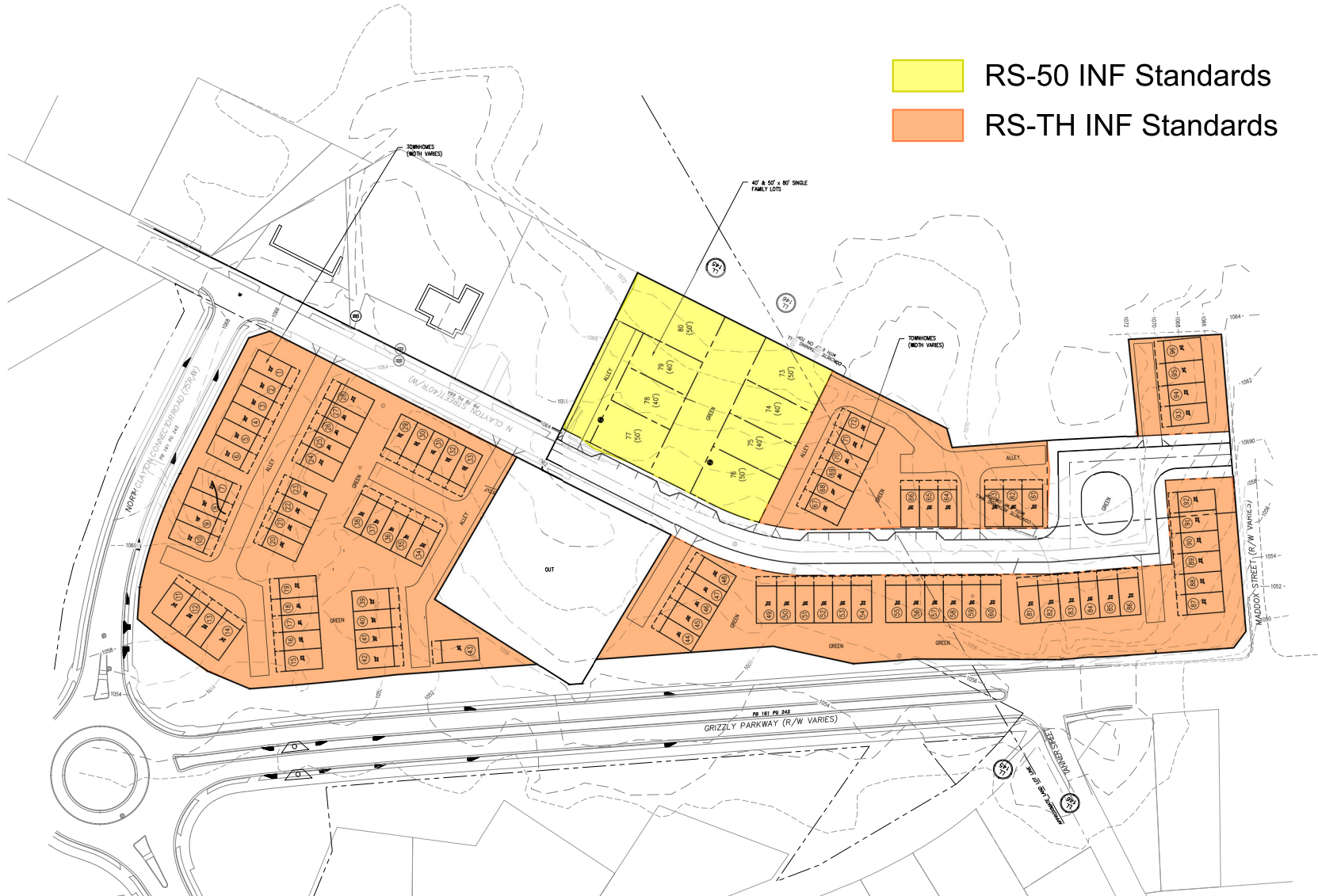


EXHIBIT A

PROPOSED USES:
SINGLE FAMILY LOTS (40' X 80') 4
SINGLE FAMILY LOTS (50' X 80') 4
TOWNHOMES (TUBES X 30') 88
TOTAL UNITS 96

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>Mary Josephine Shannonhouse</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>750 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>R5146C012</u> ACREAGE: <u>.36</u>	
ADDRESS OF PROPERTY: <u>750 N Clayton St., Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT

DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC

MICHELLE URREA

Notary Public - State of Georgia

Fulton County

My Commission Expires Apr 15, 2028

DATE

5.27.2025

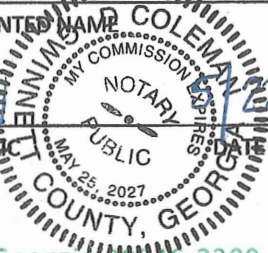
SIGNATURE OF OWNER

DATE

Mary Josephine Shannonhouse

TYPED OR PRINTED NAME

NOTARY PUBLIC



5/22/25

5/22/25



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>GLENN EDWIN BAILEY REVOCABLE LIVING TRUST</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>127 Maddox 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>RM-12</u> REQUESTED ZONING DISTRICT: <u>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>R5146C014</u> ACREAGE: <u>.52</u>	
ADDRESS OF PROPERTY: <u>127 Maddox St., Lawrenceville, GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC

TYPED OR PRINTED NAME

Glenn E. Bailey 4-20-25
SIGNATURE OF OWNER DATE

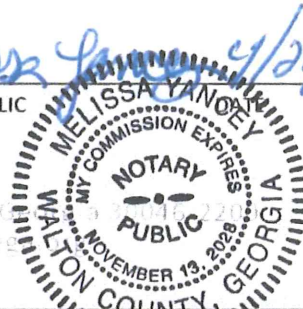
GLENN E. BAILEY

TYPED OR PRINTED NAME

Michelle Urrea 5.27.2025
NOTARY PUBLIC DATE



Melissa Yanney 4/21/2025
NOTARY PUBLIC





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC Ph1, LLC</u>	NAME: <u>H. Parker Gann, III, as Conservator of the Estate of H. Parker Gann, Jr.</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste 202</u>	ADDRESS: <u>706 Wilhaven Ct</u>
CITY: <u>Atlanta</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30052</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>RM-12</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R5146C013</u> ACREAGE: <u>.46</u>	
ADDRESS OF PROPERTY: <u>113 Maddox 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 _____

H. Parker Gann, III, as Conservator of the Estate of H. Parker Gann, Jr.

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Stacy B Williamson
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 04/01/2020
4/1/20



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? • Y
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	up to \$1,000	??

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

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

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

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

City of Lawrenceville • PO Box 1000 • Lawrenceville, GA 30046
770.962.4400 • www.lawrencevillega.gov

RZR2025-00029
RECEIVED JUNE 16, 2025
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

June 14, 2025

VIA Electronic Delivery

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

Re: **North DTL CC PH1, LLC
Rezoning Application
Property Address: 113 and 127 Maddox Street and 750 North Clayton Street,
Lawrenceville, Georgia 30046
Parcel Nos. R51464C012, R5146C013 and R5146C014**

Dear Mayor and City Council Members:

As you are aware, this law firm has the pleasure of representing North DTL CC PH1, LLC ("North DTL"). North DTL has this day filed a rezoning application the above referenced properties in the old Depot District along the existing North Clayton Street and Maddox Street (the "Maddox Street Parcels"). This application is the second filed by North DTL as part of an assemblage project designed to develop high-quality, executive-style housing along the North Clayton Street and Grizzly Parkway corridor within walking distance of the Downtown area. The first application is current pending and has been assigned case number RZR2024-00025. This second application should be read in conjunction with the first zoning application, as the Maddox Street Parcels will be developed as part of the overall master development. If approved, the rezoning would allow for sixteen (16) additional townhome units, a pocket park/greenspace area, and, most importantly, the relocation of the second entrance to the development from Grizzly Parkway to Maddox Street.

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

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT



North DTL seeks to rezone the Maddox Street Parcels from a mixture of RS-150 and RM-12 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.

I. Description of the Property and Surrounding Area

The Maddox Street Parcels contain a mixture of aging residential uses. 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	Residential	RS-150 and RM-12
North	Residential	RS-150 (rezoning application pending)
South	Commercial	BG
East	Residential – Lawrenceville Housing Authority	RM-12
West	Commercial	BG

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



II. Project Summary

As shown on the attached Site Plan, North DTL proposes to develop the Project into a residential development, which presently includes a mixture of eight (8) executive-style single-family detached houses and ninety-six (96) 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, Maddox Street and the Project's greenspaces. The Project will have homes ranging in size from 1,200 to 3,200 square feet with luxury interior finishes and appliances. Attached to the Site Plan also contains illustrative pictures and floorplans showing examples of the types of housing options that the Project will offer. Further examples of the European Village inspired development at Trilith in Fayetteville, Serenbe in Chattahoochee Hills, and The 1858 and Mayfair on Main in Alpharetta.

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

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

CMU uses to make the development 100% residential if the property is located within the Infill District identified in Section 103.3 of the Code. Additionally, Section 102.11(B)(2)(c) and (d) further provides that single family detached dwellings on small lots shall be developed in accordance with the RS-50 INF standards and that townhomes be developed using RS-TH INF standards and dimensions.

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

1. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
2. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards to provide that single family detached lots shall be designed and developed in accordance with the standards set forth in Section 102.5 RS-50 INF – One-Family Infill Residential District, B Lot Development standards and that townhome lots shall be designed and developed in accordance with the standards set forth in Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards.
3. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for 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.).
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.

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

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

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

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

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

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

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

Very Truly Yours,

BLUM & CAMPBELL, LLC

Jody Charles Campbell

RZR2025-00029
RECEIVED JUNE 16, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Legal Description

Parcel 1:

All that tract or parcel of land lying and being in the County of Gwinnett, State of Georgia, being one town lot lying on the East side of Clayton Street, and in the City of Lawrenceville, Georgia, fronting 100 feet on said street, and running back 200 feet, more or less, in an easterly direction; thence in a southerly direction 100 feet to the point of beginning. Said lot being bounded once on the north by E.M. Gunter property, on the east by other lands of F.B. Maddox, deceased; on the south side by Maddox Street; the west by North Clayton Street. This is the same property described in Warranty Deed from Mary B. Franchiseur to Margaret B. Gann, dated October 20, 1951 and recorded in Deed Book 114, page 151, Gwinnett County Records.

Address: 113 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C013

Parcel 2:

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

Beginning at a point on the North side of Maddox Street located 200 feet east as measured along the North Side of Maddox Street from the East side of North Clayton Street and run thence North 5 degrees 45 minutes West 105 feet to a corner; run thence North 83 degrees 40 minutes East 185.3 feet to a corner; run thence South 5 degrees 40 minutes East 106 feet to a point on the North side of Maddox Street 185.3 feet to the place or point of BEGINNING.

This is the same property conveyed from Joel Q. Maddox to Quincy Rigdon by Warranty Deed dated July 7, 1954, recorded in Deed Book 114, Page 491, Gwinnett County Records.

Less and except from the above parcel a portion thereof conveyed to the Housing Authority of the City of Lawrenceville by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 394, Gwinnett County Records.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lots 145 & 146 of the 5th Land District, Gwinnett County, Georgia, described according to a survey and plat by S. R. Fields, Surveyor, dated June 1, 1957, as follows:

To locate the point of BEGINNING begin at a common corner of property of the Housing Authority of the City of Lawrenceville and property of the Lawrenceville Church of God on the West side of the Buford-Lawrenceville Highway, run thence South 83 degrees 47 minutes West 678.8 feet to the point of BEGINNING; thence South 83 degrees 47 minutes West for a distance of 85 feet; run thence North 5 degrees 37 minutes West for a distance of 85 feet; run thence South 88 degrees 37 minutes East 88 feet; run thence South 4 degrees East 93.6 feet to the point of BEGINNING.

This is the same property conveyed from Mrs. E. M. Gunter, et al., to Quincy Rigdon by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 393, Gwinnett County, Georgia Records.

Address: 127 Maddox Street, Lawrenceville, Georgia 30046

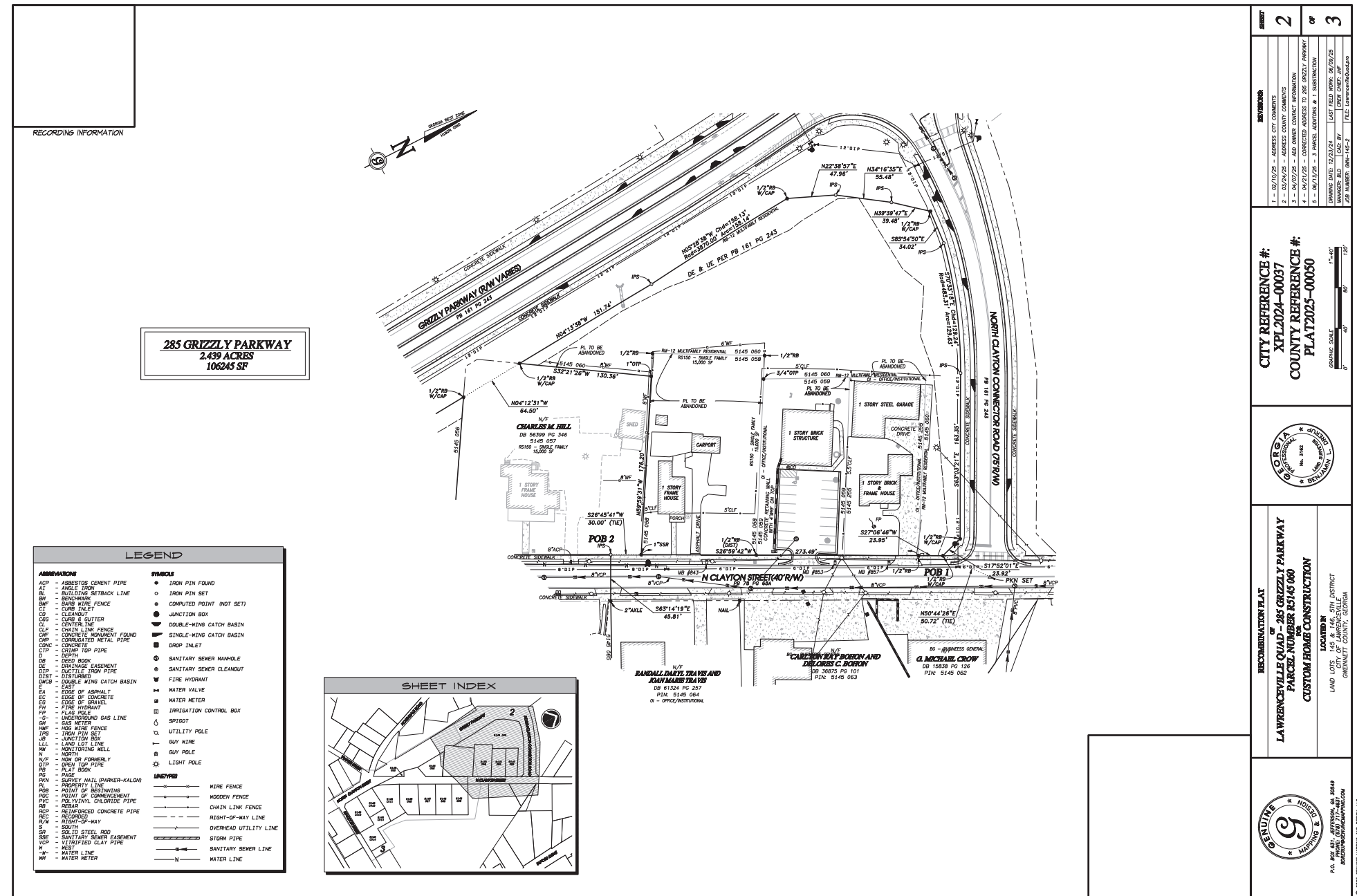
Tax Parcel: 5146C014

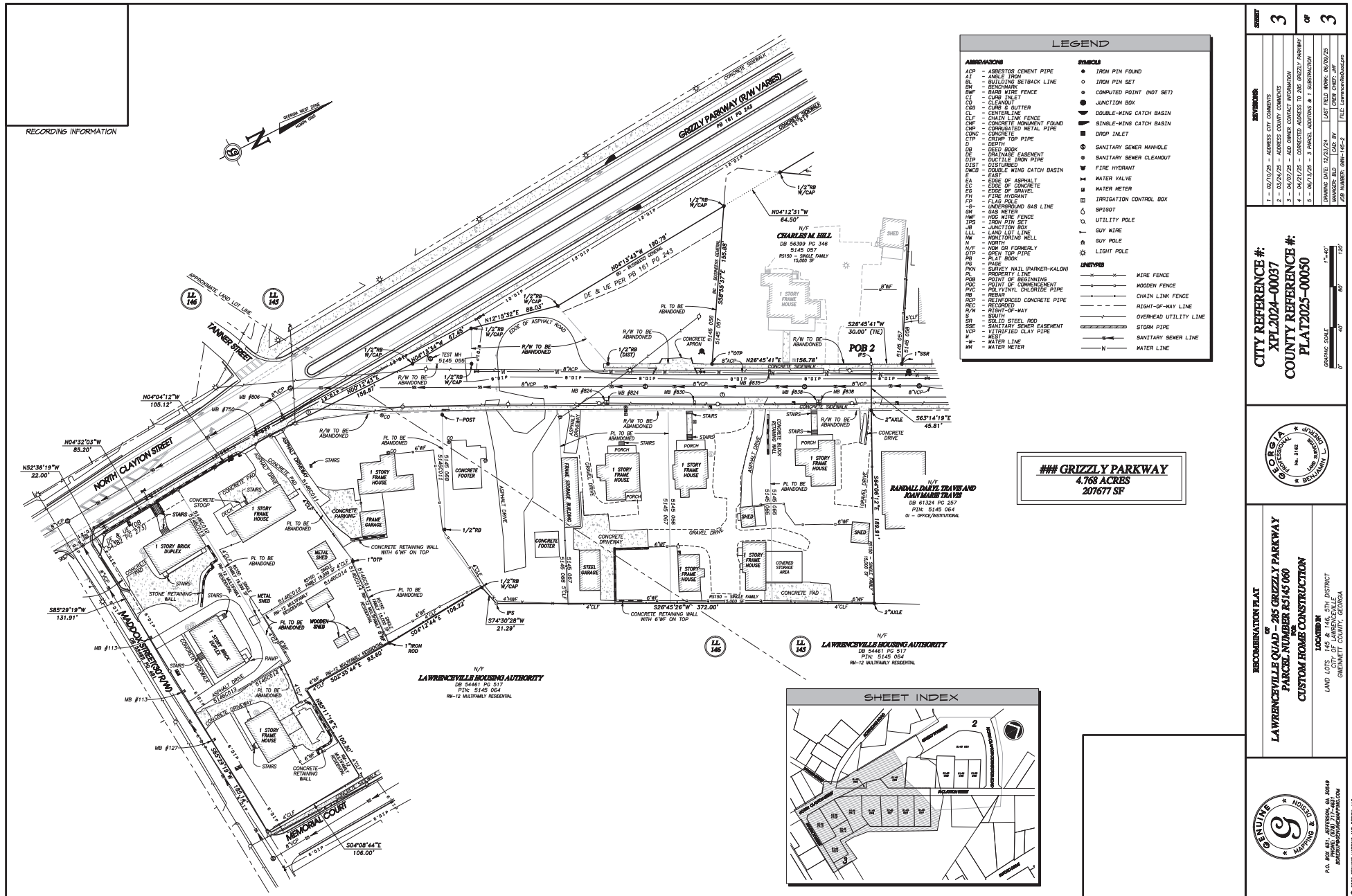
Parcel 3:

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, Survey for Betty A. Bacon, being one and the same property as depicted on plat of survey recorded in Plat Book 46, Page 223-A, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part hereof by reference.

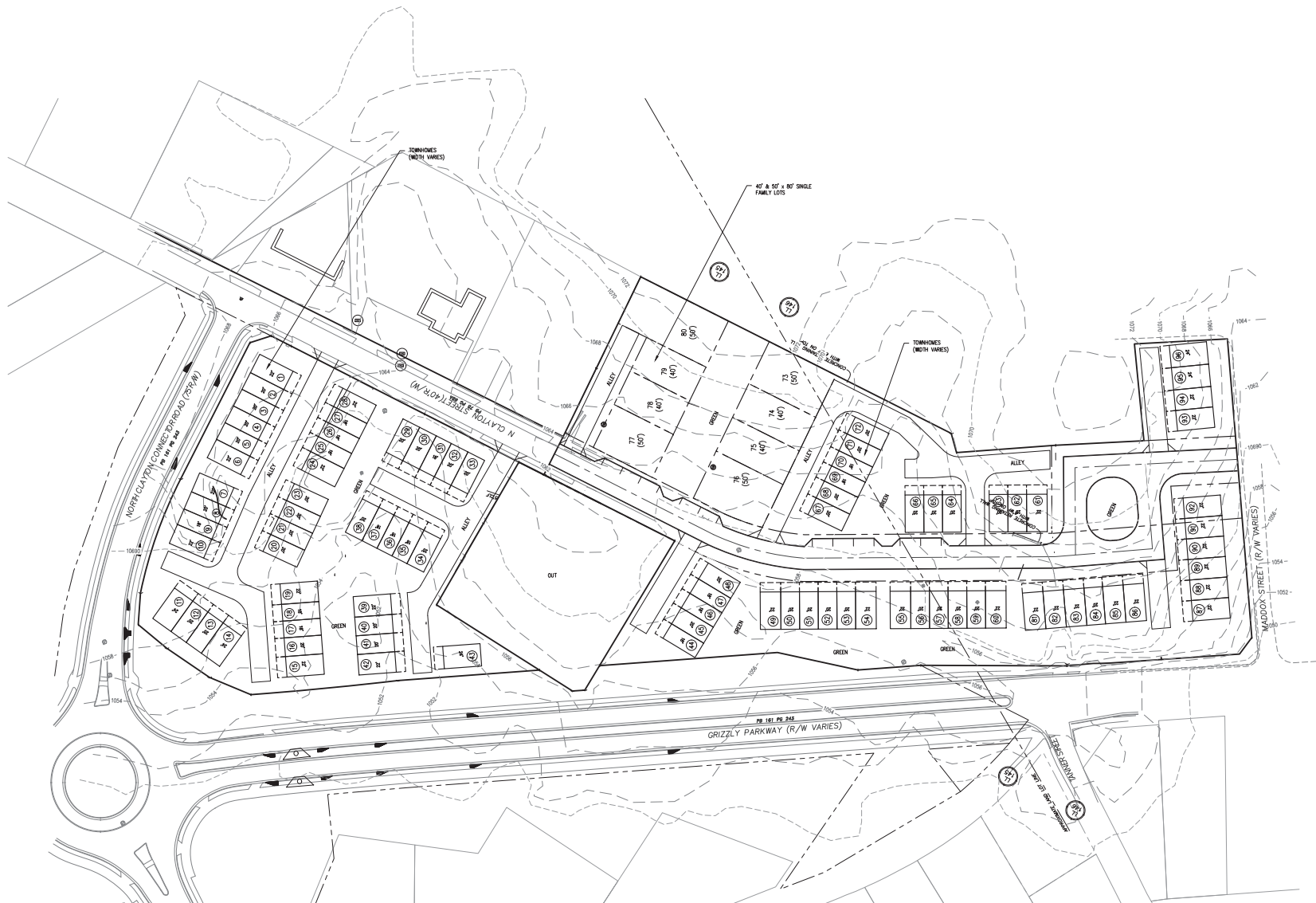
Address: 750 North Clayton Street, Lawrenceville, Georgia 30046

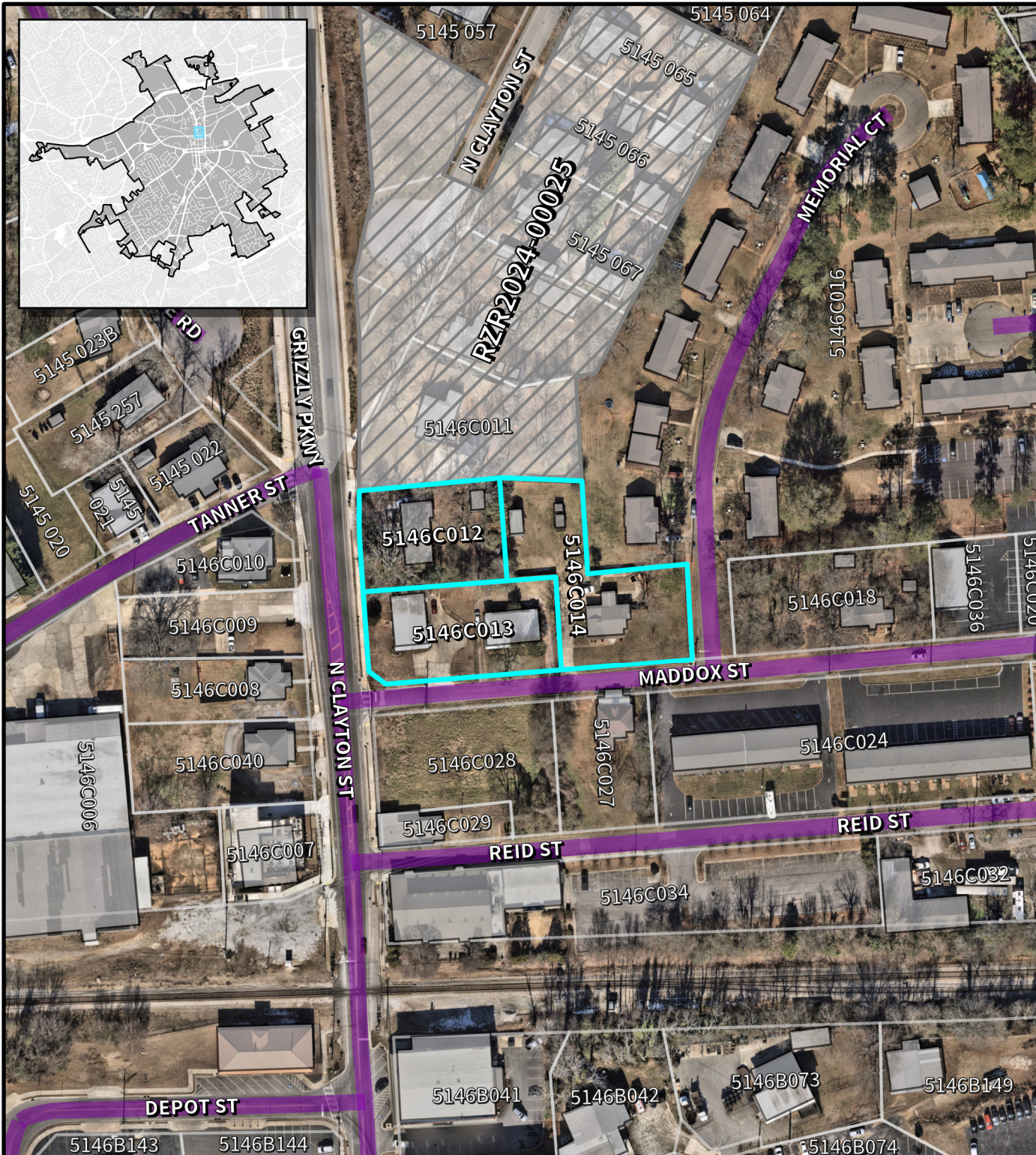
Tax Parcel: 5146C012





PROPOSED LOTS:
 SINGLE FAMILY LOTS (40' X 80') 4
 SINGLE FAMILY LOTS (50' X 80') 4
 TOWNHOMES (VARIABLES) 88
 TOTAL UNITS 96





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits



City Maintained Streets

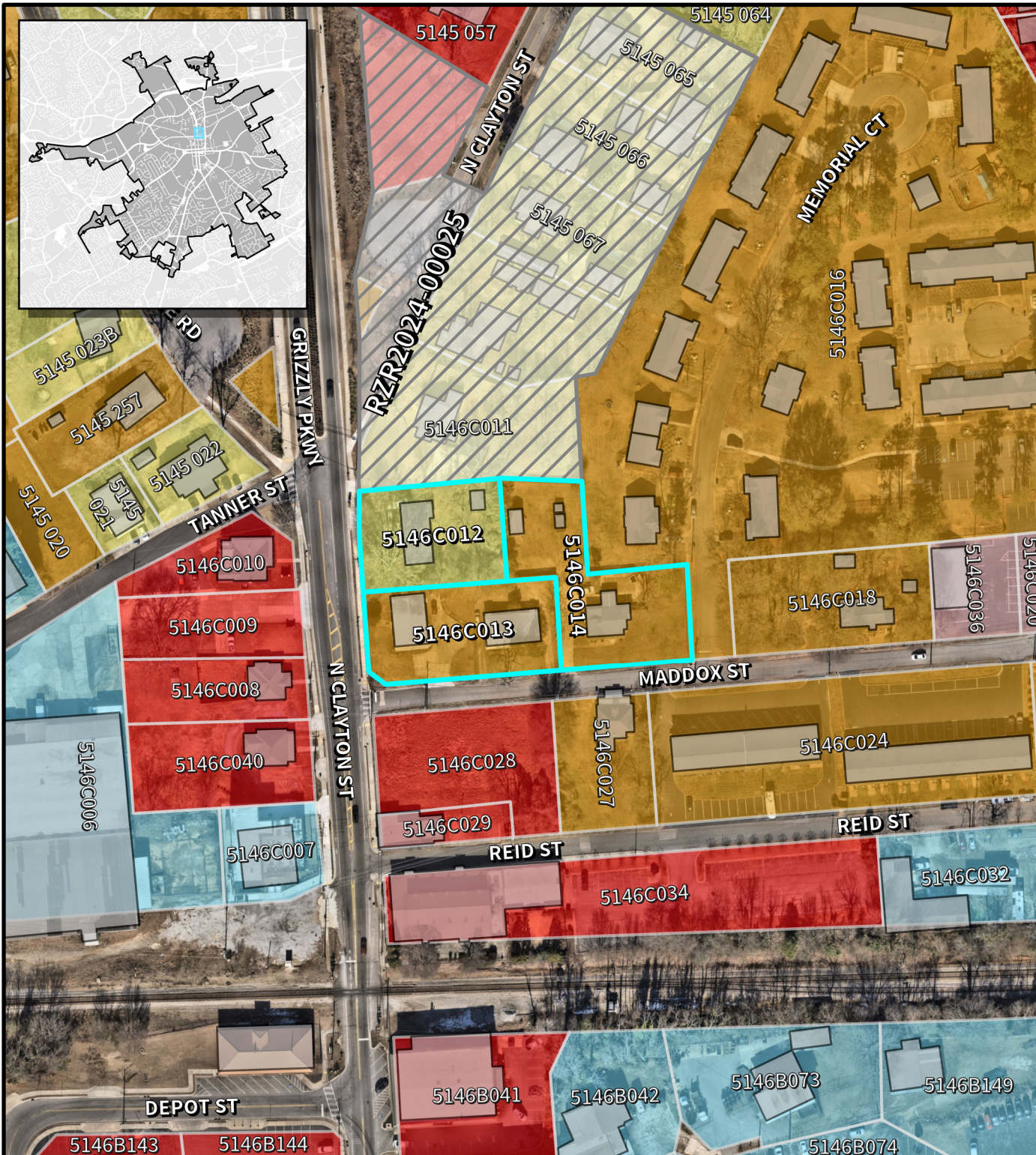


County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

Zoning Districts



BG

General Business



LM

Light Manufacturing



OI

Office/Institutional



RM-12

Multifamily Residential



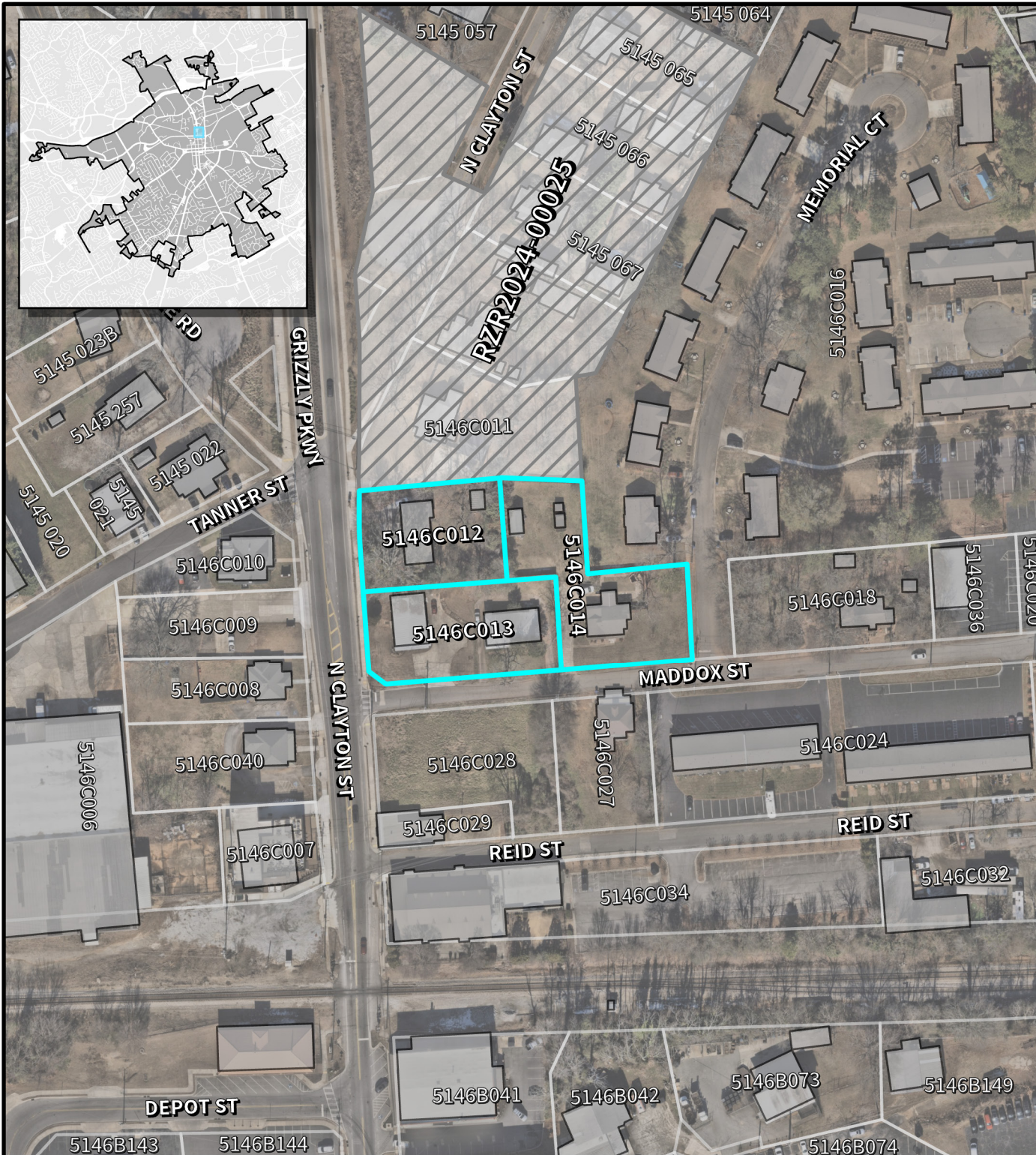
RS-150

Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits

2045 Character Areas

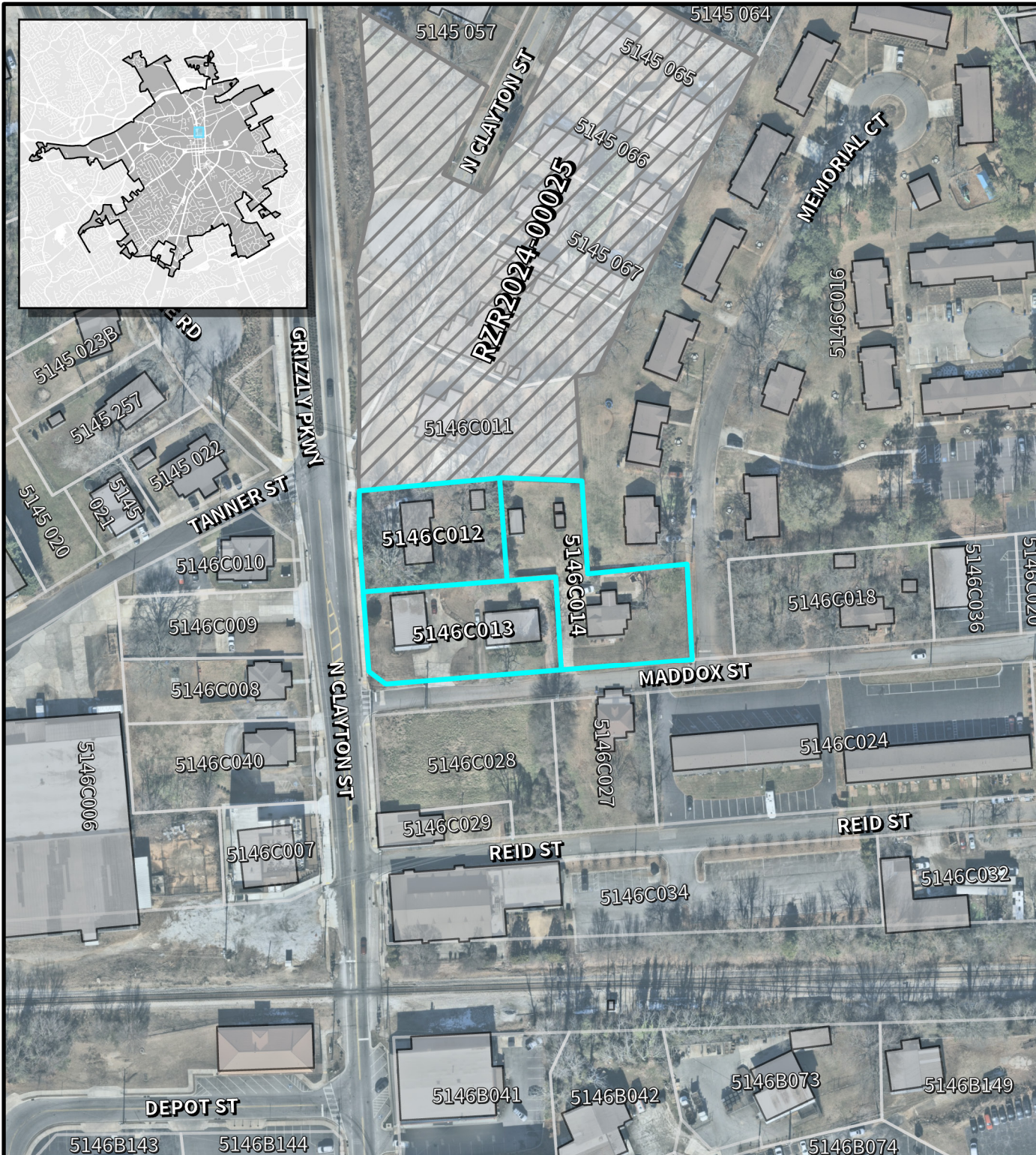


Downtown

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC



RZR2024-00025



Subject Property



Lawrenceville City Limits



DDA Boundary

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE






Planning & Development

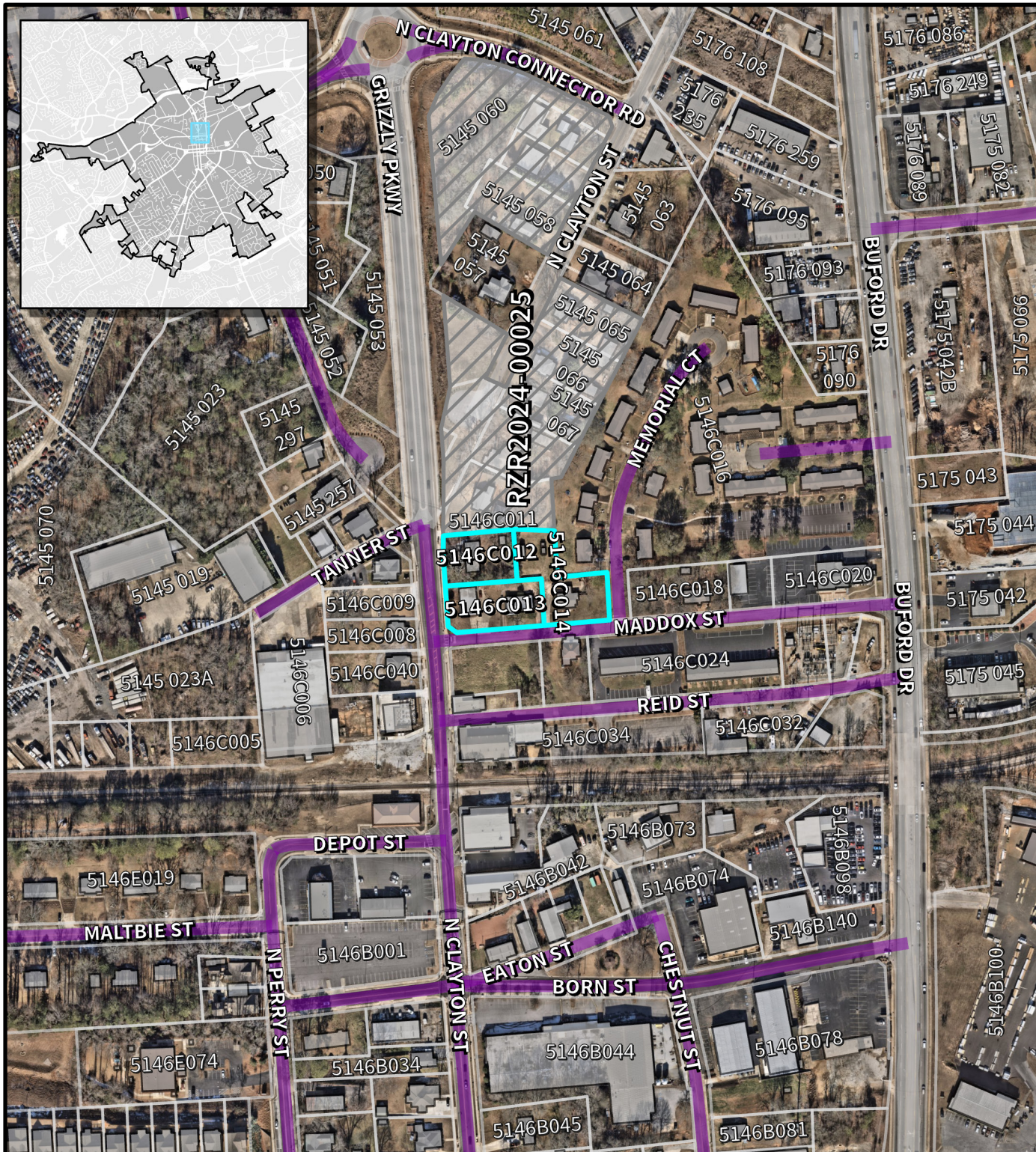
Location Map & Surrounding Areas

RZR2025-00029

Applicant:

North DTL CC Ph1, LLC

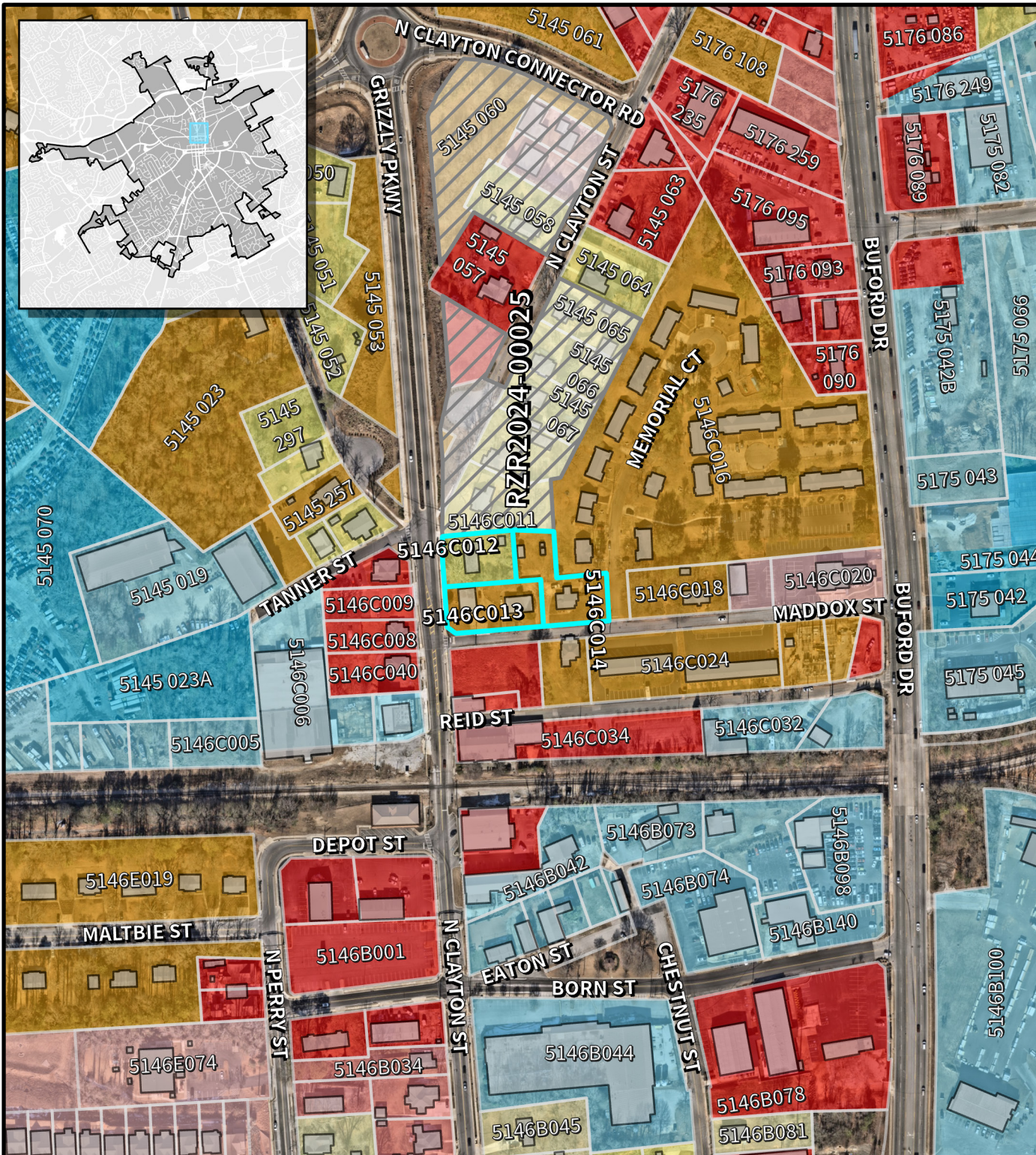
-  RZR2024-00025
-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet





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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-60

Single-Family Residential



RS-150

Single-Family Residential

Scale: 1:3,600

0 125 250

500 Feet





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2045 Character Areas

-  Downtown
-  Commercial Corridor
-  Industrial
-  Parks

Scale: 1:3,600

0 125 250 500 Feet

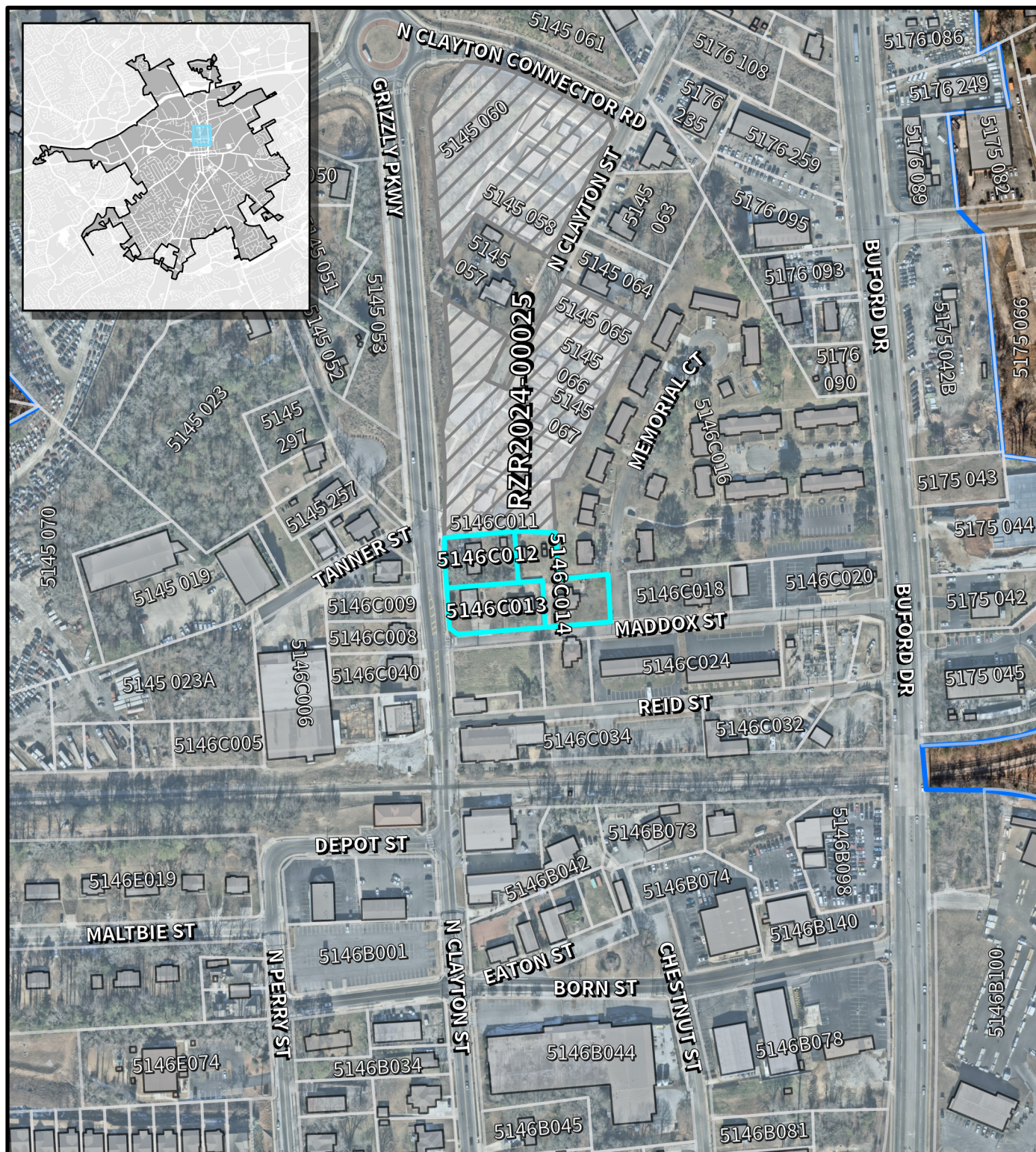




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Scale: 1:3,600

0 125 250 500 Feet

