



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, August 26, 2019
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

- [1.](#) ARB2019-00004, David Rice/ Beer Republic, 394 North Clayton Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: ARB2019-00004, David Rice/ Beer Republic, 394 North Clayton Street

Department: Planning and Development

Date of Meeting: Monday, August 26, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration of Design

Summary: Applicant is planning to refurbish and remodel the current building. The applicant has to present the planned design to the Architectural Review Board for approval per conditions of zoning for case number RZ-18-02 and SU-18-04.

Attachments/Exhibits:

ARB2019-00004 Report
Application
Brewery Buildout- Interior Paint
Beer Brewery Landscaping
BRB- Equipment Layout- Lower
394 N Clayton St NE view
394 N Clayton St N view
394 N Clayton St NW view
Ironshield Monument Sign

**CITY OF LAWRENCEVILLE
PLANNING DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: ARB2019-00004

PROPERTY OWNER: DAVID RICE/ BEER REPUBLIC

APPLICANT NAME: DAVID RICE

PROPERTY IN QUESTION: 394 NORTH CLAYTON

PARCEL ID NUMBER: R5146B044

PRESENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

ORDINANCE SECTION AFFECTED: 7.18(B) Existing Building (2) Overlay District

OVERLAY DISTRICT SUB-AREA: LIVE-WORK B

VARIANCE TO ALLOW: PER ZONING CONDITION, THE DESIGN MUST BE APPROVED BY THE
ARCHITECTURAL REVIEW BOARD

VARIANCE:

The board shall have the power to grant or deny variances and exceptions for existing and new buildings from the architectural requirements of the Overlay District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Overlay District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing commercial stone building.

LAND USE PLAN: Downtown Character Area

OVERLAY DISTRICT: Downtown Overlay District

ADJACENT PROPERTY:

A. **ZONING:** BGC and RS150

B. **USE:** Central General Business and residential Uses and Zoning

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is proposing to redevelop the property located 394 N. Clayton Street, while incorporating the existing commercial buildings, driveways and parking into the overall plans. The proposal includes the cleaning, painting, and repair of existing brick and metal, and the installation of glass panel overhead doors along Chestnut Street.

Article VII, Section 7.18(B)(2) of the Zoning Ordinance Architectural Standards requires that a change to the façade of an existing building be brought into compliance with architectural requirements of the Downtown Overlay District. Additionally, pursuant to RZ-18-02 and SU-18-04, the Architectural Review Board (ARB) shall approve the design of the exterior architectural treatments. In addition, recent ARB approvals may suggest that the proposed improvements may be appropriate.

The applicant's request may be consistent with the 2040 Comprehensive Plan to have architectural style consistent with development in the area. Additionally, staff records indicate that appeals to the Architectural Standards have been approved in the past, allowing similar modifications. If redeveloped as proposed, the property could meet the intent of the overlay.



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

ARCHITECTURAL REVIEW PROCESS

APPLICANT: David Rice

PROPERTY OWNER: Beer Republic Brewing

ADDRESS: 3259 Mae Ave NE
Atlanta GA 30319

ADDRESS: 394 N. Clayton St
Lawrenceville GA 30046

TELEPHONE NUMBER: 678 360 3537

TELEPHONE NUMBER: 678 360 3537

CONTACT PERSON: David Rice

CONTACT PERSON PHONE NUMBER 678 360 3537 dave@beerrepublicbrewing.com

PROPERTY IN QUESTION

STREET ADDRESS: 394 N Clayton St.

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) / /

CODE SECTION OF REQUEST:

CODE SECTION OF REQUEST:

CODE SECTION OF REQUEST:

CODE SECTION OF REQUEST:

DISCRIPTION OF VARIANCE REQUESTED:

PROPOSED USE: Brewery

[Signature]
SIGNATURE OF APPLICANT DATE

David Rice
TYPED OR PRINTED NAME DATE

[Signature] 8/5/19
NOTARY PUBLIC DATE

[Signature]
SIGNATURE OF PROPERTY OWNER DATE

David Rice, CEO
TYPED OR PRINTED NAME DATE

[Signature] 8/5/19
NOTARY PUBLIC DATE

- If multiple landowners for one project, each owner must file an application form, however only one fee. Multiple projects with one owner must file separate applications, with separate fees.

VAR 2019-00014
ARB 2019-00014



Beer Republic Brewing LLC
394 N Clayton Street
Lawrenceville, GA 30046

Architecture Review Board,

It is our intention to transform the former Gwinnett Daily News building into a modern state of the art Craft Brewery that will become a destination location within the downtown entertainment district. We have worked with members of the Downtown Development Authority who have provided input to help guide our design for the IRONSHIELD™ brewery, taproom, and beer garden. We feel that our design will greatly enhance the appearance of the building and will fit nicely within the overall downtown environment.

Key Aspects of our Architectural Improvements:

- The brick portion of the building will be cleaned and repaired.
- Building trim will be repaired and painted.
- The metal and concrete portion of the building will be cleaned, repaired and painted. We have provided a color palette as part of our submission that is consistent with downtown district colors.
- Our parking lot will be repaired, sealed, and restriped. A parking striping plan has been provided on the landscape plan drawing. It is consistent with the previous striping design.
- Landscaping will include trees, shrubs as specified in the zoning approval document.
- Sidewalks will be installed to support pedestrian traffic along Born Street and to the tasting room on Chestnut Street.
- A German style beer garden will be constructed outside the taproom on Chestnut street which will include outdoor seating (covered and uncovers), lighting (including some Tuscan style string lights), shade structures (umbrellas and sail shades), and planters.
- The beer garden will be fenced so that access can be controlled in any areas were beer is served.
- Several of the metal overhead doors will be replaced by glass panel overhead doors that can allow the taproom to be opened up to the beer garden when weather permits.
- One of the existing metal overhead doors on the Chestnut street side will be replace with a store front glass door and windows. This will be the main entrance for the taproom.

We are very excited to be a part of the City of Lawrenceville and the downtown entertainment district! We submit these plans for your review and approval. We are ready to start the building refresh immediately upon your approval.

Sincerely,

David Rice
CEO, Founder
Beer Republic Brewing

dave@beerrepublicbrewing.com

678-360-3537

EXHIBIT "A"

LEGAL DESCRIPTION

394 North Clayton St.

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

Beginning at a nail set at the intersection of the southerly right of way of Barn Street (50' R/W) with the easterly right of way of North Clayton Street (60' R/W);

THENCE North 89 degrees 48 minutes 56 seconds East for a distance of 402.64' feet along the southerly right of way of Barn street to an iron pin at the intersection of the westerly right of way of Chestnut Street (R/W varies);

THENCE South 11 degrees 41 minutes 12 seconds East for a distance of 191.35' feet along the westerly right of way of Chestnut Street to a point;

THENCE North 80 degrees 22 minutes 48 seconds East for a distance of 11.02' feet to a point on the westerly right of way of Chestnut Street;

THENCE South 06 degrees 10 minutes 33 seconds East for a distance of 115.45' feet along said right of way to an iron pin;

THENCE South 84 degrees 28 minutes 07 seconds West for a distance of 217.14' feet leaving said right of way to a flat iron;

THENCE North 08 degrees 25 minutes 53 seconds West for a distance of 9.85' feet to an axle;

THENCE North 03 degrees 59 minutes 16 seconds West for a distance of 90.36' feet to a point;

THENCE North 06 degrees 24 minutes 12 seconds West for a distance of 16.10' feet to a point;

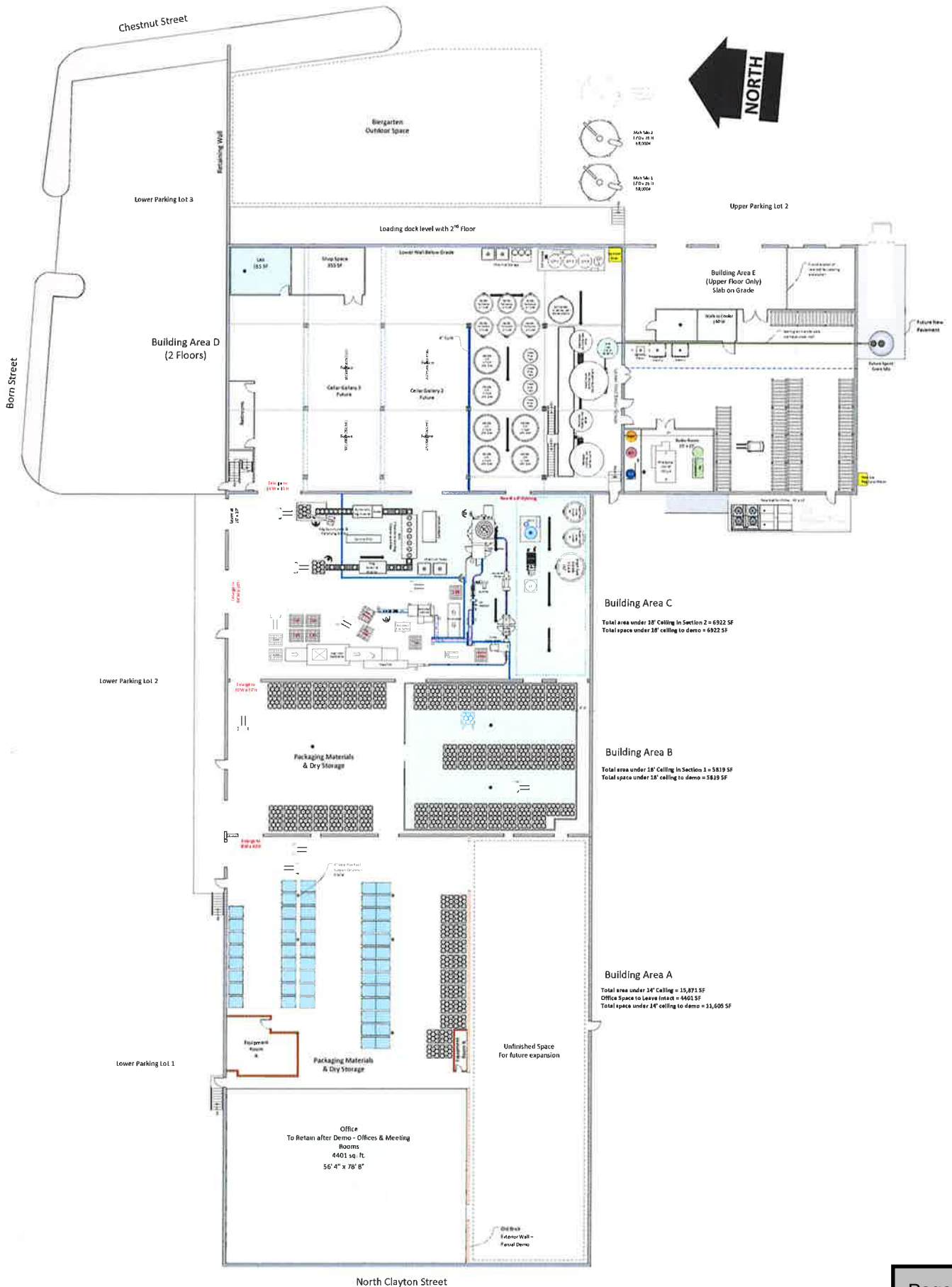
THENCE South 83 degrees 50 minutes 39 seconds West for a distance of 221.60' feet to a concrete monument on the easterly right of way of North Clayton Street;

THENCE North 04 degrees 41 minutes 39 seconds West for a distance of 228.61' feet along the easterly right of way of North Clayton Street to a nail set and the POINT OF BEGINNING.

Said property contains 2.543 acres more or less.

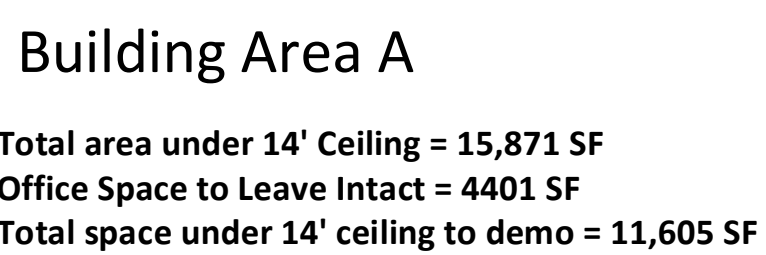
VIR-2019-00014
APR 2019-00004

Brewery Floor Plan Layout Lower Level

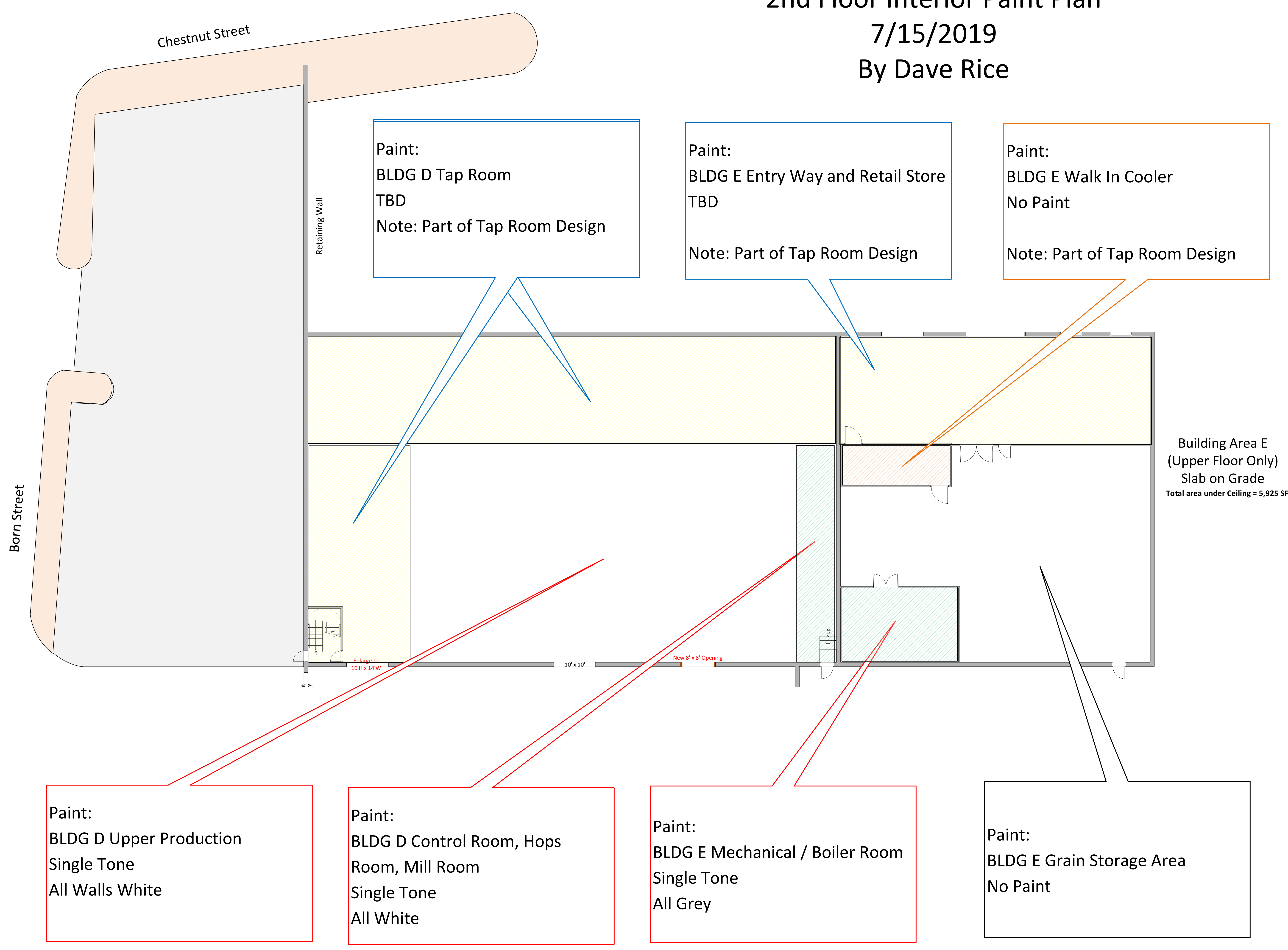


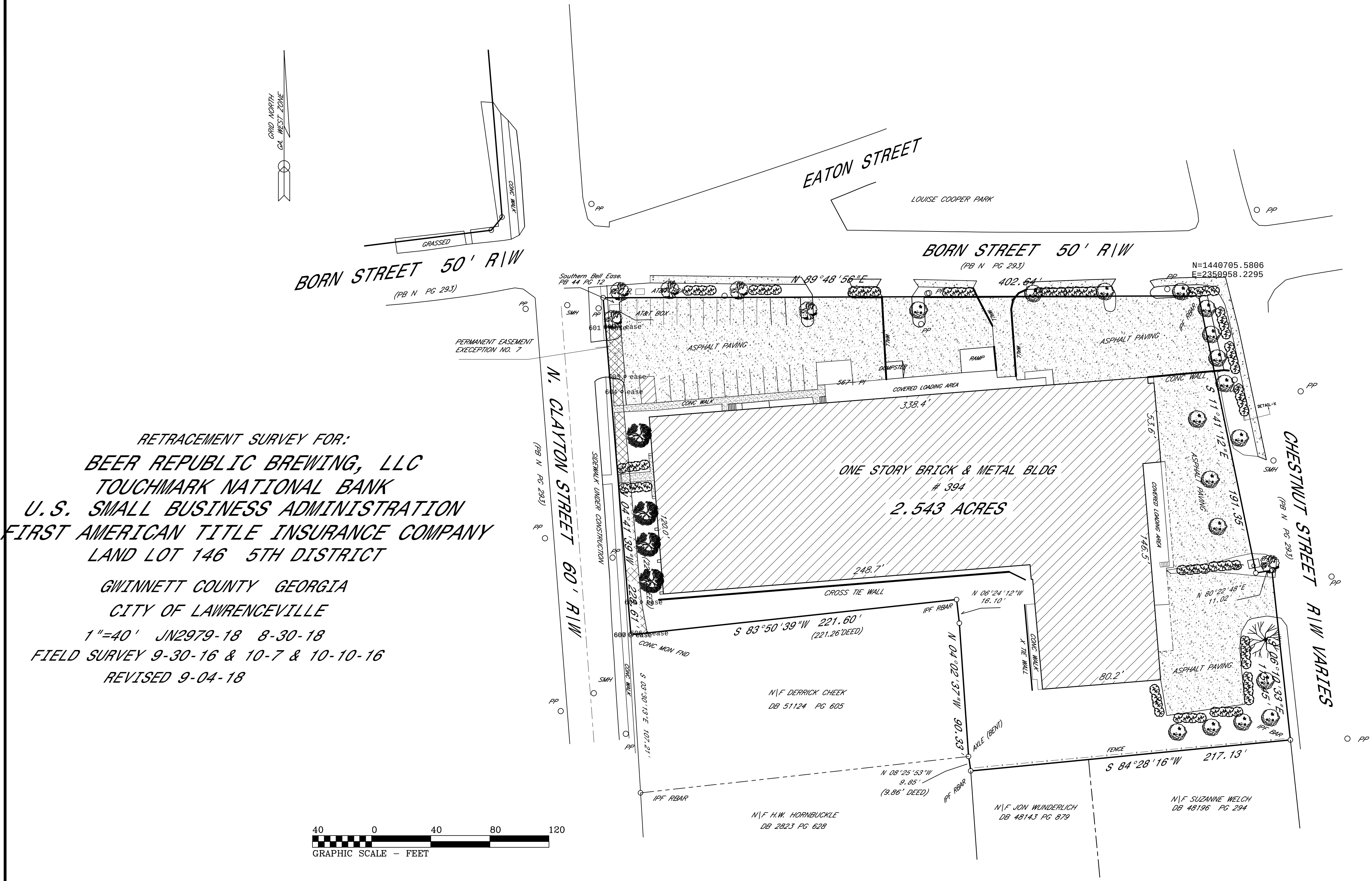
VAR2019-00014
APR2019-00004

By Dave Rice

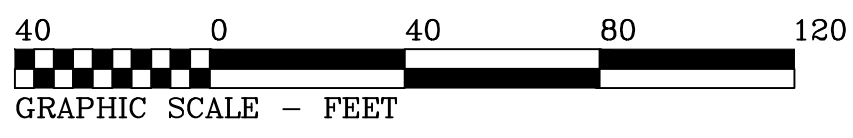


2nd Floor Interior Paint Plan
7/15/2019
By Dave Rice





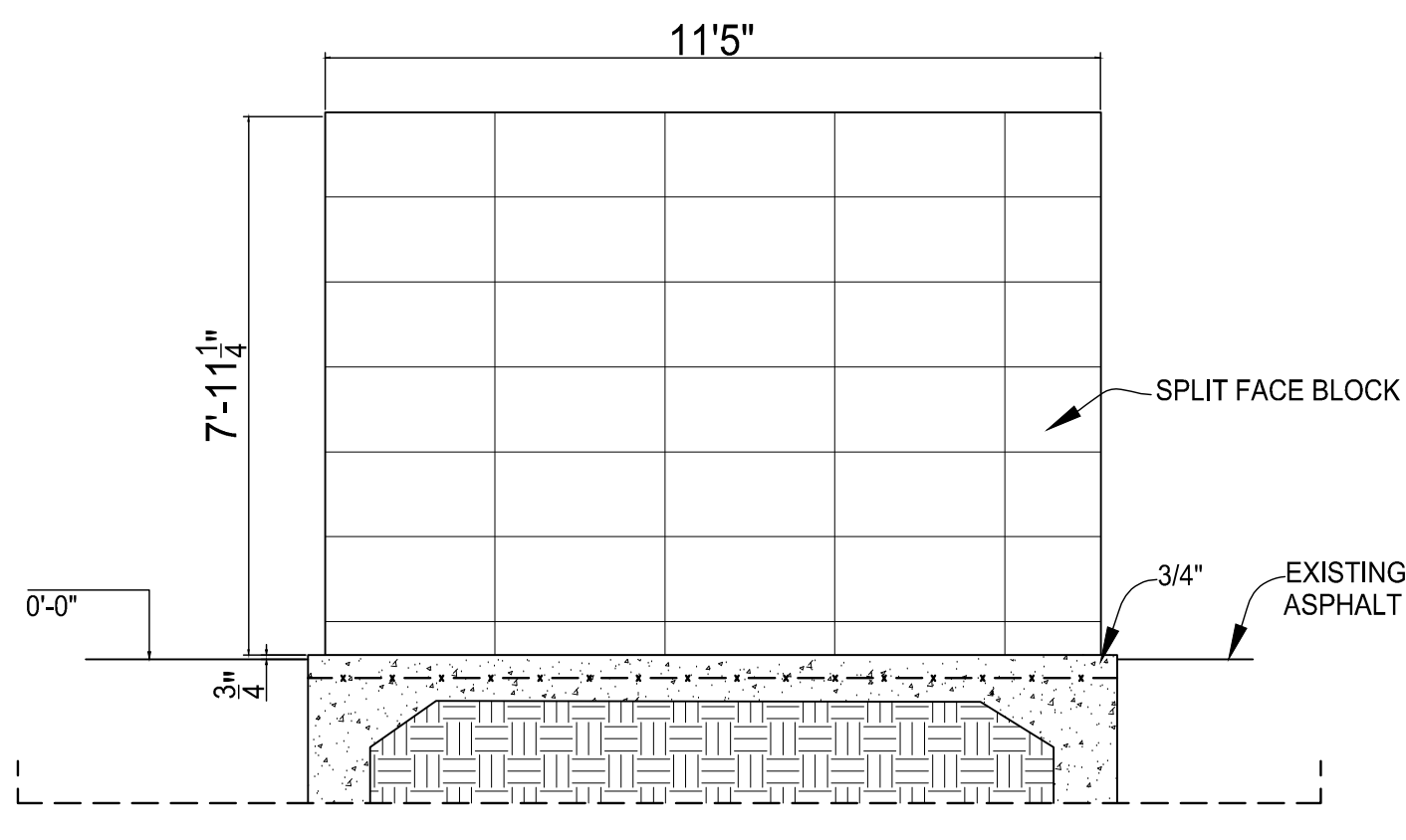
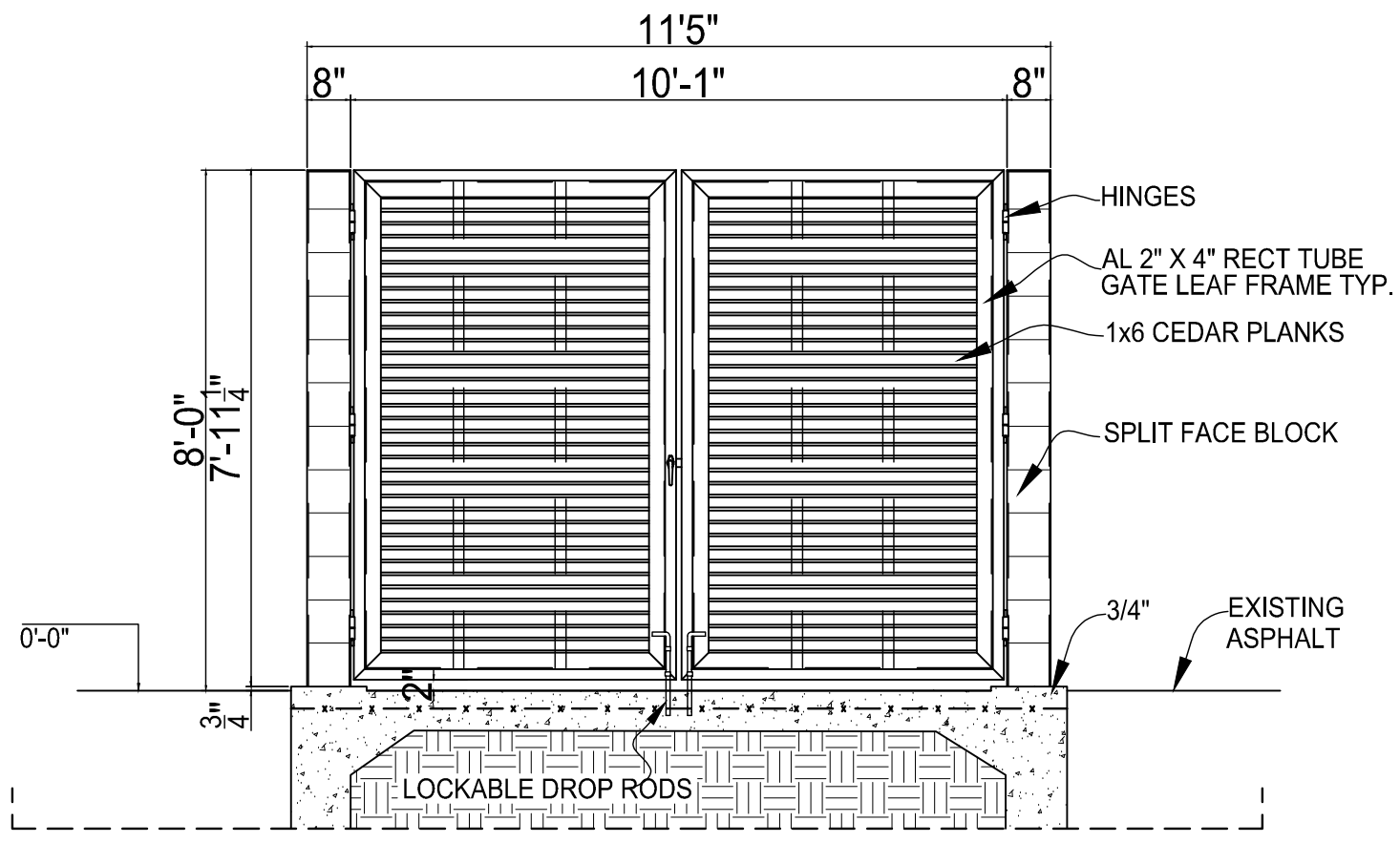
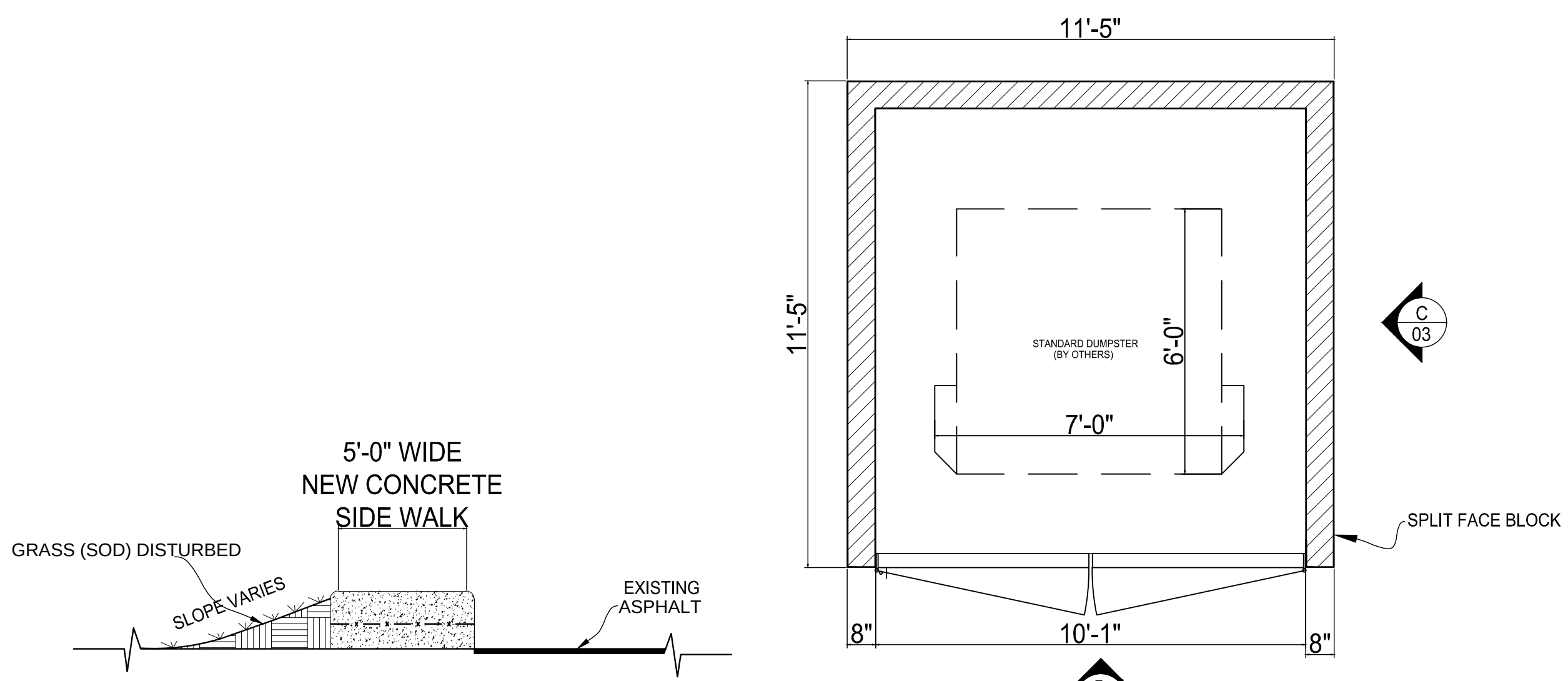
RETRACEMENT SURVEY FOR:
BEER REPUBLIC BREWING, LLC
TOUCHMARK NATIONAL BANK
U.S. SMALL BUSINESS ADMINISTRATION
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 146 5TH DISTRICT
GWINNETT COUNTY GEORGIA
CITY OF LAWRENCEVILLE
1"=40' JN2979-18 8-30-18
FIELD SURVEY 9-30-16 & 10-7 & 10-10-16
REVISED 9-04-18



LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- LLL = LAND LOT LINE
- LL = LAND LOT
- N/F = NOW OR FORMERLY
- NTS = NOT TO SCALE
- CL = CENTER LINE
- BM = BENCHMARK
- TM = TEMPORARY BENCH MARK
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- R = RADIUS
- CH = CHORD
- IE = INVERT ELEVATION
- T- = TELEPHONE LINE
- W- = WATER LINE
- G- = GAS LINE
- S- = SEWER LINE
- P- = POWER LINE
- MH = MAN HOLE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- CE = CONSTRUCTION EASEMENT
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PH = FIRE HYDRANT
- RCP = REINFORCED CONCRETE PIPE
- HP = HANDICAPPED PARKING

LANDSCAPE SCHEDULE		
S. NO.	QUANTITY	DESCRIPTION
A	17	NEW 3" MAPLE TREE
B	4	EXISTING- MAGNOLIA TIMES
C	6	EXISTING- CREPE MYRTLE TREE
D	1	EXISTING- OAK TREE
E	76	NEW- SHRUBS



A SIDEWALK SECTION- DETAIL X

B PLAN VIEW @ DUMPSTER ENCLOSURE

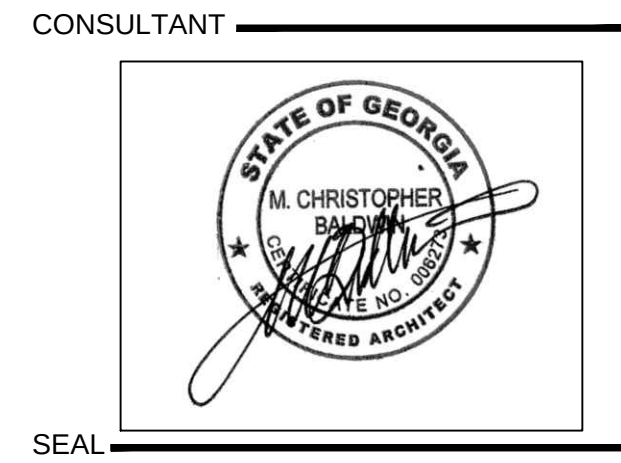
C FRONT ELEVATION VIEW

D SIDE ELEVATION VIEW

COPYRIGHT OWNERSHIP:
This drawing is the property of Restaurants Consulting Group Inc. and may not be used, copied or revised without expressed written permission.

Contractor shall not scale drawings

THE BALDWIN GROUP



BEER REPUBLIC BREWING
394 N CLAYTON STREET
LAWRENCEVILLE, GA

PROJECT 10.22.2018

FOR

REVISIONS

DATE 07-26-2019

DRAWN BY ND

CHECKED BY CY

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

COMMENTS

Brewery Floor Plan Layout
Lower Level

