



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Monday, June 02, 2025  
6:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

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

1. May 5, 2025, Planning Commission Meeting Minutes

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

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

2. RZR2024-00025; North DTL CC Ph1, LLC; 806 North Clayton Street, 816 North Clayton Street, 824 North Clayton Street, 830 North Clayton Street, 838 North Clayton Street, 843 North Clayton Street, 853 North Clayton Street, 857 North Clayton Street, 205 Grizzly Parkway, 255 Grizzly Parkway, 285 Grizzly Parkway
3. RZR2025-00028; The InVision Group, LLC; 215 Jackson Street

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JUNE 2, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** May 5, 2025, Planning Commission Meeting Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, June 2, 2025

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

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

**Planning & Development Recommendation:** Approval

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**Summary:** May 5, 2025, Planning Commission Meeting Minutes to be reviewed and approved.

**Attachments/Exhibits:**

- PC MEETING MINUTES\_05052025



# LAWRENCEVILLE

## GEORGIA

### ***PLANNING COMMISSION***

### ***MEETING MINUTES***

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Monday, May 5, 2025

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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#### **CALL TO ORDER:**

6:00 p.m.

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

#### **ABSENT**

Commission Member Darion Ward

#### **APPROVAL TO AMEND AGENDA AS PRESENTED:**

Motion made to **AMEND** the agenda as presented by Commission Member Henriksen and Seconded by Council Member Huff

- **Table - Item No. 5. RZR2025-00028** – The InVision Group, LLC, the Applicant, and Benjamin Bailey, the Owner; an application to rezone the subject property from RS-150 (Single-Family Residential District) to RS-TH INF (Townhouse-Family Infill Residential District) to allow for a proposed townhouse development; the subject property is located at 215 Jackson Street, identified by the Parcel Identification

Number R5146A129, and encompasses approximately 0.98 acres to the Monday, June 2, 2025, Planning Commission Public Hearing.

- **Withdraw - Item No. 6. RZR2024-00025** – North DTL CC Ph1, LLC, the Applicant, and Evan & Jenna Simmons, Danny Gravitt, Kyle & Sarah Norton, Lawrenceville Brethren Assembly Inc., Norton Classics, LLC, and City of Lawrenceville, the Owners; an application to rezone certain properties (parcel assemblage) from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) to allow for a housing master plan; the subject properties are located at 815, 816, 823, 824, 830, 838, 843, 853, and 857 N Clayton Street and 385 Northdale Road, identified by the Parcel Identification Numbers R5146C011, R5145 055, R5145 056, R5145 058, R5145 059, R5145 060, R5145 065, R5145 066, R5145 067, R5145 068, and R5145 255, and encompass approximately 6.2 acres. Item will be amended and advertised to the June 2025 Public Hearing dates.

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

#### **APPROVAL OF AGENDA AS AMENDED:**

Motion made to **APPROVE THE AGENDA AS AMENDED** the agenda as presented by Vice Chairperson West and Seconded by Council Member Huff

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

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

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

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



## NEW BUSINESS:

2. **ANNX2025-00009 & RZM2025-00020** – Dalton D&K Properties LLC, the Applicant, and Ernest Michael Henderson, the Owner; an application to annex and rezone portions of the subject property from Gwinnett County R-100 (Single-Family Residential District) to City of Lawrenceville CMU (Community Mixed Use District) to allow for a mixed-use development; the subject property is located at 1144 Grayson Highway, identified by the Parcel Identification Number R5139 002, and encompasses approximately 9.82 acres.

Motion made to recommend **the APPROVAL of ANNX2025-00009 & RZR2025-00020** as BG (General Business District) with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Huff

The motion to recommend approval includes the following factors:

- Condition 1.A. - delete 13 Units Per Acre (UPA) and add replace with 23.11 Units Per Acre (UPA) as shown on the submitted site plan.
- Condition 2.A. – The percentage of gross land area devoted to specific use includes the term light industrial. This term shall be deleted.
- Condition 2.E. – add after the term easternmost and the northern property line adjacent to single-family residential zoning.”

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

Voting Nay: NA

Opposition:

None

Proponent:

- Alex Mitchem, LJA Engineering - General presentation detailing overview of the project.
- John Kapka – General questions relating to the requests.
  - Questions relating to the legislative annexation requiring voter referendum during the year 2026.
  - Concerns relating to overall building height and buffers.
- Glenn Couey, c/o Skating Clubs of West Georgia Inc (Sparkles) – Information relating to sound levels associated with the neighboring skating rink.
  - Skating Rink - Sound Study (Noise or Acoustic Study) indicate decibels (dB) levels range from 43 dB to 64 dB. Level of intensity associated with the study is considered acceptable.

3. **RZR2025-00026** – JCT Construction Group Inc. c/o LJA Engineering, the Applicant, and Jeffrey Threat, the Owner; an application to rezone the subject property from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District) to allow for a townhome development; the subject property is located at 150 Scenic Highway, identified by the Parcel Identification Number R5147 230, and encompasses approximately 3.94 acres.

Motion made to recommend **the APPROVAL of RZR2025-00026 as RS-TH INF (Townhouse-Family Infill Residential District)** with Staff recommended conditions by Commission Member Henriksen and Seconded by Commission Member Huff

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

Opposition: None

Proponent:

Alex Mitchem, LJA Engineering - General presentation detailing overview of the project.

4. **RZC2025-00067 & SUP2025-00100** – R. Duane Hawk, the Applicant; Foundation Technologies, Inc., the Owner; an application to rezone the subject property from HSB (Highway Service Business District) to BG (General Business District) and an application for a Special Use Permit for Outdoor Storage and Boat and Marine Equipment Sales and Service; the subject properties are located at 738 Scenic Highway and 750 Scenic Highway, identified by the Parcel Identification Numbers R5108 005, R5108 005A, and R5108 006, and encompass approximately 3.81 acres.

Motion made to recommend **DENIAL of RZC2025-00067 as BG (General Business District) and SUP2025-00100 allowing Outdoor Storage** by Commission Member Henriksen and Seconded by Vice-Chairperson West

The motion to recommend denial includes the following factors:

- Outdoor storage of watercraft and visibility from neighboring properties and public right-of-way.
- Noise levels, specifically noise associated with engine repair
- Buffer does not adequately separate the residential properties to the south. Buffer to east would provide a minimum of 100 feet near the southern property line, and 200 feet near the northern property line.

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

#### Opposition:

Susan Justice – concerns relating to overall appearance and impacts on neighboring residential zoned properties.

- Concerns relating to the appearance of the existing storefront located along Buford Drive.
- Concerns relating to Staff support of request after discussion. The report was written for denial specifically outdoor storage. However, after several discussions relating to the request the applicant intends to minimize potential impacts on neighboring properties.

Proponent:

Gabrielle H. Schaller, Esq., Mahaffey Pickens Tucker, LLP

7. **RZC2025-00066, SUP2025-00105, & BFR2025-00001** – Maya Radovic Permits 1, Inc., the Applicant, and Awny Gorban, the Owner; an application to rezone a portion of the subject property from BG (General Business District) and RS-150 (Single-Family Residential District) to BG (General Business District), to allow a Special Use Permit for an Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles), and to reduce the required zoning buffer from 75 feet to 30 feet; the subject property is located at 417 Buford Drive, identified by the Parcel Identification Number R5176 062, and encompasses approximately 2.29 acres.

Motion made to recommend **DENIAL** of 7. **RZC2025-00066 as BG (General Business District), SUP2025-00105 allowing Outdoor Storage, & BFR2025-00001 allowing a reduction in buffers** by Commission Member Henriksen and Seconded by Commission Member Huff

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

Voting Nay:

Opposition:

Bill Pitts – The removal of trees to allow outdoor storage of vehicles adversely affects neighboring property owners.

Proponent:

Maya Radovic, Applicant – Neighboring properties to the south do not have a buffer. Staff provided an explanation indicating antiquated policies and lack of proper review may have been a factor in allowing light industrial uses to the south without requiring buffers.

8. **SUP2025-00104** – Angelique Lundy, the Applicant, and Angelique & Mark Lundy, the Owners; an application for a Special Use Permit to allow a Personal Care Home (Family); the subject property is located at 187 Old Timber Road, identified by the Parcel Identification Number R5116 031, and encompasses approximately 1.20 acres.

Motion made to recommend the **DENIAL of SUP2025-00104 to allow Personal Care Home, Family** by Commission Member Henriksen and Seconded by Vice Chairperson West

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

Location, zoning, business activity, traffic and parking. Additional concerns were related to the improvement required for a Residential R-3 occupancy, which could include the installation of an automatic sprinkler system.

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

Voting Nay: NA

Opposition:

Marie Beiser – concerns relating to influx of visitors at any given time (family members), traffic and on-street parking, business activity would adversely impact neighboring property owners, topography and streams may be a hazard for elderly residence occupying the single-family dwelling.

Sue Robinson - Subdivision was constructed for single-family zoning and uses, business activity adversely impacts neighboring property owners, business activity would be more appropriate in commercial zoning classification, traffic and impacts on city services, field trips and bus parking (applicant website may include language indicating personnel services for elderly residents)

Proponent:

Angelique Lundy, Applicant

Staff Comment: The applicant stated during the public hearing that a Planning and Development staff member had advised that a Special Use Permit application could only be processed if submitted by a property owner. In response, the Director of the Planning and Development Department held private discussions with each staff member regarding this allegation. Staff is fully aware that, in accordance with the State of Georgia's requirements, all requests must include property owner acknowledgment. Therefore, the claim cannot be justified.

9. **SUP2025-00106** – HFA - Kelsey Kreher, the Applicant, and Sugarloaf Marathon, LLC, the Owner; an application for a Special Use Permit to an Automobile Repair and Maintenance; the subject property is located at 4855 Sugarloaf Parkway, identified by the Parcel Identification Number R7035 037, and encompasses approximately 0.81 acres.

Motion made to recommend the APPROVAL of SUP2025-00106 to allow an Automobile Repair and Maintenance Facility (Oil Change) by Vice Chairperson West and Seconded by Commission Member Huff

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

Voting Nay: NA

Opposition:

None

Proponent:

None

### **Public Comment**

Sonny Gilreath – General concerns relating to SUP2025-00104. Specifically mentioned the cost associated with required building codes may negatively impact on the applicant's request.

**FINAL ADJOURNMENT:**

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT

### MAYOR AND COUNCIL

### RECOMMENDED CONDITIONS 4-0179-2025

### RZR2025-00026

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

1. To restrict the use of the property as follows:
  - A. Twenty-seven (27) Townhouse-Family dwellings and dwelling units, not to exceed seven units per acre (7 UPA).
  - B. Townhouse dwellings shall be three stories at a minimum of twenty-two feet (22') by fifty feet (50') ~~and shall be dwelling units~~ shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table.
  - C. The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
  - D. Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:

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

R2025-00026-M&C Rec Cond\_4-17-2025





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## *Planning & Development*

- F.** Townhouse dwelling and dwelling units shall have a Minimum Heated Floor Area of 2,000 square feet for one-, two-, ~~and three-,~~ ~~bedroom units. Four and four~~ ~~four~~ bedroom unit.s ~~shall be prohibited.~~
- G.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- 2. To satisfy the following site development considerations:**
- A.** Provide a fifty-foot (50 ft.) Front Yard Building Setback adjacent to Scenic Highway.
- B.** Provide a fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Carver Circle.
- C.** Provide a ten-foot (10 ft.) Rear Yard Building Setback adjacent to Parcel Identification Numbers R5147 002, R5147 015A. and R5147 177.
- D.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.
- E.** Provide a twenty-foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.
- F. Along the frontage of the property of Carver Circle, Ddedicate to the City ten feet (10 ft) of Right-of-Way, widening by three feet (3 ft), provide curb and gutter, and provide a 5' sidewalk. ~~along the frontage of the property to Carver Circle.~~ Final design shall be reviewed and approved by the City Engineer.**
- F.G.** \_\_\_\_\_ Underground utilities shall be provided throughout the development.
- G.H.** \_\_\_\_\_ Natural vegetation shall remain on the property until the issuance of a development permit.
- H.I.** \_\_\_\_\_ ~~New~~ ~~b~~ Billboards or oversized signs shall be prohibited.
- I.J.** \_\_\_\_\_ Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent



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## *Planning & Development*

properties or right-of-way.



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## *Planning & Development*

### PLANNING ~~AND DEVELOPMENT~~ COMMISSION

### RECOMMENDED CONDITIONS - [05052025](#)

#### RZM2025-00020

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

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

- A.** Multifamily and townhouse-family dwellings, dwelling units, and accessory structures not to exceed ~~thirteen~~ [twenty three](#) units per acre (~~21~~3 UPA). Townhouse units shall abut Parcel Identification Numbers 5151 241, 242, 243, 244 and 245 (St. Lawrence Plantation) to ensure transition from high-density to residential low density uses as indicated on the Zoning Plan for 1144 Grayson Highway Mixed Use, dated December 17, 2024.
- B.** Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
  - Adult Bookstores or Entertainment
  - Automotive Uses such as:
    - i. Parts Stores
    - ii. Used Car Sales
    - iii. Tire Sales
    - iv. Auto Repair/Body Shop
    - v. Car/Truck Rental
  - Contractor's Offices
  - Emission Inspection Stations
  - Equipment Rental



# LAWRENCEVILLE

## *Planning & Development*

- Extended Stay Hotels or Motels
  - Recovered Materials Processing Facilities
  - Smoke Shops/Novelty Stores
  - Tattoo Parlors
  - Taxidermists
  - Yard Trimmings Composting Facilities
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Multifamily and Townhome Units shall meet the following standards:
1. Four (4) bedroom units shall be prohibited
  2. All units shall include granite counter tops and stainless-steel appliances.
  3. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
  4. Townhouse dwelling units shall be constructed as rear-entry or loaded units consisting of a two-car garage.
  5. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.



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## *Planning & Development*

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

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

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

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

Restrictive Covenant shall include the following:

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

M2025-00020\_PC REC CND5\_05052025



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## *Planning & Development*

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

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

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

- A.** The percentage of gross land area devoted to civic/institutional, commercial/retail, ~~light industrial~~ or office uses shall be thirty percent (30%) of the total project area.
- B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. [Pending approval of the City of Lawrenceville Planning and Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section](#)
- C.** Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the eastern right-of-way of Grayson Highway.
- D.** Provide a fifteen-foot-wide (15 ft.) front yard building setback combined with a landscape strip, adjacent to the northern right-of-way of Sugarloaf Parkway.
- E.** Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the easternmost [and northernmost](#) property lines [where adjacent to residential properties](#).
- F.** Natural vegetation shall remain on the property until the issuance of a development permit.

M2025-00020\_PC REC CND5\_05052025



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- G.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Grayson Highway.
- H.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- I.** New billboards or oversized signs shall be prohibited.
- J.** Outdoor storage shall be prohibited.
- K.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- L.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- M.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- N.** Peddlers and/or parking lot sales shall be prohibited.
- O.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- P.** The required parking ratio for the townhouse section of development shall be a minimum of 3 spaces per unit.
- Q.** The required parking ratio for the multifamily residential component of development shall be a minimum of 1.5 spaces per unit.



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### 3. The following variances are requested:

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

M2025-00020\_PC REC CND S\_05052025





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## Planning & Development

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### ~~PLANNING AND DEVELOPMENT~~

### MAYOR AND COUNCIL

### RECOMMENDED CONDITIONS 5-9-2025

#### RZC2025-00067

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

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

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

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

C2025-00067 SUP2025-00100\_Mayor-Council REC CNDS\_05092025



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- B.** A Showroom/Service/Warehouse facility not exceeding 20,000 square feet in gross floor area.
  - C.** The design of the façades shall be clad in three sides masonry~~brick~~. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
  - D.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
  - E.** Peddlers and/or any parking lot sales ~~unrelated to the rezoning~~ shall be prohibited.
  - F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 2. To satisfy the following site development considerations:**
- B.** The design and location of the proposed structures shall be in general accordance with the architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
  - C.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Scenic Highway. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb. Dedicate any right of way required by GDOT at no cost to the City, County or the State.
  - D.** All outdoor storage shall be limited to the enclosed fenced area to the rear of the subject property. Outdoor storage shall be prohibited within the boundaries of any easements or buffers.
  - E.** Provide a chain link fence with slats to cover any items to be stored in the



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enclosed area. ~~at a m~~ Minimum height of fence shall be six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.

- F.** The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
- G.** The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- H.** All grassed areas shall be sodded.
- I.** Underground utilities shall be provided throughout the development.
- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** Provide a minimum fifteen-foot (15 ft) wide Landscape Strip along the right-of-way of Scenic Highway. The landscaping shall provide an opaque year round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- L.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Scenic Highway. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- M.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- N.** Planted Deciduous trees shall be at least three inches caliper at time of planting.



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O. Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.

~~P. Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.~~

~~Q.P.~~ Fencing, landscaping and outdoor storage ~~parking~~ shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.

~~R.Q.~~ During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.

~~S.R.~~ A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.

~~T.S.~~ Exit/entrance design and location shall be subject to review and approval of the [the Georgia Department of Transportation](#) ~~City Engineer~~.

~~U.T.~~ Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.

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

~~V.~~ [Outdoor speakers are prohibited.](#)

~~W.~~ Dumpsters shall be screened by solid masonry walls matching the building,

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# LAWRENCEVILLE

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with an opaque metal gate enclosure unless it is located directly behind the building and cannot be seen from the public right of way.

- X. Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).

3. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a forty-eight percent (48%) reduction of minimum undisturbed buffer requirements between dissimilar zoning classifications (BG and RS-60) (Scenic Crossing subdivision) from fifty feet (50 ft.) to twenty-six feet (26 ft.). The buffer shall add landscaping as needed to areas where there is sparse vegetation. The applicant shall request an inspection by the Planning and Development Director before a CO is provided to ensure a full buffer is obtained.



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## Planning & Development

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### ~~PLANNING AND DEVELOPMENT~~

### ~~RECOMMENDED CONDITIONS~~

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

### MAYOR AND COUNCIL

### RECOMMENDED CONDITIONS 5-9-2025

#### **SUP2025-00100**

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

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

- A.** Outdoor storage shall be limited to the 9,100sf area~~s~~ shown on the submitted architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025. Outdoor storage outside this area is prohibited. Also, ~~o~~ outdoor repair of equipment shall be prohibited.
- B.** The Special Use Permit shall be specific to operation of Jet Thrust Performance (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
- C.** In the event that the property is issued three (3) citations by the City’s Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked following appropriate advertisement and public hearing procedures.
- ~~**D.**~~ Hours of operation of equipment in the enclosed outdoor storage area shall be from 8:00am to 6:00pm Monday – Saturday.
- ~~**D.** The Special Use Permit shall be limited to a period of two years, at which~~

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## *Planning & Development*

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~~time the use shall cease, or an application made for renewal.~~



# LAWRENCEVILLE

## Planning & Development

### PLANNING ~~COMMISSION~~ ~~AND DEVELOPMENT~~

### RECOMMENDED CONDITIONS - 05052025

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

### RZC2025-00066 & BFR2025-00001

~~DENIAL~~ ~~Approval~~ of a rezoning and buffer reduction of the subject property to BG (General Business District), subject to the following enumerated conditions:

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

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

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





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- ~~Tattoo Parlors~~
- ~~Taxidermists~~
- ~~Yard Trimmings Composting Facilities~~

~~A. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated March 10, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.~~

~~A. 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.~~

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

~~1. To satisfy the following site development considerations:~~

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

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

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



# LAWRENCEVILLE

## *Planning & Development*

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

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

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

~~F. Billboards or oversized signs shall be prohibited.~~

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

~~H. Compactor/dumpsters shall be located interior in the site away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.~~

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

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

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

~~L. Any access to/from Buford Drive shall be coordinated with GDOT.~~



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## *Planning & Development*

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

~~2. The following variance is approved:~~

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



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## Planning & Development

### PLANNING ~~COMMISSION~~ ~~AND DEVELOPMENT~~

### RECOMMENDED CONDITIONS - 05052025

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

### SUP2025-00105

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

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

~~A. Allow an Automobile Sales or Auction and Related Service facility on the front portion of the subject property, as designated by those tracts labeled “BG” on the “SURVEY” prepared for “417 BUFORD HIGHWAY,” prepared by “CONROY & ASSOCIATES, P.C.,” dated “JULY 11, 2008,” received by the Planning and Development Department on March 10, 2025.~~

~~B. Allow an accessory Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles) on the rear portion of the subject property, as designated by those tracts labeled “RS-150” on the “SURVEY” prepared for “417 BUFORD HIGHWAY,” prepared by “CONROY & ASSOCIATES, P.C.,” dated “JULY 11, 2008,” received by the Planning and Development Department on March 10, 2025.~~

~~C. All vehicles associated with the auto sales business must be parked in the designated vehicle storage area located in the rear of the property upon close of business. Storage of vehicles shall be prohibited within the boundaries of any easements or buffers.~~

~~D. Storage and/or sales of vehicles over twenty (20) feet in length; seven (7) feet in height; or seven (7) feet in width shall be prohibited.~~

~~E. The rear vehicle storage lot shall be screened from view by a solid opaque fence at least six (6) feet in height, by landscaping creating a complete visual~~

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~~buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence and/or landscaping materials.~~

~~**F.**—The rear vehicle storage lot shall be accessed by a solid opaque screened gate at least six (6) feet in height. The gate may remain opened during business hours and shall be closed upon the end of the business day.~~

~~**G.**—Automobile service & repairs shall be limited to vehicles for sale on the subject property indoors only.~~

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

~~**I.**—The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.~~



# LAWRENCEVILLE

## Planning & Development

**PLANNING ~~COMMISSION~~ AND DEVELOPMENT**

**RECOMMENDED CONDITIONS - 05052025**

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

**SUP2025-00104**

~~DENIAL~~ Approval of a Special Use Permit to allow a Personal Care Home, Family, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- ~~A. A Personal Care Home, Family, as a Special Use Permit in RS-180 (Single-Family Residential District) zoning.~~
- ~~B. Limited to a Personal Care Home, Family, serving no more than six (6) residents.~~
- ~~C. At least one (1) employee shall be present on-site at all times.~~
- ~~D. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign twirlers, or sign walkers shall be prohibited.~~
- ~~E. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.~~
- ~~F. Outdoor storage shall be prohibited.~~
- ~~G. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~

2. To satisfy the following site development considerations:

- ~~A. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and~~

P2025-00104\_PCRECO CND5\_05052025



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## *Planning & Development*

### ~~Development.~~

~~**B.** Property shall maintain a residential character in appearance and scale.~~

~~**C.** Provide a minimum of one (1) parking space per 250 square feet gross floor area and one (1) parking space for every two (2) beds, all parking must be on an approved surface and striped.~~



# LAWRENCEVILLE

## Planning & Development

### PLANNING ~~AND DEVELOPMENT~~ COMMISSION

### RECOMMENDED CONDITIONS - [05052025](#)

### SUP2025-00106

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

1. To restrict the Special Use Permit as follows:
  - A. An Automobile Repair and Maintenance facility, specifically oil change, as a Special Use Permit in BG (General Business District) zoning.
  - B. The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on April 7, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on April 7, 2025.
  - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
  - D. Metal building facades are prohibited.
2. To satisfy the following site development considerations:
  - A. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Marathon Boulevard).
  - B. Provide a minimum fifteen-foot (15 ft.) landscape strip along all rights-of-way (Marathon Boulevard). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final

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

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



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## *Planning & Development*

- L.** Any access to Marathon Boulevard shall be coordinated with GCDOT.
  - M.** The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.
- 3. The following variance is approved:**
- A.** A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. Allowing for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JUNE 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** RZR2024-00025; North DTL CC Ph1, LLC; 806 North Clayton Street, 816 North Clayton Street, 824 North Clayton Street, 830 North Clayton Street, 838 North Clayton Street, 843 North Clayton Street, 853 North Clayton Street, 857 North Clayton Street, 205 Grizzly Parkway, 255 Grizzly Parkway, 285 Grizzly Parkway

**Department:** Planning and Development

**Date of Meeting:** Monday, June 2, 2025

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

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

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

**Planning Commission Recommendation:**

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**Summary:** The applicant requests a rezoning of an approximately 5.9-acre parcel assemblage from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to CMU (Community Mixed-Use District) to allow for a housing master plan. The subject property is composed of much of the block formed by N Clayton Street, Grizzly Parkway, and N Clayton Connector Road and includes several parcels located on the eastern right-of-way of N Clayton Street, just north of its intersection with Tanner Street.

**Attachments/Exhibits:**

- RZR2024-00025\_RPRT\_02052025
- RZR2024-00025\_P&D REC CNDS\_02112025
- RZR2024-00025\_ATCHMNTS\_02072025



# LAWRENCEVILLE

## Planning & Development

### REZONING

CASE NUMBER(S):	RZR2024-00025
APPLICANT(S):	NORTH DTL CC PH1, LLC
PROPERTY OWNER(S):	EVAN & JENNA SIMMONS, DANNY GRAVITT, KYLE & SARAH NORTON, LAWRENCEVILLE BRETHREN ASSEMBLY INC., NORTON CLASSICS, LLC, AND CITY OF LAWRENCEVILLE
LOCATION(S):	806, 816, 824, 830, 838, 843, 853, & 857 NORTH CLAYTON ST, 205, 255 & 285 GRIZZLY PARKWAY
PARCEL IDENTIFICATION NUMBER(S):	R5146C011, R5145 055, R5145 056, R5145 058, R5145 059, R5145 060, R5145 065, R5145 066, R5145 067, R5145 068, AND R5145 255
APPROXIMATE ACREAGE:	5.9 ACRES
CURRENT ZONING:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT), RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT), BG (GENERAL BUSINESS DISTRICT), AND OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	72 TOWNHOUSES AND 8 ONE-FAMILY HOMES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

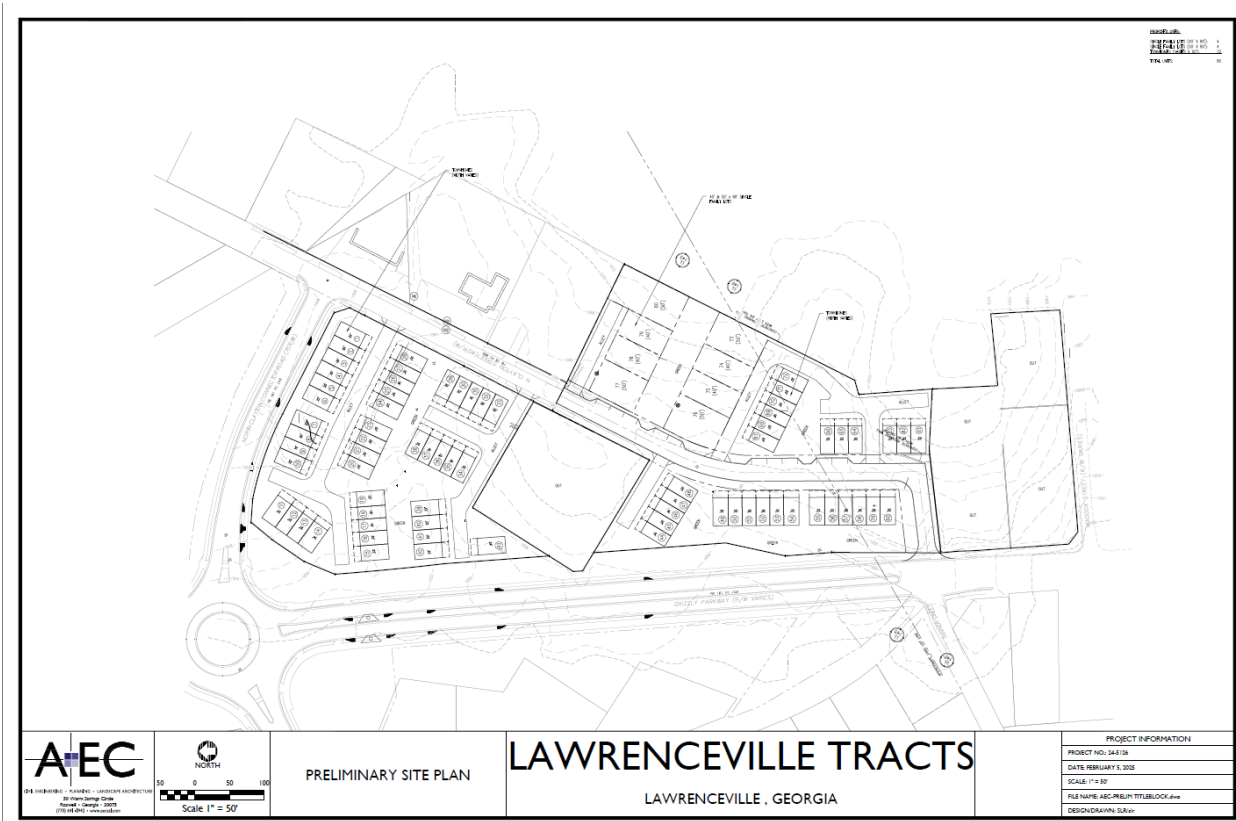




PROJECT SUMMARY

The applicant requests a rezoning of an approximately 5.9-acre parcel assemblage from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to CMU (Community Mixed-Use District), which would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is composed of much of the block formed by North Clayton Street, Grizzly Parkway, and North Clayton Connector Road and includes several parcels located on the eastern right-of-way of North Clayton Street, just north of its intersection with Tanner Street.

CONCEPT PLAN



## ZONING AND DEVELOPMENT STANDARDS

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

As proposed, the development would consist of a mix of seventy-two (72) attached and eight (8) detached dwellings and dwelling units for a total of eighty (80) dwellings. They are described as follows:

### 1. Detached Single Family

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

### 2. Townhomes

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

Approval of the requested CMU (Community Mixed Use) zoning district would require variances from the minimum standards as outlined below:

**Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.**

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

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

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

<i>Land Use</i>	<i>Percentage of Gross Land Area</i>			<i>Recommendation</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Proposed</i>	
<b>Residential</b>	30%	75%	100%	<b>Administrative Variance</b> <i>(within Infill District)</i>
<b>Civic/Institutional</b>	15%	50%	0%	
<b>Commercial/Retail, Light Industrial, Office</b>	15%	50%	0%	

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

a. Single-family detached dwellings on large lots
b. Single-family detached dwellings on mid-size lots
<b><i>c. Single-family detached dwellings on small lots (see RS-50 INF standards, below)</i></b>



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

e. Multifamily

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

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

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

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

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

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

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

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

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

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Off-Street Attached or Garage</b>	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>N/A</i>
<b>Off-Street Parking Lot</b>	<i>2.5 spaces per dwelling unit (200 spaces)</i>		

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

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

The specific variances requested are as follows:

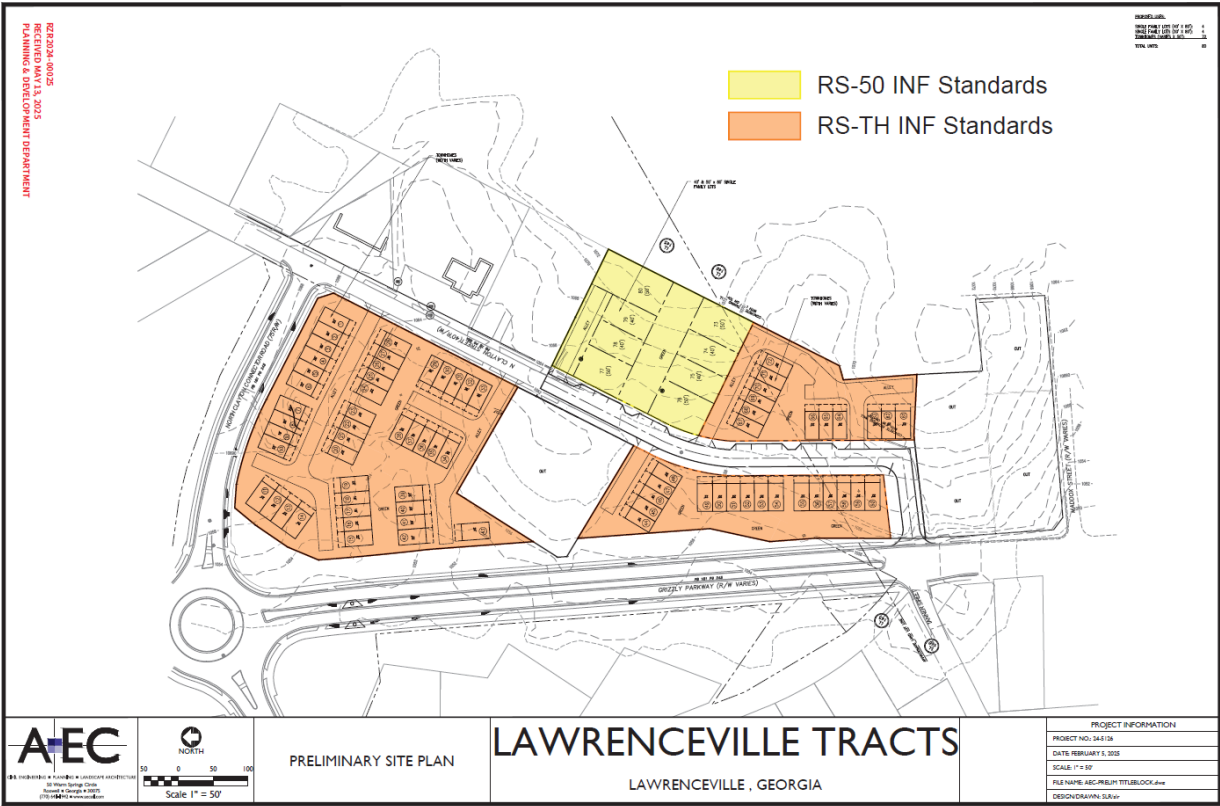
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community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

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

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

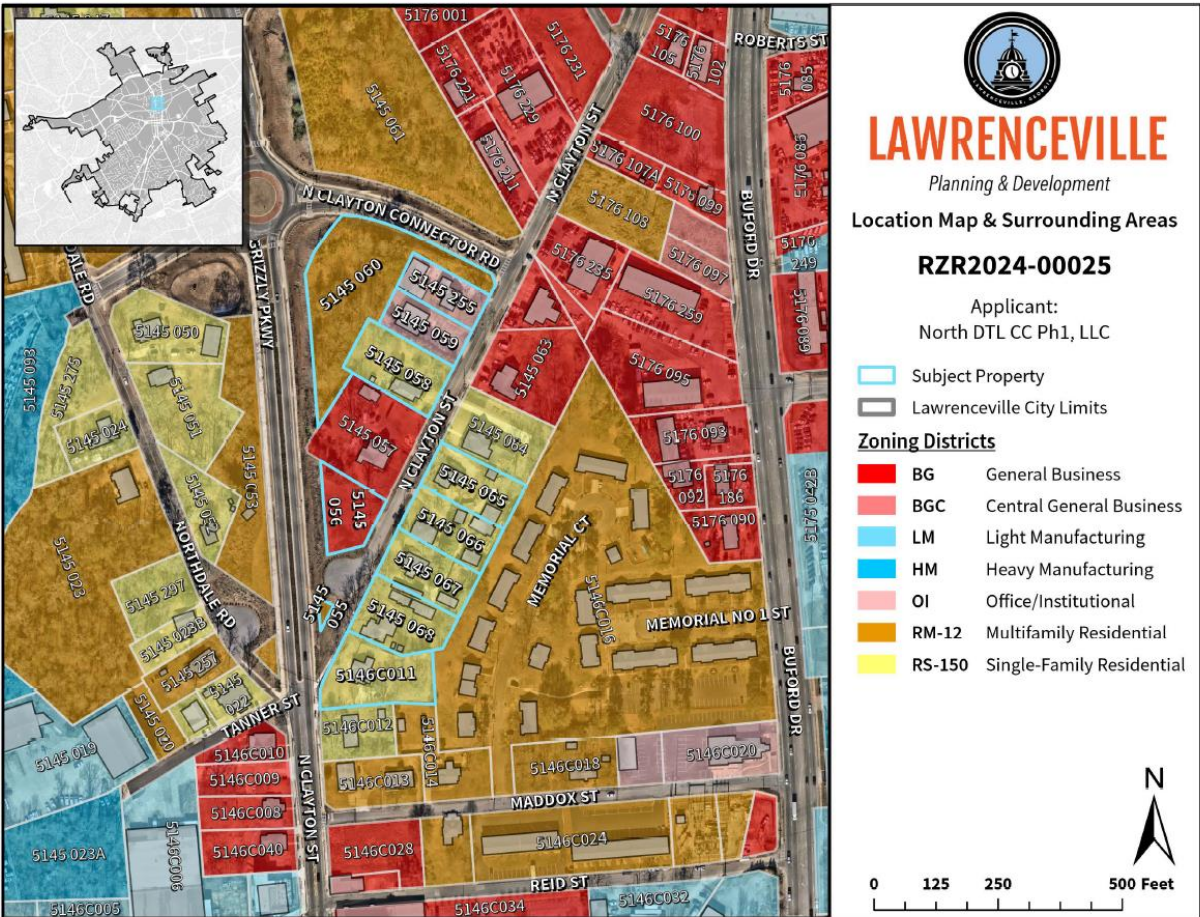
See **Exhibit A** below for approximate boundaries of proposed development that will be designed according to RS-50 INF or RS-TH INF standards.

**EXHIBIT A – ZONING STANDARDS BOUNDARIES**



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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



**SURROUNDING ZONING AND USE**

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

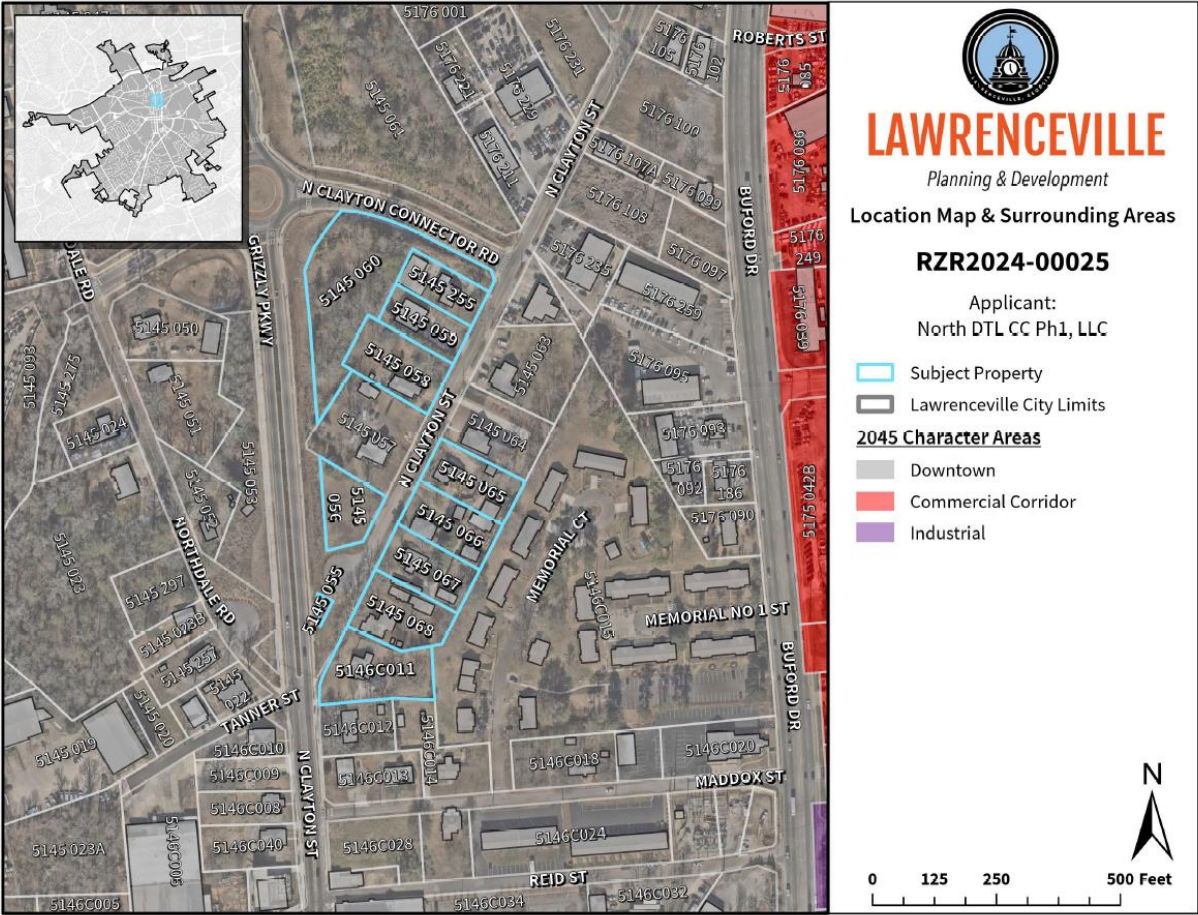


This proposal would continue with the precedent set by City Council's approvals for RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019, all similar projects in the nearby vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting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

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



LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

### STAFF RECOMMENDATION

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

No comment

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS**

#### **RZR2024-00025**

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

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

- A.** A maximum of eighty (80) housing units, including eight (8) single-family dwellings and seventy-two (72) rear-entry townhomes.
- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated May 13, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on December 31, 2024.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Townhome Units shall meet the following standards:
  - a.** Four (4) bedroom dwelling units shall be prohibited

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

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

- E.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - F.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
  - G.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
  - H.** Peddlers and/or parking lot sales shall be prohibited.
  - I.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
  - J.** The required parking ratio shall be one and one half (1.5) spaces per unit.
  - M.** Provide City Standard Pedestrian lighting along Grizzly Parkway and N Clayton Connector Road.
  - N.** Provide landscaping (evergreen hedge) within building setback area along Grizzly Parkway and N Clayton Connector Road.
  - O.** The residential portion of the development shall be gated.
  - P.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
  - B.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a

classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and N Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

- C.** A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- D.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.
- E.** A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- F.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- G.** A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft).
- H.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.



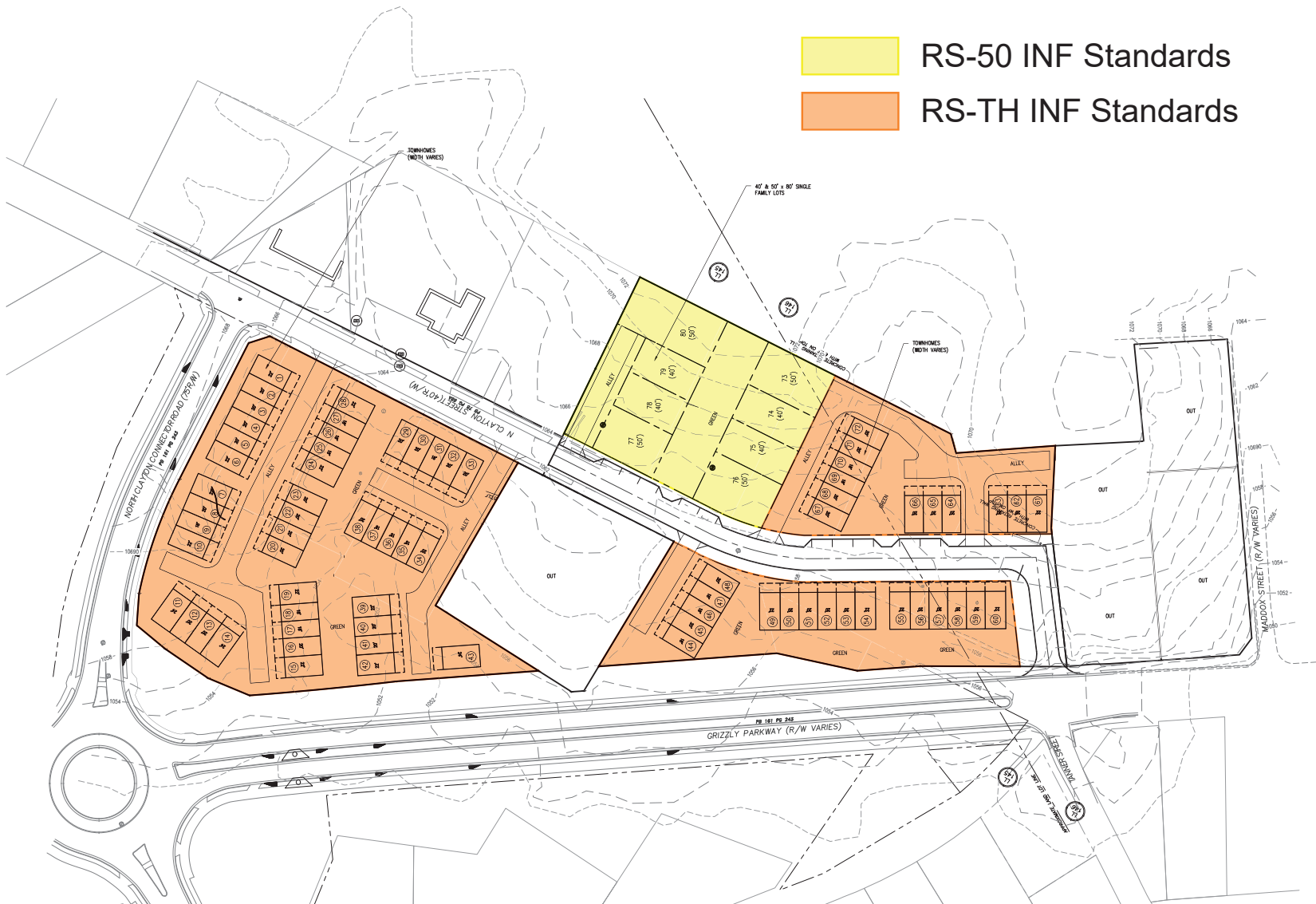
- I.** A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
- J.** A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
- K.** A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

EXHIBIT A

2.

PROPOSED LOTS:	
SINGLE FAMILY LOTS (40' x 80')	4
SINGLE FAMILY LOTS (50' x 80')	4
TOWNHOMES (VARIES x 50')	72
TOTAL UNITS:	
80	

- RS-50 INF Standards
- RS-TH INF Standards





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

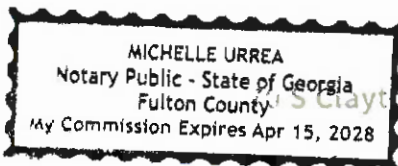
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SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

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

Evan Simmons / Jenna Simmons  
TYPED OR PRINTED NAME

[Signature] 12/22/24  
NOTARY PUBLIC DATE



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770.963.2414 • www.lawrencevillega.org



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

SIGNATURE OF APPLICANT

DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Danny Gravitt

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

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

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# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

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

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

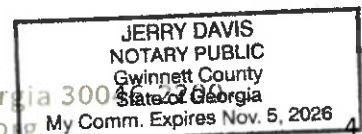
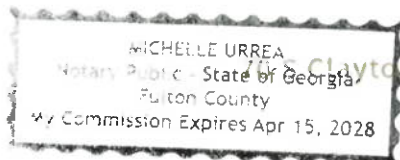
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NOTARY PUBLIC DATE

[Signature] 11-25-24  
SIGNATURE OF OWNER DATE

Lawrenceville Brethren Assembly Inc

TYPED OR PRINTED NAME Tiju Abraham

[Signature] 11-25-24  
NOTARY PUBLIC DATE



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# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Norton Classics, LLC</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>4775 Moore Rd.</u>
CITY: <u>Atlanta</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>OI</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145-255</u> ACREAGE: <u>.3</u>	
ADDRESS OF PROPERTY: <u>857 N. Clayton St., Lawrenceville, GA 30046</u>	

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SIGNATURE OF APPLICANT DATE

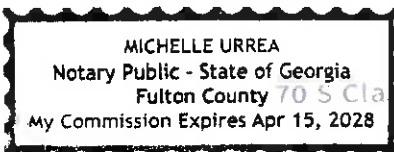
North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

Michelle Urrea 12/23/2024  
NOTARY PUBLIC DATE

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

Norton Classics, LLC  
TYPED OR PRINTED NAME

Deanne Wainright 11/26/24  
NOTARY PUBLIC DATE



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# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

[Signature] 12/23/2025  
SIGNATURE OF APPLICANT DATE

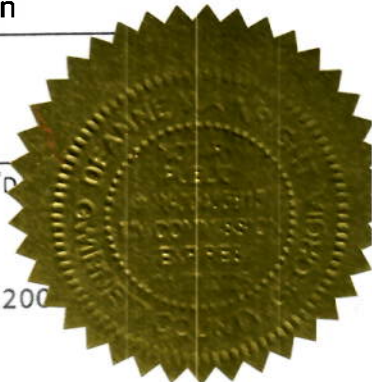
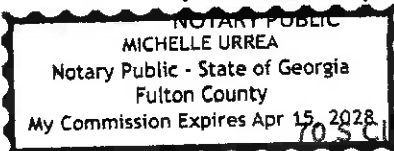
North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

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

Kyle Norton / Sarah Norton  
TYPED OR PRINTED NAME

[Signature] 12/23/2024  
DATE

[Signature] 12-5-24  
NOTARY PUBLIC



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





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

RZR2024-00025  
RECEIVED MAY 13, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC PH1, LLC</u>	NAME: <u>City of Lawrenceville, Georgia</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>	ADDRESS: <u>PO Box 2200</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> E: PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG &amp; OI</u> & RM-12 REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145 055, R5145 056 &amp; R5145 060</u> ACREAGE: <u>2.333</u>	
ADDRESS OF PROPERTY: <u>205, 255, and 285 Grizzly Parkway and portions of existing R/W</u>	

SED DE  
SIGNATURE OF APPLICANT

5/13/2025  
DATE

North DTL CC PH1, LLC  
TYPED OR PRINTED NAME

Michelle Urrea  
NOTARY PUBLIC

5/13/25  
DATE

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

Lee M. M... Chairman  
SIGNATURE OF OWNER

5-12-25  
DATE

City of Lawrenceville, Georgia  
TYPED OR PRINTED NAME

Melissa Yancey  
NOTARY PUBLIC



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www.lawrencevillega.org





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

RZR2024-00025  
RECEIVED MAY 13, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC PH1, LLC</u>	NAME: <u>Downtown Development Authority</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>	ADDRESS: <u>816 North Clayton Street</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Ty White</u> PHONE: <u>770-844-9976</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS 150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5145 068</u> ACREAGE: <u>0.468</u>	
ADDRESS OF PROPERTY: <u>816 North Clayton Street, Lawrenceville, Georgia 30046</u>	

[Signature] 5/13/2025  
SIGNATURE OF APPLICANT DATE

North DTL CC PH1, LLC

TYPED OR PRINTED NAME

[Signature] 5/13/25  
NOTARY PUBLIC DATE

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

[Signature] 5-12-2025  
SIGNATURE OF OWNER DATE

Downtown Development Authority of

TYPED OR PRINTED NAME

[Signature] 5-12-2025  
NOTARY PUBLIC DATE





# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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# Gwinnett

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**PROPERTY TAX VERIFICATION**

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

## Applicant Information

Name: North DTL CC PH1, LLC

Signature: \_\_\_\_\_

Date: 12-30-24

## Property Information

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

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

## Tax Commissioner Affirmation

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

Name: T. Finley

Title: TSA

Signature: T. Finley

Date: 12-30-24

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



# BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL  
ATTORNEY AT LAW  
LICENSED IN GA

3000 Langford Road, Building 100  
Peachtree Corners, Georgia 30071

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

May 20, 2025

## VIA Electronic Deliver

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

Re: **North DTL CC PH1, LLC**  
**Amended Rezoning Application**  
**Property Address:, 806, 816, 824, 830, 838, 843, 53, & 857 N. Clayton Street,**  
**205, 255 and 285 Grizzly Parkway, Lawrenceville, Georgia 30046**  
**Parcel Nos. R5146C011, R5145 067, R5145 066, R5145 065, R5145 058, R5145**  
**059, R5145 255, R5145 060, R5145 056, R5145 055, and R5145 068**

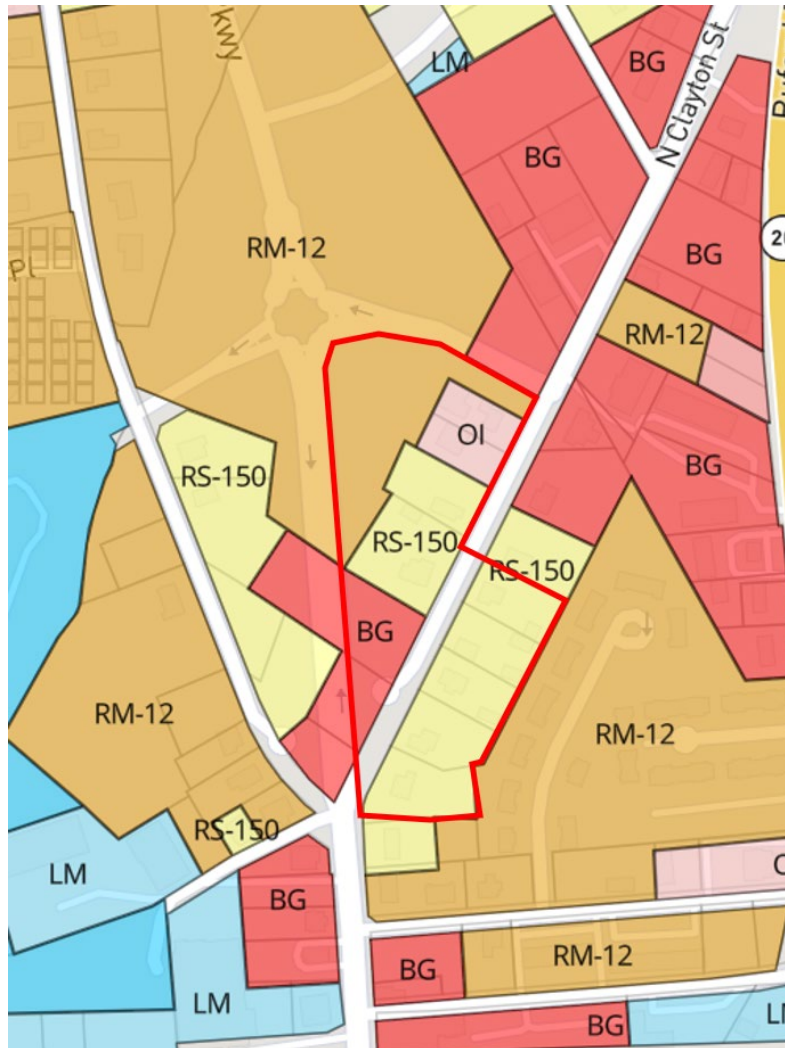
Dear Mayor and City Council Members:

As you are aware, this law firm has the pleasure of representing North DTL CC PH1, LLC ("North DTL"). Previously, North DTL filed a rezoning application for a number of parcels located in the old Depot District along the existing North Clayton Street and Grizzly Parkway (the "Project") seeking to rezone the parcels to a mixture of newly created RS 150 INF (One-Family Infill Residential District) and RS TH INF (Townhouse Infill Residential District) for the purpose of developing a high-quality, executive-style housing development within walking distance of the Downtown area. The application was assigned case number RZR2024-00025.

Following a series of meetings with the City's Planning and Development Staff and the Downtown Development Authority, a number of amendments and adjustments have been made to the project, for which the Applicant now submits its amended application(s) and Letter of Intent. With the inclusion of certain parcels owned by the City of Lawrenceville and the Downtown Development Authority of the City of Lawrenceville, the total assemblage of properties includes ± 5.856 acres. The properties that are the subject of this application are currently zoned a mixture of OI (Office and Institutional), BG (General Business), RS 150 (Residential Single Family) and RM-12 pursuant to the City of Lawrenceville Zoning Ordinance (the "Code"). Below you will

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RECEIVED MAY 20, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

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



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

Before discussing the Project in earnest, it is prudent to note that both the above map as well as the enclosed Survey includes within the Project boundaries a parcel that is not included in the overall development. This parcel is exempted from Site Plan and the "Less and Except" portion of the legal description. Additionally, the Survey and the Site Plan includes portions of existing right-of-way as well as several properties that remnant parcels owned by the City of Lawrenceville from the City's previous acquisition of right of way for the Grizzly Parkway project. The Applicant is requesting the abandonment, sale and conveyance of these parcels to Applicant upon

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RECEIVED MAY 20, 2025  
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approval of the rezoning request. Signed rezoning applications for these parcels as well as portions of the existing right of way are being filed contemporaneously herewith.

Additionally, North DTL is currently in negotiations for additional properties surrounding the Project. If these additional properties can be acquired, North DTL anticipates seeking to rezone these parcels to add additional phases to the Project, which could potentially result in a relocation of the second entrance to the Project from Grizzly Parkway to Maddox Street and an expansion of the single-family, detached housing inventory.

I. Description of the Property and Surrounding Area

The properties that are currently included in the application contain a mix of residential and commercial uses. The prospective parcels owned by the City and the DDA are vacant and were acquired during the construction of the Grizzly Parkway. The surrounding area contains a variety of uses including both residential and commercial applications. The project is adjoined by the following zoning classifications and uses.

Location	Land Use	Zoning
Proposed Site	Commercial; Residential	RS 150 and OI
North	Commercial, Residential, Vacant	BG and RM 12
South	Residential, Vacant, Commercial	BG, RS 150,LM and RM 12
East	Residential, Commercial	BG, RM 12
West	Residential, Industrial	BG, RS 150, RM 12, LM and HM

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



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## II. Project Summary

As shown on the attached Site Plan, North DTL proposes to develop the Project into a residential development, which will include a mixture of sixteen (8) executive-style single-family detached houses and seventy-two (72) high-end townhomes. The proposed housing products are targeted toward young professionals and executives who seeks intown living options within walking distance to the City's entertainment and employment centers. The development will provide a new living option for doctors, nurses, teachers, public safety employees, public sector workers, and employees of Georgia Gwinnett College.

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

Originally, North DTL sought to rezone the Project to a combination of RS 150 INF and RS TH INF districts. North DTL has developed its Site Plan and discussed possible zoning conditions using the dimensional and development requirements of these zoning classifications. Unfortunately, the possibility of future phases with the development necessarily compels North DTL to maintain the maximum amount of flexibility relative to possible adjustments and changes to the Site Plan as additional properties are added. Given this reality, demarcating specific portions of the Project as infill townhome versus infill single-family detached.

The solution to this problem is to amend the rezoning request to instead seek CMU zoning and take advantage of the exception provision in Section 102.11(B)(1). This exception provision allows the Director of Planning and Development to administratively vary the required division of CMU uses to make the development 100% residential if the property is located within the Infill District identified in Section 103.3 of the Code. Additionally, Section 102.11(B)(2)(c) and (d) further provides that single family detached dwellings on small lots shall be developed in accordance with the RS-50 INF standards and that townhomes be developed using RS-TH INF standards and dimensions.

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

1. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
2. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards to provide that single

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family detached lots shall be designed and developed in accordance with the standards set forth in Section 102.5 RS-50 INF – One-Family Infill Residential District, B Lot Development standards and that townhome lots shall be designed and developed in accordance with the standards set forth in Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards.

3. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and N Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.
4. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, J. Parking, 1. Vehicle Parking. Allows for satisfaction of off-street parking in conformance with Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking and Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards. 2. Off-Street Parking.
5. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
6. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS– 50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.
7. A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred, forty square feet (2,840 sq. ft.).
8. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS– 50 INF – One-Family Infill Residential District, B. Lot Development Standards. TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
9. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft.).

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10. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.
11. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
12. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards. 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
13. A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

### III. Site Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

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

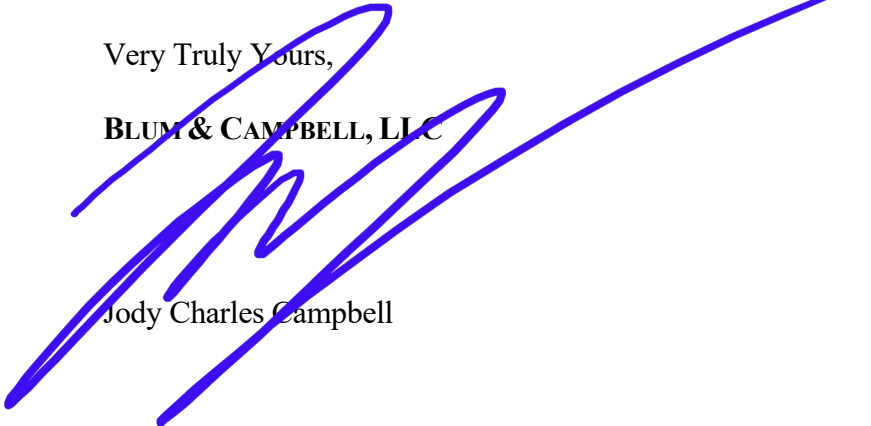
Yes. The continued growth of the college corridor along Grizzly Parkway and the Depot District has greatly expanded the City's commercial offerings that now require additional houses and customers. The Project will provide much needed balance to the redevelopment of older properties along Grizzly Parkway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

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

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Very Truly Yours,

**BLUM & CAMPBELL, LLC**



Jody Charles Campbell

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### Legal Description

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lots 145 and 146, 15<sup>th</sup> District, the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a Parker Kalon Survey Nail set in the center of the right of way of North Clayton Street (40' R/W) at the intersection with the North Clayton Connector Road (75' R/W); traveling thence South 50 degrees, 44 minutes, 26 seconds West a distance of 50.72 feet to a ½" rebar with cap located on the northwestern side the right of way of North Clayton Street (40' R/W), said point being the POINT OF BEGINNING; traveling thence South 27 degrees, 6 minutes, 46 seconds, West a distance of 23.95 feet to a ½" rebar; traveling thence South 26 degrees, 59 minutes, 42 seconds West a distance of 273.49 feet to a 1" solid steel rod; traveling thence, South 26 degrees, 45 minutes, 41 seconds West a distance of 30 feet to an iron pin set; traveling thence South 63 degrees, 14 minutes, 19 seconds East a distance of 45.81 feet to a 2" Axle; traveling thence South 64 Degrees, 6 minutes, 12 seconds East a distance of 189.91 feet to a 2" Axle; traveling thence South 26 degrees, 45 minutes, 26 seconds West a distance of 372.00 feet to an iron pin set; traveling thence, South 74 degrees, 30 minutes, 28 seconds West, a distance of 21.29 feet to a ½" rebar with cap; traveling thence South 4 degrees, 12 minutes, 44 seconds East a distance of 106.22 feet to a 1" iron rod; traveling thence North 87 Degrees, 13 minutes, 20 seconds West a distance of 88.09 feet to a 1" open top pipe; traveling thence South 83 degrees, 29 minutes, 31 seconds West a distance of 148.87 feet to a iron pin set 2.10 feet from the right of way of Grizzly Parkway (R/W varies); traveling thence North 00 degrees, 12 minutes, 43 seconds East a distance of 156.87 feet to a ½" rebar with cap; traveling thence North 04 degrees, 13 minutes, 34 seconds West a distance of 67.45 feet to a ½" rebar with cap; traveling thence North 12 degrees, 15 minutes, 32 seconds East a distance of 88.03 feet to a ½" rebar with cap; traveling thence North 4 degrees 13 minutes, 43 seconds West a distance of 190.79 feet to a ½" rebar with cap; traveling thence North 58 degrees, 53 minutes, 45 seconds West a distance of 30.61 feet to an iron pin set; traveling thence North 03 degrees, 56 minutes, 15 seconds West a distance of 13.21 feet to an iron pin set; traveling thence, North 32 degrees, 21 minutes, 12 seconds East, 41.83 feet to a ½" rebar with cap; traveling thence, North 04 degrees, 13 minutes, 38 seconds West a distance of 151.74 feet to an iron pin set; traveling thence along a curve to the right having a radius of 3870.00 feet, an arc length of 158.14 feet, and a chord bearing and distance North 05 degrees, 28 minutes, 38 seconds West 158.13 feet to a ½" rebar with cap; traveling thence, North 22 degrees, 38 minutes, 57 seconds East a distance of 47.96 feet to an iron pin set; traveling thence, North 34 degrees, 16 minutes, 35 seconds East a distance of 55.48 feet to an iron pin set; traveling thence, 39 degrees, 39 minutes, 47 seconds East a distance of 39.48 feet to a ½" rebar with cap; traveling thence South 85 degrees, 54 minutes, 50 seconds East a distance of 34.02 feet to an iron pin set; traveling thence along a curve to the right having a radius of 483.31 feet, an arc length of 129.63 feet, and a chord bearing and distance South 70 degrees, 33 minutes, 18 seconds East 129.24 feet to an iron pin set; traveling thence, South 63 degrees, 3 minutes, 21 seconds East a distance of 163.35 feet to a ½" rebar with cap; traveling

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thence, South 17 degrees, 52 minutes, 1 second East a distance of 23.92 feet to a ½” rebar with cap and the POINT OF BEGINNING;

LESS AND EXCEPT:

That certain property being commonly known as 835 N. Clayton Street, Lawrenceville, Georgia 30046, Gwinnett County Tax Parcel R5145 057 being approximately 0.44 acres, more or less, and being more accurately described as follows:

All that tract or parcel of land lying and being in the City of Lawrenceville, County of Gwinnett, State of Georgia, and being part of the land conveyed to Mr. Nona T. Holcomb by the heirs at law of W. H. Freeman, deceased, and this lot has the home house on said lot, and is more particularly described as Exhibit "A" in a General Warranty Deed from the Executor of the Estate of Ann Burns filed in Deed Book 25909, Page 2, Gwinnett County Superior Court records and being further described as follows:

Beginning at a stake on the west side of North Clayton Street at the corner of the land of Everett Norton, and from this point run in a Northerly direction along North Clayton Street 188 feet to a stake at the corner of the lot of now or formerly, Radford Freeman; thence run in a westerly direction along the line of now or formally Radford Freeman 177 feet to a stake on the line of Mrs. Nona Holcomb; thence run along the line of Mrs. Nona T. Holcomb 183 feet in a southerly direction to the line of Everett Norton, thence run along the line of Everett Norton land in an easterly direction 196 feet to the stake at North Clayton Street, the point of beginning.

The above-described property being the same property as described in a Warranty Deed from Mrs. Nona T. Holcomb to Mrs. J.C. Shellnutt, Sr., dated March 20, 1948, recorded in Deed Book 86, Page 529, Gwinnett County Deed Records.

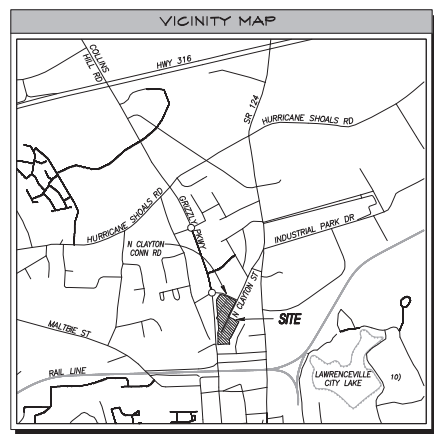
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# RECOMBINATION PLAT FOR LAWRENCEVILLE QUAD

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

RECORDING INFORMATION

- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF GWINNETT COUNTY PARCELS 5145 055, 5145 056, 5145 057, 5145 058, 5145 059, 5145 060, 5145 065, 5145 066, 5145 067, 5145 068, 5145 255 AND 5146C011 AND TO COMBINE THEM INTO A SINGLE PARCEL ALONG WITH A PORTION OF N CLAYTON ST. TO BE ABANDONED.
  - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
  - 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
  - 4) ALL IRON PINS SET(PS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
  - 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
  - 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13150C00254E, EFFECTIVE DATE 09/29/2006.
  - 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA TS12 ROBOTIC TOTAL STATION.
  - 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,648 FEET.
  - 9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.



**SURVEYOR'S CERTIFICATION**

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

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

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

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

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

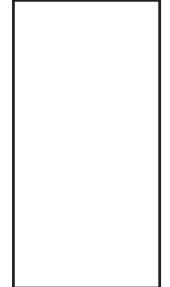
**FINAL PLAT APPROVAL**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

SUBMIT	1	2
	or	
REVISIONS		
DRAWING DATE: 12/23/24		
LAST FIELD WORK: 12/19/24		
DRAWN BY: [Signature]		
CHECKED BY: [Signature]		
JOB NUMBER: 09W-145-2		
FILED: LawrencevilleQuads		

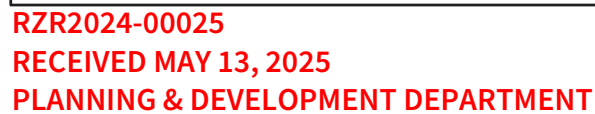


**RECOMBINATION PLAT  
OF  
LAWRENCEVILLE QUAD  
FOR  
CUSTOM HOME CONSTRUCTION**

LOCATION IN  
LAND LOTS 145 & 146 OF THE 5TH DISTRICT  
CITY OF LAWRENCEVILLE  
GWINNETT COUNTY, GEORGIA



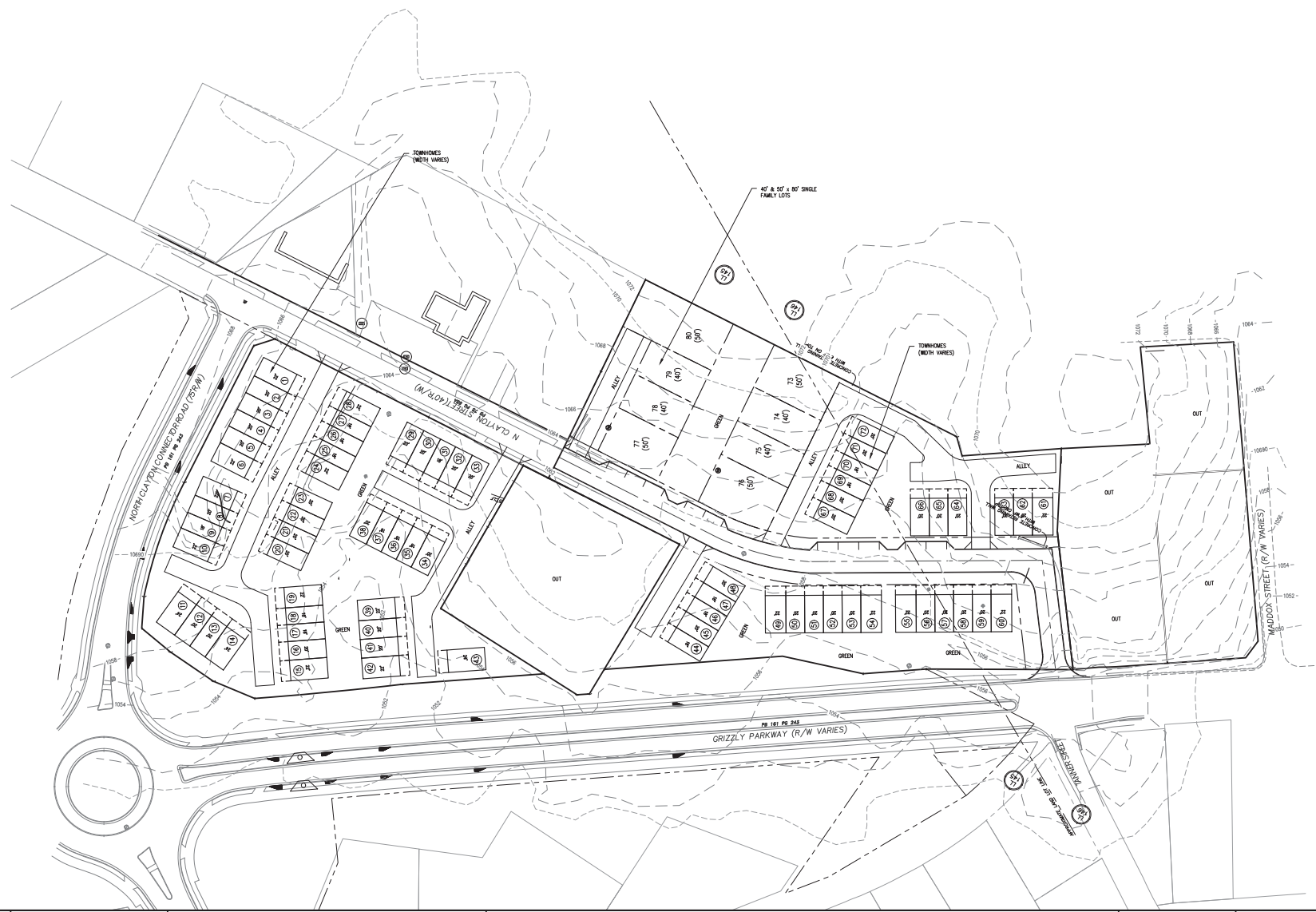




PROPOSED LOTS:

SINGLE FAMILY LOTS (40' X 80')	4
SINGLE FAMILY LOTS (50' X 80')	4
TOWNHOMES (VARIES X 50')	72
TOTAL UNITS:	80

RZR2024-00025  
RECEIVED MAY 13, 2025  
PLANNING & DEVELOPMENT DEPARTMENT





# LAWRENCEVILLE URBAN INFILL

## **CHALLENGES OF INFILL**

INFILL PROJECTS CAN FACE CHALLENGES SUCH AS:

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

WHEN APPROACHING INFILL PROJECTS, SOME CONSIDERATIONS INCLUDE:

## **DENSITY:**

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

## **FORM-BASED CODES**

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

MIX OF DETACHED RESIDENTIAL  
+ TOWNHOMES + COTTAGES

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

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



NILES BOLTON

# DETACHED SINGLE FAMILY

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

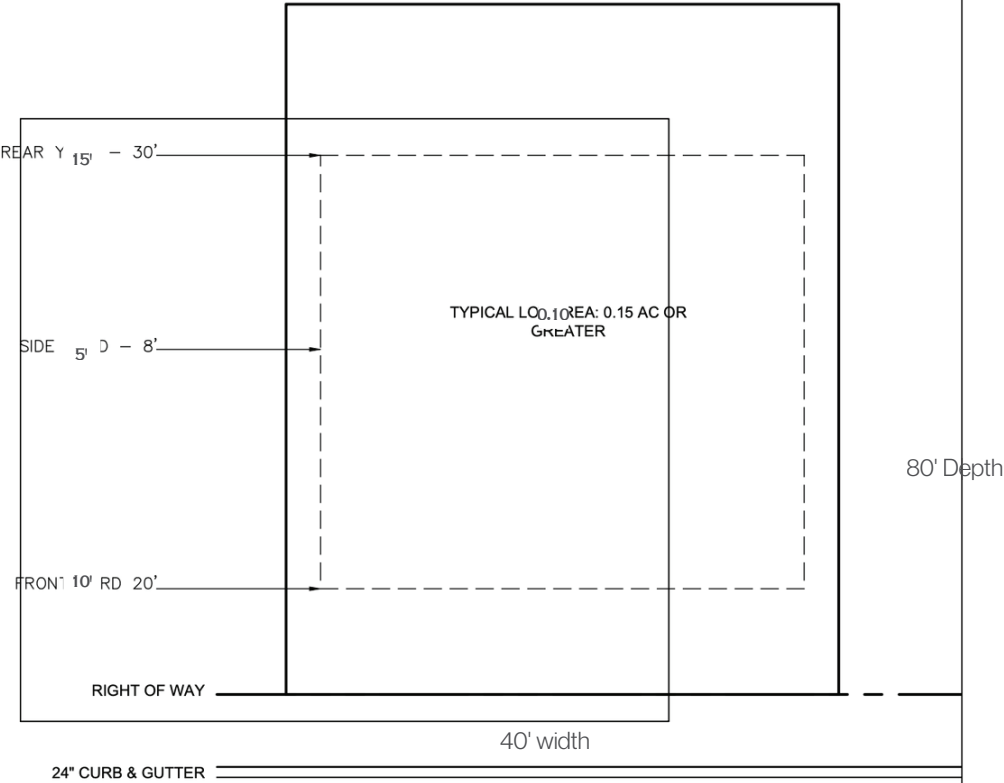


Sucasa



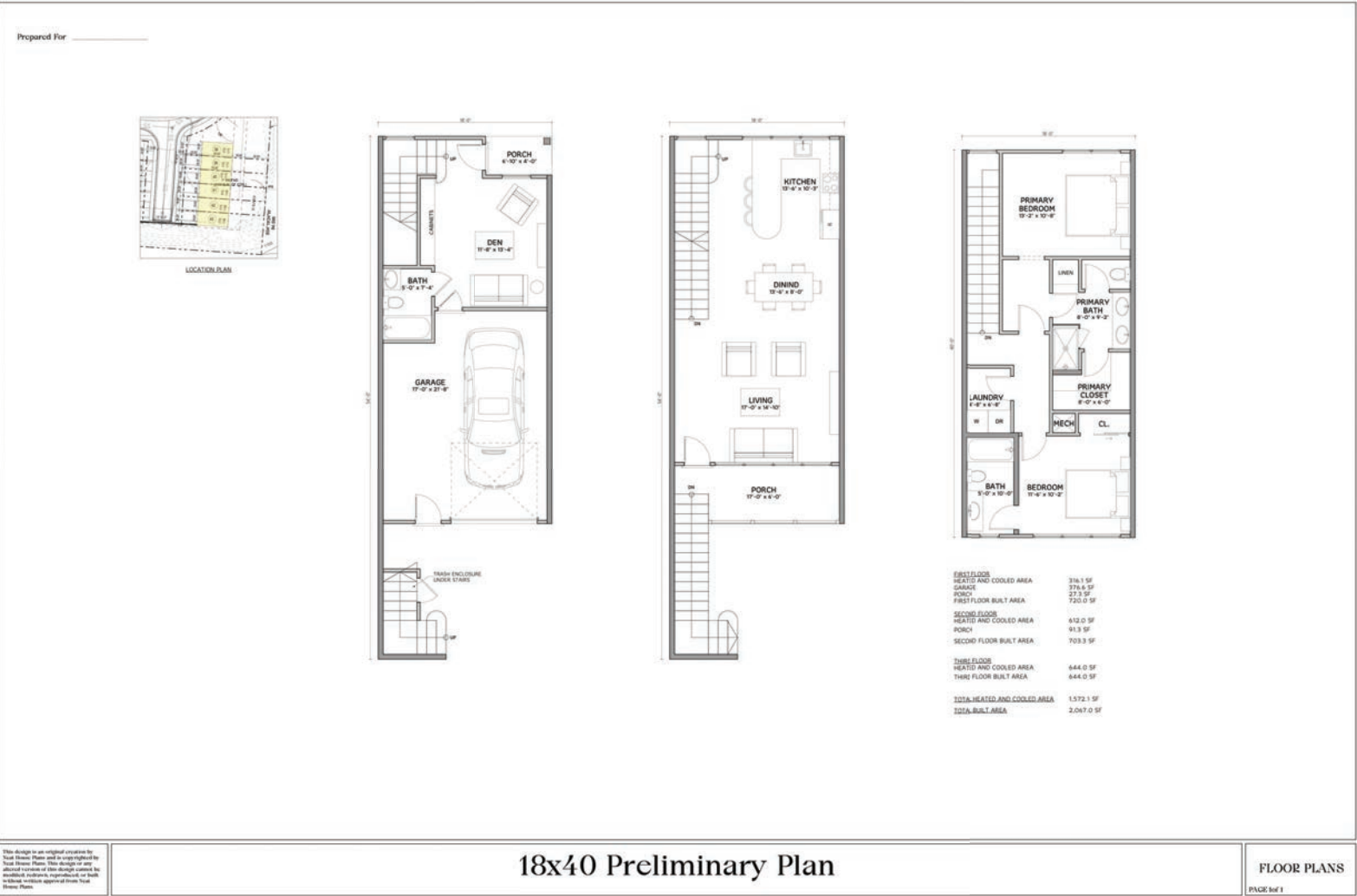
Serenbe

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



TYPICAL LOT DIAGRAM

# TOWNHOMES



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



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





# LAWRENCEVILLE

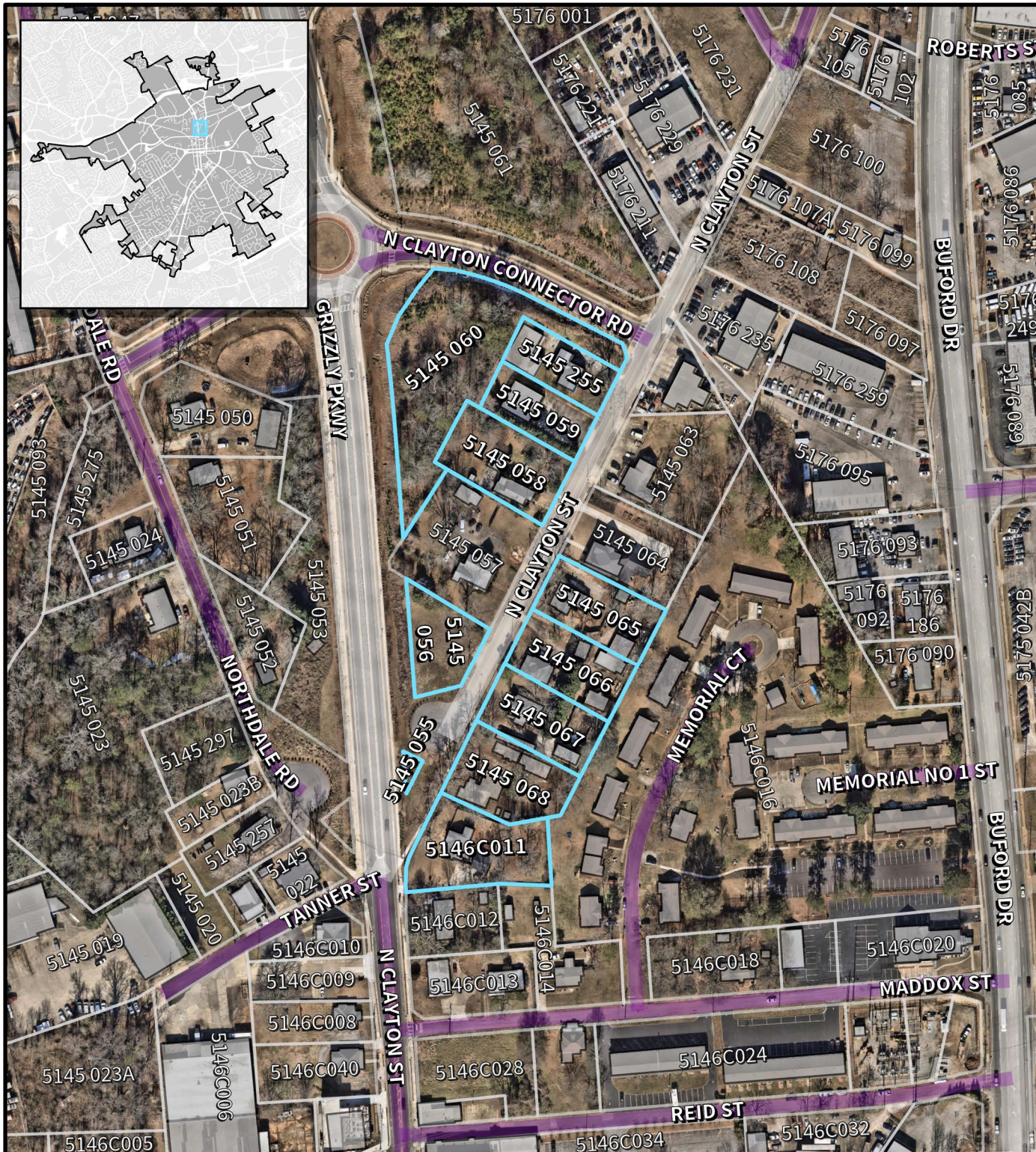
Planning & Development

## Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

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



0 125 250





# LAWRENCEVILLE

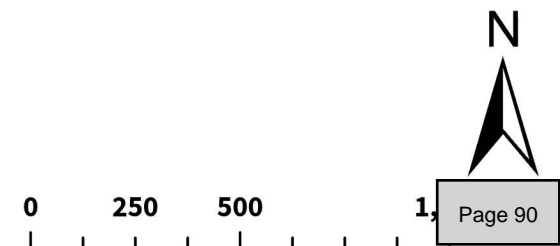
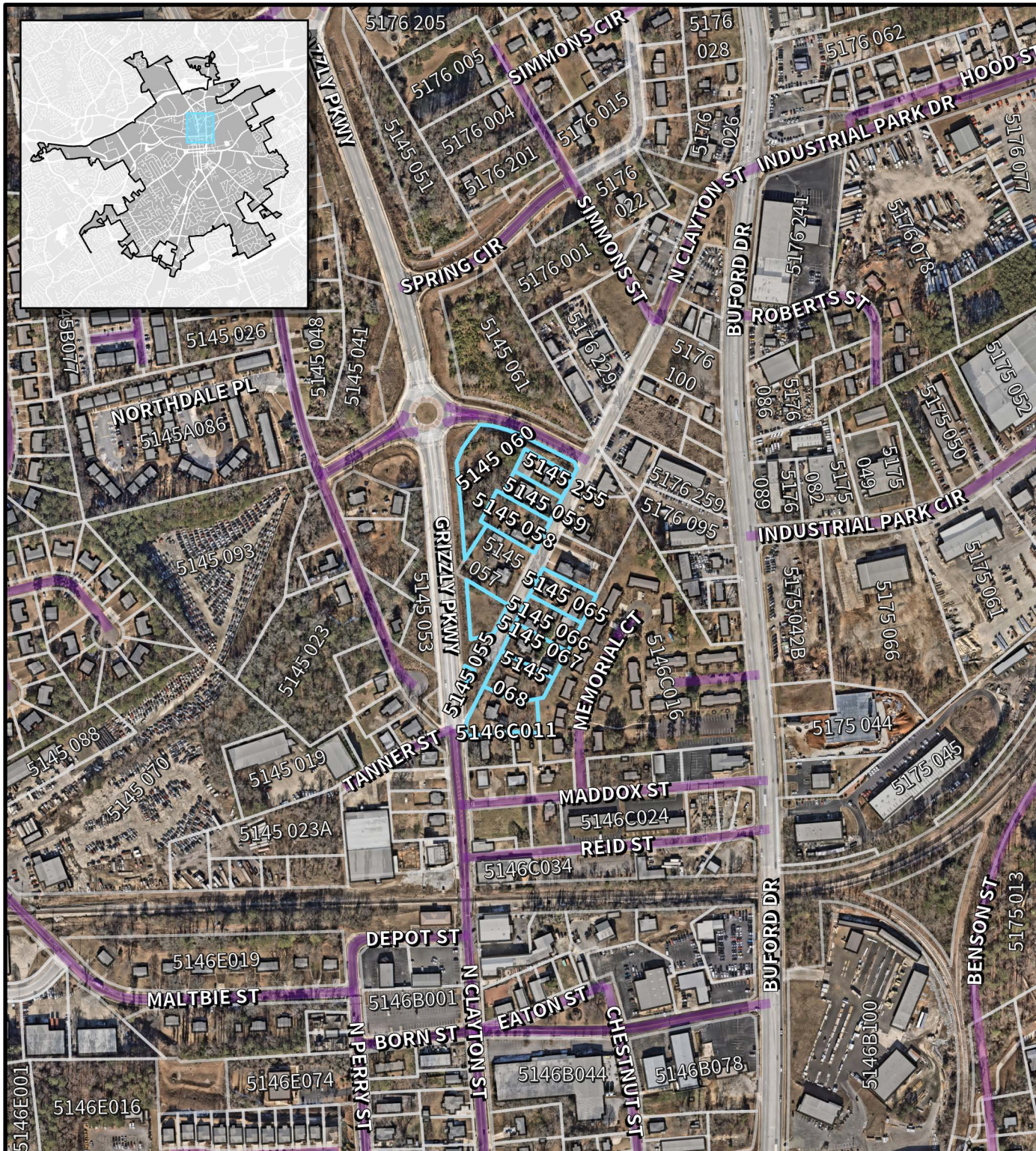
Planning & Development

## Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

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







# LAWRENCEVILLE

Planning & Development





## Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits

### Zoning Districts

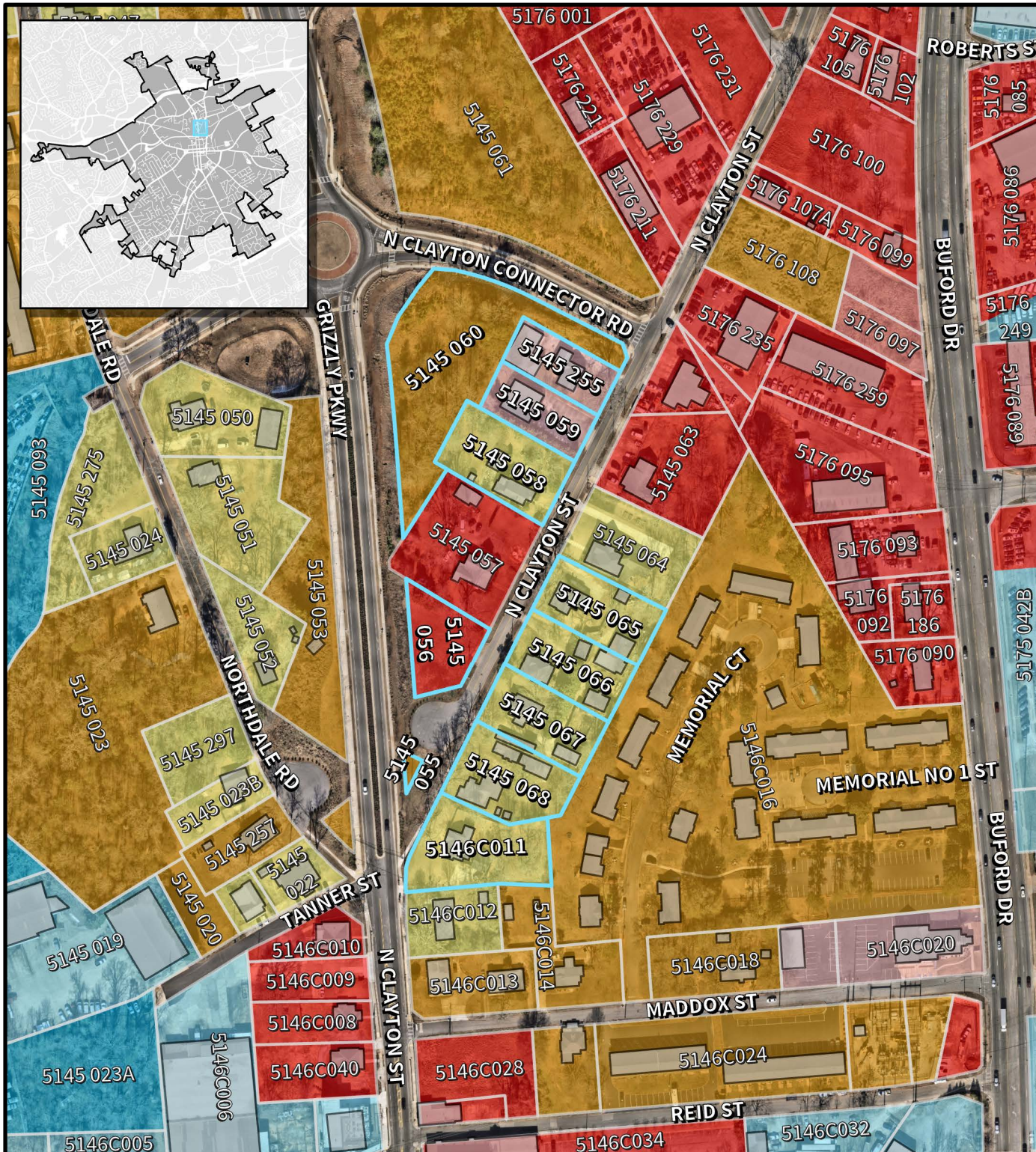
-  BG General Business
-  BGC Central General Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential

N



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Page 91









# LAWRENCEVILLE

Planning & Development










## Location Map & Surrounding Areas

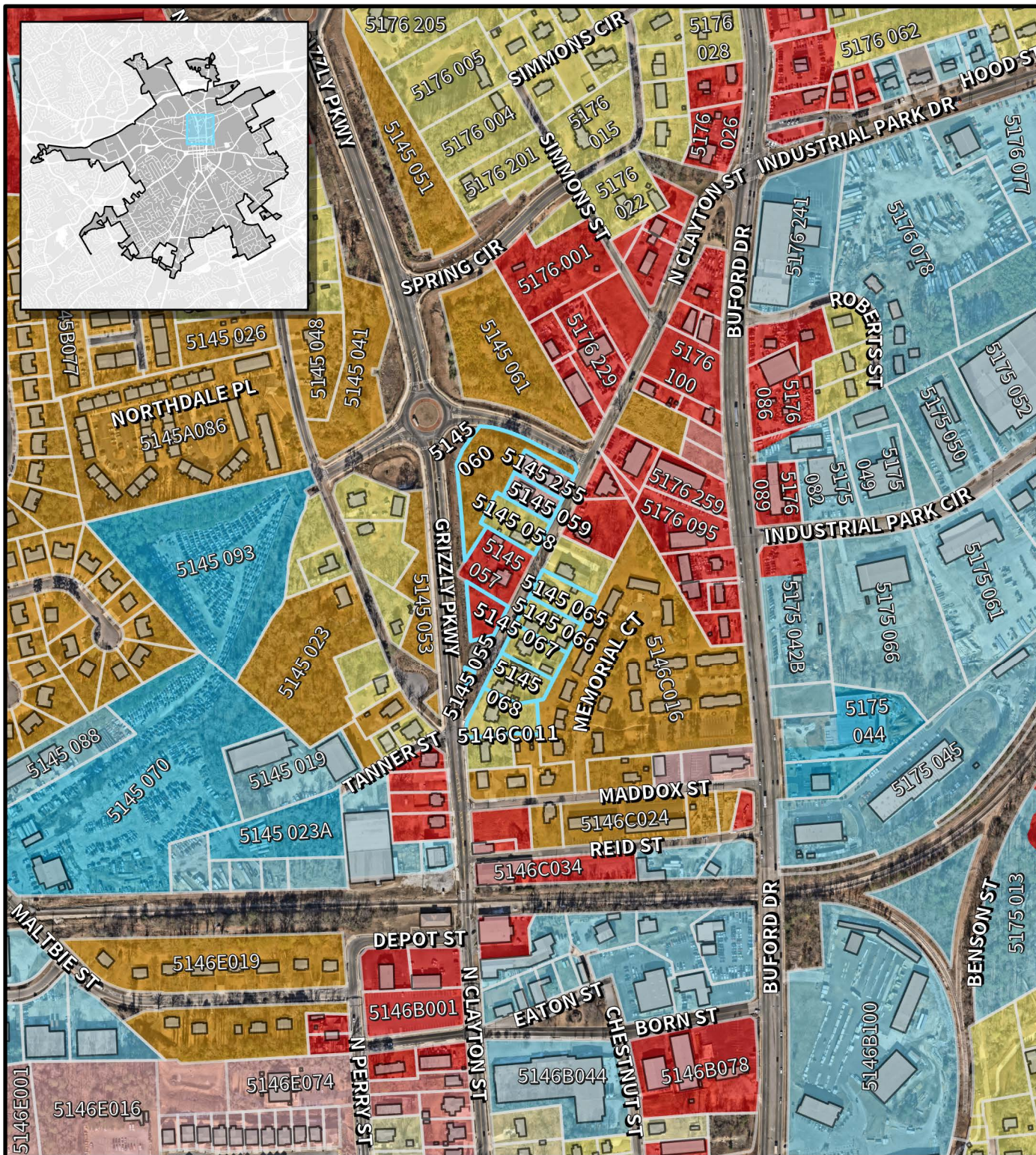
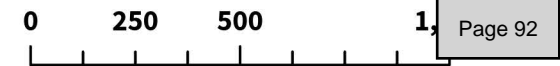
**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits

### Zoning Districts

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







## Planning & Development

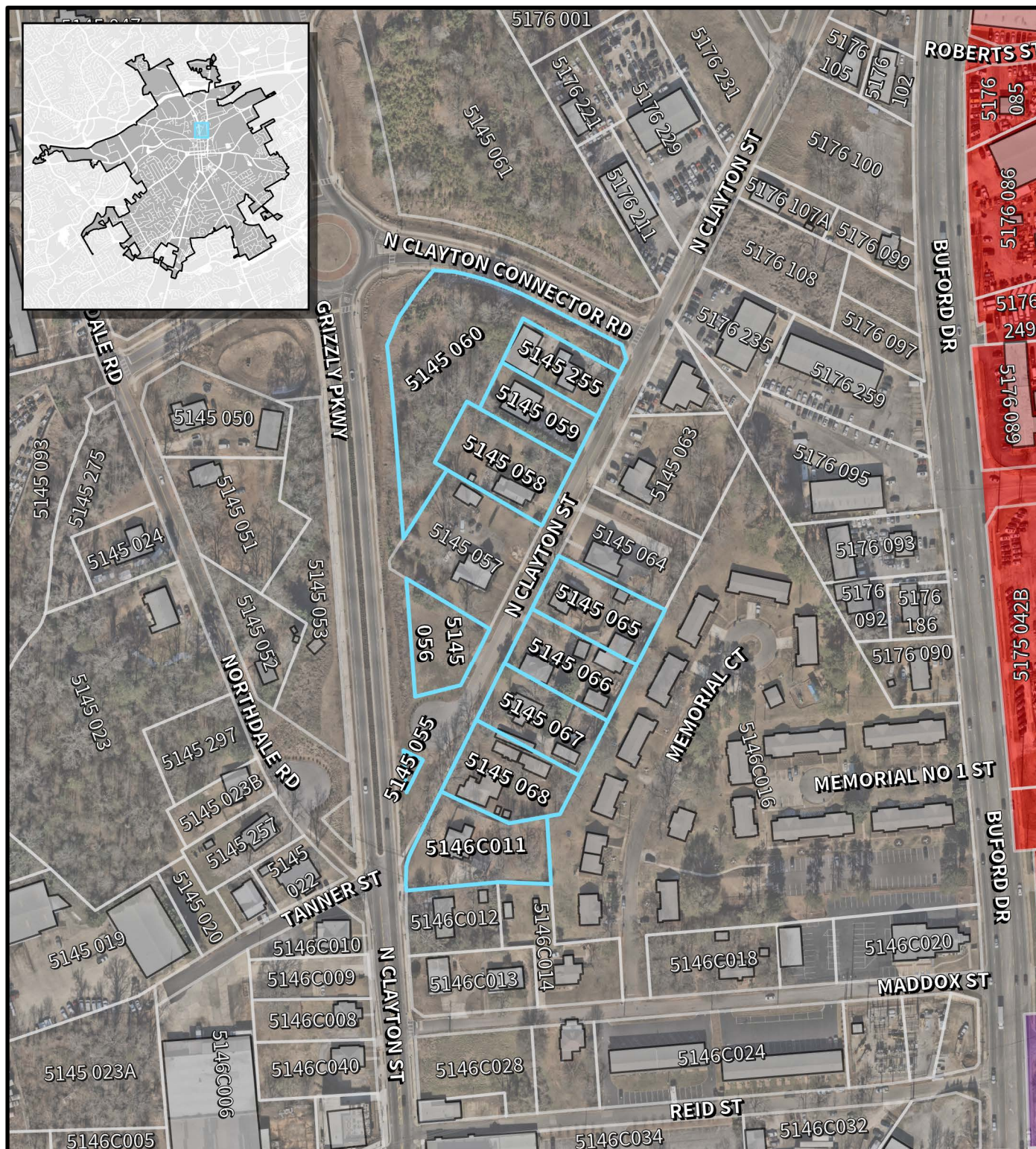
**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits

## 2045 Character Areas

- Downtown  
 Commercial Corridor  
 Industrial







## Planning & Development

**RZR2024-00025**

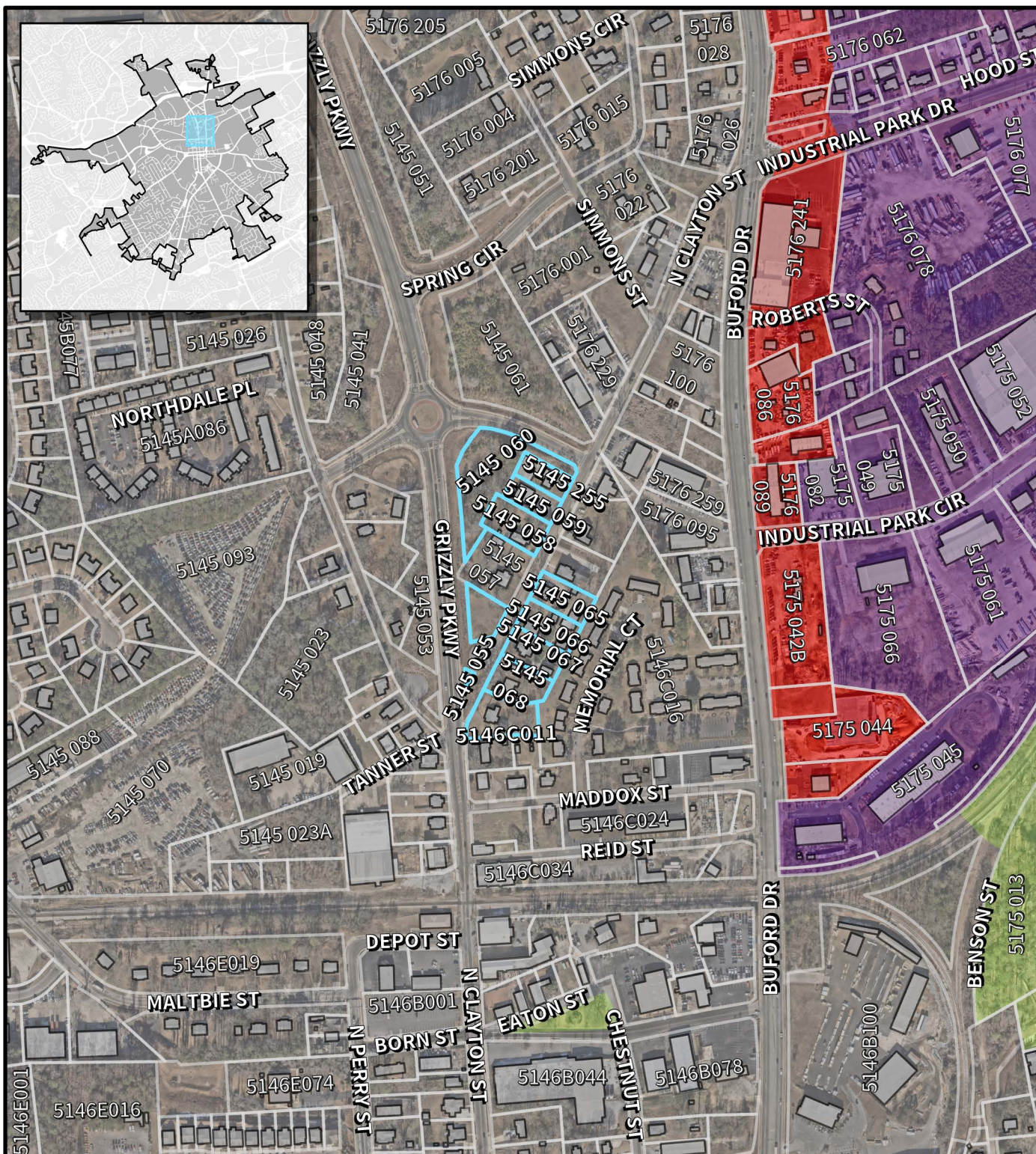
Applicant:  
North DTL CC Ph1, LLC

 Subject Property

 Lawrenceville City Limits

## 2045 Character Areas

-  Downtown
-  Commercial Corridor
-  Industrial
-  Parks






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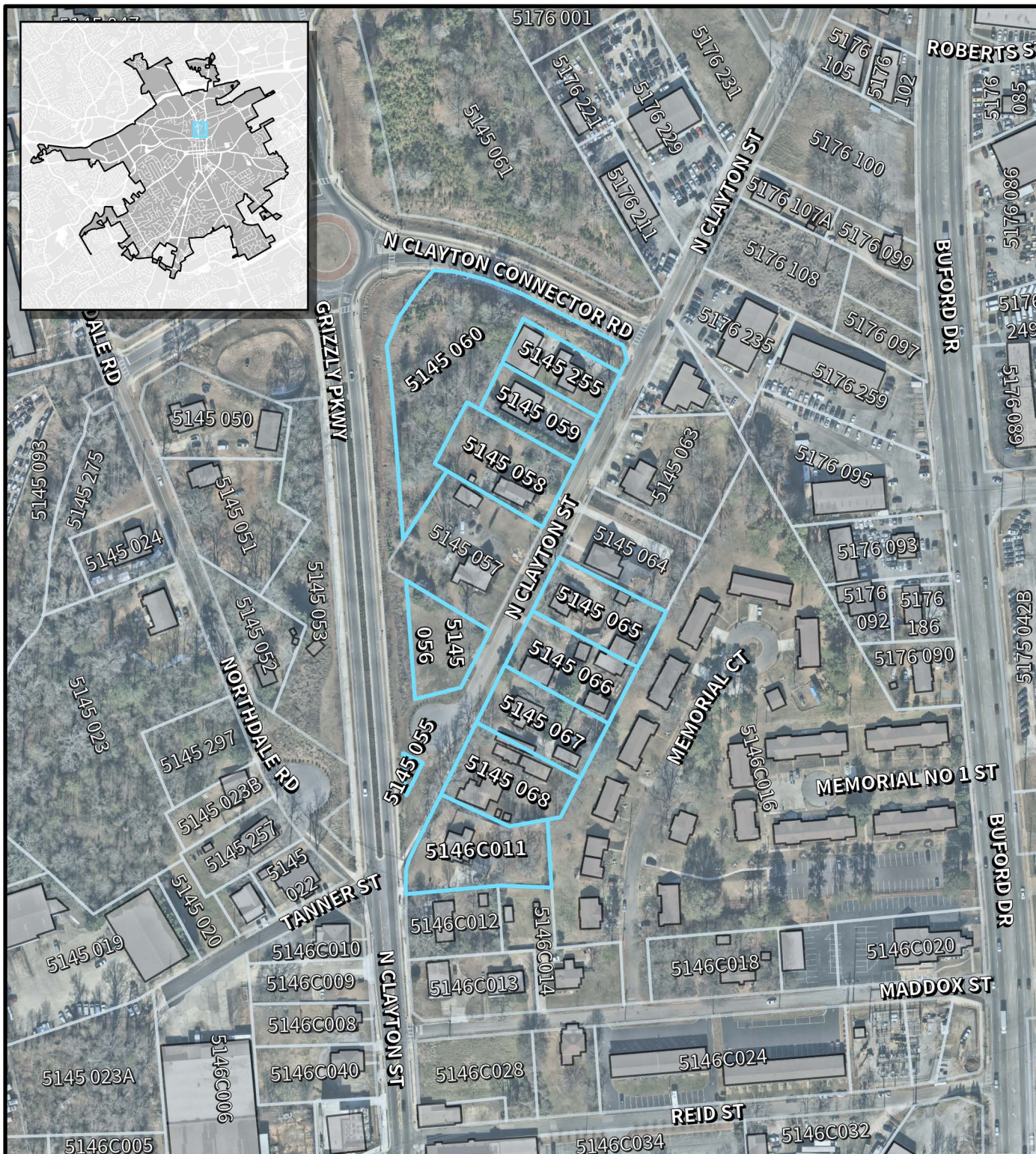


## Planning & Development

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property  
 Lawrenceville City Limits  
 DDA Boundary






0      125      250

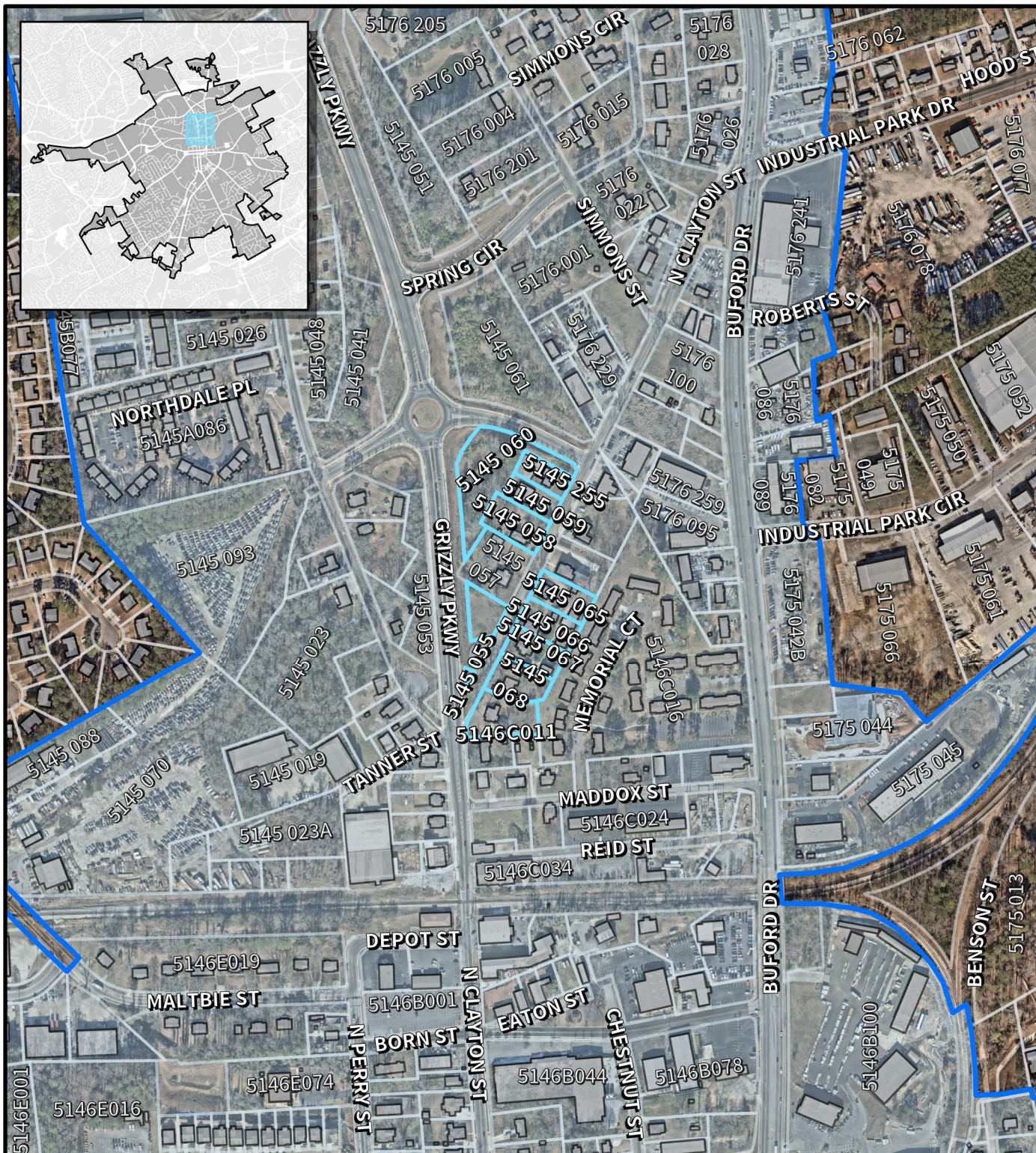


## Planning & Development

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property  
 Lawrenceville City Limits  
 DDA Boundary



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# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JUNE 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

<b>Item:</b>	RZR2025-00028; The InVision Group, LLC; 215 Jackson Street
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Monday, June 2, 2025
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Applicants Request:</b>	Rezone to RS-TH INF (Townhouse-Family Infill Residential) to develop twelve (12) townhouses
<b>Planning &amp; Development Recommendation:</b>	<b>Approval with Conditions</b>
<b>Planning Commission Recommendation:</b>	

---

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

**Attachments/Exhibits:**

- RZR2025-00028\_RPRT\_04172025
- RZR2025-00028\_P&D REC CNDS\_04172025
- RZR2025-00028\_ATCHMNTS\_04232025



# LAWRENCEVILLE

## Planning & Development

### REZONING

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

#### VICINITY MAP



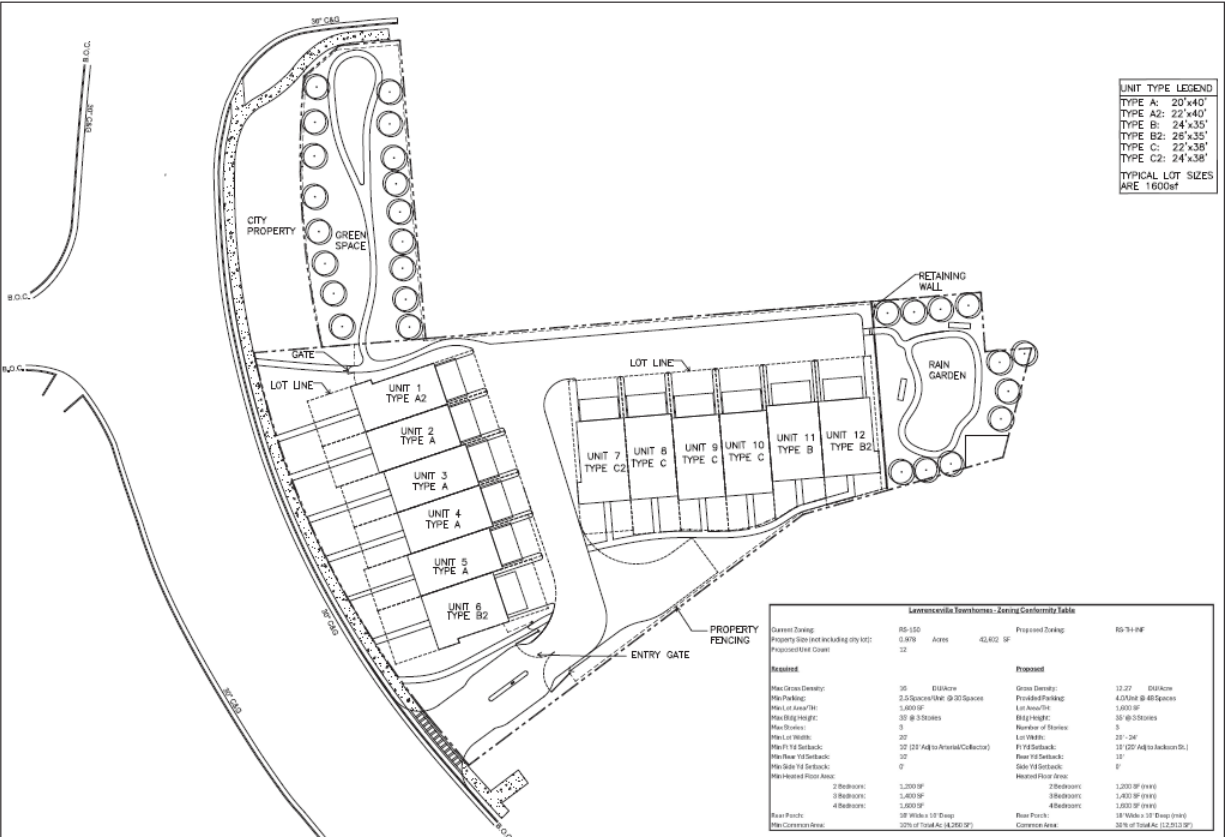
ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN





## ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

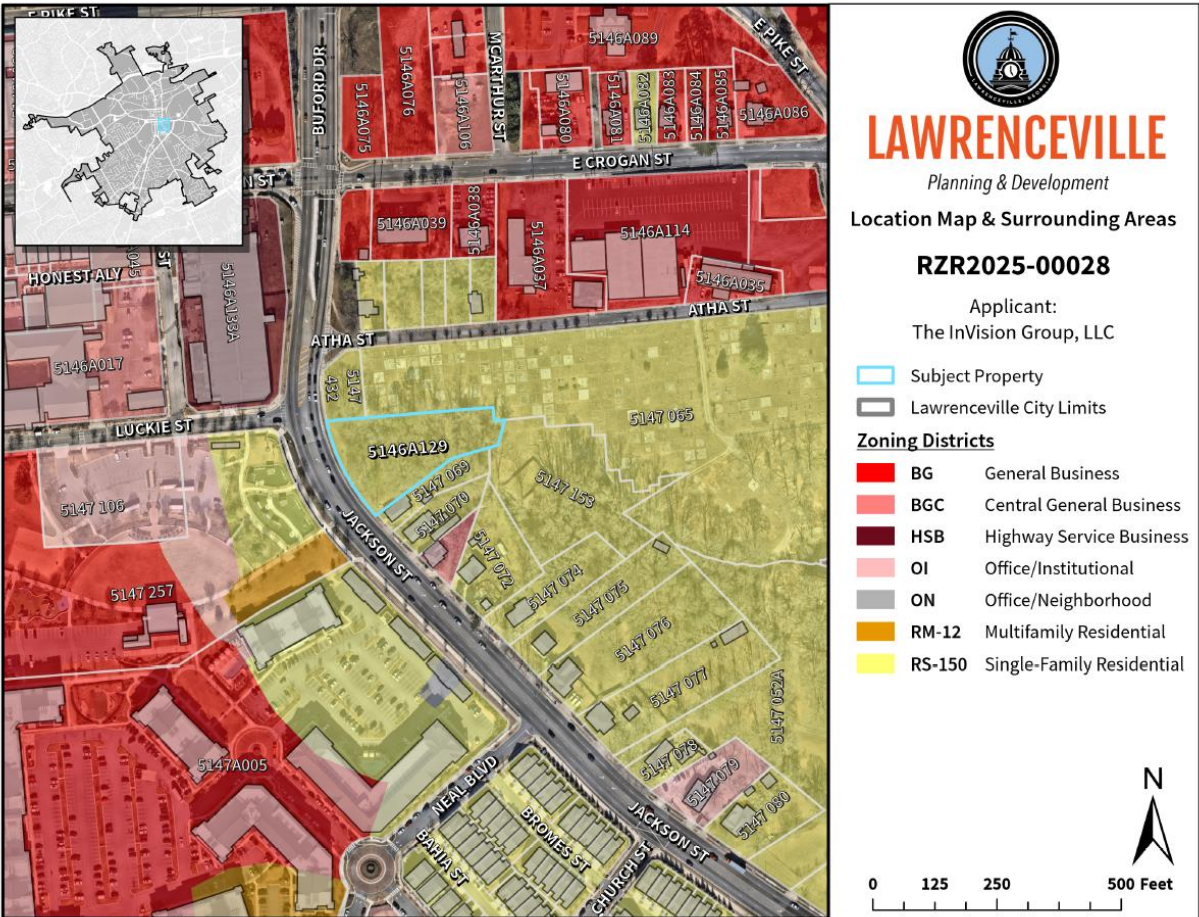
- A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

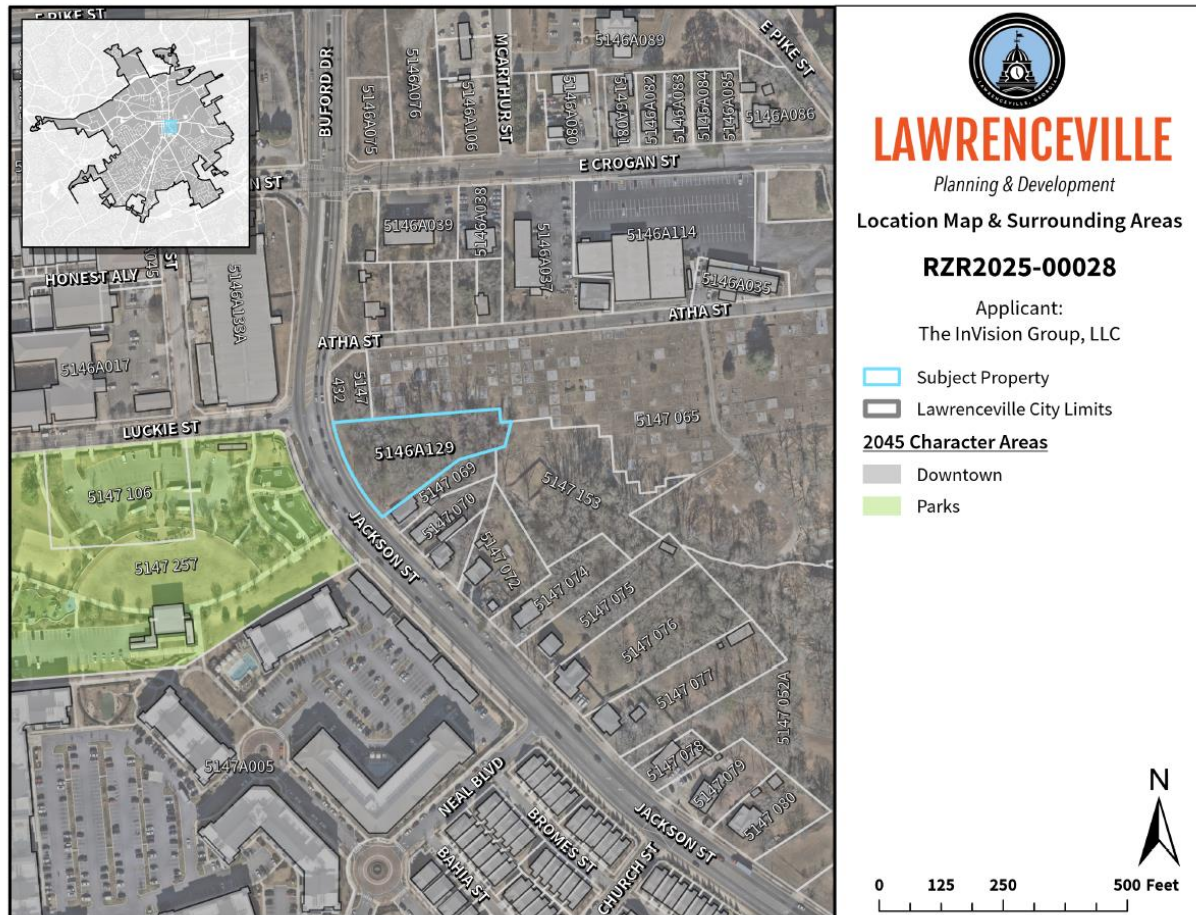
The subject property is bordered primarily with residential uses and zoning districts, though there is a wide range of uses in the general vicinity of Downtown Lawrenceville. The properties directly surrounding the subject property on the eastern right-of-way of Jackson Street are all zoned RS-150 (Single-Family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

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

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



## LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

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

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

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



## STAFF RECOMMENDATION

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

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

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

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

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

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS**

#### **RZR2025-00028**

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

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

- A.** Twelve (12) Townhouse-Family dwellings and dwelling units, not to exceed thirteen units per acre (13 UPA).
- B.** Townhouse dwellings and dwelling units shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table.
- C.** The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Each dwelling unit/townhouse unit shall have a garage or covered carport that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:  
  
Townhouse dwelling and dwelling units shall have a two-car garage or covered carport, no parking spaces outside of the garage, and one additional space per townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.
- E.** Each unit/dwelling shall be rear loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Townhouse dwelling and dwelling units shall have a Minimum Heated Floor

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

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

Brian Wohl 2/13/2025  
SIGNATURE OF APPLICANT      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER      DATE

The InVision Group,LLC  
TYPED OR PRINTED NAME

\_\_\_\_\_  
TYPED OR PRINTED NAME



\_\_\_\_\_  
NOTARY PUBLIC      DATE

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770.963.2414 • www.lawrencevillega.org





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

\_\_\_\_\_  
SIGNATURE OF APPLICANT      DATE

\_\_\_\_\_  
TYPED OR PRINTED NAME

\_\_\_\_\_  
NOTARY PUBLIC      DATE

*Benjamin Bailey* 1/25/2024  
SIGNATURE OF OWNER      DATE

Benjamin Bailey  
TYPED OR PRINTED NAME

*Hoan Hong* Jan 25, 2024  
NOTARY PUBLIC      DATE

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*Notary for Benjamin Bailey signature*

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RECEIVED MARCH 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

#### APPLICANT INFORMATION

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

#### PROPERTY OWNER INFORMATION\*

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

CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

PRESENT ZONING DISTRICT(S): \_\_\_\_\_ REQUESTED ZONING DISTRICT: \_\_\_\_\_

PARCEL NUMBER(S): \_\_\_\_\_ ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

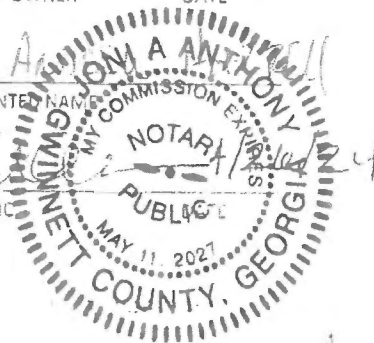
TYPED OR PRINTED NAME \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_ DATE 1/26/24

TYPED OR PRINTED NAME DAVID ANTHONY HARBELL

NOTARY PUBLIC \_\_\_\_\_



RZR2025-00028  
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PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

GEORGIA

ANDERSEN TATE & CARR

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



RZR2025-00028  
RECEIVED MARCH 10, 2025  
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# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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March 6, 2025

**LETTER OF INTENT AND  
JUSTIFICATION FOR REZONING**

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

**Applicant:**  
The InVision Group, LLC

**Property/Tax Parcel ID**  
R5146A 129

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

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

RZR2025-00028  
RECEIVED MARCH 10, 2025  
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## I. INTRODUCTION

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

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



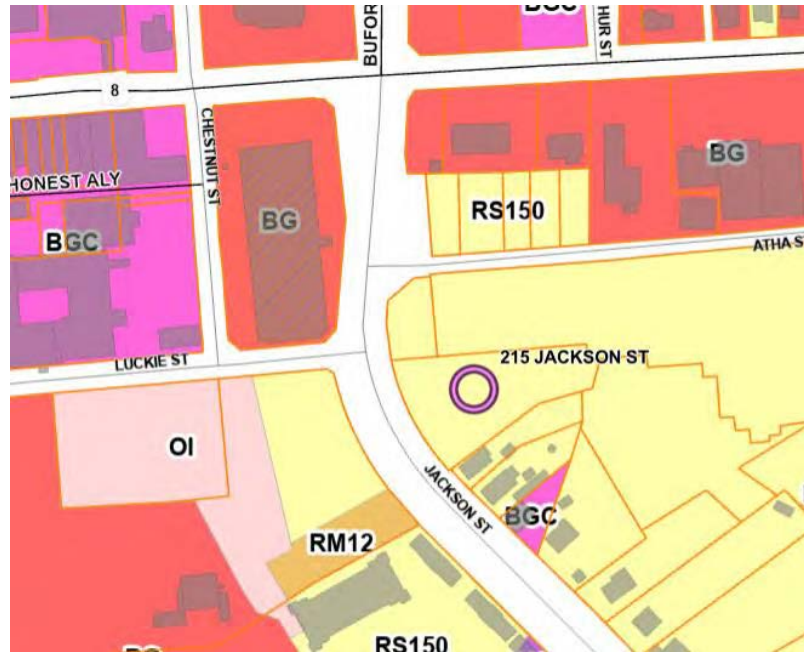
As indicated, the Property is currently zoned RS150 pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, The InVision Group, LLC (the “Applicant”), now seeks approval to rezone the Property to RS-TH-INF (Townhouse-Family Infill Residential District) to develop a distinctive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

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

## II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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



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

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

### **III. PROJECT SUMMARY**

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

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

#### **IV. SITE IMPACT ANALYSIS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## V. JUSTIFICATION FOR REZONING

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



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

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

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

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

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

## **VI. CONCLUSION**

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

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

Respectfully submitted this 6th day of March, 2025.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
MAG/dwb

4899-8606-7493, v. 1

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



## LAND DESCRIPTION

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

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

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

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

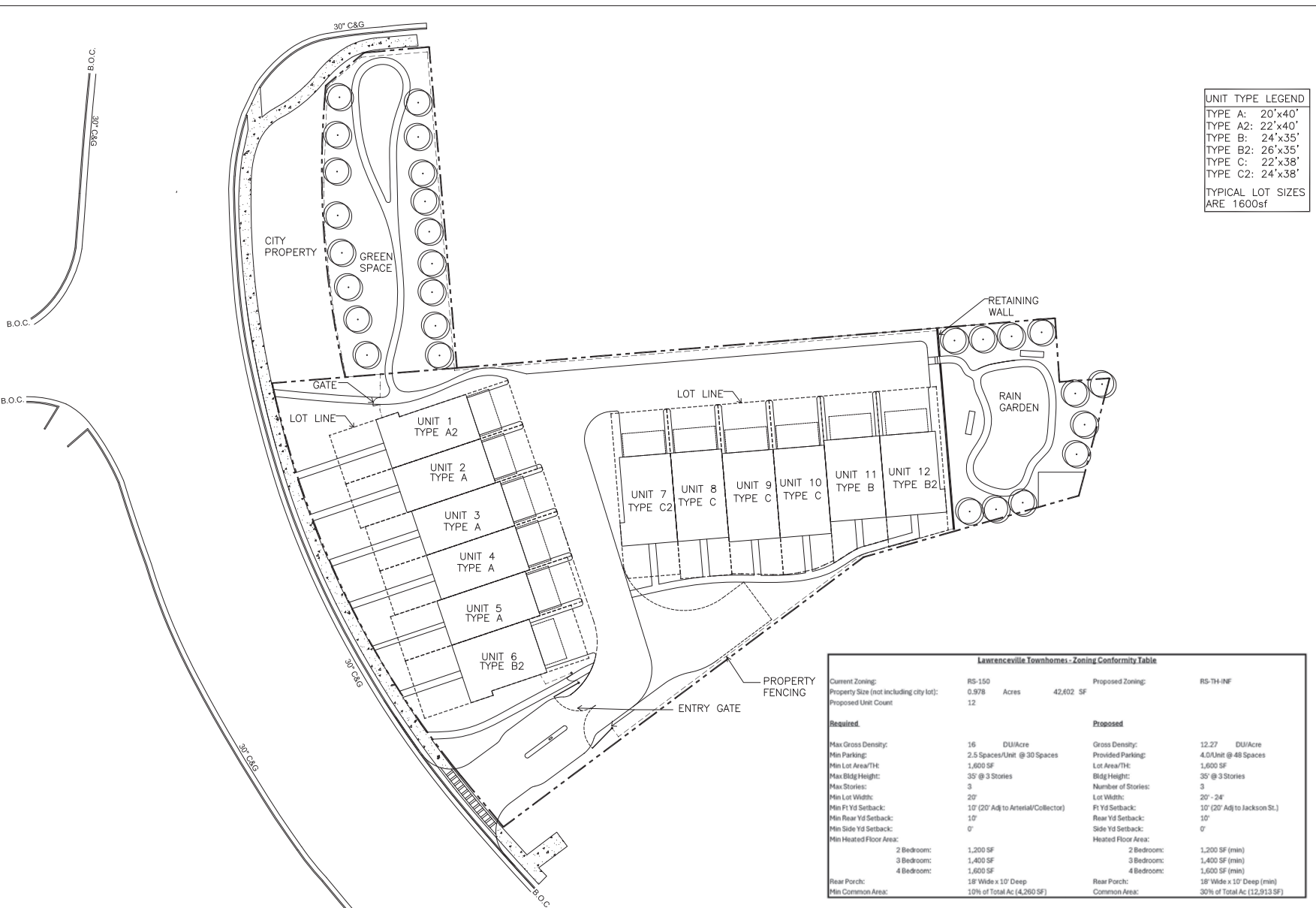
RZR2025-00028  
RECEIVED MARCH 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



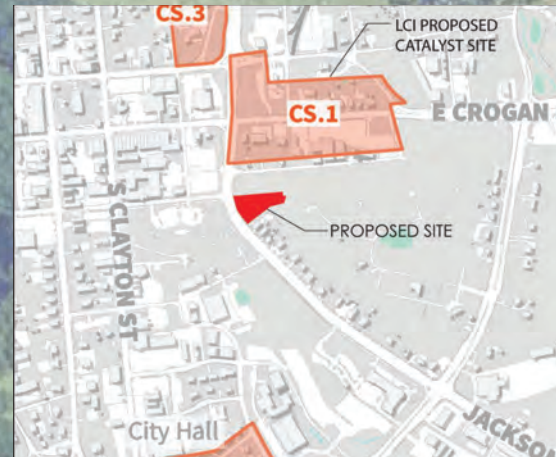




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UNIT LEGEND	
TYPE A:	20' x 40'
TYPE A2:	22' x 40'
TYPE B:	24' x 35'
TYPE B2:	26' x 35'
TYPE C:	22' x 38'
TYPE C2:	24' x 38'
TYPICAL LOT SIZES ARE 1600SF	
TOTAL: 12 UNITS	







# LAWRENCEVILLE


Planning & Development

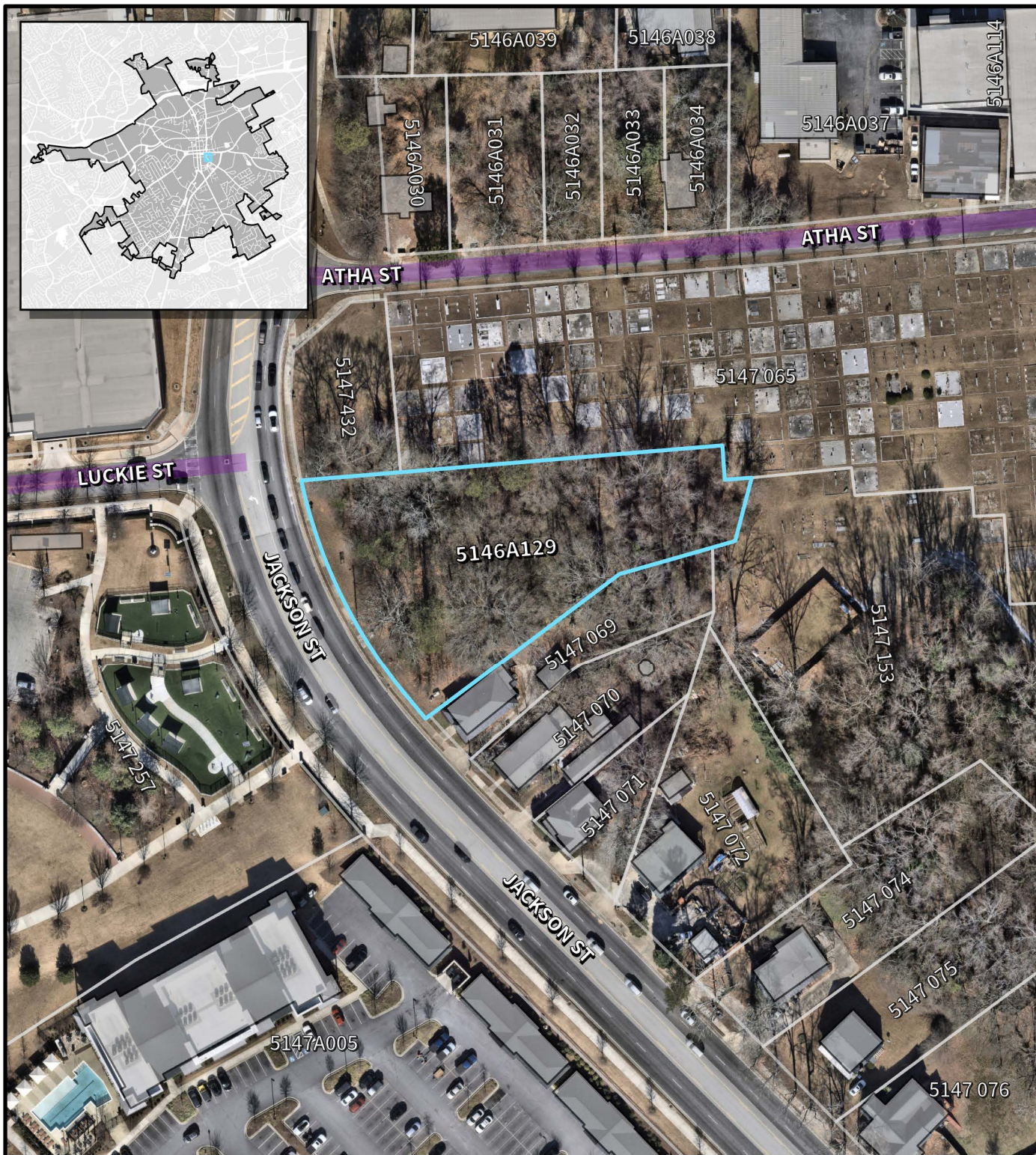
## Location Map & Surrounding Areas

**RZR2025-00028**

Applicant:

The InVision Group, LLC

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



0 62.5 125





# LAWRENCEVILLE

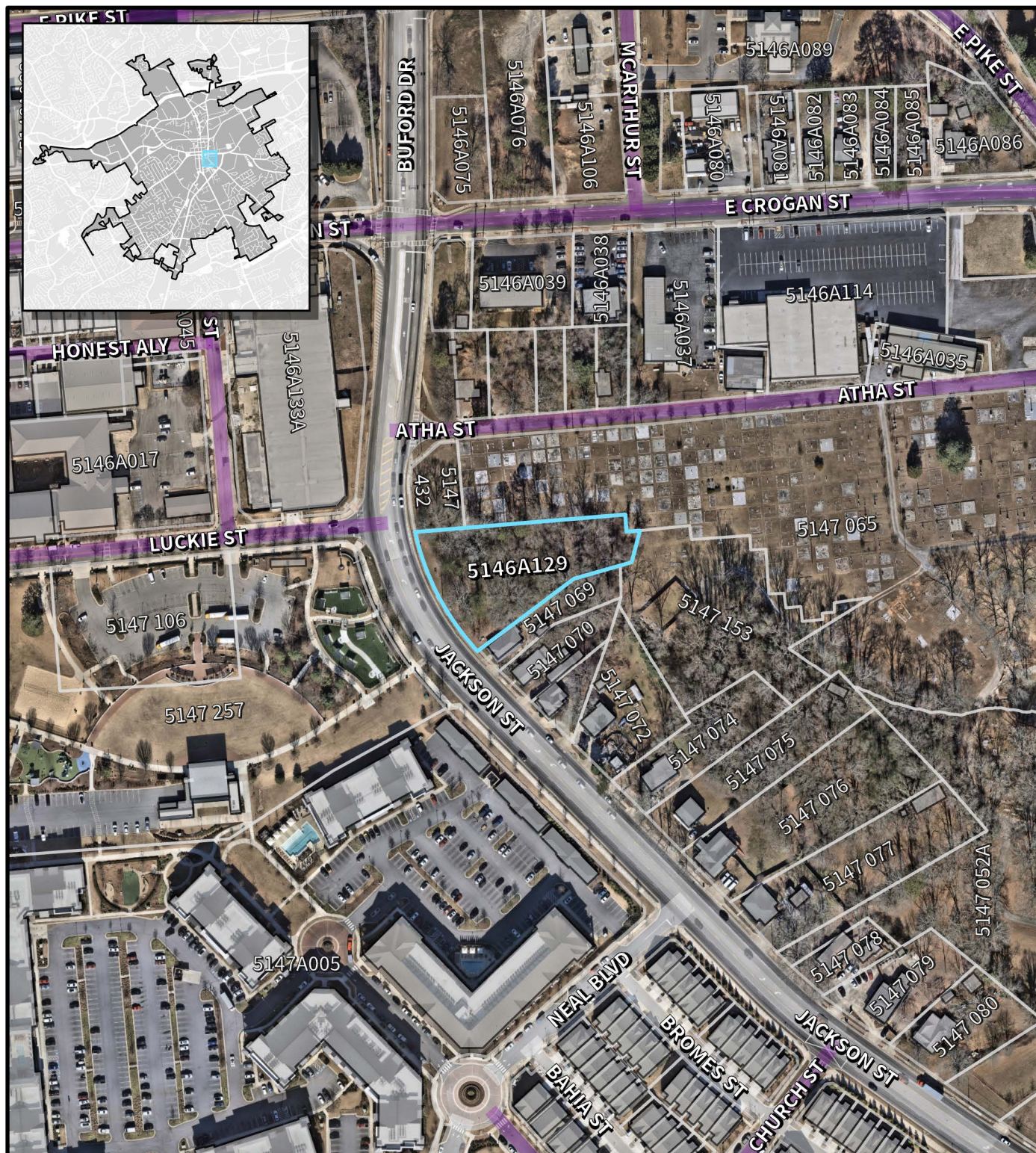
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0 125 250







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



## Location Map & Surrounding Areas

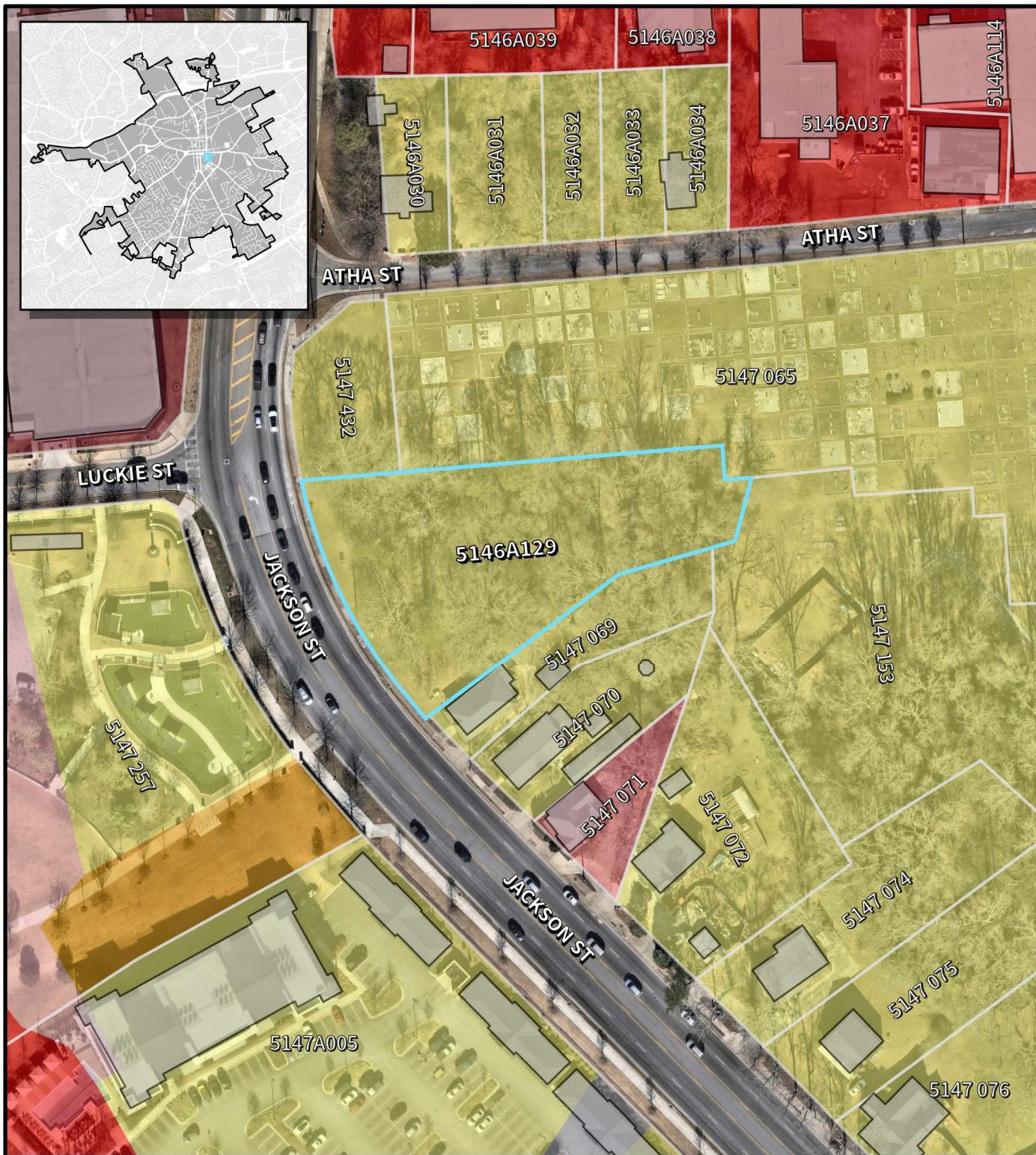
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### Zoning Districts

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



0 62.5 125







# LAWRENCEVILLE

Planning & Development








## Location Map & Surrounding Areas

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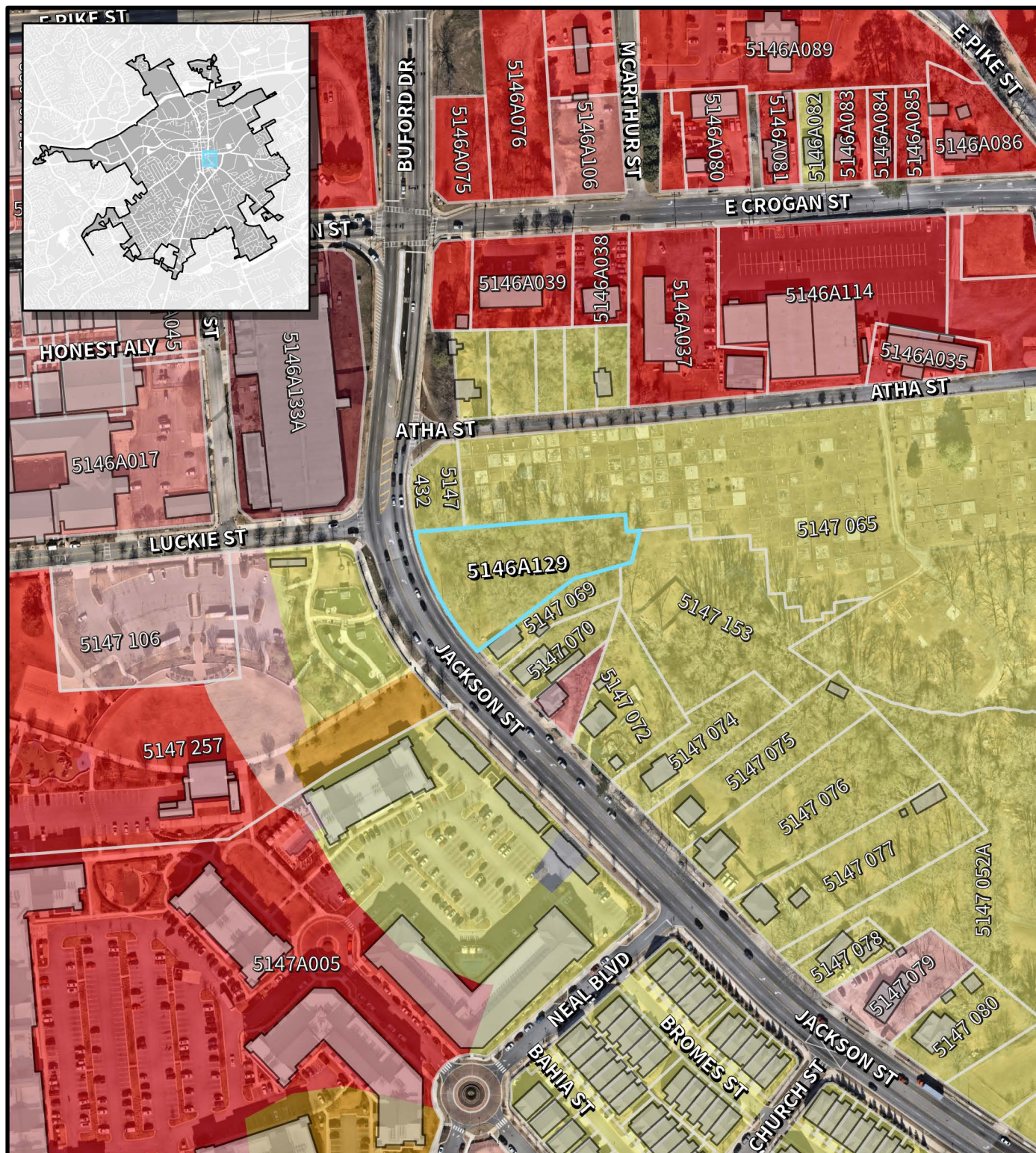
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Planning & Development

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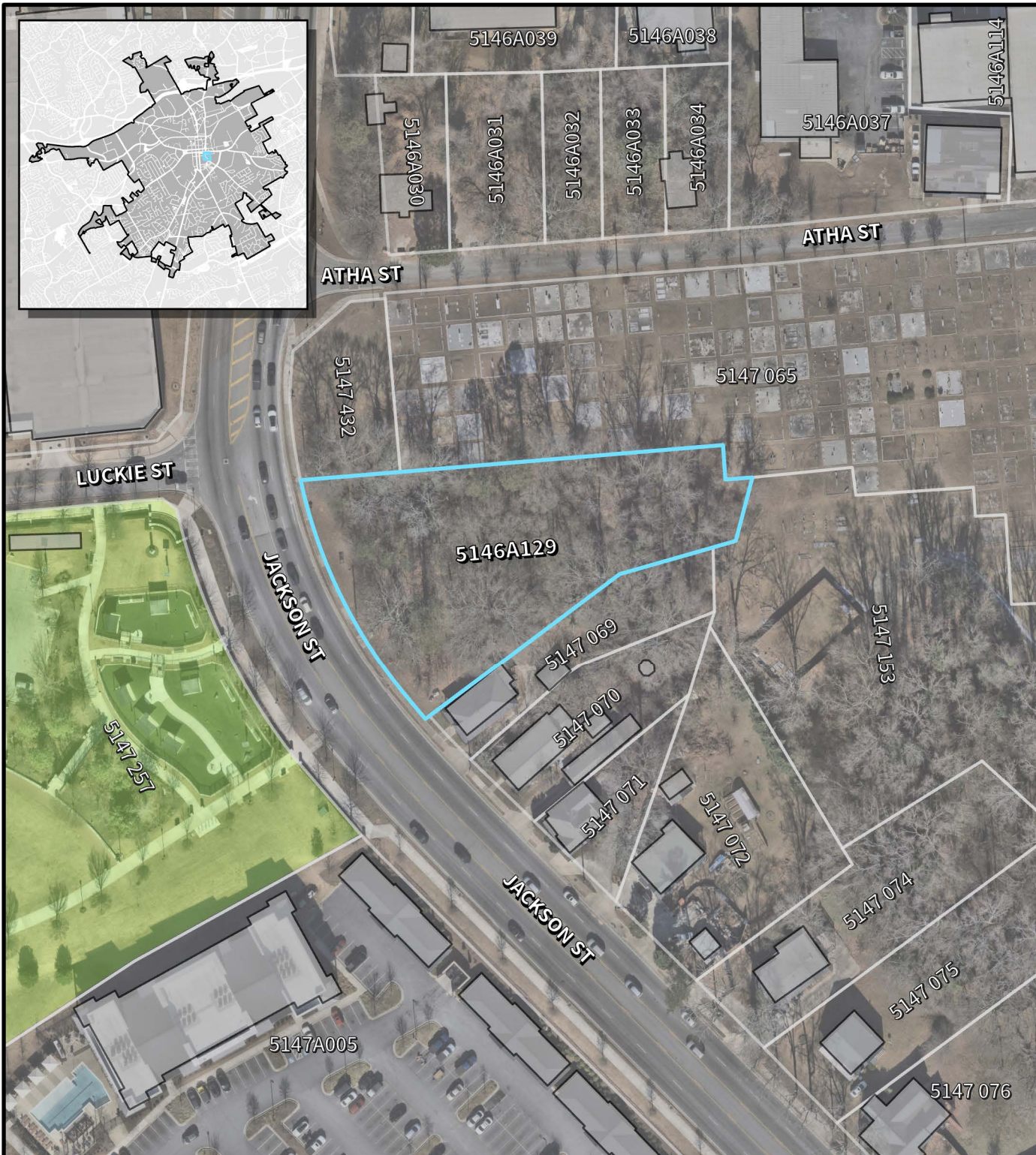
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### 2045 Character Areas

-  Downtown
-  Parks



0 62.5 125



## Planning & Development

## Location Map & Surrounding Areas

**RZR2025-00028**

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 Subject Property

 Lawrenceville City Limits

## 2045 Character Areas

 Downtown

 Parks



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