



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Third Rail Distillers, Inc.</u>	NAME: <u>Garbro, Inc.</u>
ADDRESS: <u>c/o Blum &amp; Campbell, LLC</u> <u>3000 Langford Road, Bldg. 100</u>	ADDRESS: <u>382 S. Perry St.</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>470-365-2890</u>	PHONE: <u>470-365-2890</u>
CONTACT PERSON: <u>Jody Charles Campbell</u> PHONE: <u>470-365-2890</u>	
CONTACT'S E-MAIL: <u>jody@blumcampbell.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>0.23</u>	
PARCEL NUMBER(S): <u>R5146 C007</u>	
ADDRESS OF PROPERTY: <u>625 N. Clayton Street, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Distillery</u>	

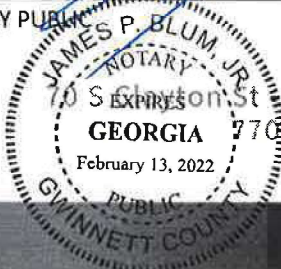
SIGNATURE OF APPLICANT

DATE

Jody Campbell, Atty for Applicant  
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



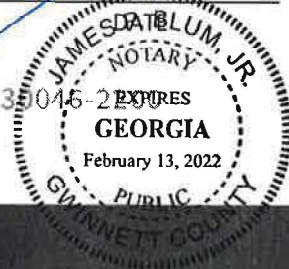
SIGNATURE OF OWNER

DATE

Jody Campbell, Atty for Owner  
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



70 S. Clayton St. PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770-963.2414 • www.lawrencevillega.org

February 13, 2022

Sup 2020-00026

# 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) 365-2889  
JODY@BLUMCAMPBELL.COM

February 7, 2020

## VIA HAND DELIVERY

Honorable Mayor David Still  
Council Member Glenn Martin  
Council Member Victoria Jones  
Council Member Robert P. Clark  
Council Member Keith Roche  
City of Lawrenceville, Georgia  
70 South Clayton Street  
PO Box 2200  
Lawrenceville, Georgia 30046

Re: **Third Rail Distillers, Inc.**  
**Rezoning Application and Special Use Permit Application**  
**Property Address: 625 N. Clayton Street, Lawrenceville, Georgia 30046**  
**Parcel No. R5146C007**

Dear Mayor and City Council Members:

This law firm has the pleasure of representing Dr. Cory Acuff, Third Rail Distillers, Inc. and Garbro, Inc.. My clients have requested that we pursue a Special Use Permit Application on their behalf for the real property and improvements located at 625 N. Clayton Street, Lawrenceville, Georgia 30046 (the "Property"). The Property consists of ± 0.23 acres of land on which a concrete block storage building is currently located. My clients are requesting that the City issue a Special Use Permit for this Property that is currently zoned Light Manufacturing (LM) to allow for the operation of a local, craft distillery with a tasting room. I am attaching hereto a proposed site plan and photographs showing examples of types of improvements and features Dr. Acuff's intends to construct.

In the last decade, Georgia has witnessed extraordinary growth in the craft brewing and craft distilling industries. These businesses have provided tremendous economic growth to cities and counties alike resulting in the addition of hundreds of jobs both from the direct operation as well as associated supporting businesses. Additionally, the success of these establishments has resulted in much needed revitalization and conversion of industrial areas, brought countless visitors to cities, and generated millions of dollars in tax revenue. In addition to the retail and wholesale impact of these establishments, many of these businesses offer public tours and tasting

02020-02026

rooms for their various products, which creates significant economic impact to the surrounding businesses and restaurants.

Lawrenceville is certainly no stranger to the economic power of these businesses and has, in fact, utilized these powerful revitalization engines. The approval, opening, and operation of Slow Pour Brewery has been an unmitigated success bringing much needed attention, beautification, and development in the area near the old Train Depot. With significant infrastructure improvements already underway and the rapid progress the City has made on the College Corridor, this area is ripe for additional commercial expansion and revitalization of old industrial/manufacturing properties using new and exciting businesses.

We believe Third Rail Distillery is just such a project. Dr. Acuff is a passionate advocate for the distilling industry who understands the complicated science and artistry needed to produce high quality, distilled spirits. With his chemistry background, he seeks to open Third Rail Distillery, which will produce craft spirits for sale on both a wholesale and retail level. Dr. Acuff's plans call for the razing of the existing building and construction of a new facility which will include both production space and a tasting room for the general public. Third Rail Distillery would be a perfect companion business to Slow Pour Brewing Company, would further the redevelopment of the area, and assist in the transitioning this former industrial area into a thriving commercial node that bridges the College Corridor into the downtown area.

Dr. Acuff has invested thousands of dollars in design costs and acquisition costs for the distiller project. If the project is approved, Dr. Acuff will be investing significant sums of money into remodeling and repairing the existing building and other landscaping and beautification for the Property. The Property would be accessed via a new driveway installed on the north side of the property and via Railroad Street, NW. To satisfy the requirements of Special Use Permits for distillery projects, Dr. Acuff intends to enter into an agreement with neighboring property owners to allow for sufficient public parking for the distillery's daily operation. Additionally, public parking is available in the lot located on Born street between N. Perry and N. Clayton.

We respectfully request that the Special Use Permit be approved as presented and that the designs be approved per the attached elevation renderings and site plans. 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

Cc: Dr. Cory Acuff

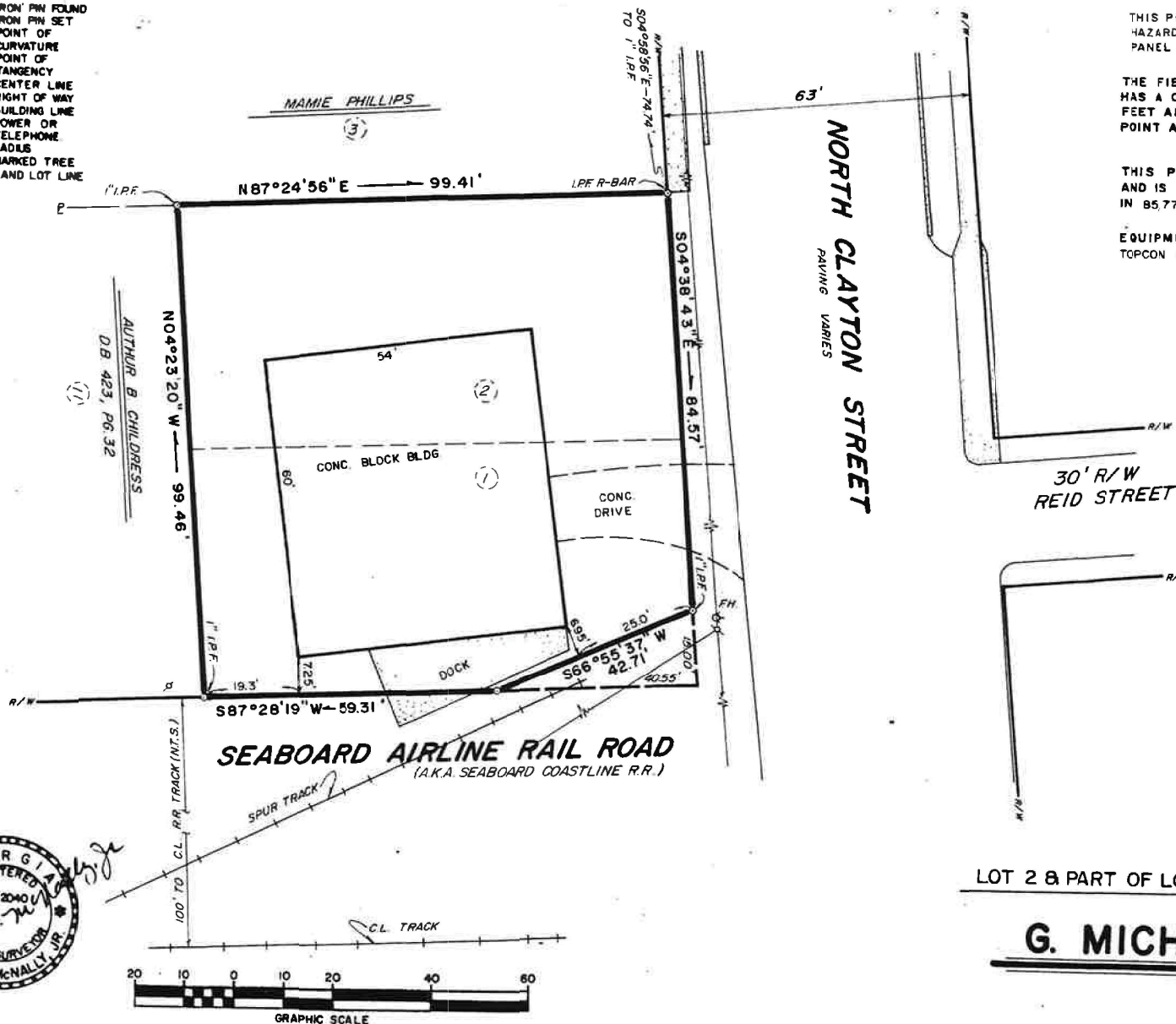
5UP1010.00026



# LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- CL = CENTER LINE
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- - - POWER OR TELEPHONE
- R = RADII
- MT = MARKED TREE
- LLL = LAND LOT LINE

MAGNETIC NORTH



THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL No 130099 0002 B.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,038 FEET AND AN ANGULAR ERROR OF 12.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,770 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:  
TOPCON GTS-2 & A STEEL TAPE.

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 2-18-92 TIME 9:00 AM  
PLAT BOOK 55 PAGE 65  
GARY R. YATES, CLERK

SURVEY OF:  
LOT 2 & PART OF LOT 1, HIRAM O. MACKIN PROPERTY

FOR:  
**G. MICHAEL CROW**

3 7835



**McNally & Patrick**

1505 Highway 29 South  
Lawrenceville, GA 30245 • 404/963-8520

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF GA. LAW

LAND LOT 146 of the 5th DISTRICT  
CITY OF LAWRENCEVILLE  
GWINNETT COUNTY, GEORGIA 0.2205 ACRES

DATE: 1-31-92  
SCALE: 1" = 20'

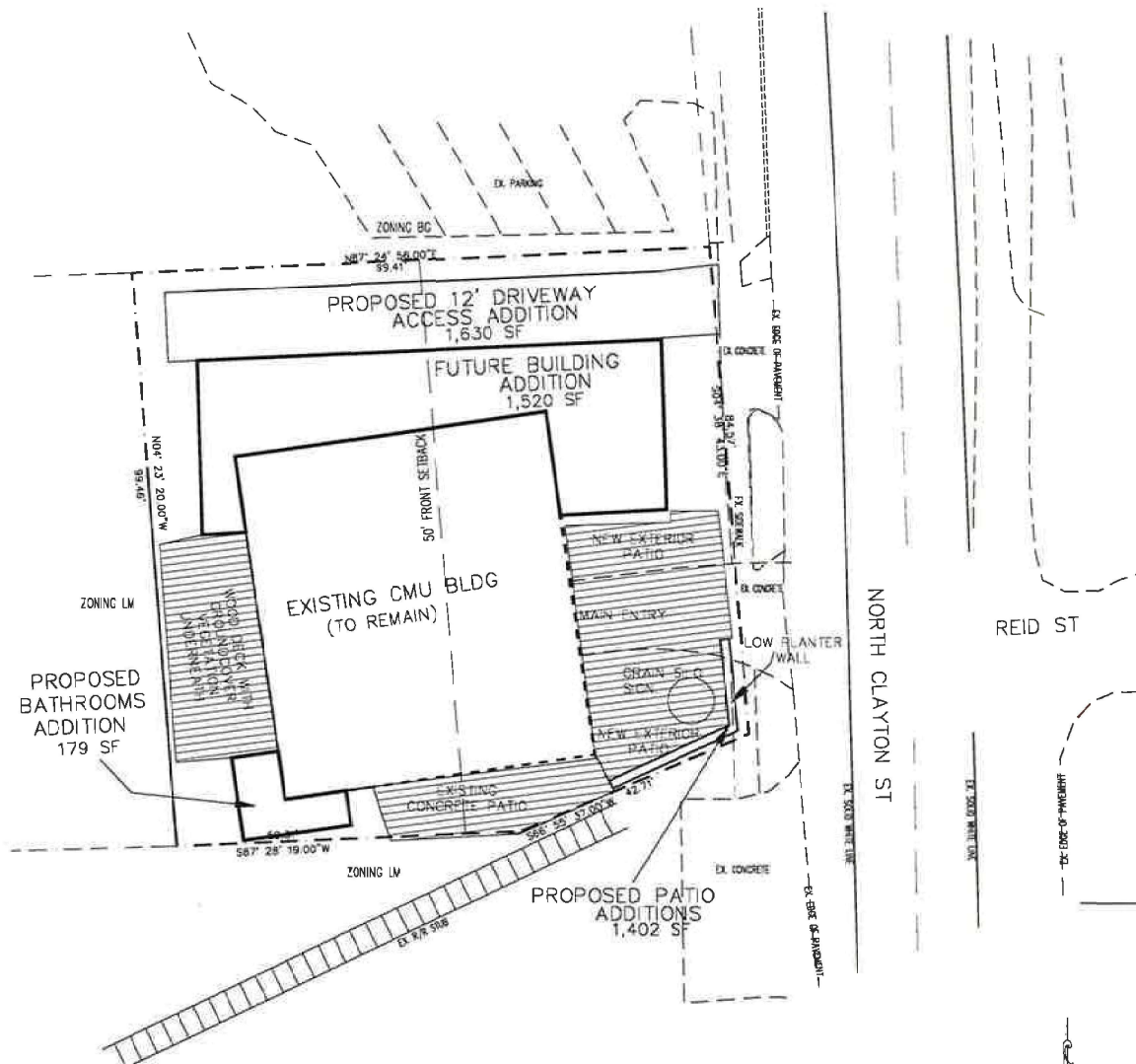
FILE NO

SUP 2010.00026





LOCATION MAP-N.T.S.



# SITE INFORMATION

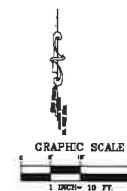
0.2205 ACRES  
4,750 SQUARE FEET  
TAX ID: 5-146-0007  
EXISTING ZONING: LM  
PROPOSED ZONING: LM SUP  
HIGH RISE OVERLAY DISTRICT  
SETBACKS:  
FRONT = 50 FEET  
SIDE = 0 FEET  
REAR = 0 FEET  
MAX. HEIGHT = 50 FEET  
MAX. IMPERVIOUS: 85%

TOTAL NEW OR REPLACED  
IMPERVIOUS AREA: 4,731 SF

## SPECIAL USE PLAN FOR: LAWRENCEVILLE DISTILLERY 625 N. CLAYTON ST

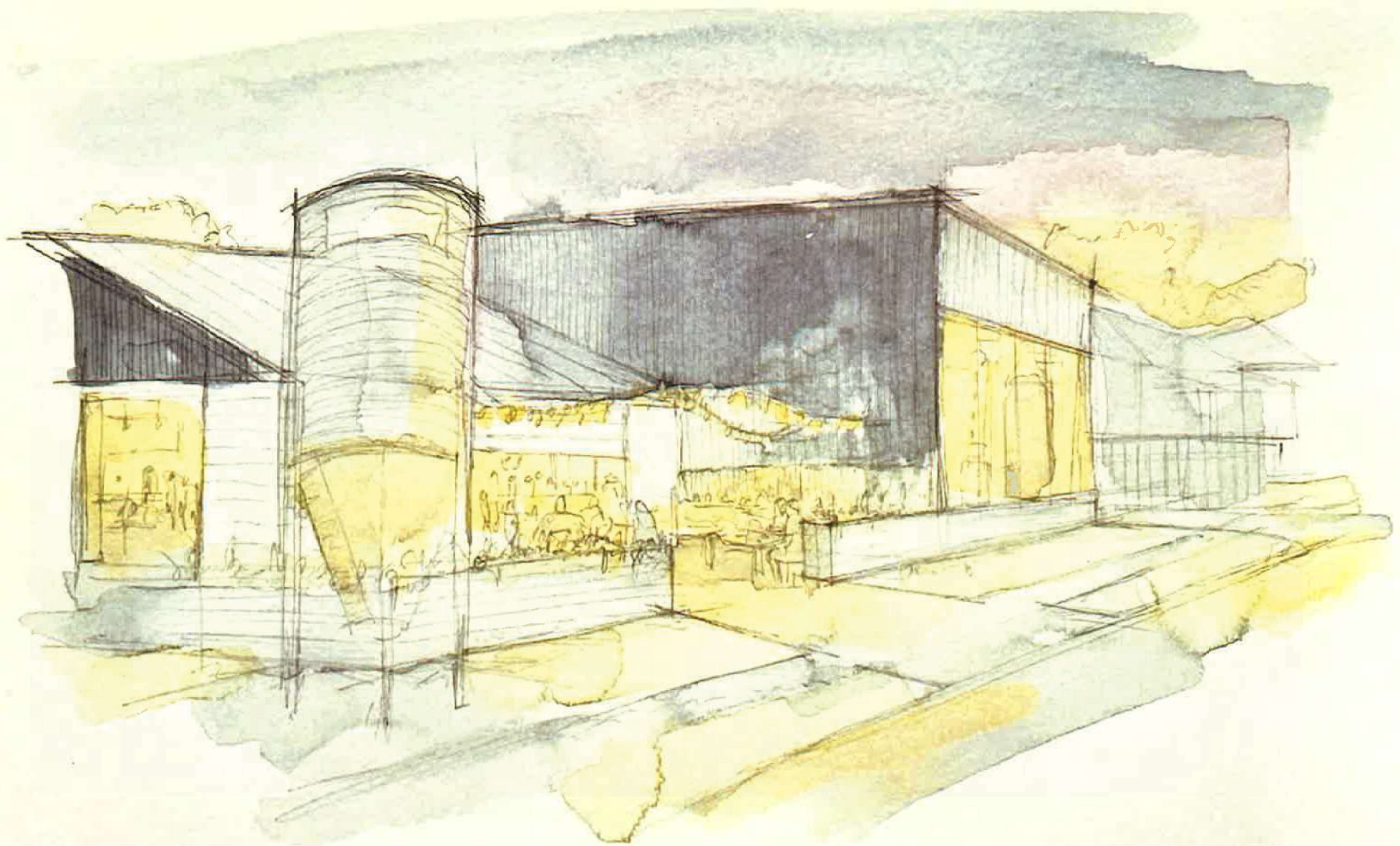
OWNER:  
CARBRO INC  
382 S. PERRY ST  
LAWRENCEVILLE, GA 30046-4839

DESIGNER:  
BULLARD LAND PLANNING, INC  
3790 CANNONWOLDE DR  
SNELLVILLE, GA. 30039  
CONTACT PERSON: BOBBY BULLARD  
678-344-1293 blpbobby@bellsouth.net



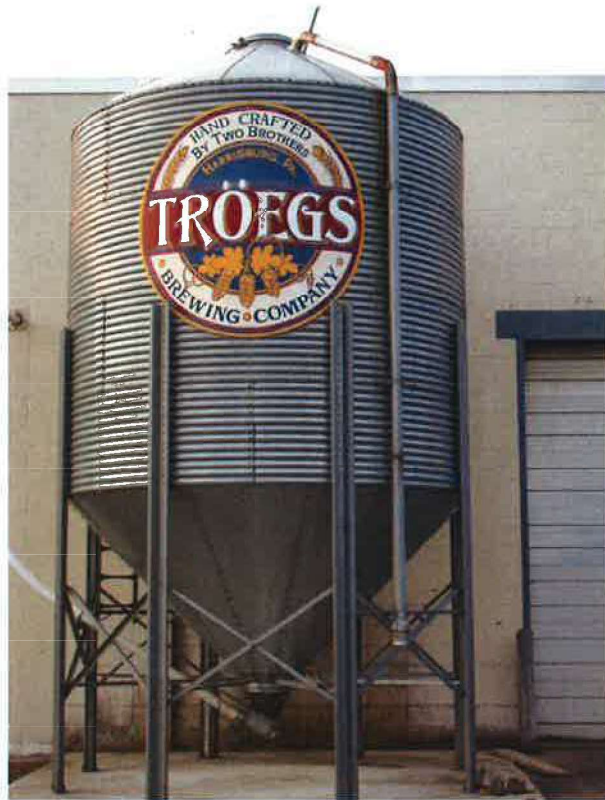
-DATE: 02/03/2020  
-S.P. JOB# 20-2026

SUP 2010-00026



၆၀၂၀၂၀.၀၀၂၆



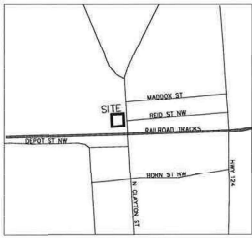




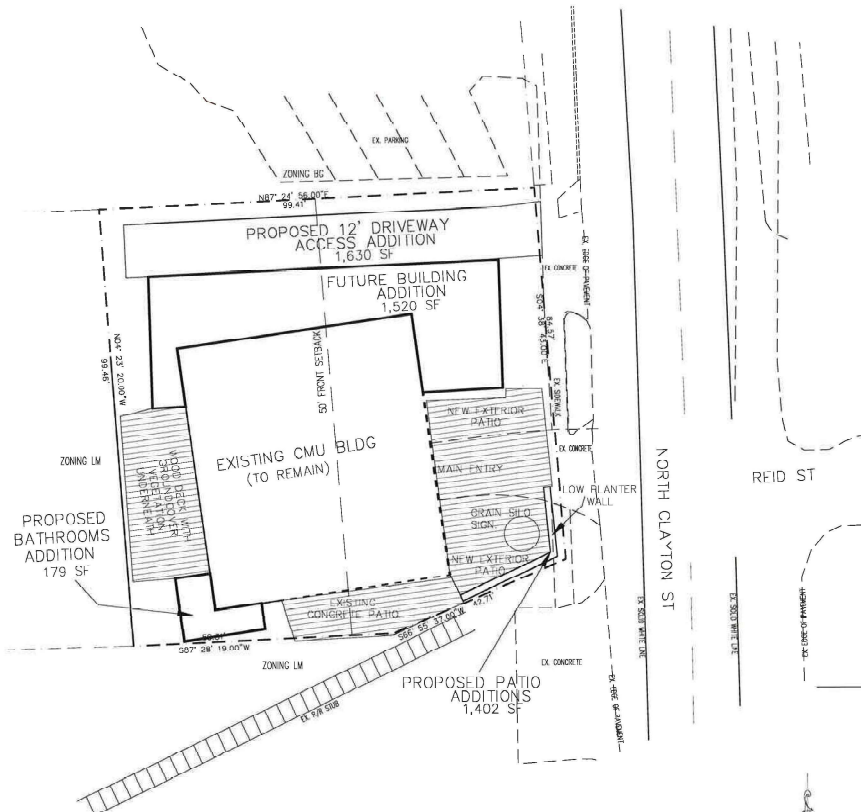
**LEGAL DESCRIPTION:**

ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, being in the City of Lawrenceville, and being particularly shown on a plat of survey for G. Michael Crow by McNally & Patrick, Surveyors, dated January 31, 1992, and recorded in Plat Book 55, Page 65, Gwinnett County records, which plat is hereby referred to and made a part of this description.

5UP1010-00026



LOCATION MAP-N.T.S.



SITE INFORMATION	
0.2205 ACRES	
42,750 SQUARE FEET	
TAX ID: 5-146-0207	
EXISTING ZONING: LM	
PROPOSED ZONING: LM SIP	
LUMI 15% OVERLAY DISTRICT	
SETBACKS:	
FRONT	= 50' EFFT
SIDE	= 0' FEET
REAR	= 0' FEET
MAX. HEIGHT	= 50' FEET
MAX. IMPERVIOUS	= 85%

TOTAL NEW OR REPLACED IMPERVIOUS AREA: 4,731 SF

**SPECIAL USE PLAN FOR:**  
**LAWRENCEVILLE DISTILLERY**  
 625 N. CLAYTON ST

**OWNER:**  
**CARDU INC**  
 382 S. PERRY ST  
 LAWRENCEVILLE, GA 30046-4939



**DESIGNER:**  
**BULLARD LAND PLANNING, INC**  
 3700 CANNONWOLFE DR  
 SNELLVILLE, GA 30039  
 CONTACT PERSON: BOBBY BULLARD  
 678-344-1293 bblp@bellsouth.net






DATE: 02/03/2020  
 SLP 000 20 2308

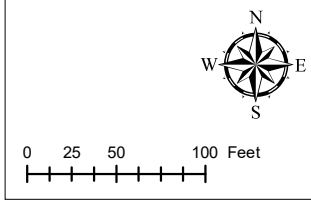
**000200.00026**



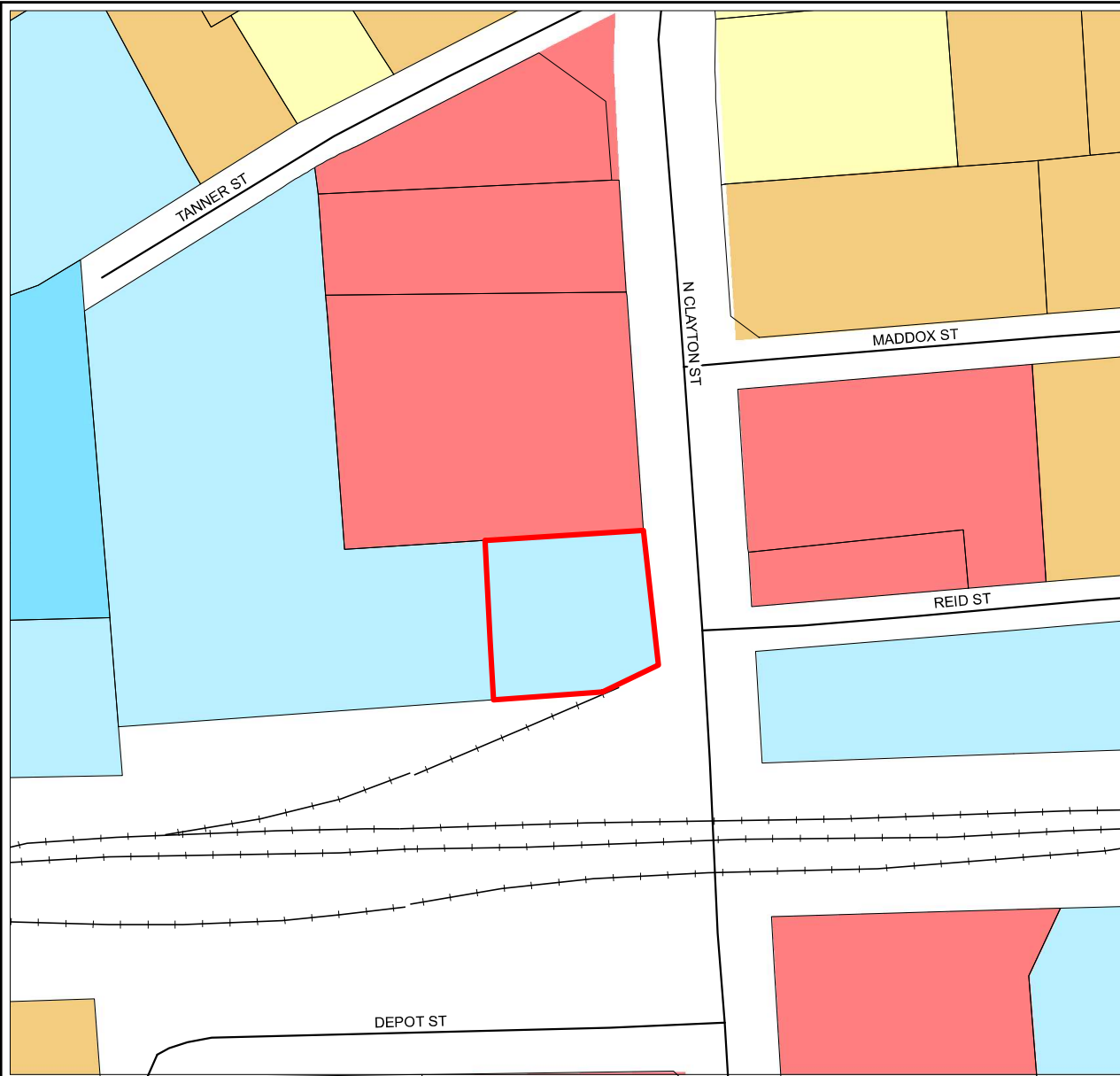
The City of Lawrenceville  
Planning & Development  
Aerial Map and  
Surrounding Area  
File # SUP2020-00026

**Applicant:**  
Third Rail Distillers, Inc.

- Legend**
-  Subject Property
  -  Roads
  -  Parcels







The City of Lawrenceville  
Planning & Development

Location Map and  
Surrounding Zoning  
File # SUP2020-00026

**Applicant:**  
Third Rail Distillers, Inc.

**Legend**

- Subject Property
- Roads
- Parcels

**ZONING**

- BG General Business
- LM Light Manufacturing
- HM Heavy Manufacturing
- RM-12 General Residence
- RS150 Single-Family Residence

