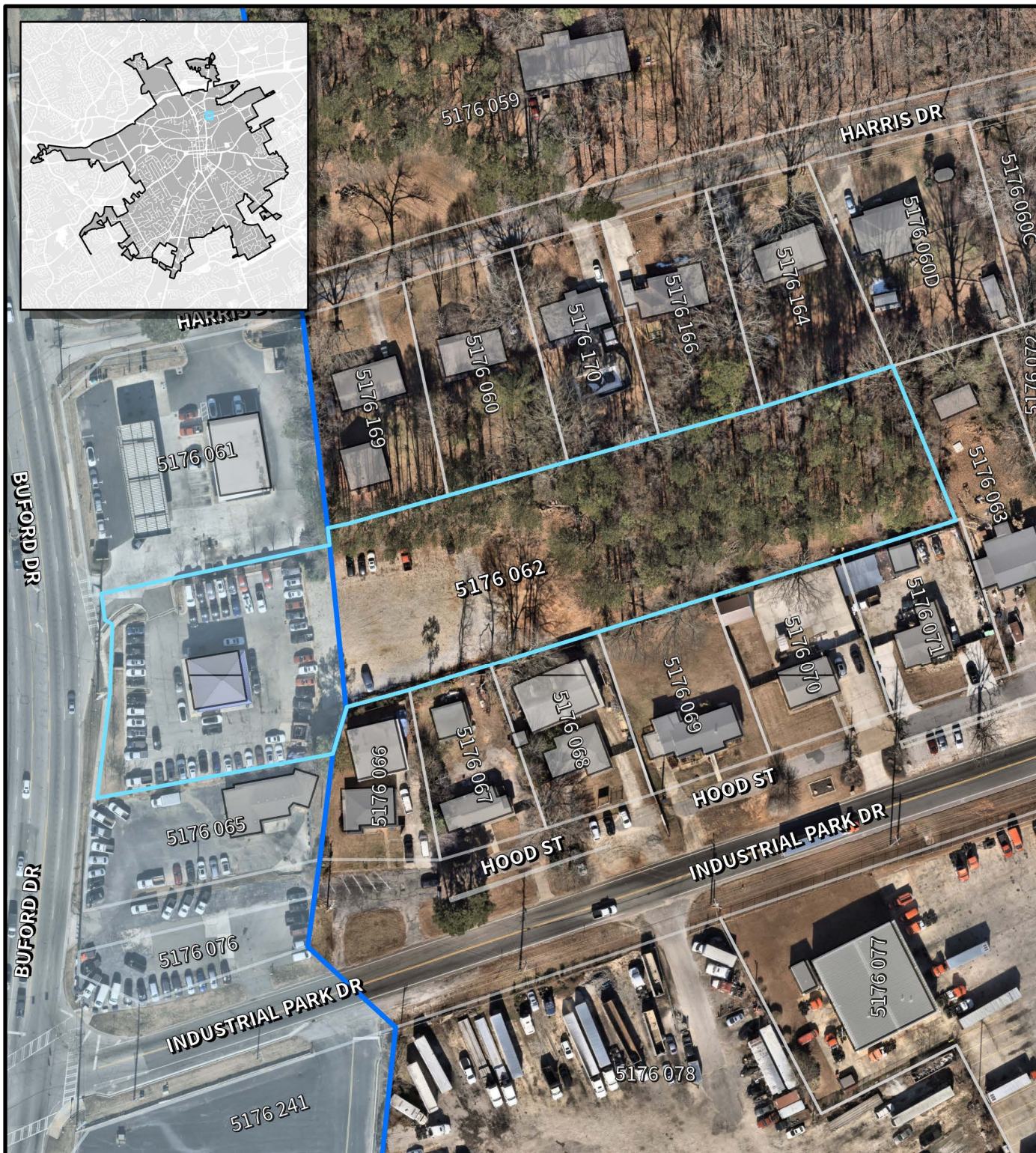
SUP2025-00105

BFR2025-00001

Applicant:

Maja Radovic Permits 1, Inc.

- Subject Property
- Lawrenceville City Limits
- DDA Boundary



0 62.5 125

Planning & Development




RZC2025-00066

SUP2025-00105

BFR2025-00001

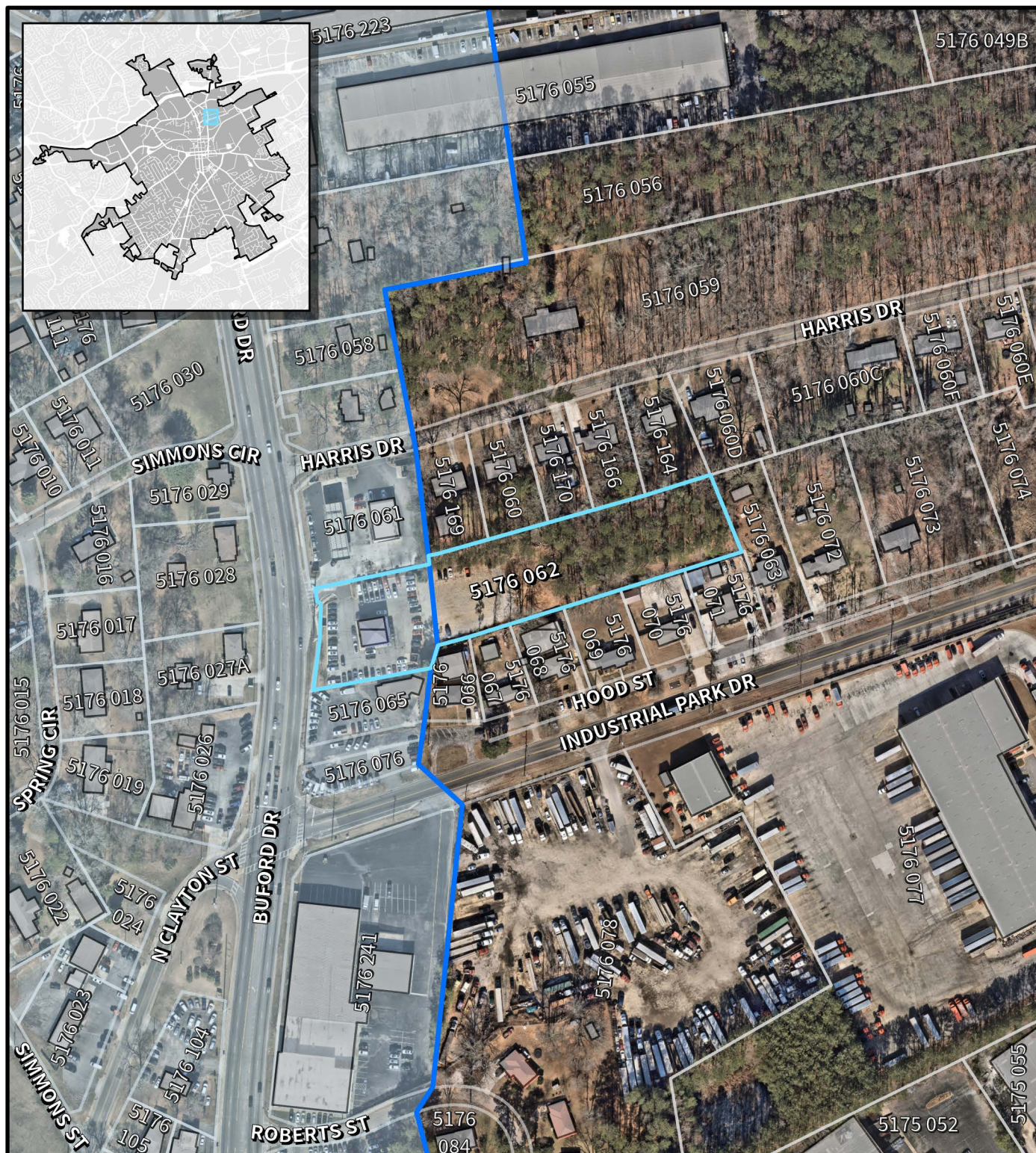
Applicant:

Maja Radovic Permits 1, Inc.

-  Subject Property
 Lawrenceville City Limits
 DDA Boundary



0 125 250





City of Lawrenceville

70 S. Clayton Street P.O. Box 2200
Lawrenceville, GA 30046-2200
(770) 963-2414 *
www.lawrencevillega.org

Case Number: **CEU2025-1508** 7.

Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

Owner: AWNY GOBRAN

Mailing Address

AWNY GOBRAN
174 BUFORD DR
LAWRENCEVILLE, 30046

Notice of Violation for the following location:

Address

Parcel

417 BUFORD DR
LAWRENCEVILLE, GA 30046

5176 062

Violation: 6-102 - BMP Violations - 6-102 - Development Regulations for BMP violations of Soil Erosion and Sedimentation Violations. See attachment 1 for exact sections

Corrective Action: Must acquire a Land Development Permit (LDP) to grade/clear land greater than 5,000 SF.

Compliance Date: 05/09/2025

Violation: D. 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.

Corrective Action: Must acquire a Land Development Permit (LDP) to grade/clear land greater than 5,000 SF.

Compliance Date: 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

Our Code Enforcement team works with the community through communication and education with a goal of voluntary compliance - while encouraging responsible property maintenance.



City of Lawrenceville
70 S. Clayton Street P.O. Box 2200
Lawrenceville, GA 30046-2200
(770) 963-2414 *
www.lawrencevillega.org

Case Number: **CEU2025-1509**

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

7.

Violation Notice

Owner: AWNY GOBRAN

Mailing Address

AWNY GOBRAN
174 BUFORD DR
LAWRENCEVILLE, 30046

Notice of Violation for the following location:

Address	Parcel
417 BUFORD DR LAWRENCEVILLE, GA 30046	5176 062

Violation: 503 Paving of Surfaces - A. In any non-residential district, the parking of any vehicle on other than an approved hard surface (or other system approved by the Director of Planning and Development) is prohibited.

B. All off-street parking and loading spaces, access, and aisles shall be provided with an approved hard surface in all nonresidential zoning classifications.

C. Porous asphalt or pervious concrete is encouraged to reduce surface water run-off. The use of such materials shall be approved by the Director of Planning and Development prior to installation.

D. Parking on a graveled surface may be allowed in the LM and HM zoning classifications if authorized by a Special Use Permit approved by the City Council.

Corrective Action: Gravel must be removed unless a Special Use Permit (SUP) is acquired for this use.

Compliance Date: 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

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Case Number: **CEU2025-1509** 7.

Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

Owner: AWNY GOBRAN

Mailing Address

AWNY GOBRAN
174 BUFORD DR
LAWRENCEVILLE, 30046

Notice of Violation for the following location:

Address

Parcel

417 BUFORD DR
LAWRENCEVILLE, GA 30046

5176 062

Violation: 401 Standards for Permanent Buffers - The buffer area must:

1. Be shown on each plat prior to final approval and be designated as a permanent easement.
2. Not be temporarily or permanently disturbed by grading, property improvements, or construction activities.
3. Utilize existing vegetation, or where required be supplemented with additional plantings.
4. Retain its natural topography except when a portion must be cleared and graded as required by the City or County to prevent soil erosion.
5. Shall be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy.
6. Not be used for temporary or permanent parking, or for a structure

Corrective Action: Buffer area must not be disturbed. All gravel/outdoor storage must be removed from the 75'-foot undisturbed buffer along the northern property line.

Compliance Date: 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

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**City of Lawrenceville**

70 S. Clayton Street P.O. Box 2200
Lawrenceville, GA 30046-2200
(770) 963-2414 *
www.lawrencevillega.org

Case Number: **CEU2025-1509** 7.**Violation
Notice**Case Type: **Zoning Ordinance**Date Case Established: **04/21/2025**Compliance Deadline: **05/09/2025****Owner:** AWNY GOBRAN**Mailing Address**

AWNY GOBRAN
174 BUFORD DR
LAWRENCEVILLE, 30046

Notice of Violation for the following location:**Address****Parcel**

417 BUFORD DR
LAWRENCEVILLE, GA 30046

5176 062**Violation:** 200.3.55 Outdoor Storage - Industrial - OUTDOOR STORAGE - INDUSTRIAL

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items 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; and.
5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

Corrective Action: All vehicles / outdoor storage must be removed from the rear section of the property until a Special Use Permit (SUP) is acquired and the land is graded/paved in accordance with the Development Regulations / Land Development Permit (LDP) process.

Compliance Date: 05/09/2025

Violation: 200.3.6 AUTOMOBILE, TRUCK, VEHICLE STORAGE LOT* - *(OTHER THAN IMPOUND LOT)

See section 200.3.55 Outdoor Storage (Industrial)

Corrective Action: All vehicles / outdoor storage must be removed from the rear section of the property until a Special Use Permit (SUP) is acquired and the land is graded/paved in accordance with the Development Regulations / Land Development Permit (LDP) process.

Compliance Date: 05/09/2025



City of Lawrenceville

70 S. Clayton Street P.O. Box 2200
Lawrenceville, GA 30046-2200
(770) 963-2414 *
www.lawrencevillega.org

Case Number: **CEU2025-1509** 7.

Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

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CASE AND INSPECTION(S) DETAILS FOR CASE CEU2025-15082

7.

Case Type: Zoning Ordinance **Open Date:** 04/21/2025 **Address:** 417 BUFORD DR
Status: Open **Close Date:** LAWRENCEVILLE, GA 30046
Description: OPENED: 04-21-2025 LDP BUFFER REG OUTDOOR STORAGE POG
 COMPLIANCE DATE: 05-09-2025
 2ND VISIT -
 3RD VISIT -
 FINAL VISIT -
 PENDING COURT ACTION -
 DISPOSITION -
 RE-INSPECTION
Contacts: Owner: AWNY GOBRAN

Note	Created By	Date and Time Created
1. GB 4-21-2025. REC'D COMPLAINT FROM P&D CONCERNING BUFFER VIOLATIONS(ART 4 SEC 401, 2-6) PARKING UNPAVED (ART 5 SEC 503A, D) OUT DOOR STORAGE OF CARS (ART 2SEC 200.3.6- 200.3.55) AND NO LDP FOR GRADING (DEVELOPMENT REGULATIONS). REINSPECT DATE: 5-9-2025. SPOKE WITH THE TENANT AND HE STATED THAT ALL THE WORK WAS DONE BY THE PREVIOUS TENANT. THE CITY PLANNER WAS ALSO IN THE FIELD AND EXPLAINED TH3 LDP PROCESS TO THE TENANT.	George Bowles	4/21/2025 2:43 pm

Violation Code: 200.3.6 AUTOMOBILE, TRUCK, VEHICLE STORAGE LOT*	Violation Status: In Violation	Citation Issue Date: 04/21/2025
Code Description: *(OTHER THAN IMPOUND LOT)		Compliance Date: 05/09/2025
		Resolved Date:
See section 200.3.55 Outdoor Storage (Industrial)		

Violation Code: 200.3.55 Outdoor Storage - Industrial	Violation Status: In Violation	Citation Issue Date: 04/21/2025
Code Description: OUTDOOR STORAGE - INDUSTRIAL		Compliance Date: 05/09/2025
		Resolved Date:
<p>A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:</p> <ol style="list-style-type: none"> 1. Such property is not directly adjacent to a residential property. 2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority. 3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only. 4. Stored items 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; and. 5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors. 		

Attached Images:



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)

Inspection(s)

ICODE2025-023855

Case Type: Investigation Inspection
Status: Scheduled

Scheduled: 05/09/2025
Actual Date:

Address: 417 BUFORD DR
LAWRENCEVILLE, GA 30046

Attached Images:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2025-00104; Angelique Lundy; 187 Old Timber Road

Department: Planning and Development

Date of Meeting: Monday, May 5, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Special Use Permit for a Personal Care Home, Family

Planning & Development Recommendation: Denial

Planning Commission Recommendation:

Summary: The applicant requests a Special Use Permit to allow the operation of a Personal Care Home, Family for up to six (6) elderly residents in need of assisted living services. The property is zoned RS-180 (Single-Family Residential District) and has been used as a one-family residence since its construction in 1965. Located within the Forest Hills Subdivision, the site is identified as Lots 4, Block “J,” Unit 4, near the intersection of Pine Forest Drive and Old Timber Road.

Attachments/Exhibits:

- SUP2025-00104_RPRT_04212025
- SUP2025-00104_P&D REC CNDS_04212025
- SUP2025-00104_ATTCHMNT_04222025



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER: SUP2025-00104

APPLICANT: ANGELIQUE LUNDY & MARK LUNDY

PROPERTY OWNER(S): ANGELIQUE LUNDY & MARK LUNDY

LOCATION(S): 187 OLD TIMBER ROAD

PARCEL IDENTIFICATION NUMBER(S): R5116 031

APPROXIMATE ACREAGE: 1.20

CURRENT ZONING: RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: PERSONAL CARE HOME, FAMILY

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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DEPARTMENT OF COMMUNITY HEALTH

Per Rule 111-8-62-.03 (Definitions) of the Georgia Department of Community Health:

- (aa) "Personal Care Home", "home" or "facility" means 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.

Additionally, Rule 111-8-62-.05 Application for Permit states:

- (7) Local zoning and other local requirements regarding the proper location and establishment of homes must be addressed by the applicant with the responsible local officials.

BUILDING CODE

According to the International Building Code (IBC), Chapter 3 – Occupancy Classification and Use, Section 310.4 (Residential Group R-3), Subsection 310.4.1 (Care Facilities within a Dwelling):

Care facilities for five or fewer persons receiving care that are located within a one-family dwelling may comply with the International Residential Code, provided that an automatic sprinkler system is installed per Section 903.3.1.3 or Section P2904 of the IRC.

LIFE SAFETY CODE

The Life Safety Code (NFPA 101) defines occupancy classifications based on a building's use and purpose, which in turn determine fire and life safety requirements. The Authority Having Jurisdiction (AHJ) in this case, Gwinnett County is responsible for determining the appropriate occupancy classification. The City of Lawrenceville's Building Section acts in a secondary or supporting capacity.



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ZONING AND DEVELOPMENT STANDARDS

The home includes five (5) bedrooms, five (5) bathrooms, with 3,111 square feet on the main level and a 1,904 square foot basement. The applicant proposes to operate a Personal Care Home in full compliance with applicable state and local requirements, providing services such as meal preparation, medication assistance, daily living support, exercise classes, therapy, weekly outings, and social engagement.

While the driveway and entrance are paved, the site plan does not clearly indicate the required parking. Pursuant to Article 5 – Parking Requirements, the property must provide:

- One (1) space per two beds
- One (1) space per 250 square feet of common space

A revised site plan showing compliance with parking and loading requirements is recommended prior to permitting.

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Personal Care Home, Family	RS-180-Special Use Permit	RS-180-Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.58 Personal Care Home, Family

The Personal Care Home shall:

- 1. Requires the approval of a Special Use Permit.*
- 2. Family Personal Care Homes shall be located on a lot of at least one acre in size, and shall be limited to no more than six residents.*
- 3. Contain a residential facade which is architecturally similar to adjacent buildings.*
- 4. Have at least one employee on-site at all times.*



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5. *Not exceed one percent (1%) of the total number of homes in the subdivision, provided that any subdivision with less than 100 homes shall be allowed one Personal Care Home.*
6. *Not be located within 1,000 feet of another Personal Care Home.*
7. *Be licensed by and operate in accordance with the rules of the State of Georgia and the Georgia Department of Community Health at all times; and*
8. *Meet all requirements of the International Building Code, as well as all City zoning requirements and building codes, including minimum dwelling space requirements.*

While the subject property satisfies the minimum lot size and proximity restrictions, ideal locations for such facilities are along arterial or collector roads, not interior local streets. The location within a quiet residential subdivision raises concerns about long-term compatibility.

Additional considerations include:

- **Space and Layout:** Whether the existing space allows for the necessary amenities.
- **Safety and Accessibility:** Adapting the structure to meet current ADA compliance standards, building safety requirement, life safety requirements.
- **Traffic and Parking:** Adverse impacts of a personal care home on the surrounding area in terms of traffic, parking and pedestrian flow.

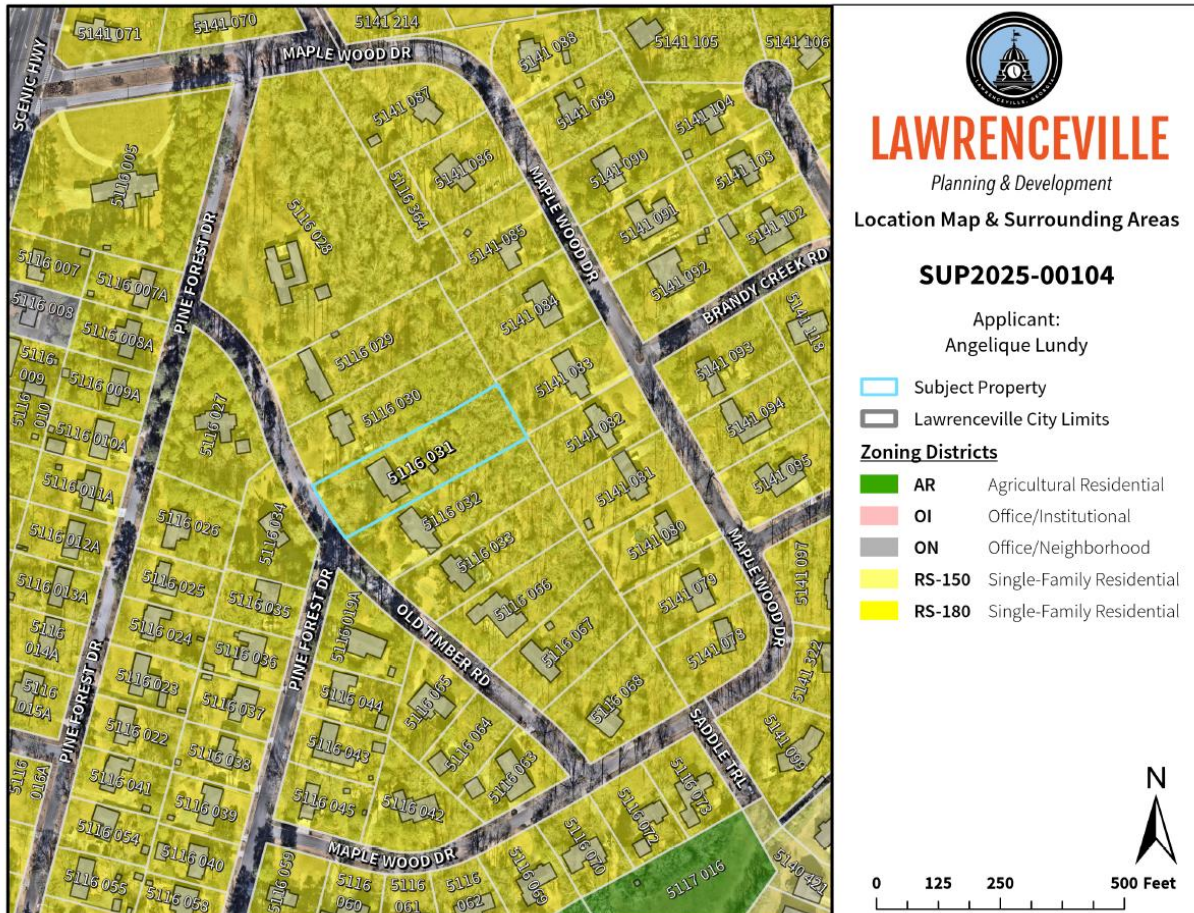


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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The Forest Hill subdivision is solely characterized by one-family homes zoned RS-180.

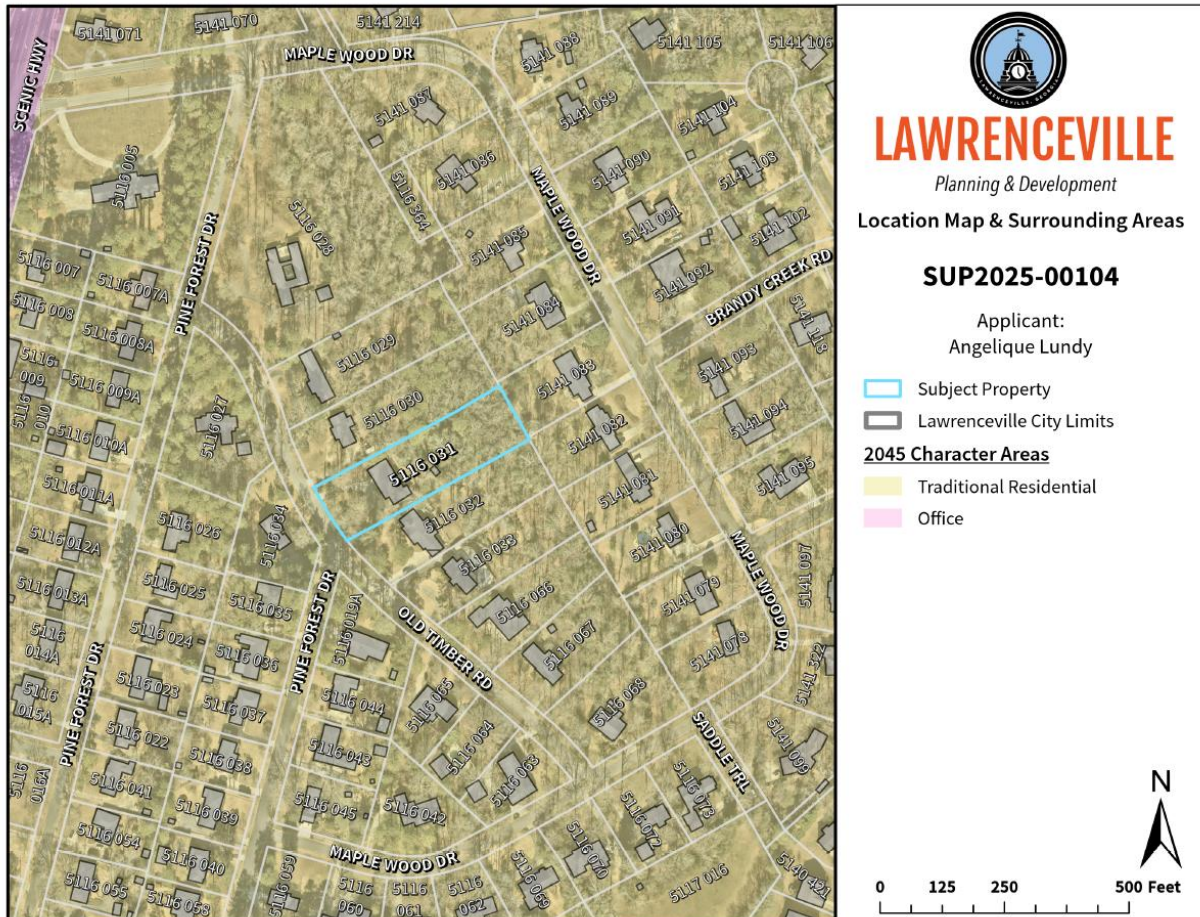


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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan designates the subject property within the Traditional Residential Character Area, which emphasizes:

- Preserving suburban character and architectural charm
- Maintaining neighborhood identity and quality of life
- Supporting community cohesion

Although the plan promotes quality housing options and meeting diverse community needs, it also stresses the importance of preserving the integrity of



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established residential areas. The proposed use introduces regulatory and operational characteristics not typical of one-family residential districts, including structural modifications, licensing requirements, and increased activity levels.

Therefore, a Personal Care Home requiring licensure, operational oversight, and physical modifications may ultimately not align with the intent of the Traditional Residential Character Area and may not be appropriate for this location.

STAFF RECOMMENDATION

While the proposed Personal Care Home complies with many regulatory thresholds, including zoning, lot size, and spacing, presents significant concerns regarding neighborhood compatibility, long-term appropriateness, and alignment with the vision set forth in the City's Comprehensive Plan.

The following considerations support denial:

- Conflict with the Traditional Residential Character Area
- Increased intensity of use within an interior subdivision
- Potential traffic and parking impacts
- More suitable land use alternatives in a more intensely developed zoning classification

A location within a more appropriate zoning classification would better support the operational demands and service intensity of this use, while avoiding disruption to one-family residential environments.

While the applicant has demonstrated intent to comply with applicable state and local regulations, and the proposed use satisfies several technical requirements, such as minimum lot size, occupancy limits, and separation distances, the introduction of a Personal Care Home within an established, interior one-family subdivision presents challenges that extend beyond regulatory compliance.

The proposed use represents a higher-intensity residential care operation that may alter the character and functionality of the surrounding neighborhood. It requires licensure, specialized services, building modifications, and ongoing



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oversight not typically associated with traditional one-family residential uses. These characteristics raise legitimate concerns related to neighborhood compatibility, traffic circulation, parking adequacy, and long-term land use harmony.

Furthermore, the City of Lawrenceville's 2045 Comprehensive Plan places strong emphasis on preserving the identity and integrity of existing neighborhoods, particularly those within the Traditional Residential Character Area. The Plan encourages thoughtful growth that respects community values and ensures that development enhances, rather than disrupts, the quality of life for existing residents.

Given the context, location, and nature of the proposed use, staff find that the application does not sufficiently align with the intent of the Comprehensive Plan or with the broader goals of maintaining neighborhood character and cohesion. Therefore, staff recommend **DENIAL** of the requested Special Use Permit.



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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

Code Enforcement three cases dating back to 2021 for property maintenance:

- **CEU2021-03691**- Open storage.
- **CEU2021-03915**- Parking on unpaved surface.
- **CEU2021-04162**- Trash and Debris not picked up.

STREET AND SANITATION DEPARTMENT

No comment



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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 zoning change may not be suitable in view of the use and development of adjacent and nearby properties. The subject property is located within a predominantly single-family residential area, where the proposed use could disrupt the established character and function of the neighborhood. The increased activity and operational characteristics of a Personal Care Home, such as higher traffic and specialized infrastructure needs, may not be compatible with the residential scale and density of surrounding properties. Therefore, this proposal may not align with the surrounding land uses and could negatively impact the area's cohesion and quality of life.

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

The proposed use could adversely affect the existing use and usability of adjacent or nearby properties. Introducing a Personal Care Home in a predominantly single-family residential area may lead to increased traffic, parking demand, and operational activities that are inconsistent with the quiet, low-density nature of the neighborhood. This could disrupt the peaceful enjoyment and overall usability of surrounding properties, potentially diminishing their value and livability.

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.



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

The zoning proposal could result in excessive or burdensome use of existing streets, transportation facilities, and utilities. The operation of a Personal Care Home may increase traffic volumes, especially from visitors and service providers, which could strain local roads not designed for higher traffic. Additionally, the demand for utilities such as water and sewer services may exceed current capacity. These factors could place an undue burden on the infrastructure, which may not be equipped to handle the additional load.

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

The proposal does not fully conform with the policy and intent of the Comprehensive Plan. While the plan emphasizes promoting quality housing and meeting diverse community needs, it also prioritizes preserving the character and integrity of established residential neighborhoods. Introducing a Personal Care Home in a primarily one-family area may conflict with the plan's goal of maintaining neighborhood charm and suburban character, potentially undermining the desired balance between growth and preservation.

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, such as the property's location within a predominantly single-family residential area and the emphasis on preserving neighborhood character in the Comprehensive Plan, provide supporting grounds for disapproval of the zoning proposal. Additionally, the changing conditions, including increased demand for elder care services, do not outweigh the potential negative impact on the neighborhood's character, traffic flow, and infrastructure. These factors suggest that the proposed use may not be suitable for this location.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00104

Approval of a Special Use Permit to allow a Personal Care Home, Family, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** A Personal Care Home, Family, as a Special Use Permit in RS-180 (Single-Family Residential District) zoning.
- B.** Limited to a Personal Care Home, Family, serving no more than six (6) residents.
- C.** At least one (1) employee shall be present on-site at all times.
- 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.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning &



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and Development.

- B.** Property shall maintain a residential character in appearance and scale.
- C.** Provide a minimum of one (1) parking space per 250 square feet gross floor area and one (1) parking space for every two (2) beds, all parking must be on an approved surface and stripped.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Angelique Lundy</u>	NAME: <u>Angelique Lundy + Mark Lundy</u>
ADDRESS: <u>3639 Derringer Ridge</u>	ADDRESS: <u>187 Old Timber Road</u>
CITY: <u>Loganville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga.</u> ZIP: <u>30052</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
PHONE: <u>(404) 680-2598</u>	PHONE: <u>(404) 680-2598</u>
CONTACT PERSON: <u>Angelique Lundy</u> PHONE: <u>(404) 680-2598</u>	
CONTACT'S E-MAIL: <u>gentlerosepch@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>RS180</u> ACREAGE: <u>1.2</u>	
PARCEL NUMBER(S): <u>R5116 031</u>	
ADDRESS OF PROPERTY: <u>187 Old Timber Road Lawrenceville, Ga. 30046</u>	
PROPOSED SPECIAL USE: <u>personal care home for 6 residents</u>	

Angelique Lundy
SIGNATURE OF APPLICANT

DATE

03/06/2025

Angelique Lundy
SIGNATURE OF OWNER

DATE

03/06/2052

Angelique Lundy
TYPED OR PRINTED NAME

Angelique Lundy
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

DATE

3/6/25

[Signature]
NOTARY PUBLIC

DATE

3/6/25

SUP2025-00104

70 S Clayton St • PO Box 1224 • Lawrenceville, Georgia 30046-2200

RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mark Lundy</u>	NAME: <u>Mark Lundy + Angelique Lundy</u>
ADDRESS: <u>3639 Derringer Ridge</u>	ADDRESS: <u>187 Old Timber Road</u>
CITY: <u>Loganville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga.</u> ZIP: <u>30052</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
PHONE: <u>470-331-5463</u>	PHONE: <u>470-331-5463</u>
CONTACT PERSON: <u>Mark Lundy</u> PHONE: <u>470-331-5463</u>	
CONTACT'S E-MAIL: <u>gentlerosepch@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>RS-180</u> ACREAGE: <u>1.2</u>	
PARCEL NUMBER(S): <u>R5116 031</u>	
ADDRESS OF PROPERTY: <u>187 Old Timber Road Lawrenceville, Ga. 30046</u>	
PROPOSED SPECIAL USE: <u>personal care home for 6 residents</u>	

	<u>03/06/2025</u>		<u>03/06/2025</u>
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
<u>Mark Lundy</u>	<u>03/06/2025</u>	<u>Mark Lundy</u>	<u>03/06/2025</u>
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
	<u>3/6/25</u>		<u>3/6/25</u>
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE



SUP2025-00104
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 4 - R 5116 031
District Land Lot Parcel

Angelique Lundy
Signature of Applicant

03/06/2025
Date

Angelique Lundy, Owner
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)

Vickie Schoby
NAME

TSA II
TITLE

3/6/2025
DATE

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PLANNING & DEVELOPMENT DEPARTMENT

For: Angelis Lundy 8.



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Y/N

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Y/N

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

SUP2025-00104
70 S Clayton St • PO Box 1000 • Lawrenceville, Georgia 30046-2200
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

From: Angelique Rose Lundy

Owner, Gentle Rose Personal Care Home
 187 Old Timber Road
 Lawrenceville, GA 30046
 Phone: 404-680-2598
 Email: gentlerosepch@gmail.com
 03/01/2025

To: Lawrenceville Planning & Development Department

City of Lawrenceville
 70 S. Clayton Street
 Lawrenceville, GA 30046

**Subject: Letter of Intent for Zoning Change Request –
 Special Use Permit for a Personal Care Home**

Dear Planning & Development Department,

I am writing to formally submit a request for a **special use permit** to allow the operation of a **personal care home** at **187 Old Timber Road, Lawrenceville, GA 30046**. This property is currently zoned **Single-Family Residential (RS-180)**, and I am requesting a zoning modification to permit its use as a **small personal care home** serving up to **six elderly residents** in need of assisted living services.

Project Overview

The proposed **Gentle Rose Personal Care Home** will be a **state-licensed, family-style residential facility** that provides a safe and nurturing environment for elderly individuals who require daily assistance. The home will be operated in compliance with all applicable state and local regulations and will offer services such as, but not limited to: meal preparation, medication assistance, daily living assistance, exercise classes, physical therapy, weekly field trips, and companionship.

Justification for Special Use Permit

1. **Community Need:** The demand for quality personal care homes in Lawrenceville is increasing due to the aging population. This facility will provide a much-needed local resource for families seeking compassionate, small-scale assisted living options.
2. **Minimal Neighborhood Impact:** The property will retain its residential character and will not generate excessive traffic or noise. Only one to two full-time caregivers will be on duty at any given time, ensuring minimal impact on surrounding residences. The property also includes sufficient parking accommodations, with designated covered parking beneath the house for staff and additional on-site parking available for occasional visitors. Given the small-scale nature of the personal care home, traffic impact will be minimal and consistent with typical residential use.

3. **Compliance & Safety:** The home will adhere to **all city, county, and state regulations** for personal care homes, including safety standards, parking requirements, and health inspections.
4. **Economic & Social Benefits:** The facility will create local **job opportunities** and support **aging-in-place initiatives**, allowing seniors to remain in a home-like setting rather than institutional care.

Site & Operational Details

- **Property Size & Use:** The home is a single-story residential structure with adequate living space for six residents. The total property square footage is approximately 5,015 square feet, including the daylight basement. Additionally, the lot size is 1.2 acres, providing ample space for safe and comfortable residential use. This exceeds the current government standards for resident space, ensuring a high-quality living environment for all occupants.
- **Staffing:** The facility will be operated by a team of three experienced nurses with a collective 60+ years in healthcare. In addition, a licensed caregiver will provide 24/7 assistance, ensuring high-quality care while maintaining a low impact on neighborhood activity. Staff qualifications will far exceed the minimum government standards for certification and training, ensuring residents receive exceptional care in a safe and professional environment.
- **Traffic & Parking:** Parking will be limited to staff and visitors, with no significant increase in traffic patterns.
- **Safety Compliance:** The home will undergo all required inspections to meet fire, health, and building safety standards.

I respectfully request consideration of this zoning modification and look forward to working with the City of Lawrenceville to ensure compliance with all requirements. Please let me know if any additional information is needed to process this request.

Thank you for your time and consideration. I appreciate the opportunity to contribute positively to the Lawrenceville community through this development.

Sincerely,

Angelique Rose Lundy

Owner, Gentle Rose Personal Care Home

404-680-2598

gentlerosepch@gmail.com

SUP2025-00104
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

187 Old Timber Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 116 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the right of way intersection of the northeasterly right of way of Old Timber Road (50-foot right of way) and the southeasterly right of way of Pine Forest Drive (50-foot right of way); thence, following southeasterly along the right of way of Old Timber Road a distance of 443.9 feet to a 1/2-inch rebar set, said point being the POINT OF BEGINNING.

From said point as thus established;

North 61 degrees 16 minutes 30 seconds East, a distance of 424.80 feet to a 1/2-inch rebar set;

Thence South 28 degrees 53 minutes 49 seconds East, a distance of 125.00 feet to a 1/2-inch rebar set;

Thence South 61 degrees 22 minutes 22 seconds West, a distance of 411.93 feet to a 1/2-inch rebar found;

Thence, following along the right of way of Old Timber Road;



North 34 degrees 48 minutes 21 seconds West, a distance of 125.00 feet to a 1/2-inch rebar set;

said point being the true POINT OF BEGINNING.

Shown as 187 Old Timber Road and being Parcel R5116 031 being approximately 1.197 acres on a survey for Angelique Lundy by Keystone Land Surveying Inc. dated February 27, 2025.

SUP2025-00104
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

SCALE: 1"=40'				CLIENT: ANGELIQUE LUNDY	
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 187 OLD TIMBER ROAD_R1		DATE: 2-27-25	JOB NUMBER: SURV-2803
BOUNDARY SURVEY FOR					
<p>FOREST HILLS SUBDIVISION</p> <p>LOT 4, BLOCK J</p> <p>187 OLD TIMBER ROAD</p> <p>LAND LOT 116, 5TH DISTRICT</p> <p>CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA</p> <p>R E V I S I O N S</p>					
					
<p>KEYSTONE LAND SURVEYING, INC.</p> <p>262 WEST CROGAN STREET</p> <p>LAWRENCEVILLE, GEORGIA 30046</p> <p>770.545.8700</p> <p>www.keystonelandsurveying.com</p>					

2-27-25

GEORGIA
REGISTERED
No. 3077
LAND SURVEYOR
PATRICK



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00104

Applicant:
Angelique Lundy

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



0 62.5 125

Planning & Development

SUP2025-00104

Applicant:
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Page 302







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00104

Applicant:
Angelique Lundy

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **RS-180** Single-Family Residential



0 62.5 125

Planning & Development

SUP2025-00104

Applicant:
Angelique Lundy

 Subject Property

 Lawrenceville City Limits

Zoning Districts

	AR	Agricultural Residential
	OI	Office/Institutional
	ON	Office/Neighborhood
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential



0 125 250







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

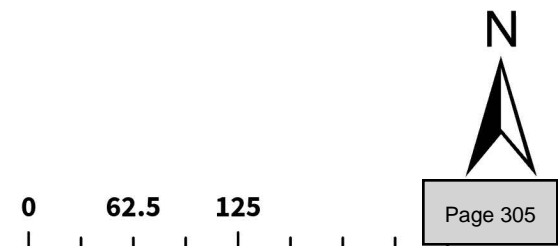
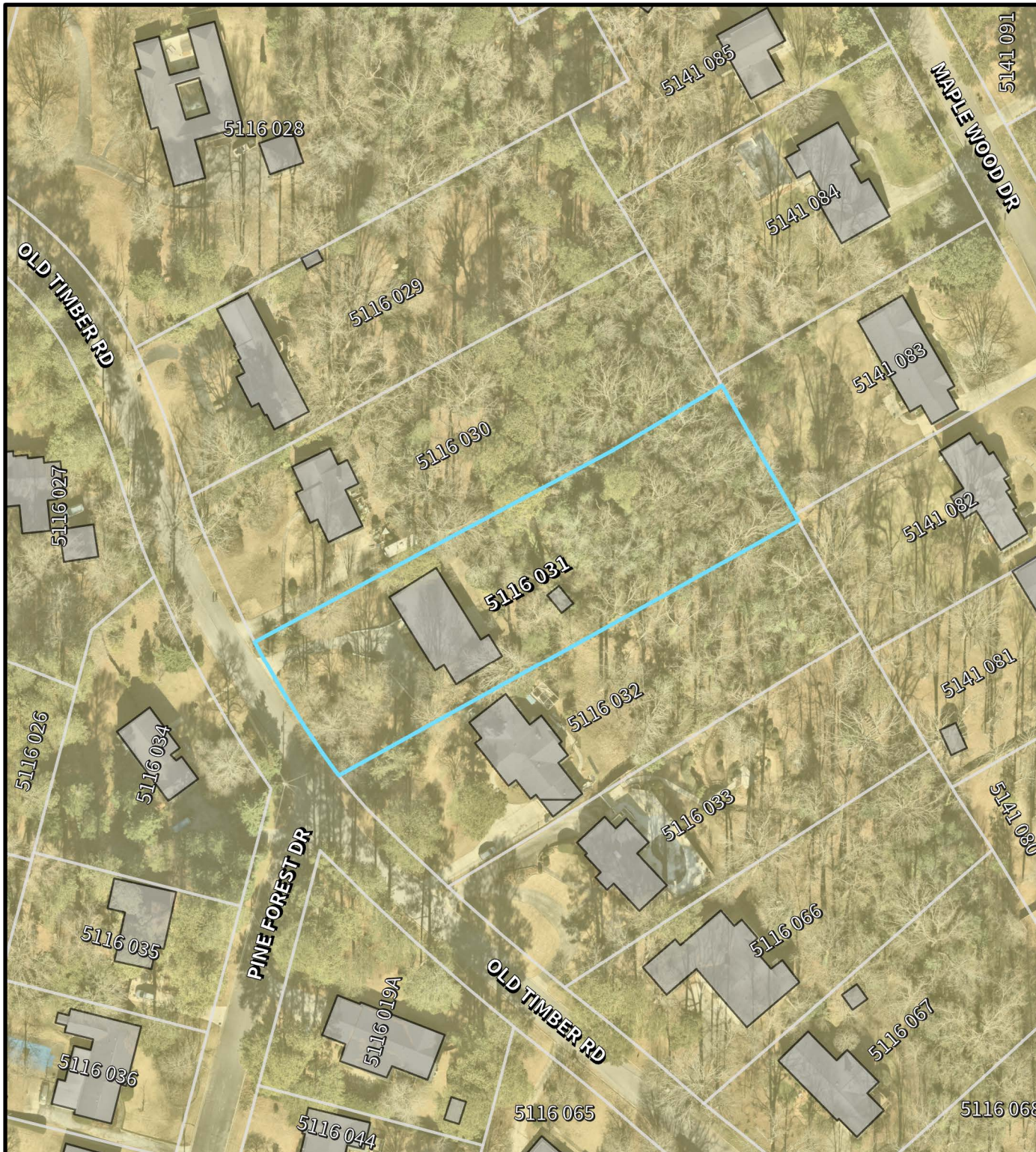
SUP2025-00104

Applicant:
Angelique Lundy

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential







LAWRENCEVILLE

Planning & Development



Location Map & Surrounding Areas

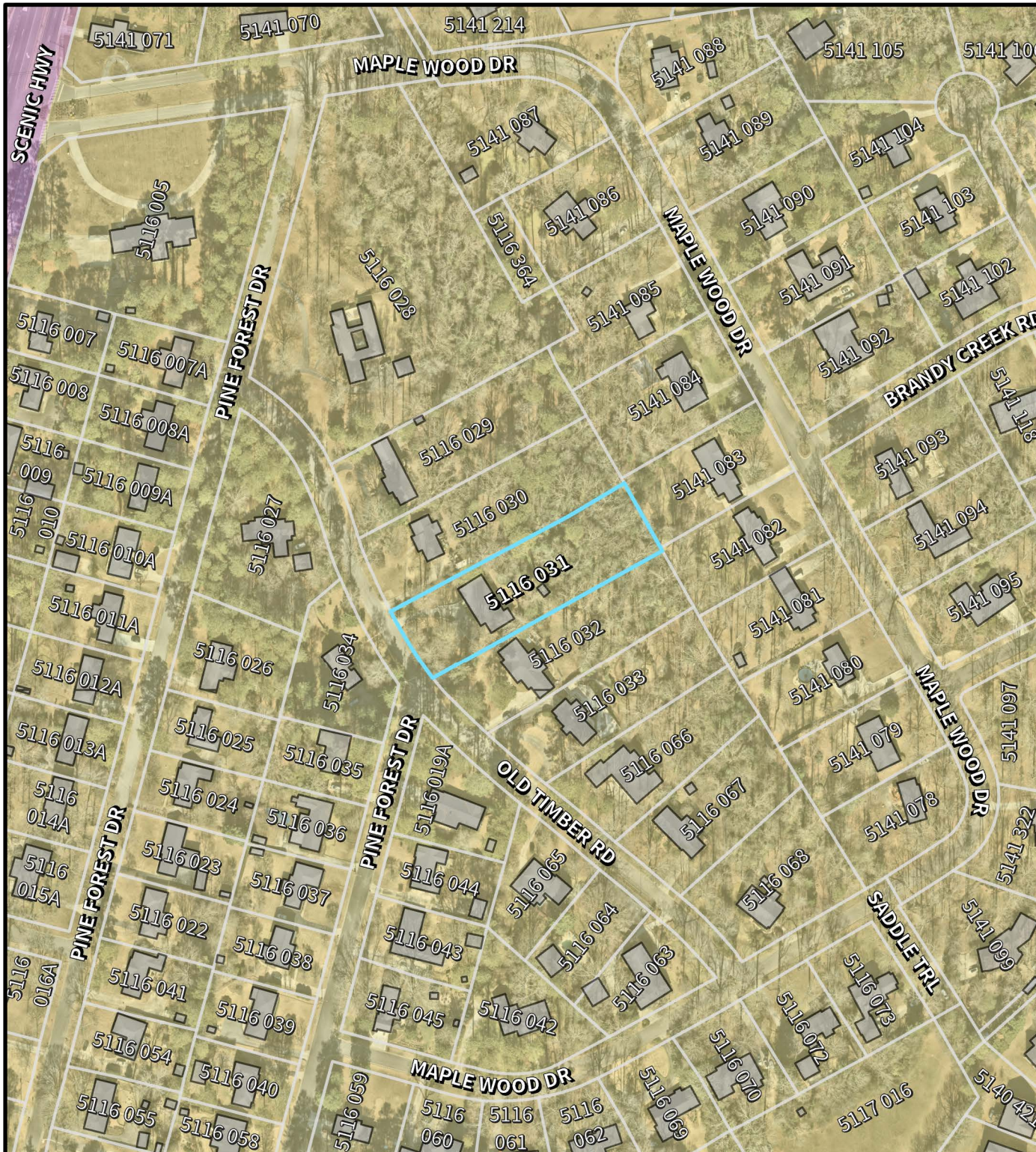
SUP2025-00104

Applicant:
Angelique Lundy

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential
-  Office



0 125 250



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 5, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2025-00106; HFA-Kelsey Kreher; 4855 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Monday, May 5, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility at an approximately 0.81-acre property located at 4855 Sugarloaf Parkway. The subject property is located on the southeastern right-of-way of Marathon Boulevard, just northeast of its intersection with Sugarloaf Parkway on the far western extent of the current city limits.

Attachments/Exhibits:

- SUP2025-00106_REPORT_04172025
- SUP2025-00106_P&D REC CNDS_04172025
- SUP2025-00106_ATTCHMNTS_04222025



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SPECIAL USE PERMIT

CASE NUMBER: SUP2025-00106

APPLICANT: HFA – KELSEY KREHER

PROPERTY OWNER(S): SUGARLOAF MARATHON, LLC

LOCATION(S): 4855 SUGARLOAF PARKWAY

PARCEL IDENTIFICATION NUMBER(S): R7035 037

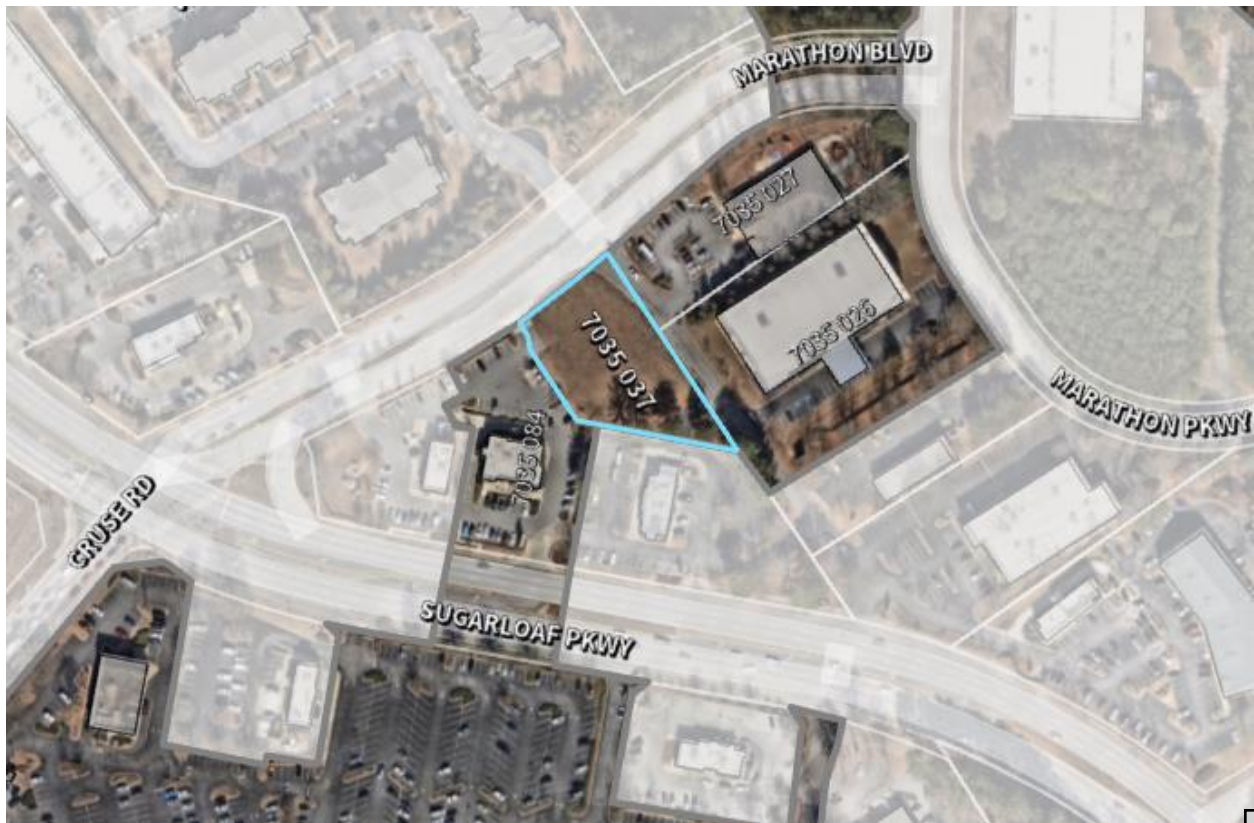
APPROXIMATE ACREAGE: 0.81 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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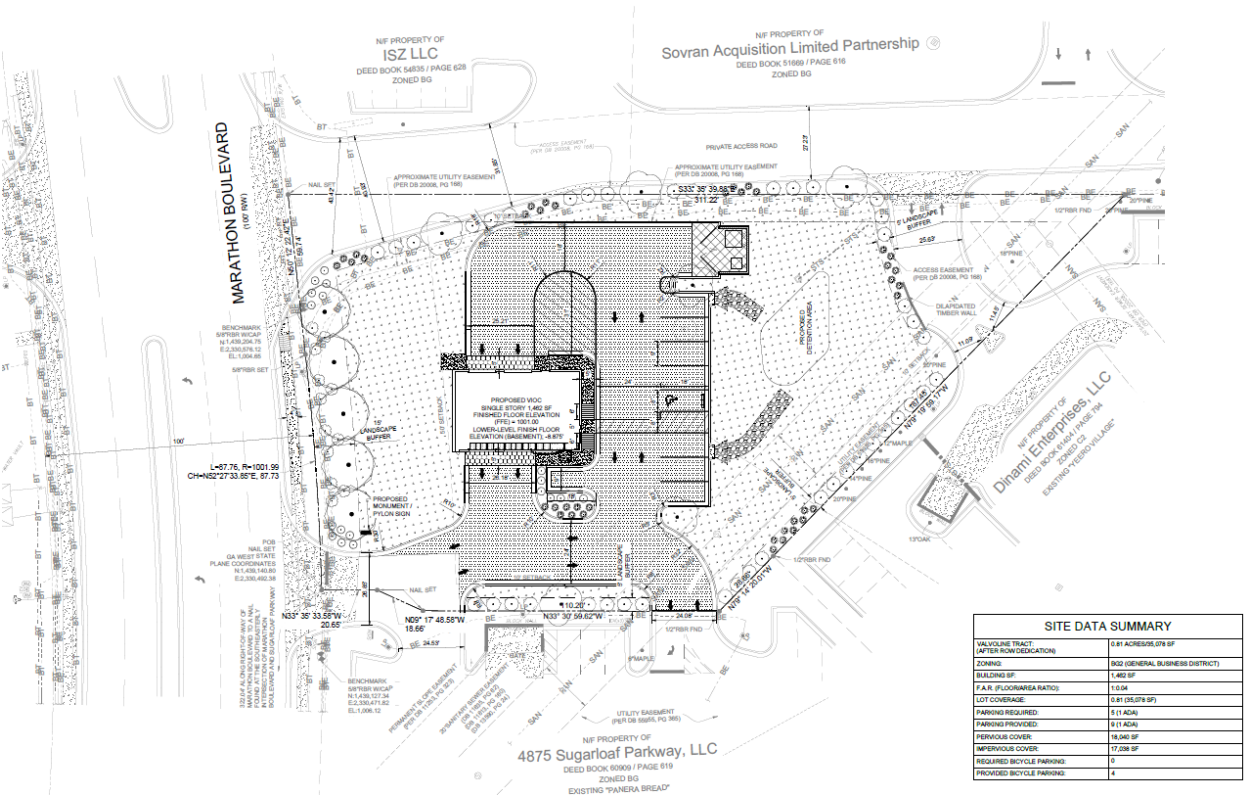
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG (General Business District) on June 21, 2021, per cases ANNX2021-00004 and RZC2021-00024.

PROJECT SUMMARY

The applicant requests a Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility at an approximately 0.81-acre property located at 4855 Sugarloaf Parkway. The subject property is located on the southeastern right-of-way of Marathon Boulevard, just northeast of its intersection with Sugarloaf Parkway on the far western extent of the current city limits.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

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

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

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	20,000 sq. ft.	35,078 sq. ft.	N/A
Minimum Lot Width	100 ft.	147.47 ft.	N/A
Maximum Building Height	35 feet	35 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95%	47%	N/A

Article 1 Districts, Section 103.2 Use Table

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



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

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

A. Permitted Use

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

B. Special Use Permit

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

C. Outdoor Storage

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

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

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



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Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG / BG (C-2)	0 ft	0 ft	N/A

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

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

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

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

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

- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).

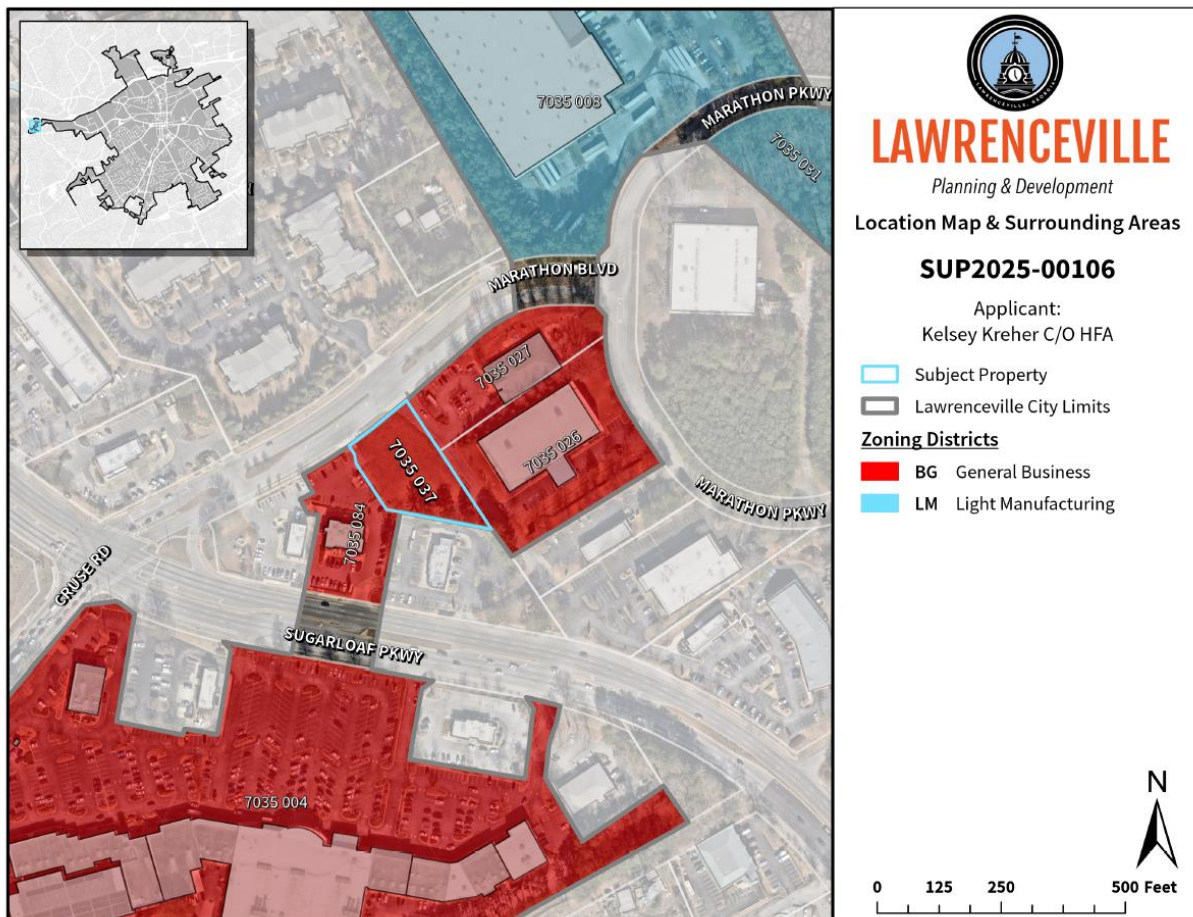
The proposal otherwise meets the standards established in the zoning ordinance.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by commercial and light industrial uses and zoning districts, both within the City of Lawrenceville and in unincorporated Gwinnett County. The properties directly adjacent to the subject property are all zoned BG or Gwinnett County C-2, Gwinnett County's equivalent to the BG (General Business) zoning district. Surrounding commercial uses include an auto service garage, fast food restaurants, a mini-warehouse facility, a full-service restaurant, and a multi-tenant commercial strip mall. Further to the east are several properties zoned LM (Light Manufacturing District) and M-1 (Gwinnett County's



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equivalent to the LM zoning district) that are used for office/warehouse spaces, light manufacturing/processing facilities, and a truck terminal. Immediately to the north of the subject property, across the right-of-way of Marathon Boulevard, is The Asher at Sugarloaf Apartments, zoned Gwinnett County RM-13 (Multifamily Residence District).

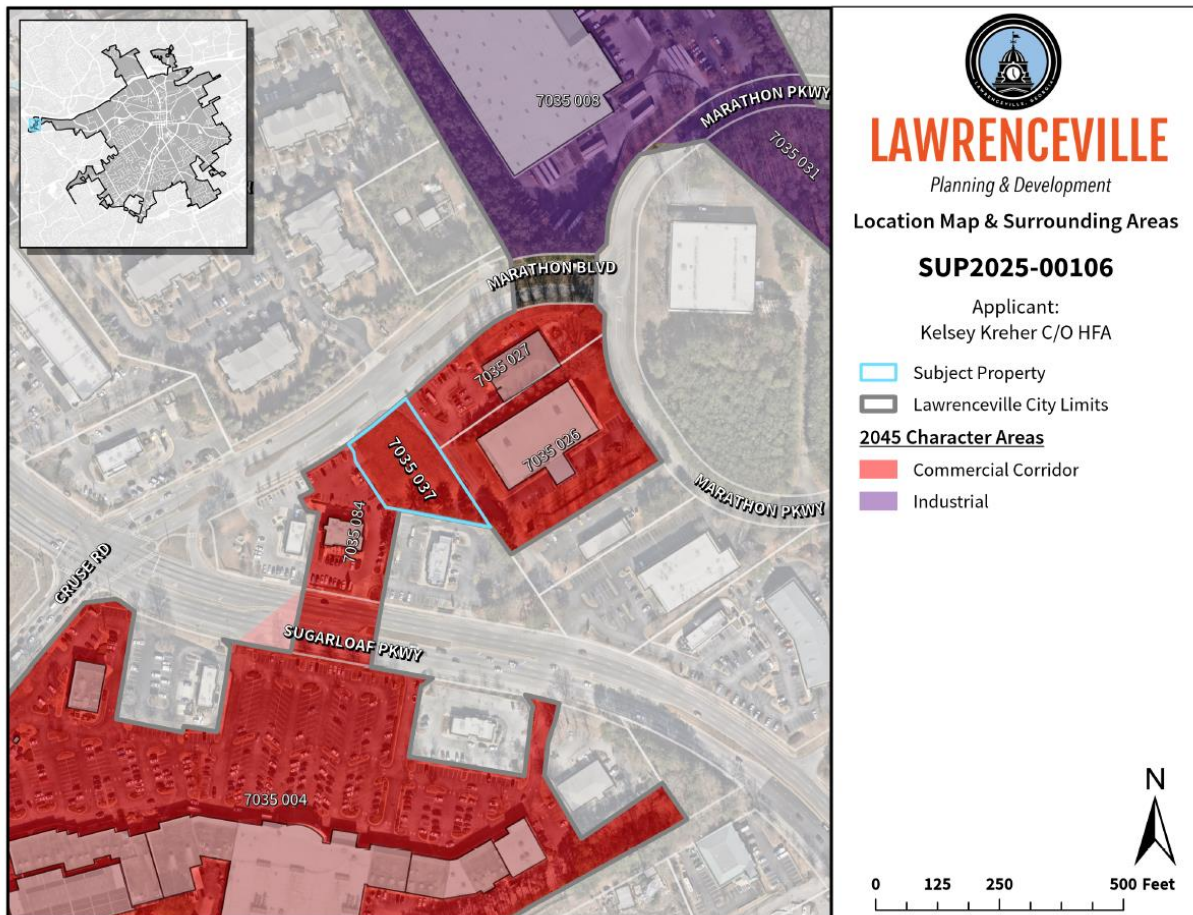
Given the surrounding mix of commercial and light industrial uses, the proposed Auto Repair & Maintenance (Oil Change) facility may be appropriate for the area. The site is bordered by properties zoned BG or C-2, intended to accommodate general business activities including limited automotive services. While multifamily residential exists to the north, the overall character of the area remains predominantly commercial and industrial, making the proposed use consistent with the surrounding development pattern.



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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,



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landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

This character area is intended to accommodate auto-oriented uses such as car washes, dealerships, and other vehicle-related services. If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it would align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The proposal may meet or exceed all zoning and development standards, including parking, landscaping, buffers, and architectural design, with the exception of a variance request to allow service bays visible from the public right-of-way on Marathon Boulevard. However, enhanced landscaping or architectural screening could mitigate the visibility of service bays from the public right-of-way.

Given the property's location within the Commercial Corridor character area and its proximity to other auto-related, commercial, and light industrial uses, the proposed development is consistent with both the surrounding context and the City's long-term vision for the area. As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Power for the proposed development will be served by Jackson EMC.

GAS DEPARTMENT

Lawrenceville Gas does not serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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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 use is suitable given the surrounding commercial and light industrial development, which includes similar auto-oriented businesses.

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

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

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

Yes; the property could be developed according to the current standards of the BG zoning district.

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

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

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

The proposed use aligns with the policy and intent of the 2045 Comprehensive Plan, which designates the area for auto-oriented commercial uses within the Commercial Corridor character area.



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- 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 proposed use is suitable given the surrounding commercial and light industrial development, which includes similar auto-oriented businesses.



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

SUP2025-00106

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

1. To restrict the Special Use Permit as follows:

- A.** An Automobile Repair and Maintenance facility, specifically oil change, as a Special Use Permit in BG (General Business District) zoning.
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on April 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 received on April 7, 2025.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Metal building facades are prohibited.

2. To satisfy the following site development considerations:

- A.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Marathon Boulevard).
- B.** Provide a minimum fifteen-foot (15 ft.) landscape strip along all rights-of-way (Marathon Boulevard). 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



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

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



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- L.** Any access to Marathon Boulevard shall be coordinated with GCDOT.
 - M.** The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.
- 3.** The following variance is approved:
- A.** A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. Allowing for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).



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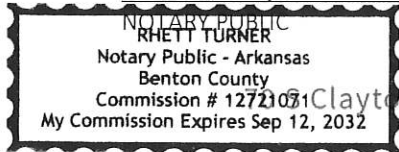
SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>Sugarloaf Marathon, LLC</u>
ADDRESS: <u>1705 S. Walton Blvd. #3</u>	ADDRESS: <u>1505 Lakes Parkway Suite 190</u>
CITY: <u>Bentonville AR</u>	CITY: <u>Lawrenceville, GA</u>
STATE: _____ ZIP: <u>72712</u>	STATE: _____ ZIP: <u>30043</u>
PHONE: <u>816-872-7190</u>	PHONE: <u>770-645-0090</u>
CONTACT PERSON: <u>Kelsey Kreher</u> PHONE: <u>816-872-7190</u>	
CONTACT'S E-MAIL: <u>kelsey.kreher@hfa-ae.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG2, PUD</u> ACREAGE: <u>.81</u>	
PARCEL NUMBER(S): <u>R7035-037</u>	
ADDRESS OF PROPERTY: <u>4855 Sugarloaf Pkwy.</u>	
PROPOSED SPECIAL USE: <u>Oil Change Facility</u>	

Kelsey Kreher 3/31/25
SIGNATURE OF APPLICANT DATE

Kelsey Kreher
TYPED OR PRINTED NAME

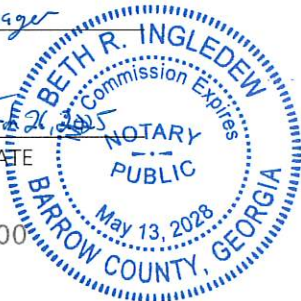
Rhett Turner 3/31/25
DATE



[Signature] 3-26-25
SIGNATURE OF OWNER DATE

Sugarloaf Marathon, LLC, by Richard O. Swager, manager
TYPED OR PRINTED NAME

[Signature] March 26, 2025
NOTARY PUBLIC DATE



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

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

SUP2025-00106
RECEIVED APRIL 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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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: R - 7035 - 037
 (Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

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)

NAME

TITLE

DATE

March 24, 2025

City of Lawrenceville, GA

RE: Special Use Permit Request
Valvoline Instant Oil Change
4855 Sugarloaf Pkwy.
Lawrenceville, GA 30044

Dear City of Lawrenceville,

On behalf of Valvoline Instant Oil Change, interested in developing the .81-acre site at 4855 Sugarloaf Pkwy. with a two-bay oil change facility, we are requesting a Special Use Permit to allow for a quick-lube business in the BG2 (General Business District) zone.

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

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

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

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

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

Sincerely,

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

As-Surveyed Property Description
(Date: 2-27-25)

All that tract or parcel of land lying or being in Land Lot 35, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a nail found located at the intersection of the Southeasterly right-of-way of Marathon Boulevard (100' right-of-way) and the Northeasterly right-of-way line of Sugarloaf Parkway (variable right-of-way) if the right-of-way lines were extended to form an intersection rather than a miter; said nail found having State Plane Coordinate Values Northing: 1,439,140.80; Easting: 2,330,492.38, Georgia West Zone; thence along said Southeasterly right-of-way of Marathon Boulevard North 63 degrees 05 minutes 41 seconds East for a distance of 183.25 feet to a point; thence along a curve to the left, said curve having an arc length of 29.86 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 62 degrees 03 minutes 05 seconds East a distance of 29.86 feet to a 1/2-inch rebar found; thence along a curve to the left, said curve having an arc length of 108.93 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 58 degrees 04 minutes 59 seconds East a distance of 108.88 feet to a nail set and being the Point of BEGINNING; thence along a curve to the left, said curve having an arc length of 87.76 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 52 degrees 27 minutes 34 seconds East a distance of 87.73 feet to a 5/8-inch rebar set; thence North 50 degrees 12 minutes 22 seconds East for a distance of 59.74 feet to a nail set in a private asphalt drive; thence departing said Southeasterly right-of-way of Marathon Boulevard South 33 degrees 35 minutes 40 seconds East for a distance of 311.22 feet to a 1/2-inch rebar found; thence North 79 degrees 19 minutes 59 seconds West for a distance of 187.45 feet to a 1/2-inch rebar found; thence North 79 degrees 14 minutes 20 seconds West for a distance of 28.66 feet to a 1/2-inch rebar found; thence North 33 degrees 31 minutes 00 seconds West for a distance of 110.20 feet to a nail set; thence North 09 degrees 17 minutes 49 seconds West for a distance of 18.66 feet to a nail set; thence North 33 degrees 35 minutes 34 seconds West for a distance of 20.65 feet to a nail set and being the Point of BEGINNING.

Said tract of land contains 0.805 Acres.

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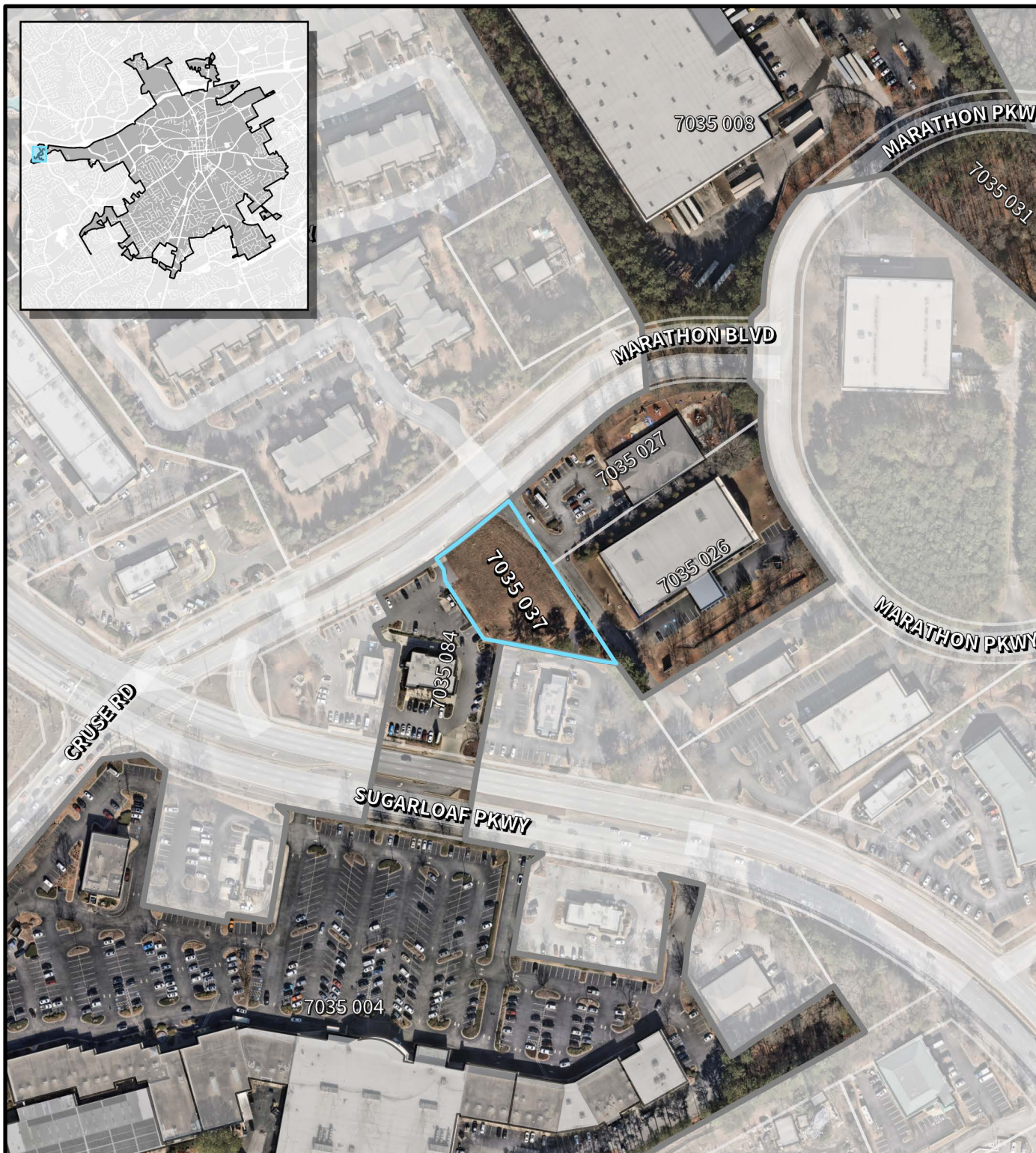
Location Map & Surrounding Areas

SUP2025-00106

Applicant:

Kelsey Kreher C/O HFA

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



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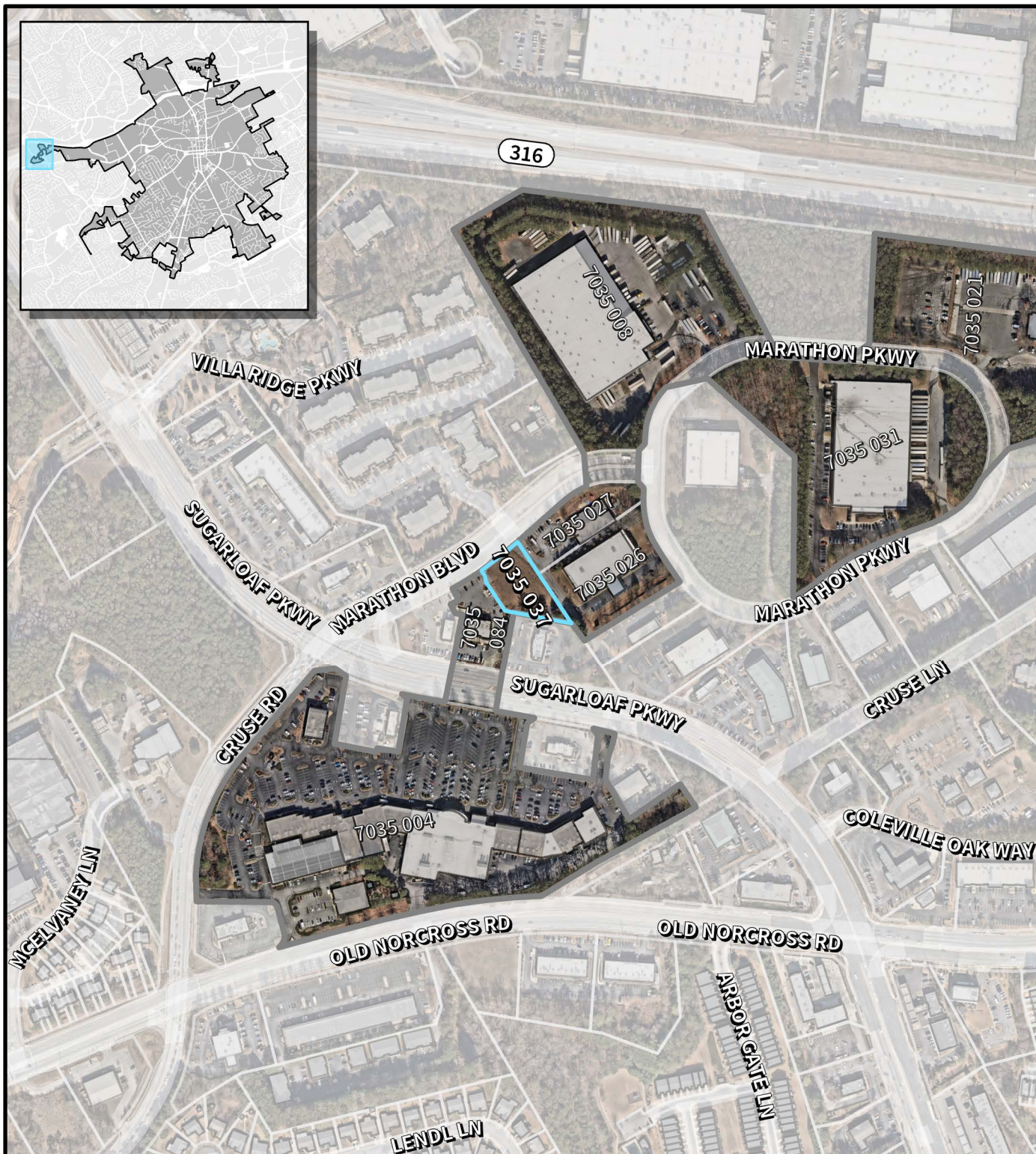
Planning & Development

Location Map & Surrounding Areas

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Applicant:
Kelsey Kreher C/O HFA

-  Subject Property
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Planning & Development


Location Map & Surrounding Areas

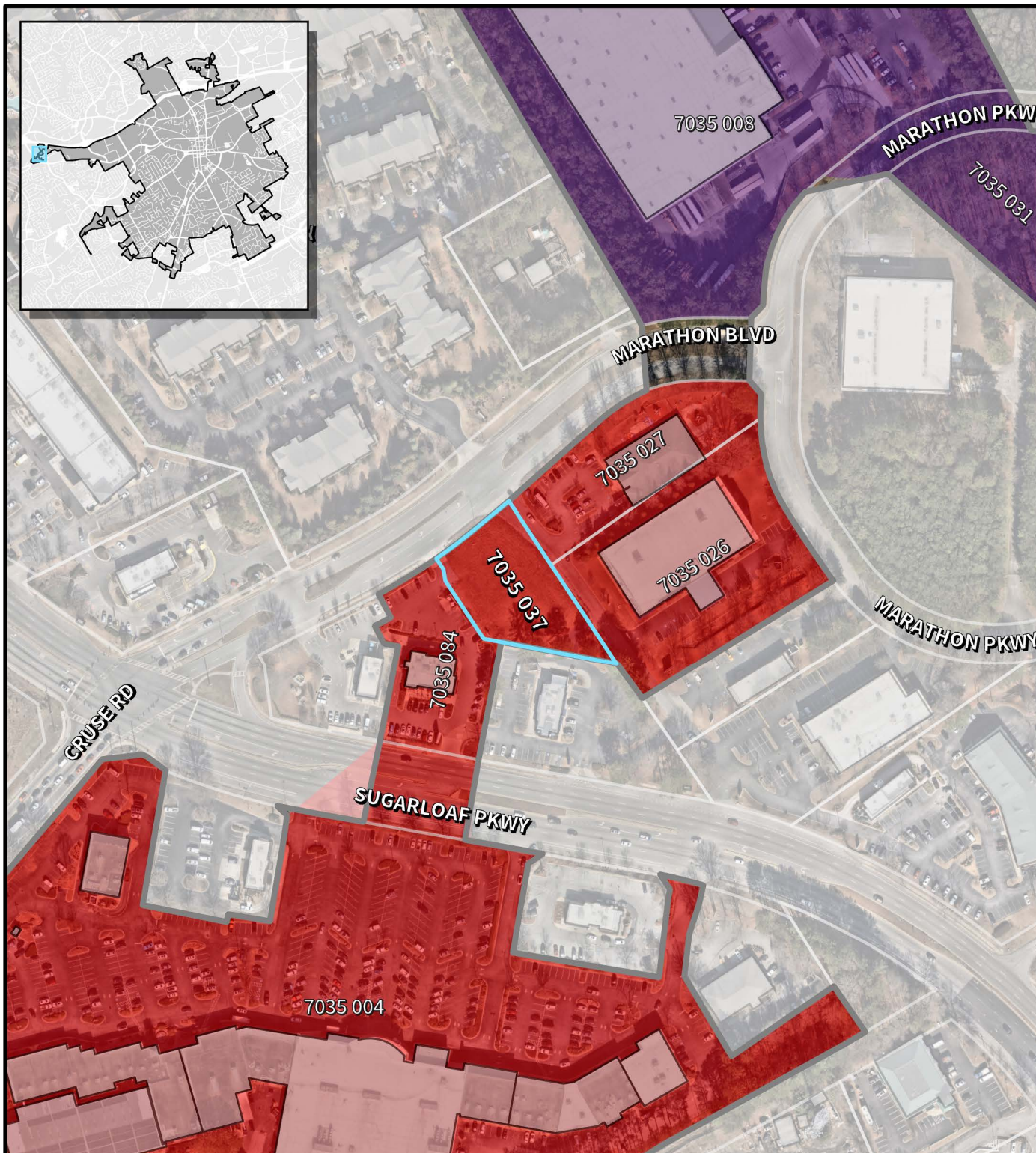
SUP2025-00106

Applicant:
Kelsey Kreher C/O HFA

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Commercial Corridor
-  Industrial



0 125 250



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Location Map & Surrounding Areas

SUP2025-00106

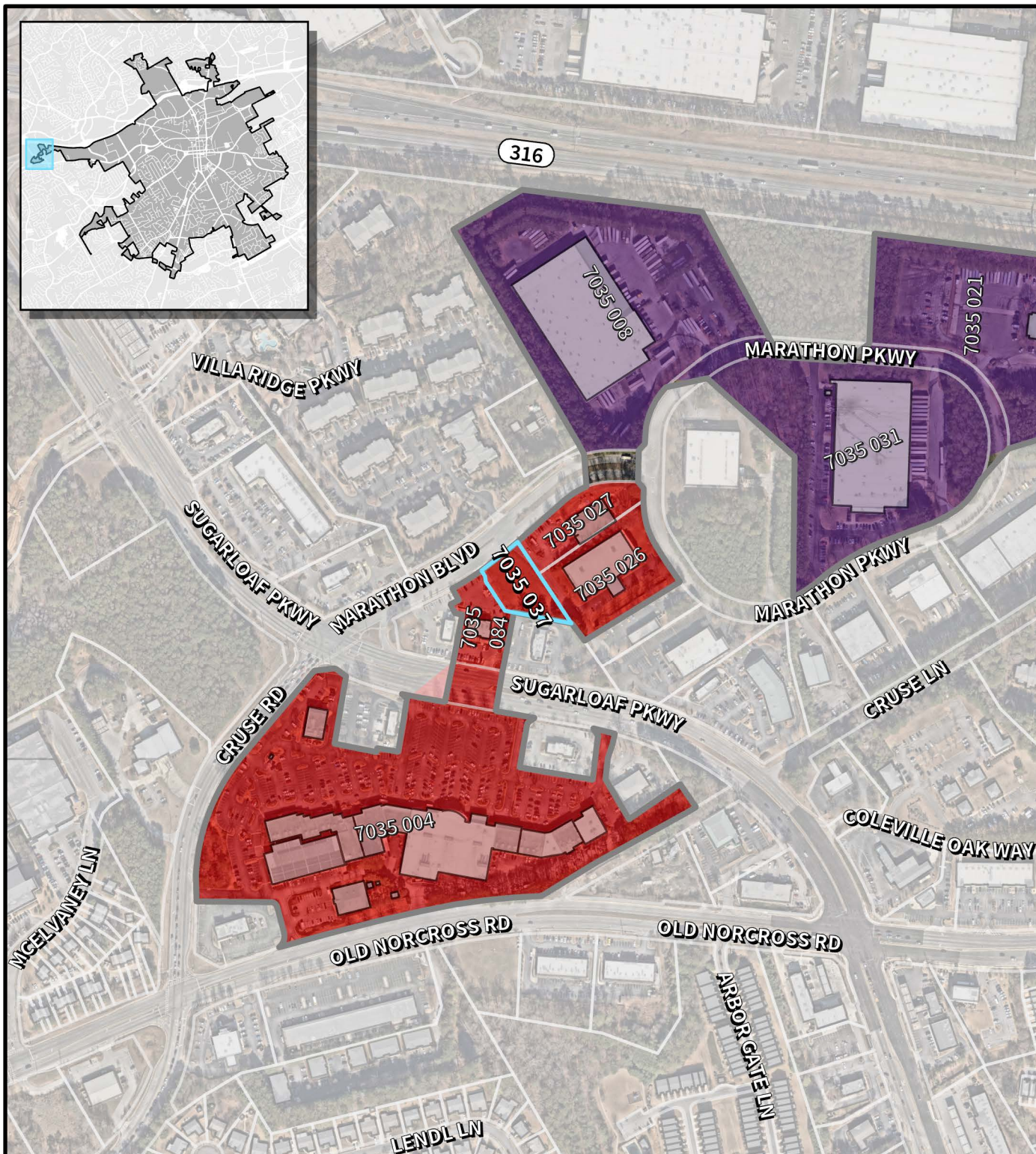
Applicant:

Kelsey Kreher C/O HFA

- Subject Property
- Lawrenceville City Limits

2045 Character Areas

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0 250 500



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Planning & Development

Location Map & Surrounding Areas

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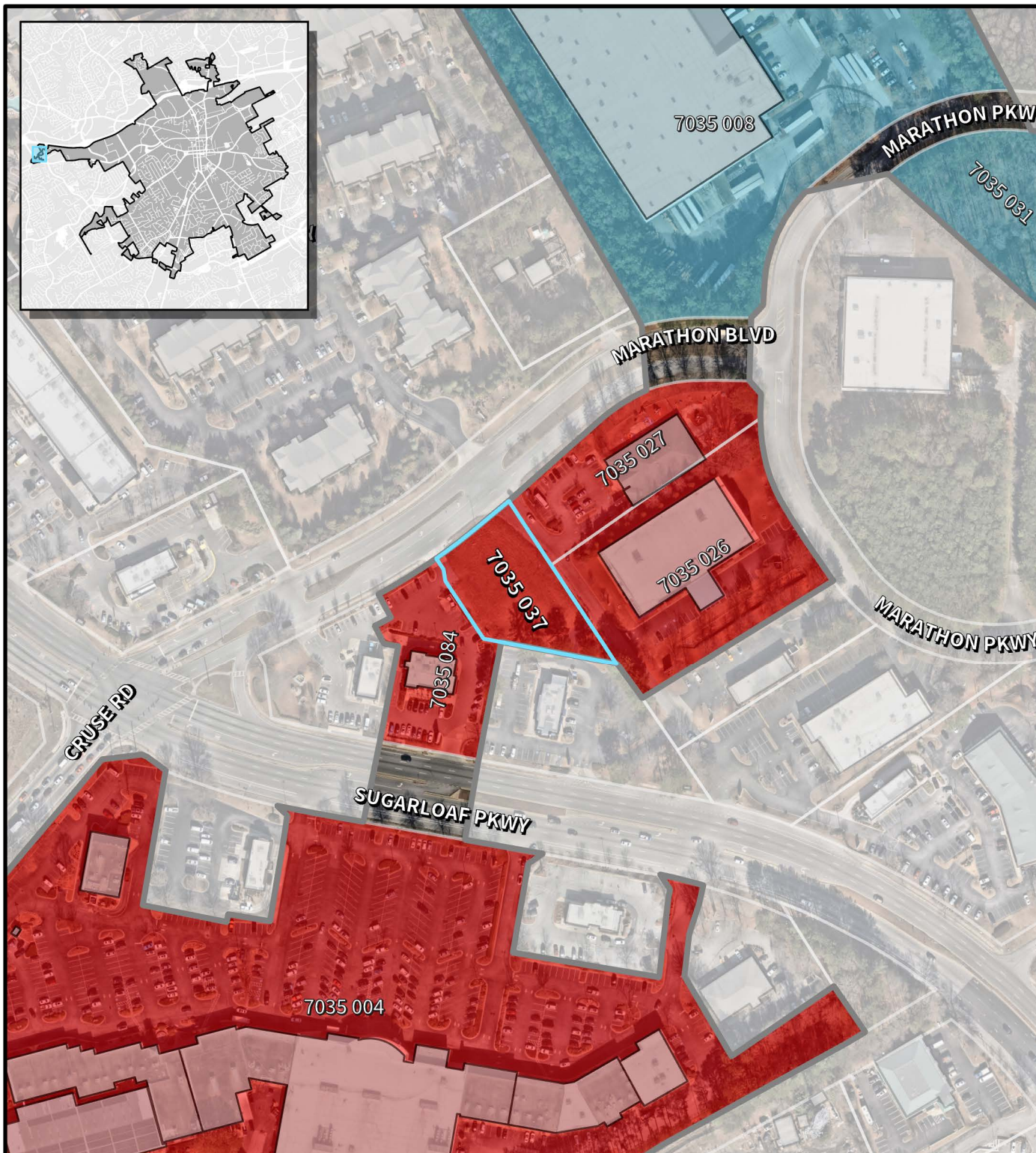
 Subject Property

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



0 125 250



LAWRENCEVILLE

Planning & Development



Location Map & Surrounding Areas

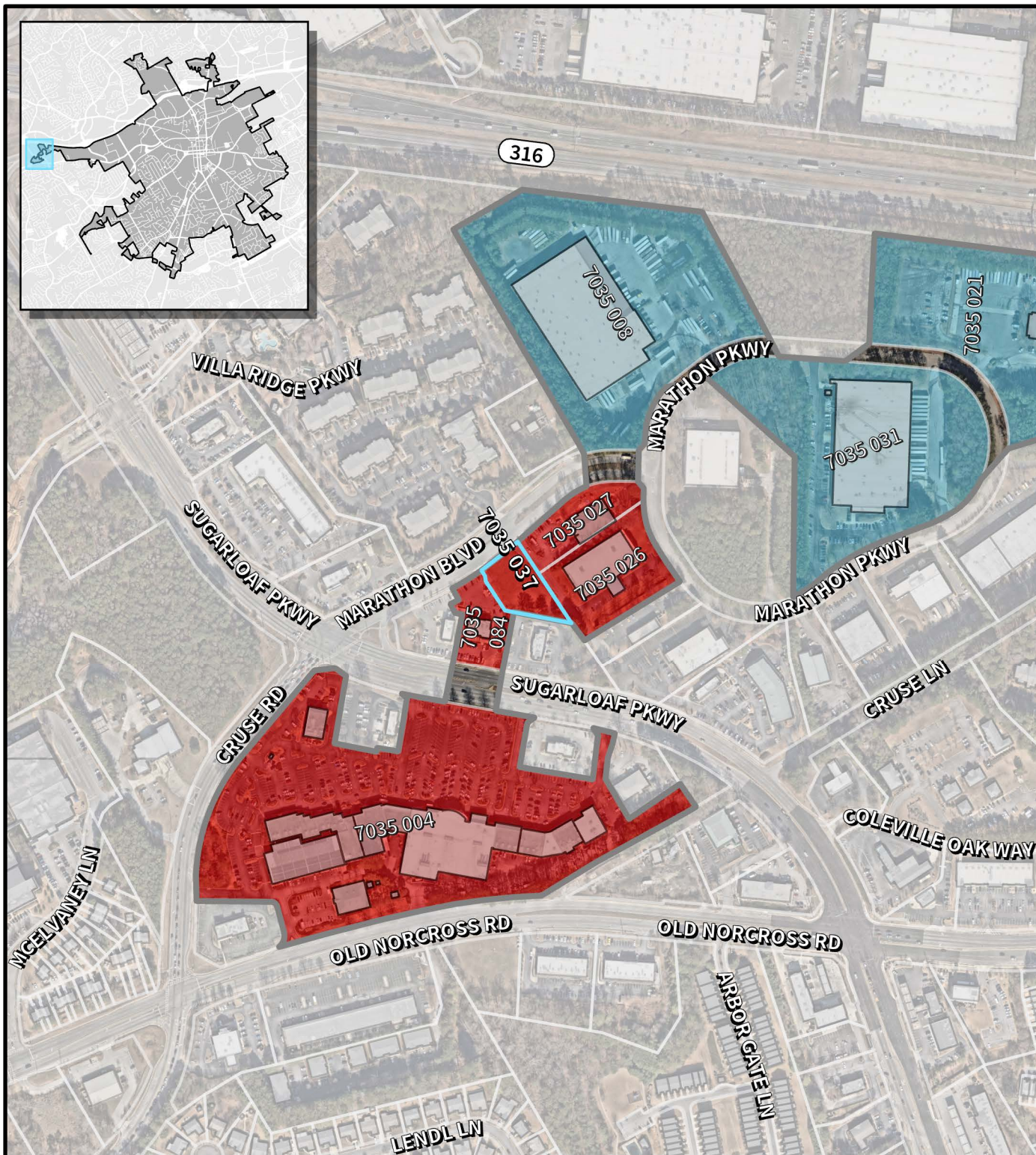
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Kelsey Kreher C/O HFA

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-  Lawrenceville City Limits

Zoning Districts

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