



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, December 02, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. November 4, 2024, Planning Commission Meeting Minutes

New Business

2. RZC2024-00060 & SUP2024-00094; Phung Tran, 179 E Crogan Street

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



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 2, 2024

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	November 4, 2024, Planning Commission Meeting Minutes
Department:	Planning and Development
Date of Meeting:	Monday, December 2, 2024
Fiscal Impact:	N/A
Presented By:	Todd Hargrave, Director of Planning and Development
Action Requested:	Approval of November 4, 2024, Planning Commission Meeting Minutes

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

Attachments/Exhibits:

- PC MTNG MNTS_11042024



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, November 4, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER: 6:05 p.m.

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

ABSENT

Commission Member Darion Ward

APPROVAL OF AGENDA: 6:06 p.m.

Motion made to **APPROVE** the Agenda as presented by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

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

APPROVAL OF PRIOR MEETING MINUTES 6:11 p.m.

Tabled to Monday, December 2, 2024

NEW BUSINESS:

1. **RZM2024-00019** – Applicant: GDP Holdings, LLC, C/O Andersen, Tate & Carr, P.C.; Owners: Collins Hill Group, LLC, AND Meadowlark Investments LLC; An application to rezone certain properties from RS-150 (Single-Family Residential District) and BG (General Business District) to CMU (Community Mixed-Use District); The subject properties are located at Park Access Drive, 672 Lyle Circle, 644 Lyle Circle, 634 Lyle Circle, 624 Lyle Circle, and a portion of 651 Collins Hill Road; Parcel Identification Numbers R7011 153, R7011 045A, R7011 020, R7011 019, R7011 017, R7011 065, R7011 016, and a portion of R7011 023; Approximately 6.92 Acres.
Motion made (6:20 p.m.) to recommend **APPROVAL** of RZM2024-00019 with staff recommendation by Vice-Chairperson Nash and Seconded by Commission Member Henriksen
Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen, Commission Member Huff
Opponent: None; Proponent: Kathleen Dennis, Andersen, Tate & Carr, P.C.
2. An ordinance to amend the Zoning Ordinance of the City of Lawrenceville, Georgia, to include a new Section 102.5, entitled “RS-50 INF – One-Family Infill Residential District.” Furthermore, the remaining sections shall be renumbered in consecutive order accordingly.
Motion made (6:45 p.m.) to recommend **APPROVAL** with Staff recommendations as presented Monday, November 4, 2024, by Vice-Chairperson Nash and Seconded by Commission Member Henriksen
Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen, Commission Member Huff
3. An ordinance to amend the Zoning Ordinance of the City of Lawrenceville, Georgia, to include a new Section 102.6, entitled “RS-TH INF – Townhouse-Family Infill Residential District.” Furthermore, the remaining sections shall be renumbered in consecutive order accordingly.
Motion made (7:00 p.m.) to recommend **APPROVAL** with Staff recommendations as presented Monday, November 4, 2024, by Commission Member Henriksen and Seconded by Commission Member Huff
Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen, Commission Member Huff

4. An ordinance to amend the City Of Lawrenceville Zoning Ordinance, Article 1, Districts, to revise the new Section 102.11, entitled "CMU Community Mixed-Use District," To include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District. Furthermore, the remaining sections shall be renumbered in consecutive order accordingly.

Motion made (7:07 p.m.) to recommend **APPROVAL** with Staff recommendations as presented Monday, November 4, 2024, by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

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

5. An ordinance to amend the City of Lawrenceville Zoning Ordinance, Article 1, Districts, to revise Section 103.2, Use Table, is hereby revised to include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District.

Motion made (7:09 p.m.) to recommend **APPROVAL** with Staff recommendations as presented Monday, November 4, 2024, by Vice-Chairperson Nash and Seconded by Commission Member Huff

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

6. An ordinance to amend the Zoning Ordinance of The City Of Lawrenceville, Georgia. to revise Article 6, Architectural And Design Standards, Section 600, Purpose And Intent, is hereby amended to include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District. Furthermore, all building designs, architectural materials, and color selections shall be subject to the review and approval of the Director of the Planning And Development Department.

Motion made (7:12 p.m.) to recommend **APPROVAL** with Staff recommendations as presented Monday, November 4, 2024, by Commission Member Huff and Seconded by Vice-Chairperson Nash

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

7. An ordinance to amend the Zoning Ordinance Of The City Of Lawrenceville, Georgia. Adoption Of The City Of Lawrenceville Infill Districts Map. This map delineates the boundaries for the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District development activities within the corporate limits of the City of Lawrenceville.

Motion made (7:14 p.m.) to recommend **APPROVAL** with staff recommendations presented on Monday November 4, 2024, by Commission Member Henriksen and Seconded by Commission Member Huff

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

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 7:15 p.m.

Motion made **to ADJOURN** by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11042024

RZM2024-00019

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

1. To restrict the use of the property as follows:
 - A. 68 rear-entry townhome units not to exceed ten units per acre (10 UPA).
 - 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
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
 - C. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated September 9, 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 August 9, 2024.
- D. 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.
 - E. 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.) building setback adjacent to Lyle Circle and Park Access Drive.
 - B. Provide a forty-foot-wide (40 ft.) building setback adjacent to Collins Hill Road.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. New billboards or oversized signs shall be prohibited.
 - E. Outdoor storage shall be prohibited.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - G. 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.
 - H. 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.
 - I. Peddlers and/or parking lot sales shall be prohibited.
 - J. The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.

- K. The required parking ratio for the commercial section of development shall be 5 spaces per 1,000 SF of gross floor area.
- L. The required parking ratio for the townhouse section of development shall be 3 spaces per unit.
- M. 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 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area. Allows for an increase in the Maximum Gross Land Area designated for Residential uses from seventy-five percent (75%) to ninety-two and one-half percent (92.5%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Civic/Institutional Uses – Minimum Percentage of Gross Land Area. Allows for the elimination in the Minimum Gross Land Area designated for Civic/Institutional uses from fifteen percent (15%) to zero.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Commercial/Retail, Light Industrial, and Office Uses – Minimum Percentage of Gross Land Area. Allows for the reduction in the Minimum Gross Land Area designated for Commercial/Retail, Light Industrial, and Office uses from fifteen percent (15%) to seven and one-half percent (7.5%).
- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for the reduction of the External Minimum Front Setback for the residential dwelling units along Lyle Circle and Park Access Drive from twenty-five (25) feet to fifteen (15) feet.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development

- Standards. Allows for an increase in total Impervious Surface Coverage for the residential portion of the development from 40% to 45%.
- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to twenty (20) feet.
- G. A variance from the Subdivision Regulations, Article X Required Improvements, Design and Construction, Section 2. Required Improvements, 2.16 Street Intersections and Junctions for a twenty percent (20%) reduction in the sight distance requirements along classified roadways of Collins Hill Road (Major Arterial) and Park Access Drive (Residential), lowering the requirement from two-hundred feet (200 ft.) to one-hundred-sixty feet (160 ft.).

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF LAWRENCEVILLE, GEORGIA**

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The City of Lawrenceville Zoning Ordinance, Article 1, Districts, is hereby amended to include a new Section 102.5, entitled "RS-50 INF – One-Family Infill Residential District," which shall read as follows:

A. Purpose.

This RS-50 INF zoning district is intended for the infill development of high-density detached one-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map ¹.

1. A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1".

B. One-Family Dwelling and Dwelling Unit Standards.

A one-family dwelling constructed of one detached dwelling unit, and only one detached dwelling unit, in which a detached dwelling unit extends from foundation to roof and with a yard of public way on not less than four sides. A one-family dwelling shall have at least one (1) story above the centerline grade of an adjacent public right-of-way, or private street easement.

C. Site Development Standards.

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Density.

Gross density in an RS-50 INF zoning classification shall not exceed 12 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

2. Off-Street Parking.

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:**Option 1. Off-Street Attached or Detached Garage.**

Off-Street garages shall be constructed with a two-car garage.

Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the Director of the Planning and Development Department.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection B.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

D. Lot Dimensional Standards.

Table 102.5 C.1 – Principal Structure		
Minimum Lot Area (sq. ft.)	Minimum Lot Width (ea.)	Maximum Building Height
3,500 sq. ft.	50 feet	35 feet

Table 102.5 C.2 – Principal Structure ^{2., 3., 4. & 5.}				
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Heated Floor Area	Minimum Heated Floor Area
10 feet	10 feet	5 feet	1,600 sq. ft. (1 story)	1,800 sq. ft. (2 story)

2. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.5.C.2.
3. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.
4. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).
5. Minimum Dwelling Separation – Multiple detached one-family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.5 C.3 – Accessory Structure				
Maximum Square Footage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height
500 sq. ft.	Prohibited	5 feet	10 feet	18 feet

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

G. Protective Covenant.

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. 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 one-family

units (with an additional 5% hardship) may be leased to third parties by individual owners.

H. Minimum Common Area Standards

- 1.** All one-family developments, including mixed-use proposals with a one-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
- 2.** Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
- 3.** Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
- 4.** Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
- 5.** Common Areas shall be accessible to the residents.

I. Utilities

All existing and proposed utilities located along streets in the RS-50 INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF LAWRENCEVILLE, GEORGIA**

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The City of Lawrenceville Zoning Ordinance, Article 1, Districts, is hereby amended to include a new Section 102.6, entitled "RS-TH INF – Townhouse-Family Infill Residential District," which shall read as follows:

A. Purpose.

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map ⁶.

6. A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1"

B. Townhouse-Family Dwelling Unit Standards.

1. Townhouse-Family Dwelling and Dwelling Units.

A townhouse-family dwelling shall be constructed in a minimum of three (3) attached dwelling units, but not more than a maximum of eight (8) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

C. Site Development Standards.

1. Density.

Gross density in an RS-TH INF zoning classification shall not exceed 16 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density – Gross, and Density – Net.

2. Off-Street Parking.

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:**Option 1. Off-Street Attached or Detached Garage.**

Off-Street garages shall be constructed with a rear-entry two-car garage. Subject to the review and approval of the City Council.

Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units

**D. Lot Dimensional Standards.**

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

Table 102.6 C.1 – Principal Structure ^{6., 7., 8. & 9.}					
Minimum Lot Area	Minimum Building Height	Maximum Number of Stories	Minimum Lot/Unit Width	Maximum Units Per Row (UPR)	Minimum Units Per Row (UPR)
1,600 sq. ft.	35 feet	3 Stories	20 feet	8	3

Table 102.6 C.2 – Principal Structure			
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum ^{9.} Dwelling Separation
10 feet	10 feet	0 feet	Per IRC Section R302

6. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.6.C.2.
7. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.
8. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).
9. Minimum Dwelling Separation – Multiple townhouse-family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.6 C.3. - Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

1. RS-TH Townhouse Units – General.

- a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).
- b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.
- c. Rear elevations of each townhouse dwelling unit shall consist of porch measuring 18 feet in width and 10 feet in depth.

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

G. Protective Covenant.

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. 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.

H. Minimum Common Area Standards.

- 1.** All townhouse-family developments, including mixed-use proposals with a townhouse-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
- 2.** Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
- 3.** Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
- 4.** Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
- 5.** Common Areas shall be accessible to the residents.

I. Utilities.

All existing and proposed utilities located along streets in the RS-TH INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF LAWRENCEVILLE, GEORGIA**

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The City of Lawrenceville Zoning Ordinance, Article 1, Districts, is hereby amended by revising the new Section 102.11, entitled "CMU Community Mixed-Use District," to include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Residential District. Furthermore, the remaining sections shall be renumbered in consecutive order accordingly, to read as follows:

A. Purpose.

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Land Use Mix.

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

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be

compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

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

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

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.

One-family detached dwellings on large lots (See AR, RS-180 and RS-150, standards)
One-family detached dwellings on mid-size lots (See RS-60 standards)
One-family detached dwellings on small lots (See RS-50 INF ¹ standards)
Townhouses (See RS-TH INF ¹ and RM-8 standards)
Multifamily (see RM-12 and RM-24 standards above)

¹ Infill District map boundaries only. A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1".

C. Lot Development Standards.

Project Area Standard ²			Off Internal Streets or Private Driveways		
Minimum Site Area	Minimum Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

Exception: The minimum site area for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses may be reduced to two acres (2 ac.) administratively. Subject to the review and approval of the Director of the Planning and Development Department.

² Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.

This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.

Duplexes shall be prohibited.

D. Mandatory Homeowners Association.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

E. Protective Covenants.

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-way and immediately adjacent external right-of-way and enforce reasonable and customary property maintenance standards through 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. Said 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 five percent hardship) may be leased to third parties by individual owners.

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

F. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
 - a. The minimum size for a public green, park or square 3,000 square feet

- b. Provide a mix of undisturbed natural plantings and/or formal plantings
- c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
- d. Install outdoor lighting.

G. *Connectivity.*

1. Interconnected network. It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.

2. *Vehicular Connectivity.*

- a. No streets may be longer than 400 feet without an intersection with another street or alley.
- b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
- c. New streets shall contribute to an interconnected network and meet all of the following standards:
 - i. Location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving

vehicular and pedestrian circulation and access to major thoroughfares.

- ii. Right-of-way and design of the new street shall meet applicable requirements of the appropriate City department.

3. Pedestrian Connectivity.

- a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
- b. Safe, convenient, and continuous pedestrian walkways shall be provided:
 - i. Between building entrances for all buildings in the same block.
 - ii. Along both sides of the street frontage of all streets.
 - iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

H. Public Improvements.

1. Sidewalks shall meet the Engineering Department Requirements.
2. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.
3. Greenway Access
 - a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.
 - b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

I. Access Easements and Inter-parcel Access.

1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:
 - a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.
 - b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.
 - c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.
 - d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

J. Parking

1. Vehicle Parking.

- a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
 - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
 - ii. 1.5 parking spaces are required for each residential dwelling unit.
 - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.

- b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.

2. *Bicycle Racks.*

- a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
 - i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
 - ii. No single building shall be required to provide more than 20 bicycle rack spaces.
 - iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use area or building.

3. *Transit-Oriented Development Parking.*

- a. The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

K. *Landscape, Buffers, and Tree Protection.*

- 1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
- 2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
- 3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.

a. *Street Trees.*

- i. Trees on major entry drives throughout the development shall be canopy trees.
- ii. Trees on local streets throughout the development may be canopy or small trees.
- iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.

b. *Parking Lot Trees.*

- i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
- ii. Recommendations for parking lot planting area designs:
 1. The use of elongated planting strips that is perpendicular to the parking stalls;
 2. Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
 3. The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.

4. *Screening off-street parking lots.*

- a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:
 - i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.

- ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
- 5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.
- 6. Individual lot trees are not required on detached residential lots.

L. Streetscape Design.

- 1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:

a. Lighting.

- i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

b. Pedestrian Amenities.

- i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
- ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

- c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

M. Utilities.

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

N. Signs.

Signs for buildings with an individual use or tenant shall be permitted in accordance with Article 7, Signs.

O. Architectural Standards.

1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
2. ***Odor Scrubbing.***
 - a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. ***Doors and Entrances.***
 - a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
 - b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

P. Outdoor Operations.

1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
 - a. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.50, Outdoor Seating and be located outside of the street right-of-way.
 - b. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.49 Outdoor sales, or display and be located outside of the street right-of-way.

Q. Property Owners Association.

1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.
2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
3. At a minimum, the property owners association's bylaws or covenants shall contain the following provisions:
 - a. Governance of the association by the [Georgia Property's Association Act \(OCGA Section 44-3-220 et seq.\)](#) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
 - b. Responsibility for maintenance of the open space or common area.
 - c. Responsibility for insurance and taxes.
 - d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
 - e. Conditions and timing of transferring control of the association from the developer to the lot owners.

- f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

R. Application Process.

1. The Community Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Article 9, Section 907, Rezoning Application Public Hearing Procedures with the following modifications:
 - a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria 1 through 6 (see below) as applicable.
 - b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant's substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.
 - c. Zoning Exhibit approval shall not constitute entitlement to permits.
 - d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

S. Zoning Exhibit.

1. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:
 - a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
 - b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking,

- street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
 - d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
 - e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
 - f. Conceptual Signage Plan.

T. Phasing Plan.

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

U. Concept Plan.

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

V. Building Plans.

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards.

W. Other Requirements.

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflicts with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF LAWRENCEVILLE, GEORGIA**

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The City of Lawrenceville Zoning Ordinance, Article 1, Districts, to revise Section 103.2, Use Table, is hereby revised to include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District, to read as follows:

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Dwelling - Single-Family Detached		P	P	P	P	P						P						
Dwelling - Townhouse							P	P				P						
Electronics, Cell																		

Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF LAWRENCEVILLE, GEORGIA**

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The Zoning Ordinance of the City of Lawrenceville, Article 6, Architectural and Design Standards, Section 600, Purpose and Intent, is hereby amended to include references to the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District. Furthermore, all building designs, architectural materials, and color selections shall be subject to the review and approval of the Director of the Planning and Development Department. Section 600 Purpose and Intent shall read as follows:

The purpose and intent of this article is to provide the minimum design standards for residential and non-residential development in the city. Specific standards listed in Article 1 for specific zoning districts such as RM-12, RM-24, RS-50 INF, RS-TH INF and RM-8 shall apply.

The Design Standards are created to:

1. Enhance the City's historic and future role as the civic and economic center of Lawrenceville and as a symbol of Gwinnett County.
2. Establish a logical framework for development.
3. Improve the aesthetics of street and built environments.
4. Create an environment where people can live, work, meet and play.
5. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
6. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation.

7. Promote pedestrian safety by ensuring sidewalk-oriented buildings along attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Lawrenceville's historic quality by ensuring that new and rehabilitated buildings are compatible with the character of surrounding buildings.
10. Provide safe and accessible parks and plazas.

All development and building permits for lots located within the City limits contained in this article shall meet all the requirements of the base zoning district in which it is located; all conditions of rezoning or special use permit approvals; and shall also meet the requirements herein.

Building designs, architectural materials or color selection shall be subject to review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit. The Director may deny alternate proposals which are deemed to be inconsistent with the minimum architectural and design standards. An appeal of administrative review concerning interpretation or administration of this Article may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision rendered, subject to Article 9 Administration and Enforcement, Section 903. Board of Appeals, 2. Appeal of Administrative Review.

In any case that conditions of approval for a rezoning or special use permit are approved by the City Council and in conflict with the provisions of this article, the approved conditions shall take precedence.

If changes to these regulations are requested, the following shall be submitted to the Planning and Development Director for review and approval:

- A. The builder should bring front, side, and rear elevation drawings along with floor plan and examples of alternative materials to be used.
- B. Plans should show quality, durable materials on the exterior and interior of the home. Hardwood floors, hard surface countertops, and upgraded appliance packages are encouraged, as are sustainable materials.

Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

AN ORDINANCE TO AMEND

THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE, GEORGIA

WHEREAS, the City Council of Lawrenceville deems it necessary to amend the existing Zoning Ordinance; and

WHEREAS, the City Council has reviewed and considered the proposed City of Lawrenceville Infill Districts Map, dated September 25, 2024;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Adoption of Infill Districts Map.

The City of Lawrenceville Infill Districts Map, dated September 25, 2024, is hereby adopted. This map delineates the boundaries for the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District development activities within the corporate limits of the City of Lawrenceville.

Section 2. Reference to Attachment. A copy of the City of Lawrenceville Infill Districts Map is incorporated herein and designated as Attachment “1.”

Section 3. Effective Date.

This Ordinance shall take effect upon its adoption.

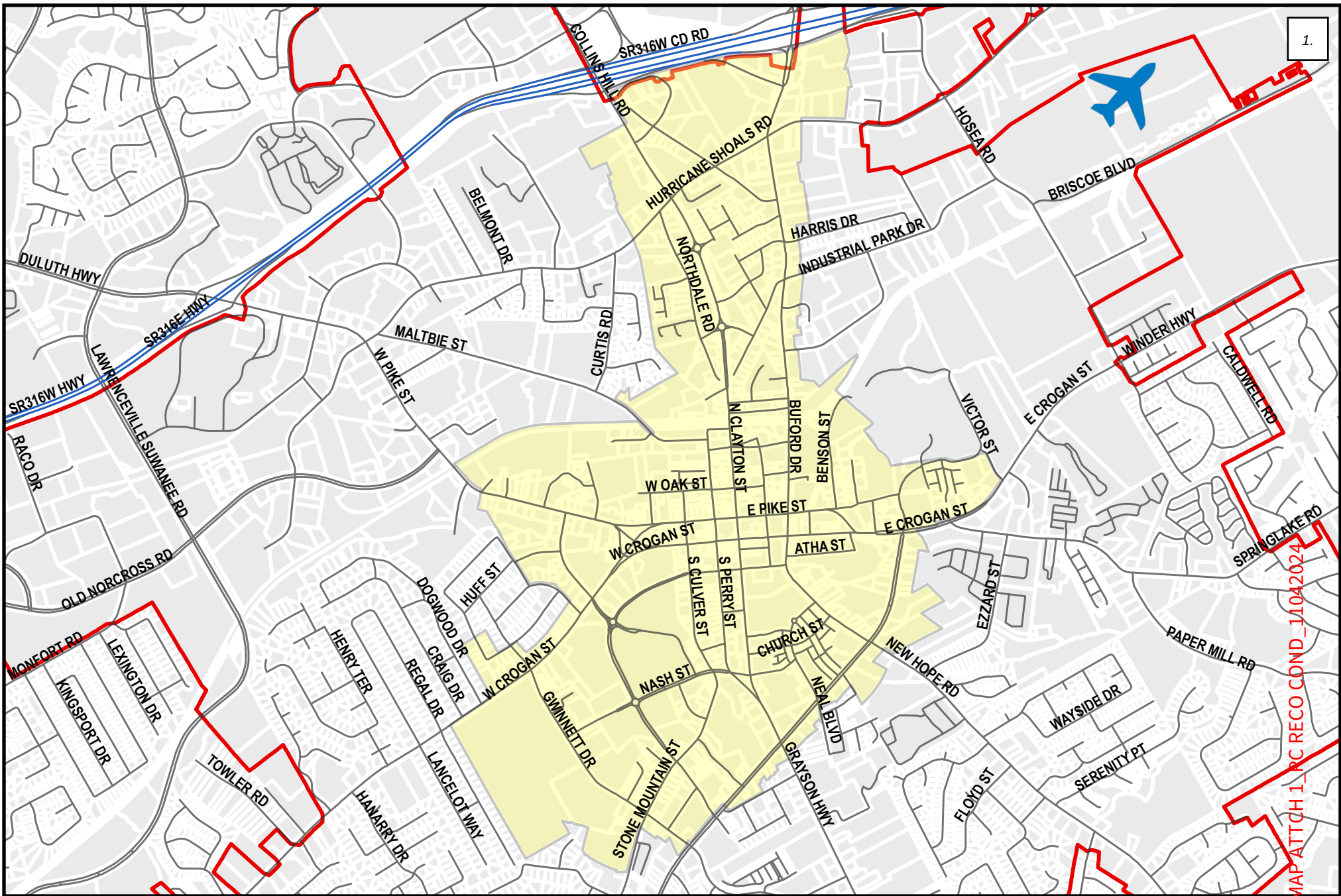
IT IS SO ORDAINED, this –th day of -----, 2024.

David R. Still, Mayor

Attest:

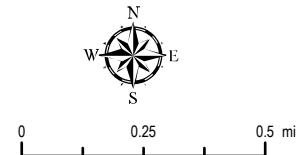
Karen Pierce, City Clerk

INFILL MAP ATTCH 1_PC RECO COND_11042024



INFILL DISTRICTS MAP

 City Boundary

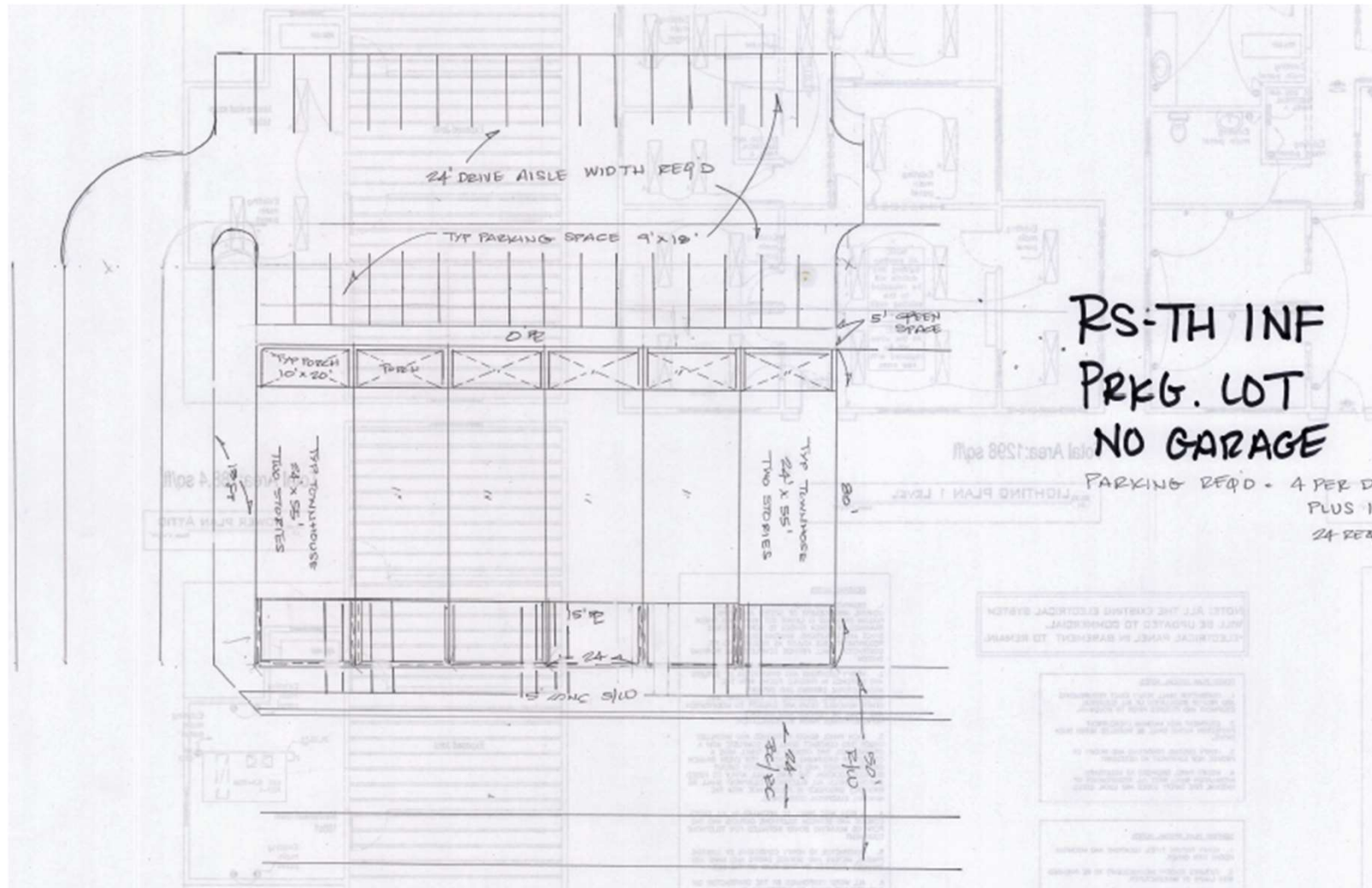


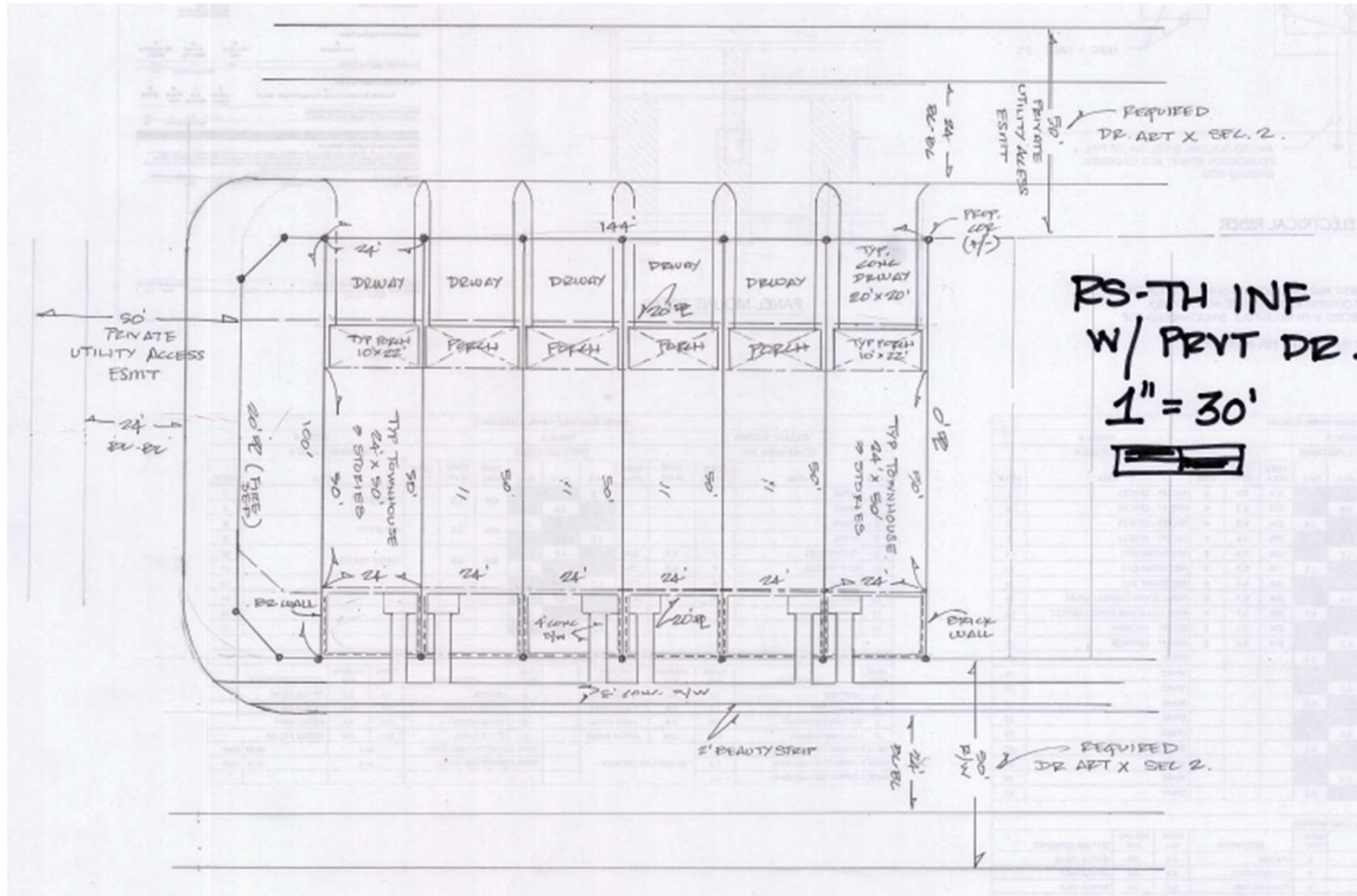
LAWRENCEVILLE
GEORGIA

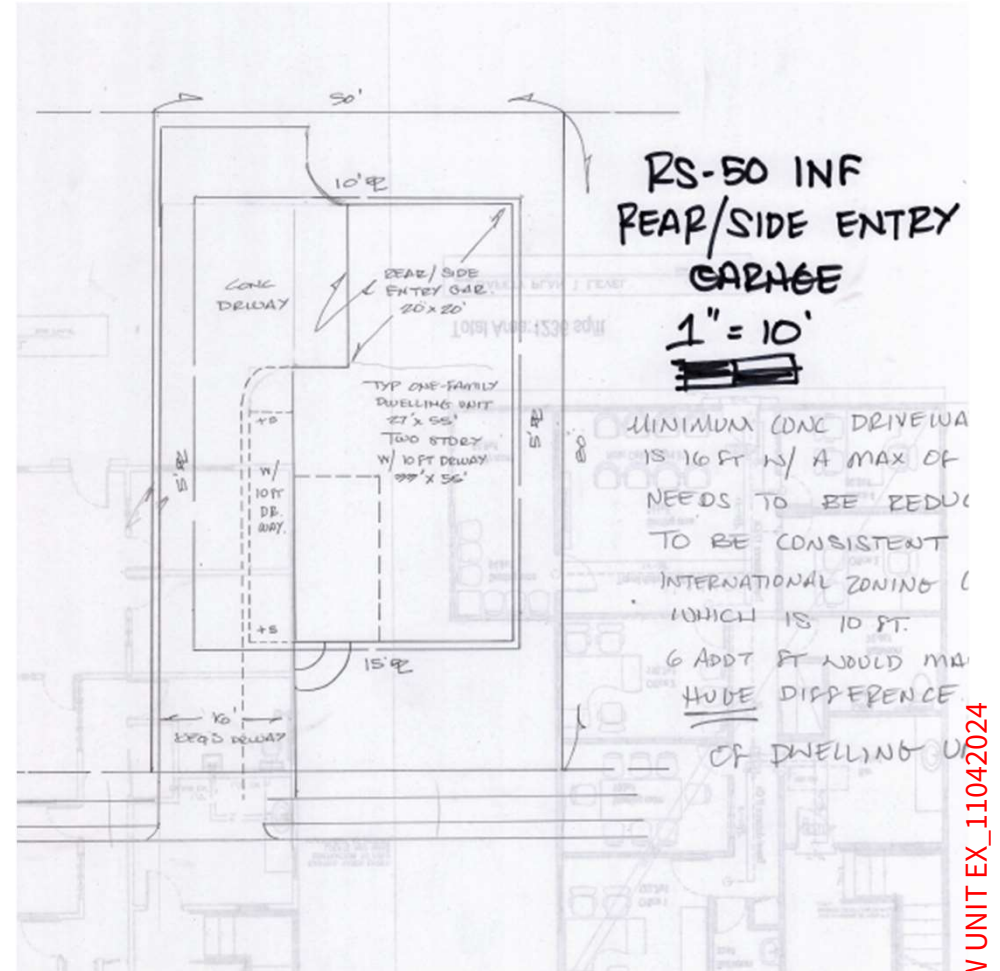
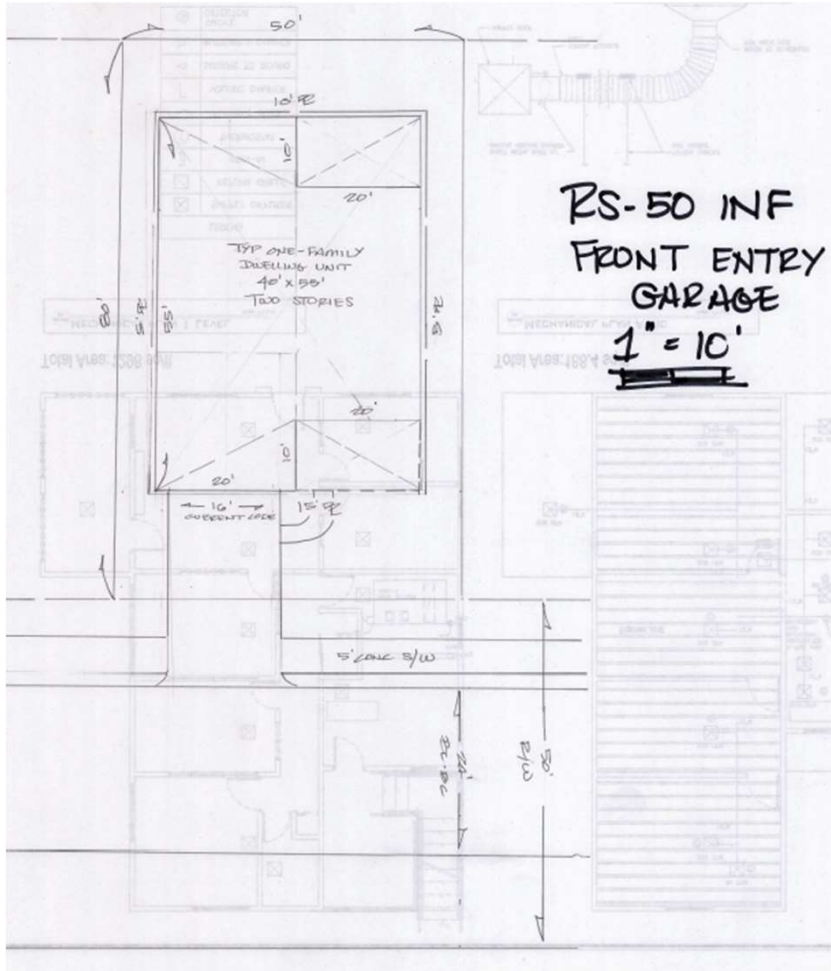
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Team GIS | IT

FILL MAP ATTCH 1_RC RECO COND_11042024









LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 2, 2024

AGENDA CATEGORY: NEW BUSINESS

Item: RZC2024-00060 & SUP2024-00094; Phung Tran, 179 E Crogan Street

Department: Planning and Development

Date of Meeting: Monday, December 2, 2024

Fiscal Impact: N/A

Presented By: Todd Hargrave, Director of Planning and Development

Action Requested: Make Recommendation on Proposal

Summary: An application to rezone certain property from OI (Office Institutional District) to BG (General Business District) with a request to allow a special events facility as a Special Use; the subject property is located at 179 E Crogan Street, identified by the Parcel Identification Number R5174 021, and encompasses approximately 1.2 acres.

Attachments/Exhibits:

- RZC2024-00060 & SUP2024-00094_RPRT
- RZC2024-00060 & SUP2024-00094_P&D RECO CNDS_10282024
- RZC2024-00060 & SUP2024-00094_APPS_10162024
- RZC2024-00060 & SUP2024-00094_LOI_10162024
- RZC2024-00060 & SUP2024-00094_LEGAL_10072024
- RZC2024-00060 & SUP2024-00094_SURVEY 8.5 X 11_10072024
- RZC2024-00060 & SUP2024-00094_SITE PLAN
- RZC2024-00060 & SUP2024-00094_MAP-DDA & AERIAL-ZOOMED IN
- RZC2024-00060 & SUP2024-00094_MAP-DDA & AERIAL-ZOOMED OUT
- RZC2024-00060 & SUP2024-00094_MAP_ZONING_ZOOMED IN
- RZC2024-00060 & SUP2024-00094_MAP_ZONING_ZOOMED OUT





LAWRENCEVILLE

Planning & Development

2.

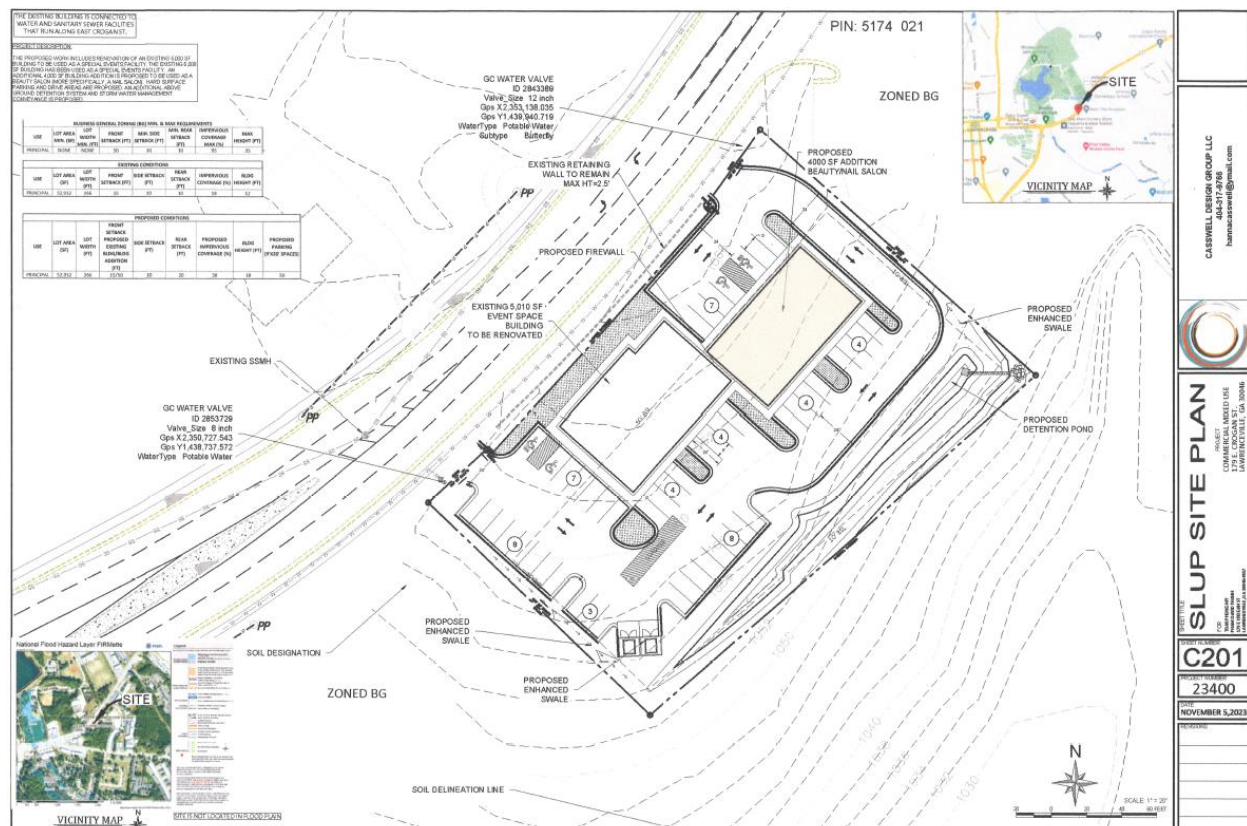
ZONING HISTORY

The subject property has been zoned OI (Office Institutional District) since 1960, the earliest zoning record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of a portion of parcel consisting of approximately 1.2-acre of land from OI (Office Institutional District) to BG (General Business District) with a Special Use Permit to allow a Special Events Facility at the location. The subject property is located along the eastern right-of-way of E Crogan Street, between its intersections with Paper Mill Road and Stanley Court.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The existing 5,010 square foot structure on the site was built in 1938 and was last used as a Social/Fraternal Hall. A variance was approved in February 2021 to allow the existing structure to encroach 35 feet into the required 50-foot front setback (**VAR2021-00049**).

The applicant's proposal includes a rehabilitation of the existing structure to bring it up to current building code for use as a Special Events Facility. In addition, the applicant proposes the construction of an approximately 4,000 square foot addition on the northeast side of the existing structure for use as a beauty/nail salon.

If approved as BG (General Business District), the proposal will require a variance from the minimum standards as follows:

Article 1 Districts, Section 102.11 BG General Business District, Subsection B.
Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	None	1.2 acres	N/A
Minimum Lot Width	None	285 feet	N/A
Minimum Front Setback	50 feet 15 feet	50 feet 15 feet	N/A; VAR2021-00049
Minimum Side Setback	10 feet	10 feet	N/A
Minimum Rear Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95% (1.14 acres)	85% (1.02 acres)	N/A
Maximum Building Height	35 feet	35 feet	N/A



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2.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Special Event Facility	BG- Special Use Permit	BG- Special Use Permit	Approval w/ Conditions

Article 2 Supplemental and Accessory Use Standards, Section 200.3 Supplemental Use Standards, Subsection 200.3.73 Special Event Facility reads as follows:

- A.** Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.
- B.** During inclement weather, there shall be sufficient space to safely shelter guests.
- C.** Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.
- D.** Adequate off-street parking facilities shall be provided on-site.
- E.** Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.
- F.** Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
BG-BG	0 ft	0 ft	N/A
BG-OI	0 ft	0 ft	N/A



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2.

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

Standard	Gross Square Footage ¹	Requirement	Proposal	Recommendation
Studio, Gallery, Meeting Facility, or Place of Worship	5,010 gsf	1 space per 100 gsf (50 spaces)	1 space per 150 gsf (34 spaces)	Variance
Retail Sales and Services	4,000 gsf	1 space per 300 gsf (13 spaces)	1 space per 81 gsf (15 spaces)	N/A
Total	9,010 gsf	63 spaces	49 spaces	Variance

¹ GSF – Gross Square Footage

The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3. A decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Worship from the required sixty-three (63) spaces to forty-nine (49) spaces results in a decrease of fourteen (14) parking spaces or twenty-two percent (22%). The results exceed the limitations of administrative approval.

The proposal otherwise satisfies the minimum requirement of the Supplemental and Accessory Use Standards for Special Event Facilities/Banquet Halls, including location along a properly classified road and adequate restroom facilities. Additionally, the proposal complies with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The 2020 Zoning Ordinance allows these facilities specific zoning classifications, including BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License will be required.

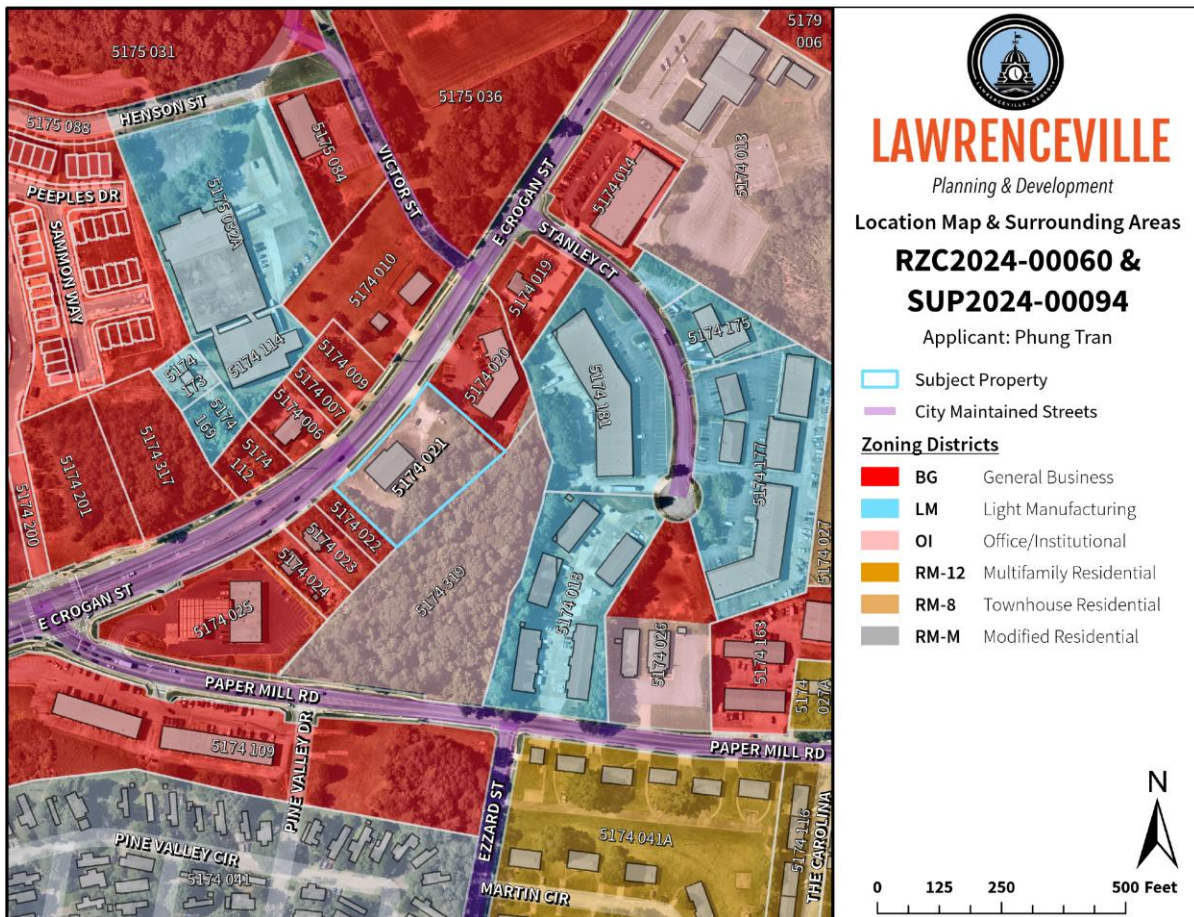


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2.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The East Crogan Street corridor between its intersections with Paper Mill Road and Stanley Court is primarily characterized by office and retail uses. The properties adjacent to the subject property on East Crogan Street, as well as those across the street, are all zoned BG, which is the same zoning district as requested. The property immediately adjacent to the south is an undeveloped tract of land zoned OI (Office Institutional District), while nearby office/warehouse uses zoned LM (Light Manufacturing District), and multifamily apartments zoned RM-12 (Multifamily Residential District) located further out from the subject property.

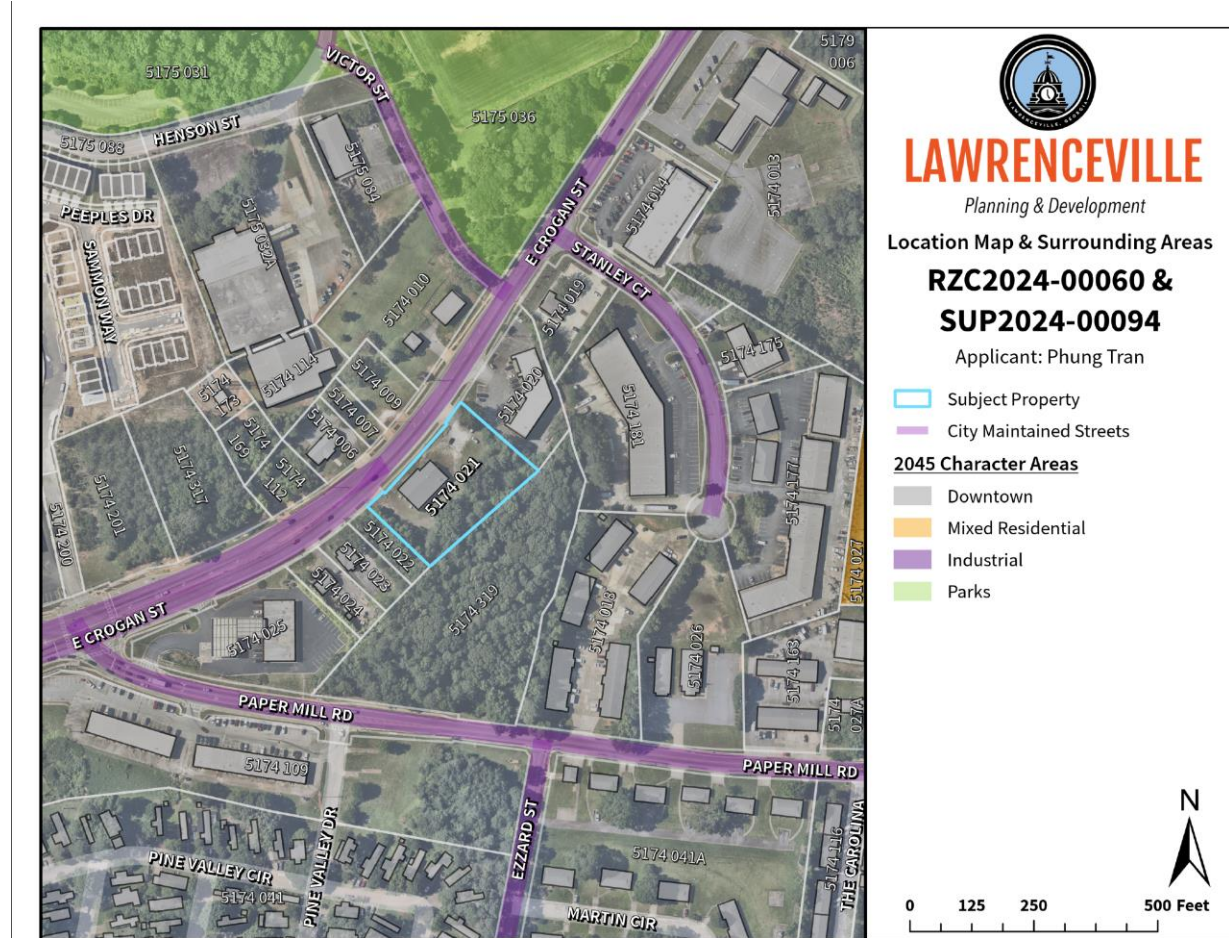


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2.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the 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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which supports a variety of uses at a wide range of density levels.



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2.

STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning and land use patterns in the immediate area as well as the long-term vision established by the City in its 2045 Comprehensive Plan. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal may not meet these lofty goals, but it does propose the rehabilitation of a vacant structure in a manner that is not inconsistent with the current character of the surrounding area.

Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



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2.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

DEVELOPMENT

Recommend conditioning a minimum 10-foot-wide landscape strip along the frontage of East Crogan Street.

BUILDING

Any future permits involved with proposed work on the existing structure and new structure will need to be designed to and strictly adhere to the 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Existing Building Code, 2015 International Energy Code, Gwinnett County Fire and Life Safety Code, City of Lawrenceville Code of Ordinances, etc. For the International Building Codes and the National Electric Code the State of Georgia has amended this codes and each amendment year changes to the code should be included in the design of the building plans and cited on the building plans with the corresponding codes.

STREET AND SANITATION DEPARTMENT

Rotate dumpster enclosure counterclockwise 45 degrees and move it a few feet northeast to directly face the drive aisles. Install a minimum 30' by 10' dumpster pad at its entrance.

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment



LAWRENCEVILLE

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2.

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;**

Nearby properties along the eastern right-of-way of E Crogan Street are zoned BG, the same zoning classification proposed with this rezoning. The greater area is commercial in nature, so the proposed development may be suitable here considering the uses and zoning of adjacent and nearby properties.

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

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

- 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 and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposed uses may be consistent with the types of uses envisioned for the Downtown character area in Lawrenceville's 2045 Comprehensive Plan.



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2.

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;

There is recent precedent for approval of Special Events Facilities/Banquet Halls in BG zoning districts as a special use. Such cases include SUP2023-00083 and SUP2023-00084, approved December 13, 2023, and SUP2024-00086, approved June 26, 2024.

To ensure compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_10282024

RZC2024-00060

Approval as BG (General Business District) for a wide range of retail and service establishments, subject to the following enumerated conditions:

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

- A.** To allow General Business uses not exceeding 9,010 gross square footage of retail, service-commercial, office and accessory uses.
- B.** Other 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
 - Yard Trimmings Composting Facilities
- C.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated November

5, 2023, 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.

- D.** 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.
- E.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- G.** Outdoor storage shall be prohibited.
- H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** 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 and Development.
- C.** A building permit shall be issued for the full scope of work, encompassing both the required modifications to the existing structure and the construction requirements for the proposed new structure. A single Certificate of Occupancy (CO) will be issued for the property as a whole, contingent upon the completion of all work in compliance with applicable codes and standards.
- D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The

final design shall be subject to the review and approval of the Director of Planning and Development.

- E.** All parking must be on an approved surface and striped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
- 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;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3. Allows for a twenty-two percent (22%) decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Worship from the required sixty-three (63) parking spaces to forty-nine (49) parking spaces.

SUP2024-00094

Approval of Special Use Permit for a Special Event Facility/Banquet Hall, subject to the following conditions:

- 1.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- 2.** Special Event Facility/Banquet Hall shall be limited to the existing structure consisting of 5,010 gross square footage. Any increase in square footage shall require the approval of a Special Use Permit.
- 3.** 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.

4. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
5. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
6. Outdoor storage shall be prohibited.
7. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
8. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
10. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.
11. Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.
12. 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.

RZC2024-00060 & SUP2024-00094
RECEIVED OCTOBER 7, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>PHUNG MY TRAN</u>	NAME: <u>PHUNG MY TRAN & David Pham</u>
ADDRESS: <u>2839 HUTCHINS RD</u>	ADDRESS: <u>179 East Crogan St</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
CONTACT PERSON: <u>TRAN, PHUNG</u> PHONE: <u>404-547-8692</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>01-BG</u> REQUESTED ZONING DISTRICT: <u>1.2</u>	
PARCEL NUMBER(S): <u>R5174021</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>179^E CROGAN ST LAWRENCEVILLE GA 30046</u>	

Phung 09/16/2024
SIGNATURE OF APPLICANT DATE

David Pham Sep-16-2024
SIGNATURE OF OWNER DATE

PHUNGMYTRAN
TYPED OR PRINTED NAME

DAVID THANH PHAM
TYPED OR PRINTED NAME

[Signature] 9/16/2024
NOTARY PUBLIC DATE

[Signature] 9/16/2024
NOTARY PUBLIC DATE

KILSY RAMOS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 29, 2026

KILSY RAMOS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 29, 2026

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

RZC2024-00060 & SUP2024-00094
RECEIVED OCTOBER 16, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

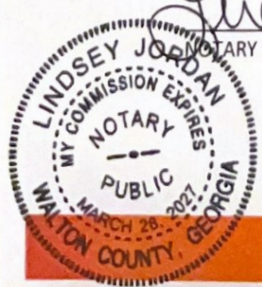
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Phung My Tran</u>	NAME: <u>Phung My Tran & David Pham</u>
ADDRESS: <u>2839 Huntchins RD</u>	ADDRESS: <u>179 E Crogan ST</u>
CITY: <u>Lawrenceville GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: _____	PHONE: _____
CONTACT PERSON: <u>Tran, Phung</u> PHONE: <u>404 547 8692</u>	
CONTACT'S E-MAIL: <u>PhungmyTran1974 @ Yahoo.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>01. BG</u> ACREAGE: <u>1.2</u>	
PARCEL NUMBER(S): <u>RS 174 021</u>	
ADDRESS OF PROPERTY: <u>179 E Crogan ST Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Event Space</u>	

[Signature] 10/16/24
SIGNATURE OF APPLICANT DATE

DAVID THANH PHAM
TYPED OR PRINTED NAME

[Signature] 10/16/24
SIGNATURE OF OWNER DATE

Phung My Tran
TYPED OR PRINTED NAME



[Signature] 10/16/24
NOTARY PUBLIC DATE

[Signature] 10/16/24
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

NAME 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.



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: 179 East Grogan - RS174021
 (Map Reference Number) District Land Lot Parcel

TRAN MY PHUNG plunk Sep 19, 2024
 Signature of Applicant Date

TRAN MY Phung
 Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

[Signature]
 NAME
9/19/24
 DATE

Deidre Pitts - Tax Services Manager
 VERIFICATION OF TITLE
 COUNTY TAXES ONLY
 (770) 822-7311

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

EXHIBIT "A"

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5
TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL
ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND
AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A.
HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS &
ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE
222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID
NORTHERLY RIGHT-OF- WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT;
THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A
DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND
RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF
148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42
43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND 1/2" REBAR WITH CAP
(CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A
FOUND SPIKE AND THE POINT OF BEGINNING; THENCE RUNNING N46°26'43"W FOR A
DISTANCE OF 174.50 FEET TO A FOUND 1" IRON PIPE AND THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF EAST CROGAN STREET; THENCE WITH A CURVE TURNING
TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET, WITH AN ARC LENGTH OF 44.40', HAVING A RADIUS OF 990.02', WITH A
CHORD BEARING OF N47°44'20"E, AND A CHORD LENGTH OF 44.40' TO A FOUND
RIGHT-OF-WAY MONUMENT; THENCE RUNNING S42°23'11"E ALONG SAID
SOUTHEASTERLY RIGHT-OF- WAY LINE OF EAST CROGAN STREET FOR A DISTANCE
OF 4.16 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N43
34'46"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET FOR A DISTANCE OF 12.75 FEET TO A FOUND RIGHT-OF-WAY MONUMENT;
THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 174.05',
HAVING A RADIUS OF 1044.42", WITH A CHORD BEARING OF N41°57'37"E, AND A
CHORD LENGTH OF 173.84 TO A RIGHT-OF-WAY MONUMENT, THENCE RUNNING
N51°23'19"W ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET FOR A DISTANCE OF 4.02 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE
WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-
WAY LINE OF EAST CROGAN STREET WITH AN ARC LENGTH OF 52.52", HAVING A
RADIUS OF 1040.00', WITH A CHORD BEARING OF N35°50'43"E, AND A CHORD LENGTH
OF 52.51' TO A RIGHT-OF-WAY MONUMENT; THENCE RUNNING S48°37'35"E FOR A
DISTANCE OF 209.00 FEET TO A POINT; THENCE RUNNING S48°38'50"W FOR A
DISTANCE OF 291.31 FEET TO THE POINT OF BEGINNING.**

**SAID TRACT OR PARCEL OF LAND CONTAINING 1.203 ACRES (52,442 SQUARE FEET)
MORE OR LESS.**

Tax ID#: R5174-021

Subject to any Easements or Restrictions of Record

File #: 23179
Limited Warranty Deed

Page 3 of 4

**RZC2024-00060 & SUP2024-00094
RECEIVED OCTOBER 7, 2024
PLANNING & DEVELOPMENT DEPARTMENT**

Tran, My Phung
179 E Crogan St
Lawrenceville, GA 30046
United States

City of Lawrenceville
Department of Planning and Development
70 S Clayton Street
Lawrenceville GA 30046

Subject: Letter of Intent for special events
Date: 10/13/2024

Dear Paul Lorenc,
I hope this letter finds you well. I am writing to formally express my intent to develop an event hall in Lawrenceville for indoor events such as baby showers, bridal showers, birthdays, community festivals, charity galas, and corporate gatherings.

We believe that hosting an event facility will not only enhance our event but also foster community engagement. We are particularly interested in 179 E Crogan St Lawrenceville, GA 30046 as it aligns perfectly with our vision for this gathering.

Details of the proposal:

Dates: TBD

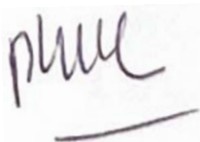
Hours: TBD

Location: TBD

Seating: TBD

Thank you for your attention to this matter. I look forward to your prompt response.

Sincerely,
Phung My Tran
phungmytran1974@yahoo.com
(404)547-8692



RZC2024-00060 & SUP2024-00094
RECEIVED OCTOBER 16, 2024
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

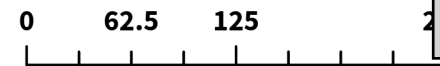
Planning & Development

Location Map & Surrounding Areas

RZC2024-00060 & SUP2024-00094

Applicant: Phung Tran

-  Subject Property
-  City Maintained Streets
-  DDA Boundary





LAWRENCEVILLE

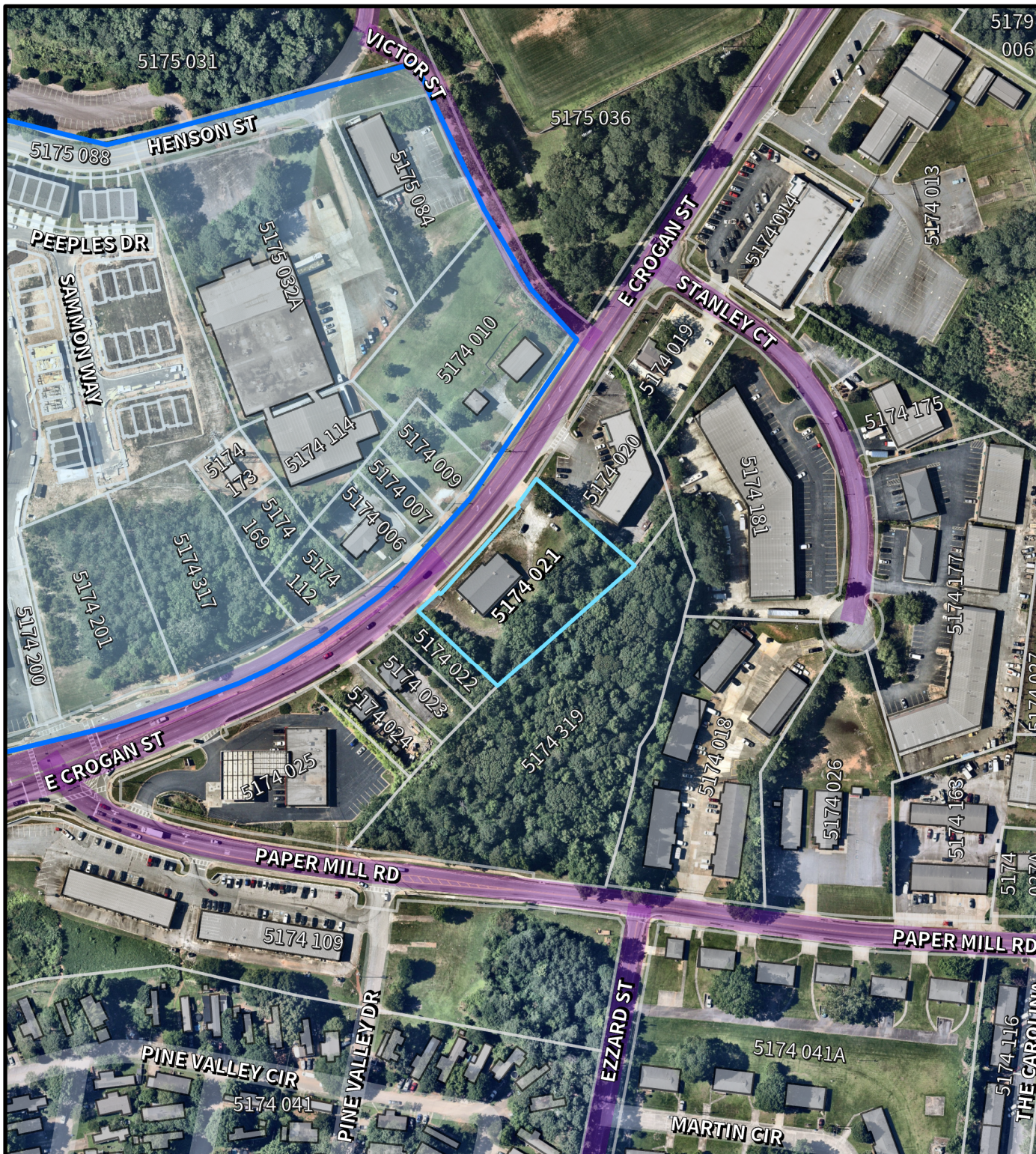
Planning & Development

Location Map & Surrounding Areas

RZC2024-00060 & SUP2024-00094

Applicant: Phung Tran

-  Subject Property
-  City Maintained Streets
-  DDA Boundary





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2024-00060 &
SUP2024-00094**

Applicant: Phung Tran

 Subject Property

 City Maintained Streets

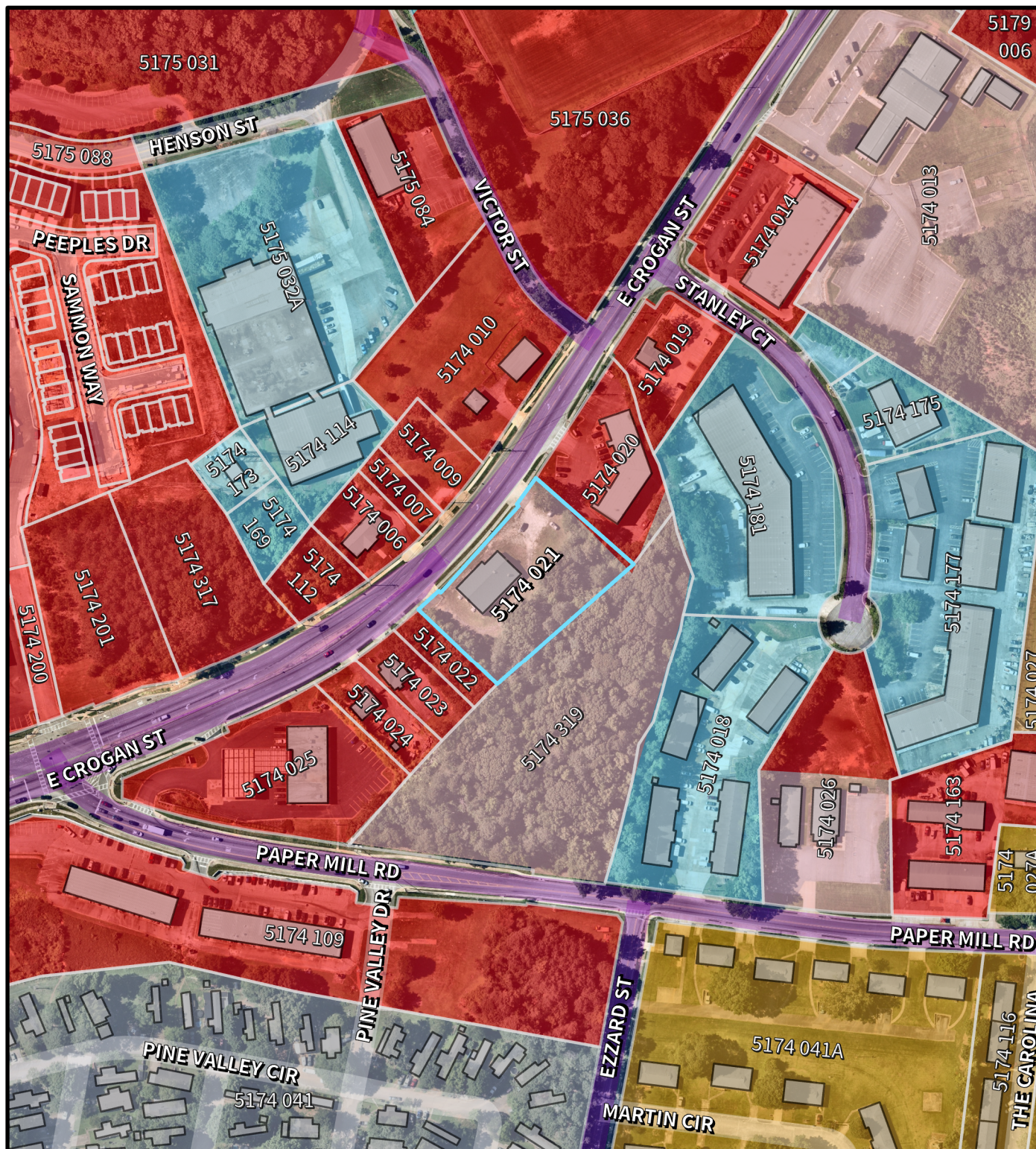
Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RM-M	Modified Residential



0 125 250

Page 72





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

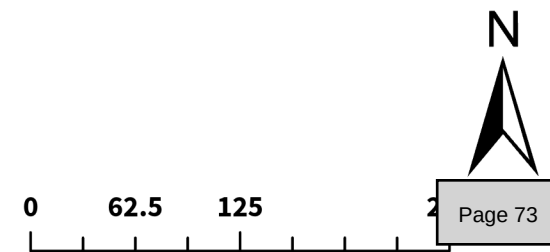
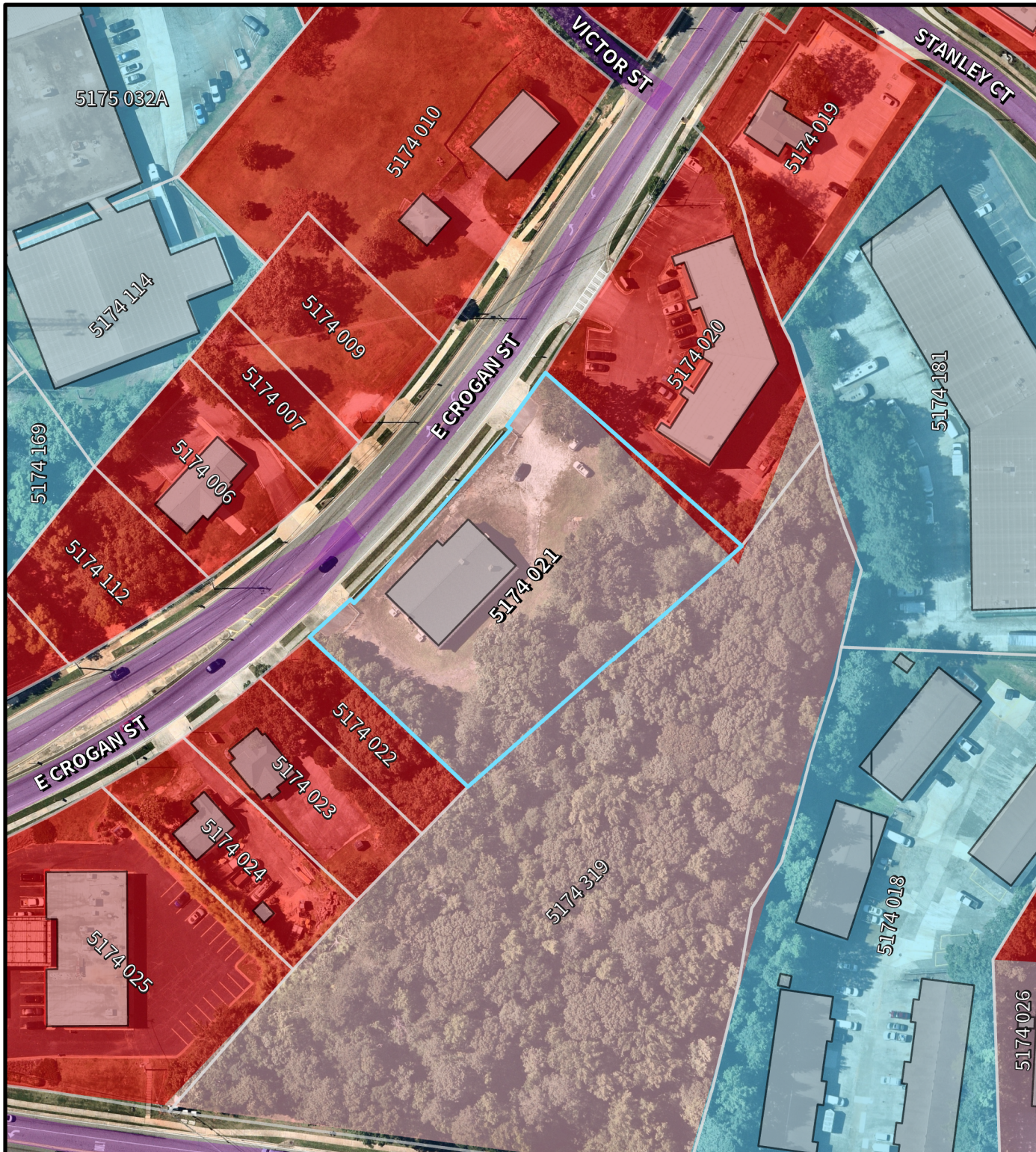
RZC2024-00060 & SUP2024-00094

Applicant: Phung Tran

-  Subject Property
-  City Maintained Streets

Zoning Districts

-  **BG** General Business
-  **LM** Light Manufacturing
-  **OI** Office/Institutional



FPL2020-00064

PLAT B: 00154 P: 00025 01/07/2022 12:09 AM
22L000571 Page 3 of 3

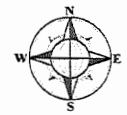
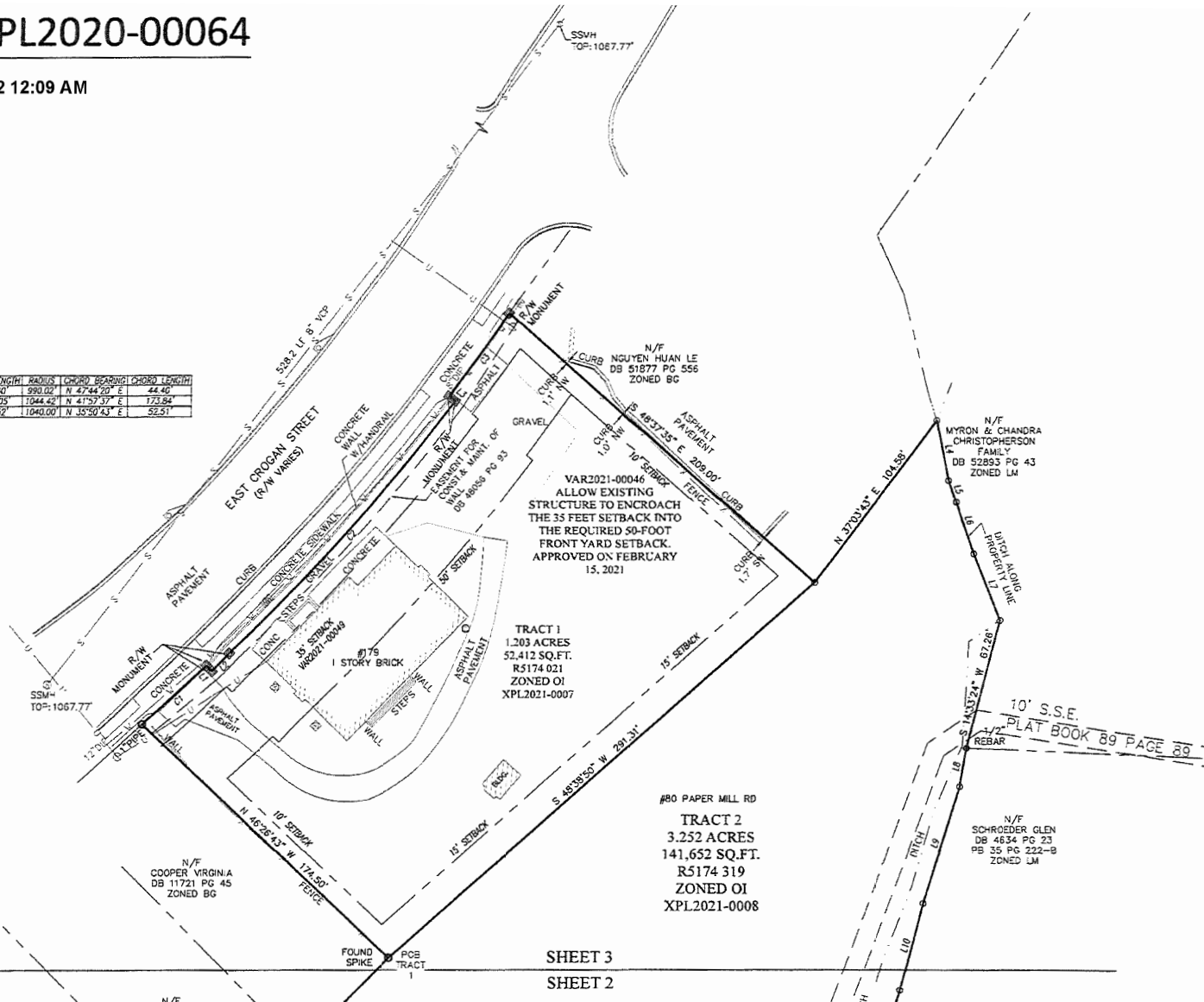


FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
DANIEL F. CONROY PLS #2350 DATE 03/19/2020

CURVE	ARC LENGTH	RADIUS	CURVE BEARING	CHORD LENGTH
C1	44.40	990.00	N 47°44'20" E	44.40
C2	174.03	1044.42	N 41°52'37" E	173.84
C3	52.52	1040.00	N 35°50'43" E	52.51

LINE	BEARING	DISTANCE
L1	S 42°01'11" E	9.16
L2	N 43°34'48" E	12.73
L3	N 51°23'19" W	4.02
L4	S 17°01'59" E	31.27
L5	S 18°45'45" E	11.85
L6	S 18°45'10" E	28.02
L7	S 21°43'20" E	36.78
L8	S 09°47'14" W	20.30
L9	S 17°33'24" W	63.09
L10	S 14°41'41" W	46.21
L11	S 16°10'38" W	45.43
L12	S 37°54'12" W	44.03
L13	S 09°45'37" W	58.73
L14	S 12°37'28" W	68.19
L15	S 16°04'47" W	83.75
L16	N 07°42'45" E	9.32



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=40'

DATE	REVISION	NO.
11/16/2020	CHERRY COUNTY COMMENTS	1
11/23/2021	CHERRY COUNTY COMMENTS	2

GRAPHIC SCALE - IN FEET

MINOR SUBDIVISION PLAT
PREPARED FOR: ROBERT WILGUS
LAND LOT 174, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 03/19/2020

- | | | | | | | | | | |
|--|--|---|---|--|--|--|---|--|--|
| <ul style="list-style-type: none"> PROPERTY CORNER FOUND (AS NOTED) 1/2" REBAR WITH CAP SET LSF# 839 R/W MONUMENT FIRE HYDRANT | <ul style="list-style-type: none"> MANHOLE CLEAN OUT WATER METER WATER VALVE POWER POLE LIGHT POLE | <ul style="list-style-type: none"> A/C UNIT GUY WIRE JUNCTION BOX OUTFLOW STRUCTURE DRAINAGE INLET POWER/LIGHT POLE | <ul style="list-style-type: none"> GAS VALVE CABLE BOX POWER METER POWER BOX REGULAR PARKING HANDICAP | <ul style="list-style-type: none"> LL LAND LOT N/F NOW OR FORMERLY R/W RIGHT-OF-WAY P/L PROPERTY LINE OVERHANG GAS METER | <ul style="list-style-type: none"> C.B. CATCH BASIN CNT CANTILEVER TELEPHONE BOX SIGN W-WATER LINE U-OVERHEAD UTILITY LINE | <ul style="list-style-type: none"> S-SEWER LINE G-GAS LINE C-CABLE LINE T-TELEPHONE LINE X-FENCE LINE CONTOUR LINE | <ul style="list-style-type: none"> BS. BUILDING SETBACK LINE CONC. CONCRETE EOP EDGE OF PAVEMENT BFE BASEMENT FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION FFE FINISHED FLOOR ELEVATION | <ul style="list-style-type: none"> DB DEED BOOK PB PLAT BOOK PG PAGE POB POINT OF BEGINNING POC POINT OF COMMENCEMENT A.K.A. ALSO KNOWN AS | <ul style="list-style-type: none"> F.K.A. FORMERLY KNOWN AS NAD NORTH AMERICAN DATUM NAVD NORTH AMERICAN VERTICAL DATUM HARDWOOD TREE PINE TREE |
|--|--|---|---|--|--|--|---|--|--|

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 4.465 ACRES / 194,501 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 64 PAGE 483
FIELDWORK PERFORMED ON 03/18/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811
Know what's below.
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SUWANEE 434 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024
 ATLANTA 1100 PEACHTREE STREET, SUITE 1200
ATLANTA, GA 30309
 KENNESAW 975 COBB PLACE BLVD, SUITE 101
KENNESAW, GA 30144
 RALEIGH 801 GLENWOOD AVE, SUITE 100
RALEIGH, NC 27602

PROJECT
21720 01

SHEET
3 OF 3

THE EXISTING BUILDING IS CONNECTED TO WATER AND SANITARY SEWER FACILITIES THAT RUN ALONG EAST CROGAN ST.

PROJECT DESCRIPTION

THE PROPOSED WORK INCLUDES RENOVATION OF AN EXISTING 5,000 SF BUILDING TO BE USED AS A SPECIAL EVENTS FACILITY. THE EXISTING 5,000 SF BUILDING HAS BEEN USED AS A SPECIAL EVENTS FACILITY. AN ADDITIONAL 4,000 SF BUILDING ADDITION IS PROPOSED TO BE USED AS A BEAUTY SALON (MORE SPECIFICALLY, A NAIL SALON). HARD SURFACE PARKING AND DRIVE AREAS ARE PROPOSED. AN ADDITIONAL ABOVE GROUND DETENTION SYSTEM AND STORM WATER MANAGEMENT CONVEYANCE IS PROPOSED.

BUSINESS GENERAL ZONING (BG) MIN. & MAX. REQUIREMENTS									
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)	IMPERVIOUS COVERAGE (MAX. (%))	MAX. HEIGHT (FT)	MAX. GROUND COVER (MAX. (%))	MAX. LOT COVERAGE (MAX. (%))
PRINCIPAL	NONE	NONE	50	10	10	95	35		

EXISTING CONDITIONS							
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	IMPERVIOUS COVERAGE (%)	BLDG HEIGHT (FT)	PROPOSED PARKING (SPACES)
PRINCIPAL	52,932	266	15	10	18	12	

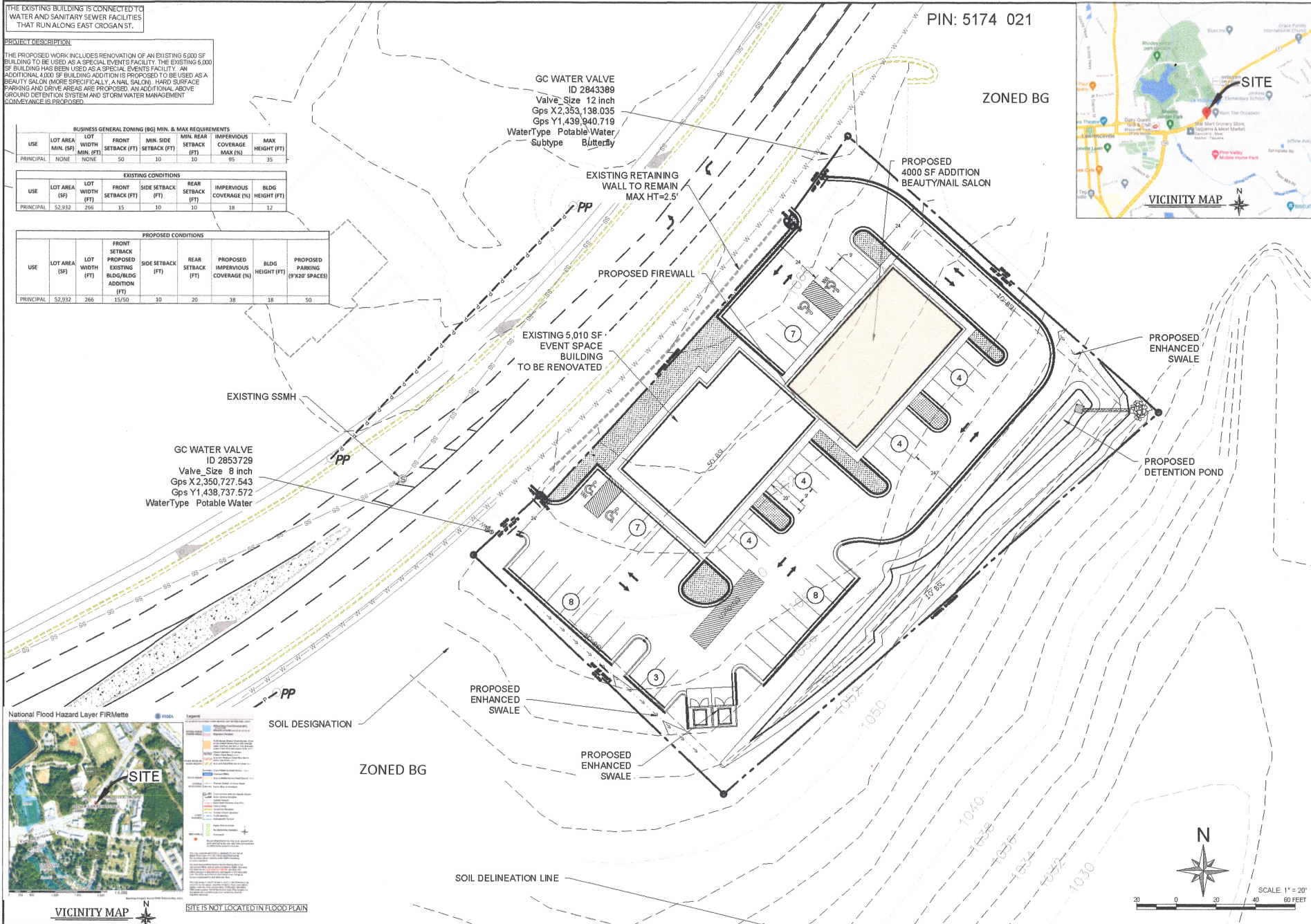
PROPOSED CONDITIONS							
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK PROPOSED EXISTING BLDG/LOG ADDITION (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	PROPOSED IMPERVIOUS COVERAGE (%)	BLDG HEIGHT (FT)
PRINCIPAL	52,932	266	15/50	10	20	38	38



SITE IS NOT LOCATED IN FLOOD PLAIN

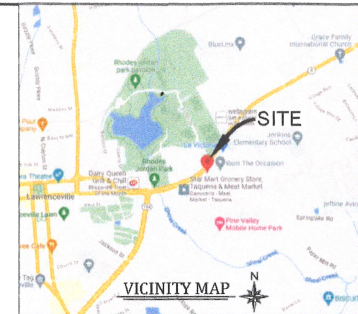
VICINITY MAP

RZC2024-00060 & SUP2024-00094
RECEIVED NOVEMBER 1, 2024
PLANNING & DEVELOPMENT DEPARTMENT

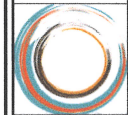


PIN: 5174 021

ZONED BG



CASSWELL DESIGN GROUP LLC
404-317-9766
hamcasswell@gmail.com



SLUP SITE PLAN
PROJECT
COMMERCIAL MIXED USE
179 E. CROGAN ST.
LAWRENCEVILLE, GA 30046

SHEET NUMBER
C201

PROJECT NUMBER
23400

DATE
NOVEMBER 5, 2023

REVISIONS

NO.	DATE	DESCRIPTION