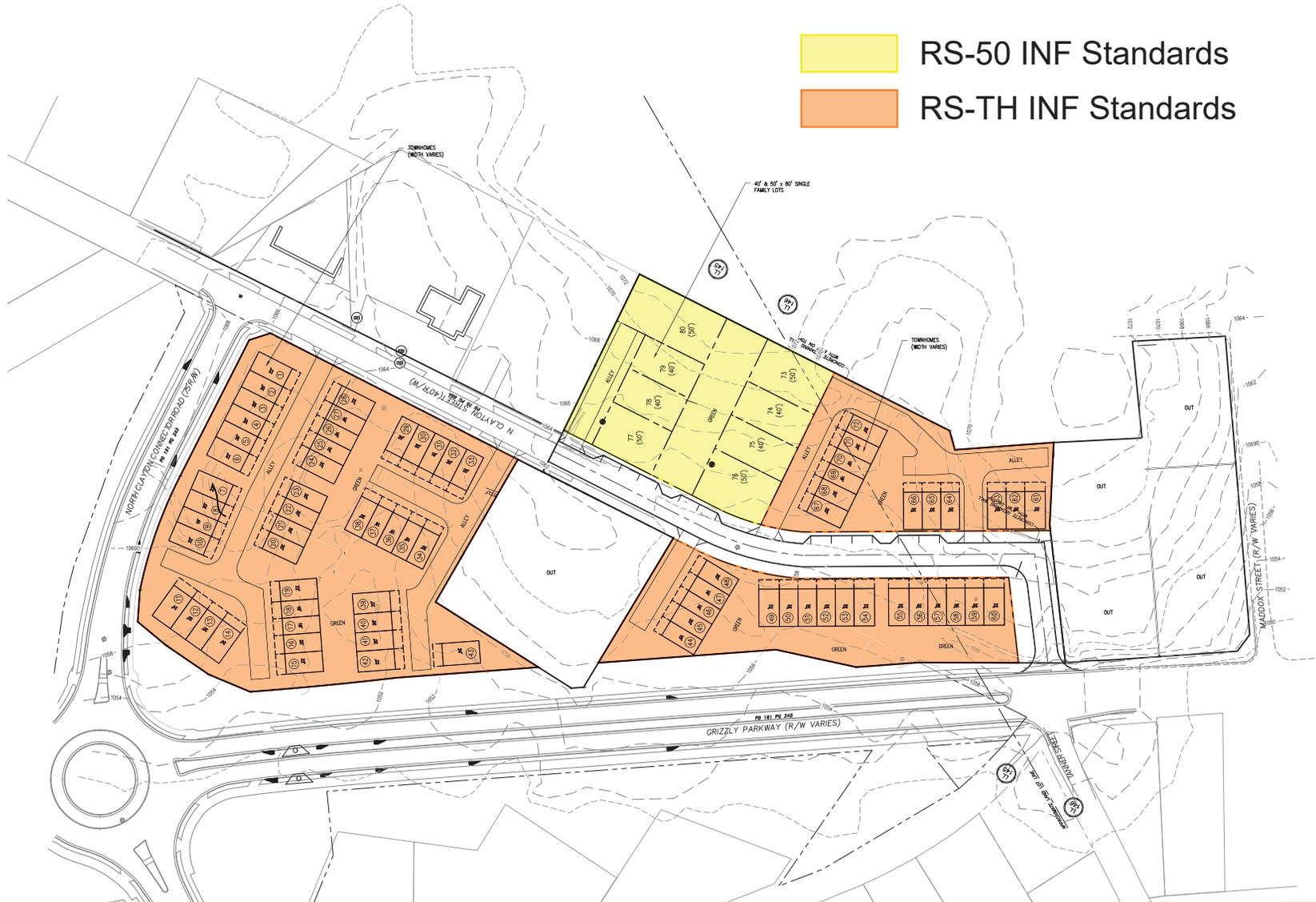


# EXHIBIT A

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



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

**AEC**  
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
 50 Warm Springs Circle  
 Roswell, Georgia • 30075  
 (770) 641-1942 • www.aecal.com

**NORTH**  
 50 0 50 100  
 Scale 1" = 50'

PRELIMINARY SITE PLAN

**LAWRENCEVILLE TRACTS**  
 LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	FEBRUARY 5, 2025
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/air



# LAWRENCEVILLE

GEORGIA

## REZONING APPLICATION

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

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>	

[Signature] 12/23/2024  
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



[Signature] 11/24/24  
NOTARY PUBLIC DATE

806 N Clayton St • PO Box 2200 • Lawrenceville, GA 30046-2200  
770.963.2414 • www.lawrencevillega.gov



# 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] 12/23/2024  
 SIGNATURE OF APPLICANT DATE

North DTL CC Ph1, LLC  
 TYPED OR PRINTED NAME

[Signature] 11-21-24  
 SIGNATURE OF OWNER DATE

Danny Gravitt  
 TYPED OR PRINTED NAME

[Signature] 12/23/2024  
 NOTARY PUBLIC DATE

[Signature] 11/26/24  
 NOTARY PUBLIC DATE

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

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



# LAWRENCEVILLE

GEORGIA

## REZONING APPLICATION

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

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

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

Lawrenceville Brethren Assembly Inc  
TYPED OR PRINTED NAME Tiju Abraham

[Signature] 12/23/2024  
NOTARY PUBLIC DATE

[Signature] 11-25-24  
NOTARY PUBLIC DATE

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

JERRY DAVIS  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Nov. 5, 2026



# 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>O1</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>	

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

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

North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

[Signature] 12/23/2024  
NOTARY PUBLIC DATE

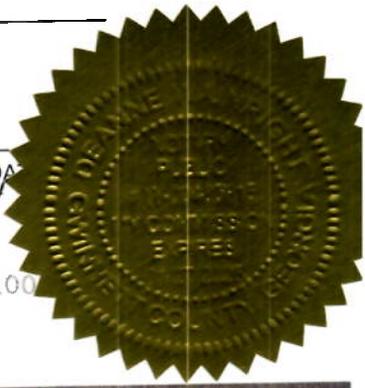
[Signature] 11/26/24  
SIGNATURE OF OWNER DATE

Norton Classics, LLC  
TYPED OR PRINTED NAME

[Signature] 11/26/24  
NOTARY PUBLIC DATE

MICHELLE URREA  
Notary Public - State of Georgia  
Fulton County 70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
My Commission Expires Apr 15, 2028

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



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



# 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] 12/23/2024  
SIGNATURE OF APPLICANT DATE

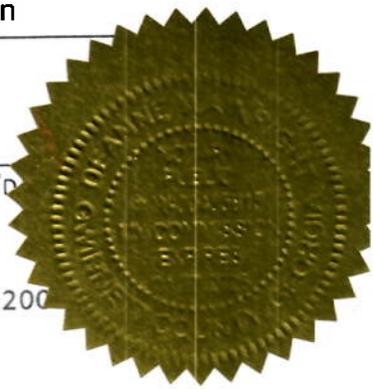
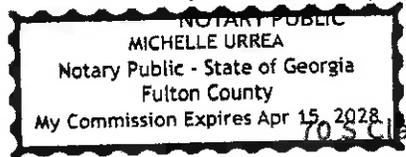
North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

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

Kyle Norton / Sarah Norton  
TYPED OR PRINTED NAME

[Signature] 12/23/2024  
DATE

[Signature]  
NOTARY PUBLIC 12-5-24



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>	

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

[Signature] 5-12-25  
 SIGNATURE OF OWNER DATE

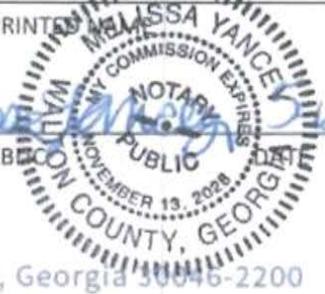
North DTL CC PH1, LLC  
 TYPED OR PRINTED NAME

City of Lawrenceville, Georgia  
 TYPED OR PRINTED NAME

[Signature] 5/13/25  
 NOTARY PUBLIC DATE

[Signature] 5-12-25  
 NOTARY PUBLIC DATE

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





# 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: Ty White PHONE: 770-844-9976

\* 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): RS 150 REQUESTED ZONING DISTRICT: \_\_\_\_\_

PARCEL NUMBER(S): R5145 068 ACREAGE: 0.468

ADDRESS OF PROPERTY: 816 North Clayton Street, Lawrenceville, Georgia 30046

*DDA Chairman*

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

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

North DTL CC PH1, LLC  
TYPED OR PRINTED NAME

Downtown Development Authority of  
TYPED OR PRINTED NAME

*[Signature]* 5/13/25  
NOTARY PUBLIC DATE

*[Signature]* 5-12-2025  
NOTARY PUBLIC DATE

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





# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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.



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: [Handwritten 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: [Handwritten Signature]

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**

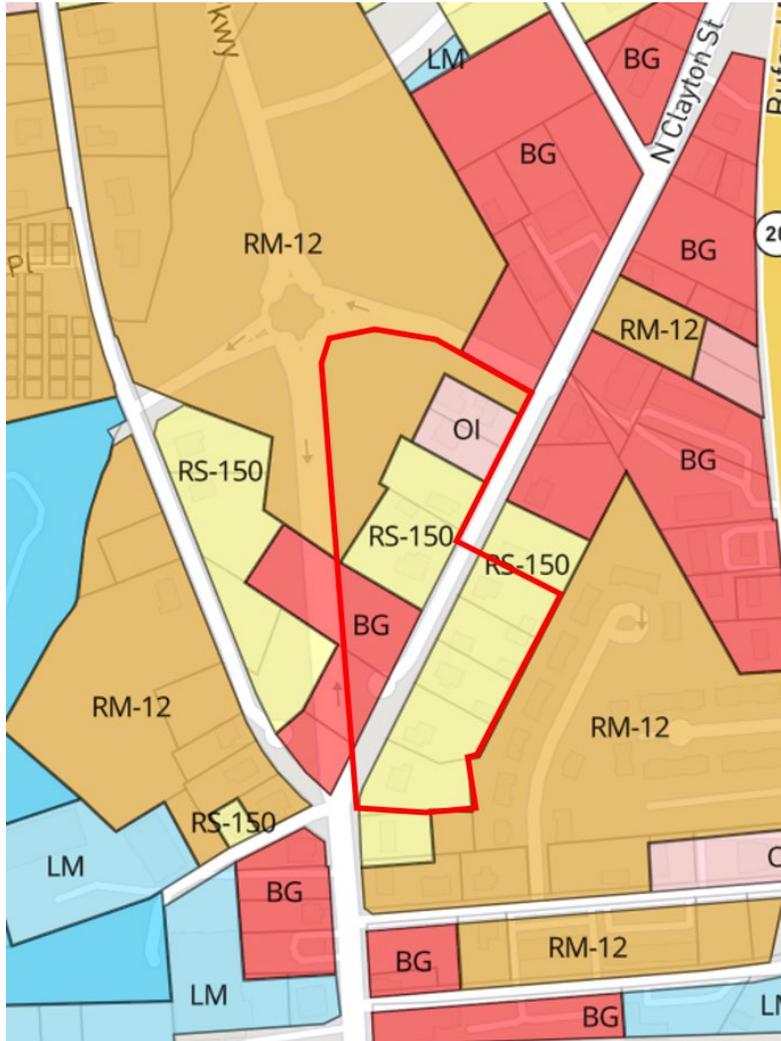
Dear Mayor and City Council Members:

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

RZR2024-00025  
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:



RZR2024-00025  
RECEIVED MAY 20, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

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

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.



RZR2024-00025  
 RECEIVED MAY 20, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT

## 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

RZR2024-00025  
RECEIVED MAY 20, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

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. 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

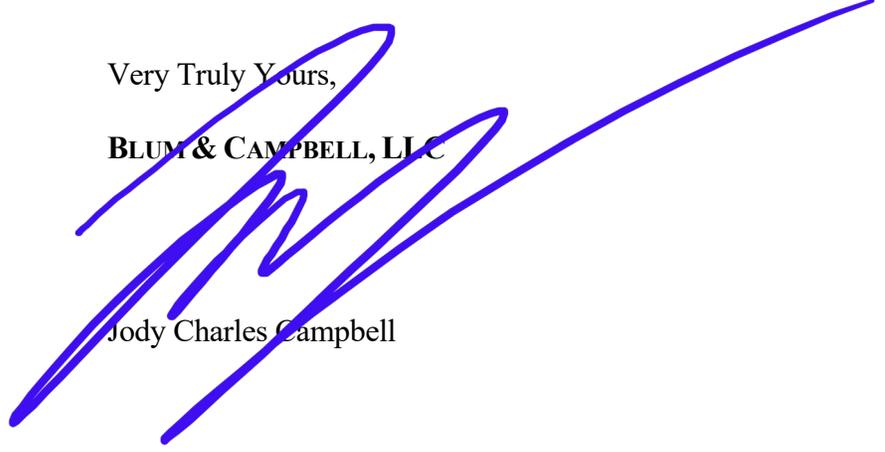
Yes. The continued growth of the college corridor along Grizzly Parkway and the Depot District has greatly expanded the City's commercial offerings that now require additional houses and customers. The Project will provide much needed balance to the redevelopment of older properties along Grizzly Parkway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

RZR2024-00025  
RECEIVED MAY 20, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

Very Truly Yours,

**BLUM & CAMPBELL, LLC**

A large, stylized handwritten signature in blue ink, appearing to read 'Jody Charles Campbell', is written over the typed name and extends across the top right of the page.

Jody Charles Campbell

RZR2024-00025  
RECEIVED MAY 20, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

## 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

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

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.

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

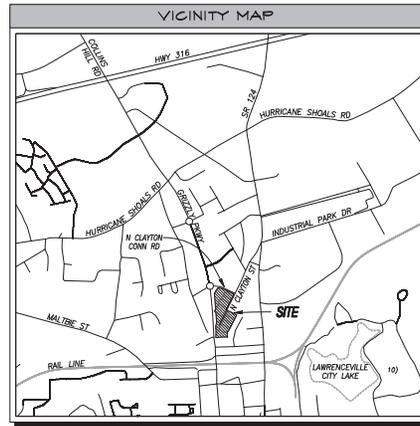
# RECOMBINATION PLAT FOR LAWRENCEVILLE QUAD

**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(PINS) 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 1315000046E, 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 ROBUST 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 168,648 FEET AND AN ANGULAR ERROR OF 0.00001" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. 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 ROBUST TOTAL STATION.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-2-67, 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 CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS 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 15-2-67.

BY: Benjamin L. Greenup, LS DATE: 12/23/24  
REG. NO. 548 3116  
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
<b>TOTAL:</b>	<b>6.640 AC</b>		

### 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 DEVELOPER PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LAWRENCEVILLE. ACCEPTANCE OF CONSTRUCTED GREENWAYS IS SHOWN ON THE FINAL PLAT. RESERVE 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

SHEET	<b>1</b>	OF	<b>2</b>
	REVISIONS		



**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



P.O. BOX 451, EXTENSION 06, 30048  
LAWRENCEVILLE, GEORGIA 30046  
770-962-3333  
WWW.LAWRENCEVILLEGA.GOV

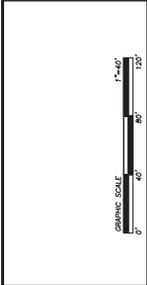
RZR2024-00025  
RECEIVED MAY 13, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

LEGEND	
<b>ABBREVIATIONS</b>	<b>SYMBOLS</b>
AI - ANGLE IRON	● IRON PIN FOUND
BL - BULLLINE SETBACK LINE	○ IRON PIN SET
BN - BENCHMARK	● COMPUTED POINT (NOT SET)
BF - BARE WIRE FENCE	○ JUNCTION BOX
CI - CURB INLET	○ DOUBLE-WING CATCH BASIN
CG - CLEARED	○ SINGLE-WING CATCH BASIN
CGO - CURB & GUTTER	○ DROP INLET
CGI - CENTERLINE	○ SANITARY SEWER MANHOLE
CLF - CHAIN LINK FENCE	○ SANITARY SEWER CLEANOUT
CMF - CONCRETE MANDRETT FOUND	○ FIRE HYDRANT
CMR - CORRUGATED METAL PIPE	○ WATER VALVE
CON - CONCRETE	○ WATER METER
CTP - CRIMP TOP PIPE	○ IRRIGATION CONTROL BOX
D - DEPTH	○ MONITORING WELL
DE - DEED BOOK	○ SPISBOT
DE - DRAINAGE EASEMENT	○ UTILITY POLE
DTP - DUCTILE IRON PIPE (24" DIAMETER)	○ GUY WIRE
DWB - DOUBLE WING CATCH BASIN	○ GUY POLE
EAS - EASEMENT	○ LIGHT POLE
EC - EDGE OF CONCRETE	
ES - EDGE OF ASPHALT	
FC - FLAG POLE	
FP - FIRE HYDRANT	
G - GAS METER	
GL - UNDERGROUND GAS LINE	
GN - GAS METER	
HMF - HOOD WIRE FENCE	
IPR - IRON PIN SET	
JB - JUNCTION BOX	
LLL - LAND LOT LINE	
M - MONITORING WELL	
N - NORTH	
NW - NOW OR FORMERLY	
OTF - OPEN TOP PIPE	
PA - PAGE	
PG - PAGE BOOK	
PL - PROPERTY LINE	
PL - POINT OF BEGINNING	
PCC - POINT OF COMMENCEMENT	
PVC - POLYETHYLENE CHLORIDE PIPE	
RB - REBAR	
REC - REINFORCED CONCRETE PIPE	
REC - RECORDED	
REC - RIGHT-OF-WAY	
S - SOUTH	
ST - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
W - WEST	
WL - WATER LINE	
WM - WATER METER	
	--- WIRE FENCE
	--- WOODEN FENCE
	--- CHAIN LINK FENCE
	--- RIGHT-OF-WAY LINE
	--- OVERHEAD UTILITY LINE
	--- STORM PIPE

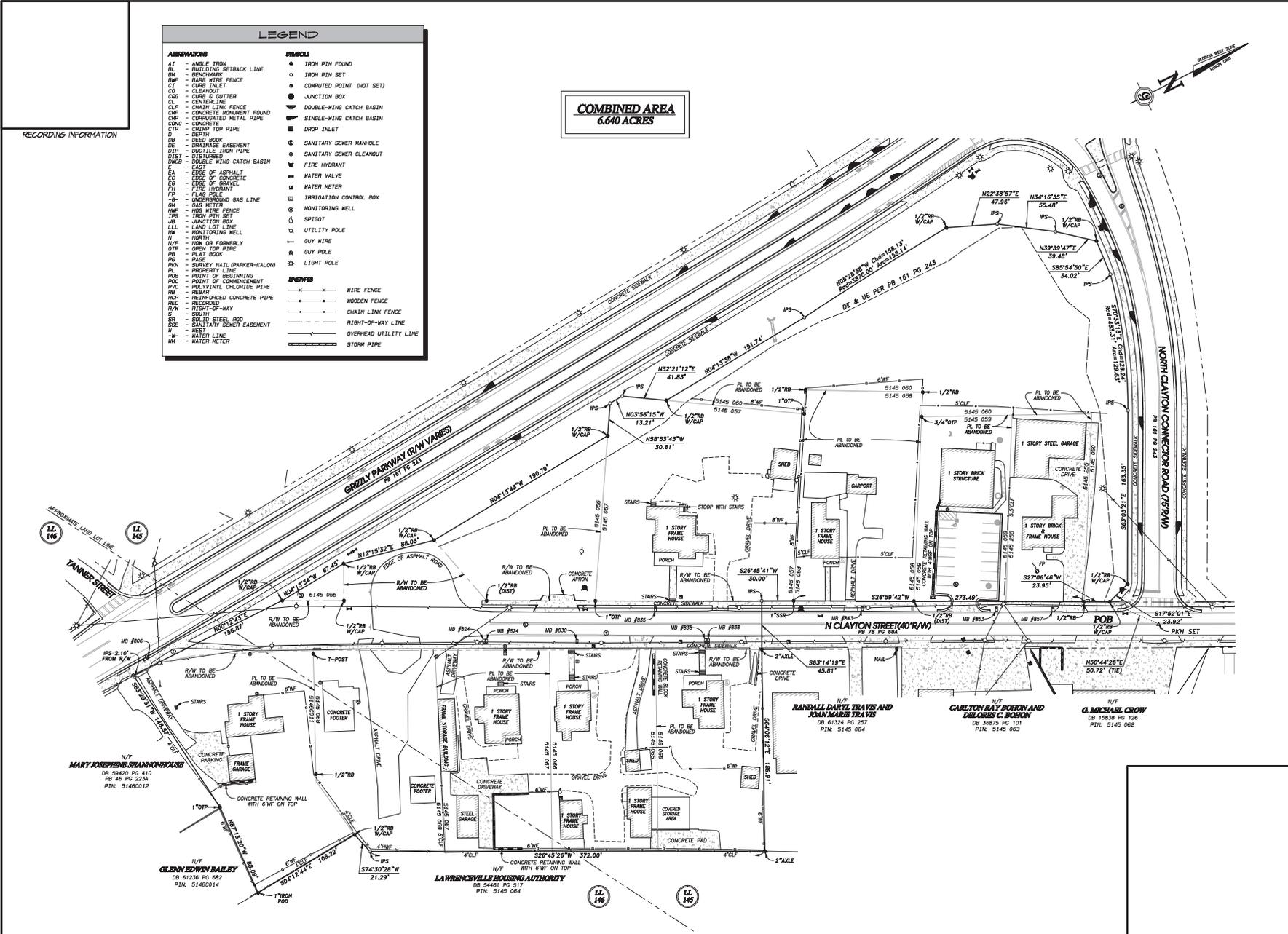
**COMBINED AREA**  
6.640 ACRES



SHEET	2	OF	2
DATE	12/23/24	LAST FIELD BOOK	12/19/24
DRAWN BY	RLD	CHECKED BY	RF
DATE	12/23/24	DATE	12/23/24
JOB NUMBER	2024-0025	FILED	12/23/24

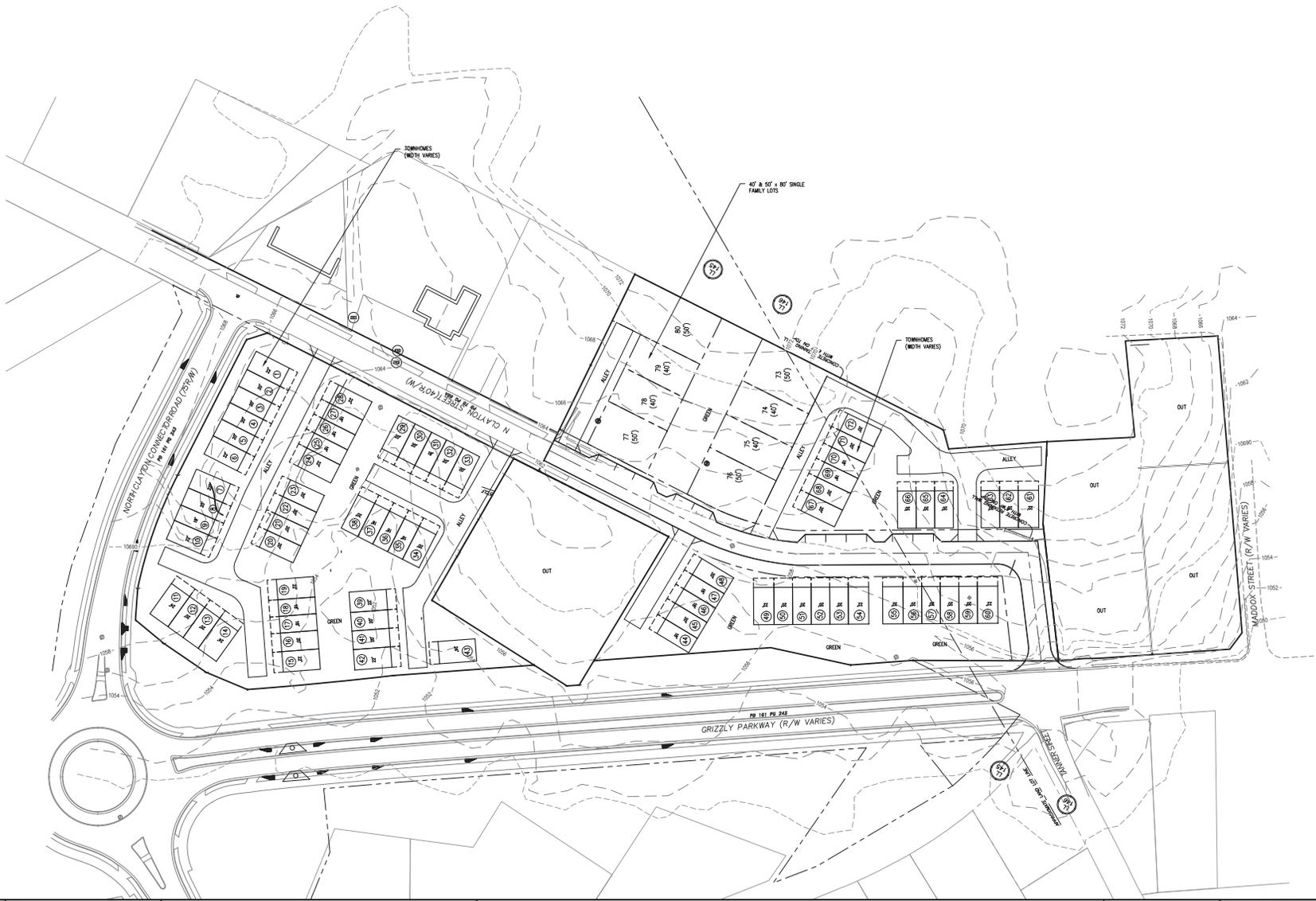


**RECOMBINATION PLAN**  
OF  
**LA WRENCEVILLE QUAD**  
FOR  
**CUSTOM HOME CONSTRUCTION**



© 2025 GEORGE WATSON AND DESIGN, LLC

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**

**AEC**  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
30 Warm Springs Circle  
Roswell • Georgia • 30075  
(770) 641-1942 • www.aecal.com

**NORTH**

50 0 50 100

Scale 1" = 50'

**PRELIMINARY SITE PLAN**

# LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	FEBRUARY 5, 2025
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/air

# 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.

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

# MIX OF DETACHED RESIDENTIAL + TOWNHOMES + COTTAGES

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



NILES BOLTON

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

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

# DETACHED SINGLE FAMILY

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

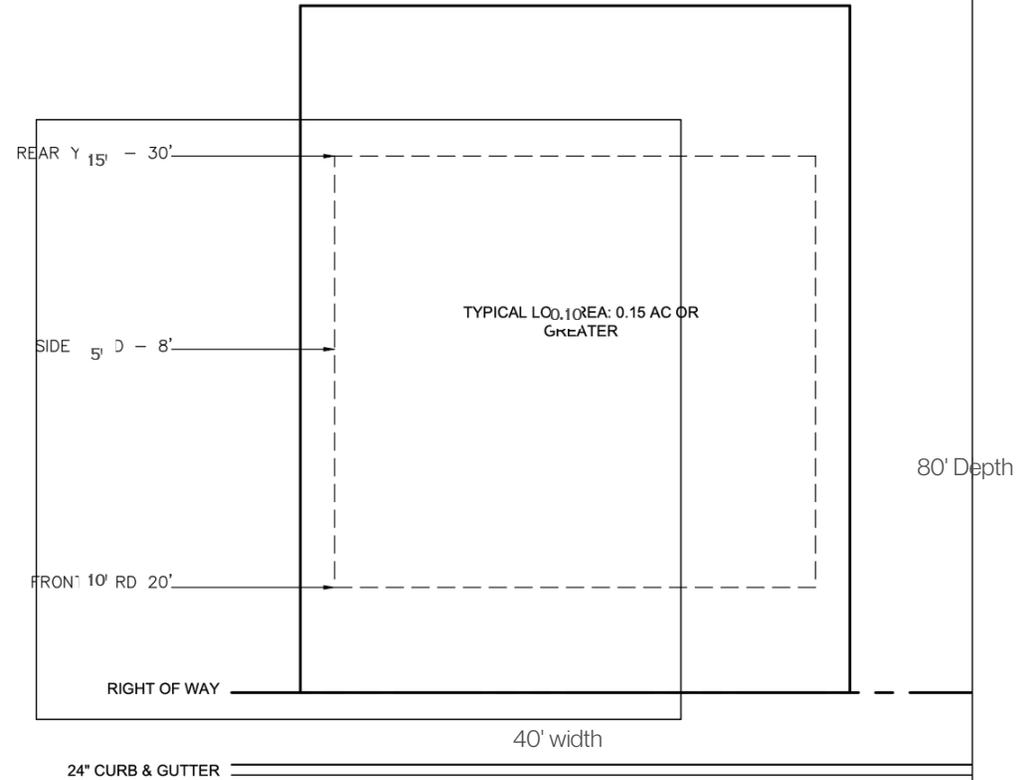


Sucasa

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



Serenbe



TYPICAL LOT DIAGRAM

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

# TOWNHOMES

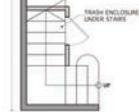
Prepared For \_\_\_\_\_



LOCATION PLAN



<b>FIRST FLOOR</b>	
HEATED AND COOLED AREA	316.3 SF
GARAGE	374.6 SF
PORCH	27.3 SF
FIRST FLOOR BUILT AREA	720.0 SF
<b>SECOND FLOOR</b>	
HEATED AND COOLED AREA	432.0 SF
PORCH	91.3 SF
SECOND FLOOR BUILT AREA	703.3 SF
<b>THIRD FLOOR</b>	
HEATED AND COOLED AREA	644.0 SF
THIRD FLOOR BUILT AREA	644.0 SF
<b>TOTAL HEATED AND COOLED AREA</b>	<b>1,572.1 SF</b>
<b>TOTAL BUILT AREA</b>	<b>2,067.0 SF</b>



## 18x40 Preliminary Plan

FLOOR PLANS

PAGE ONE

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+



This design is an original creation by [Firm Name] and is copyrighted by [Firm Name]. This design or any portion thereof may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written approval from [Firm Name].

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





# LAWRENCEVILLE

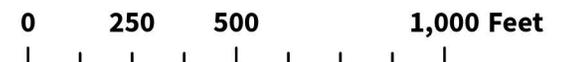
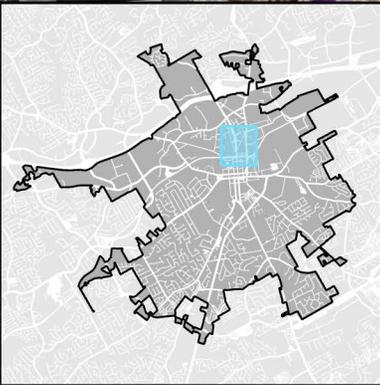
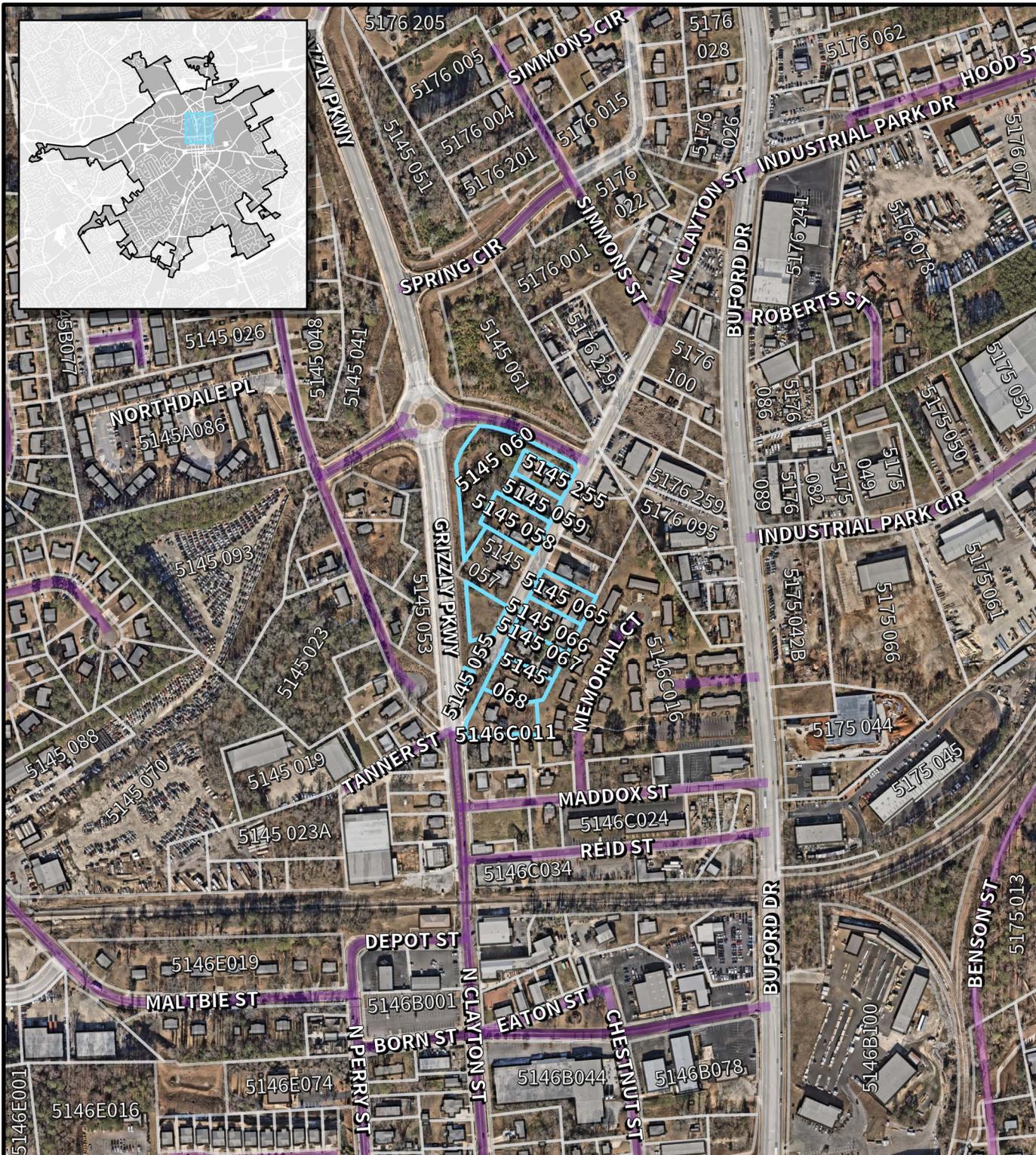
Planning & Development

Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

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





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

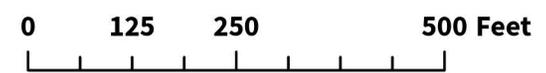
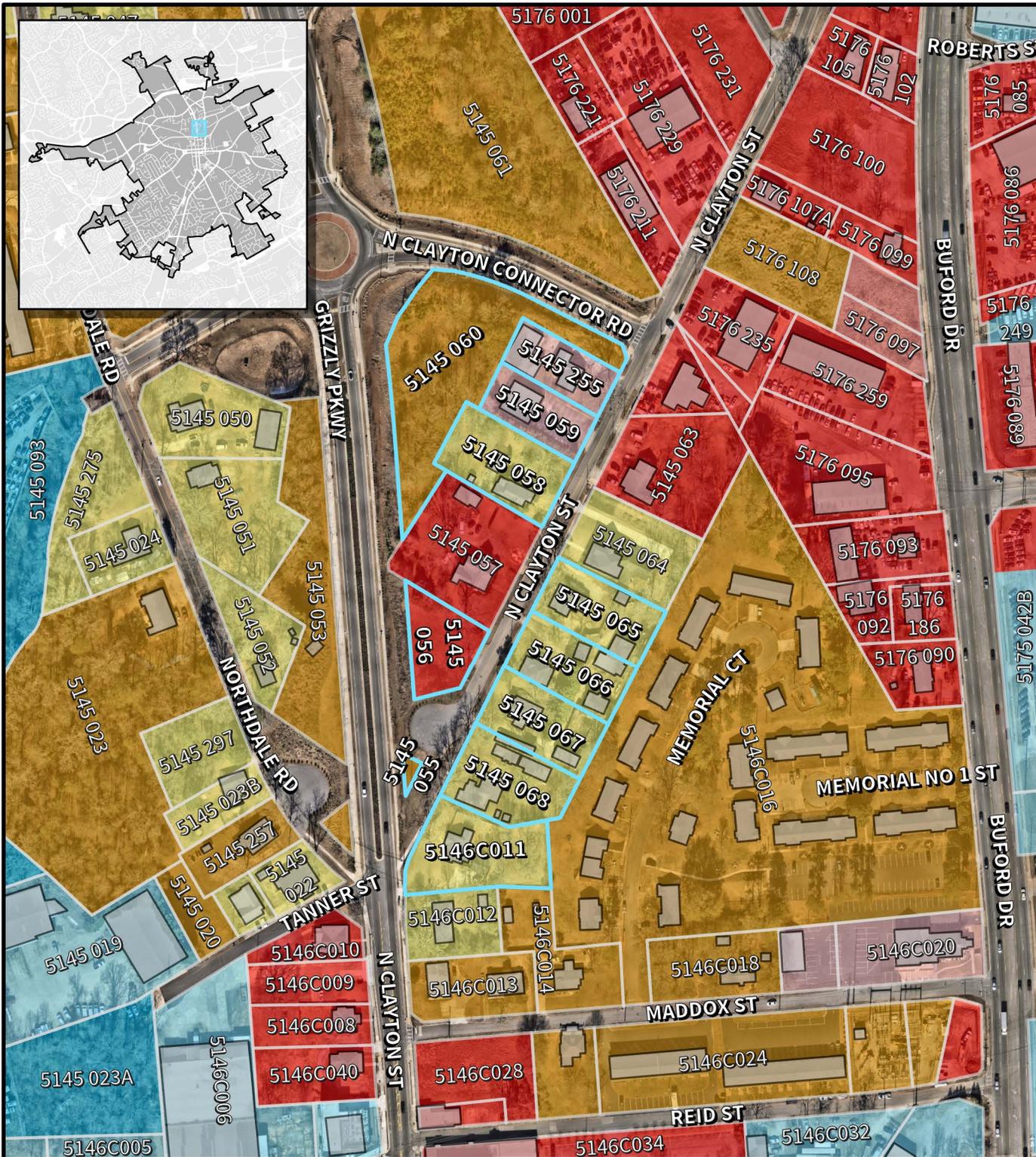
### RZR2024-00025

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





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

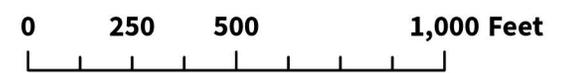
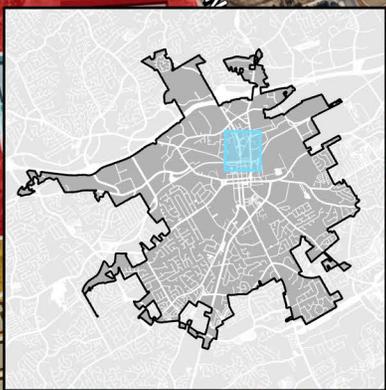
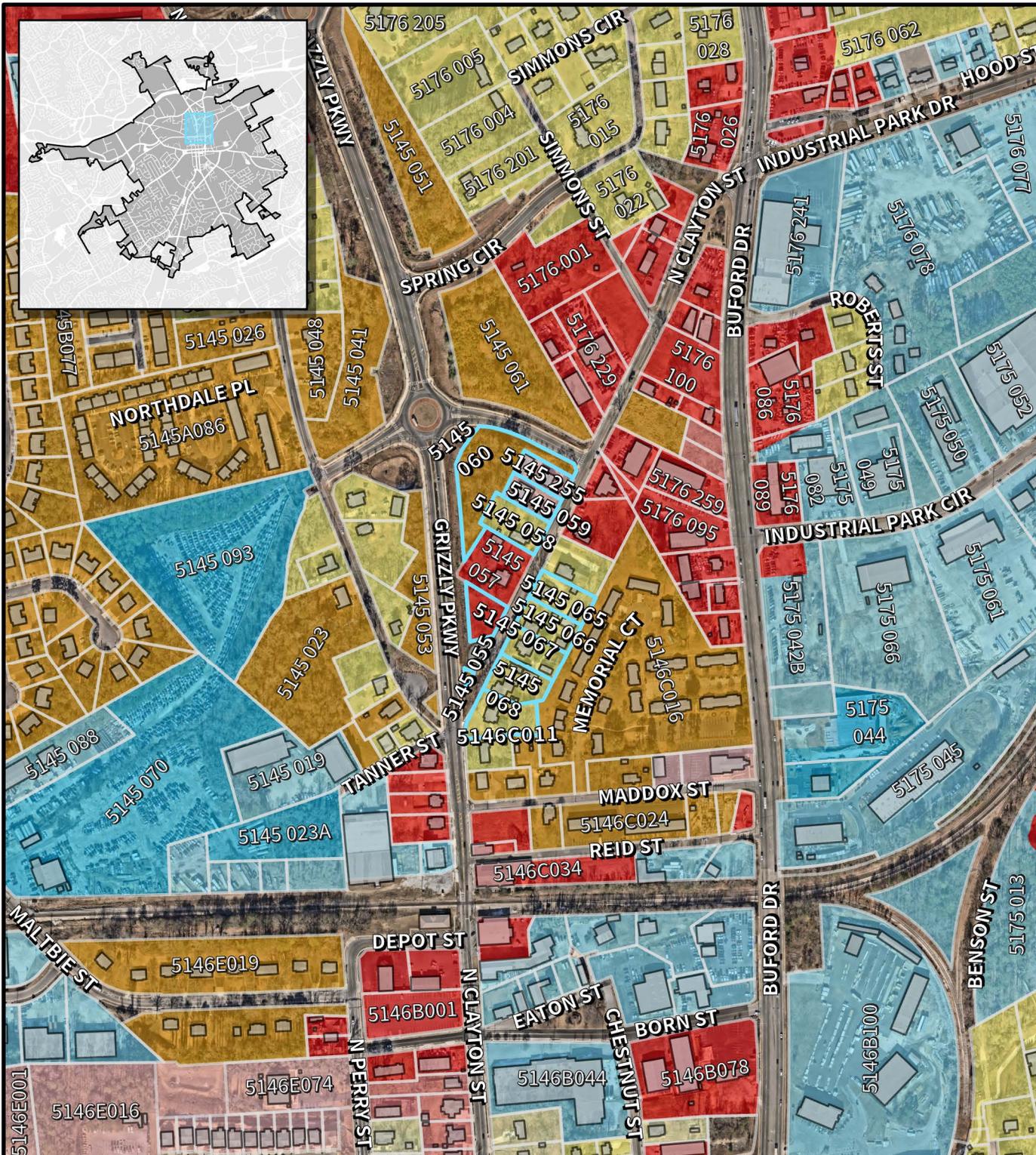
### RZR2024-00025

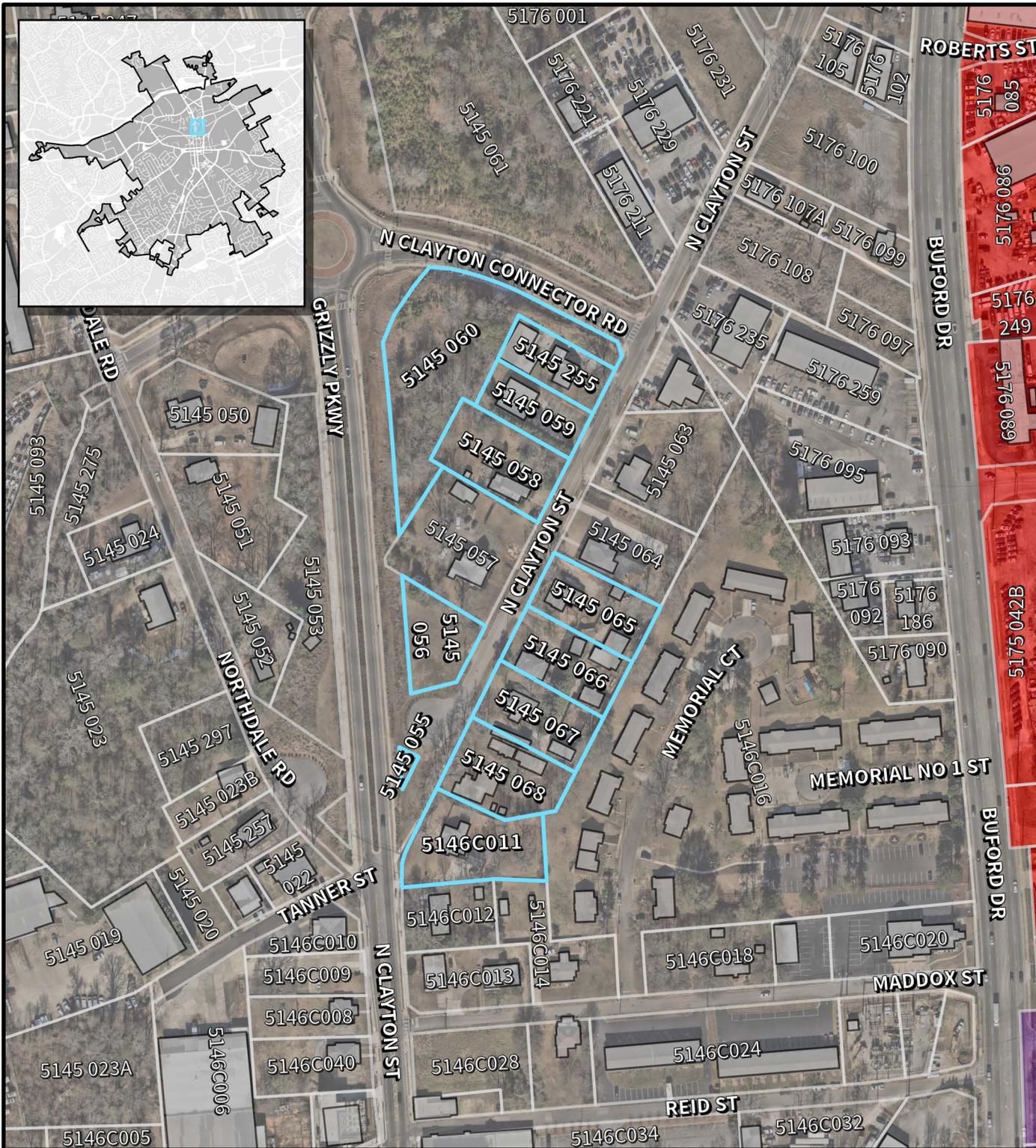
Applicant:  
North DTL CC Ph1, LLC

-  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





# LAWRENCEVILLE

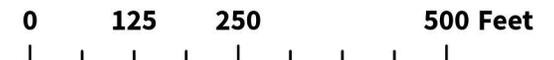
Planning & Development

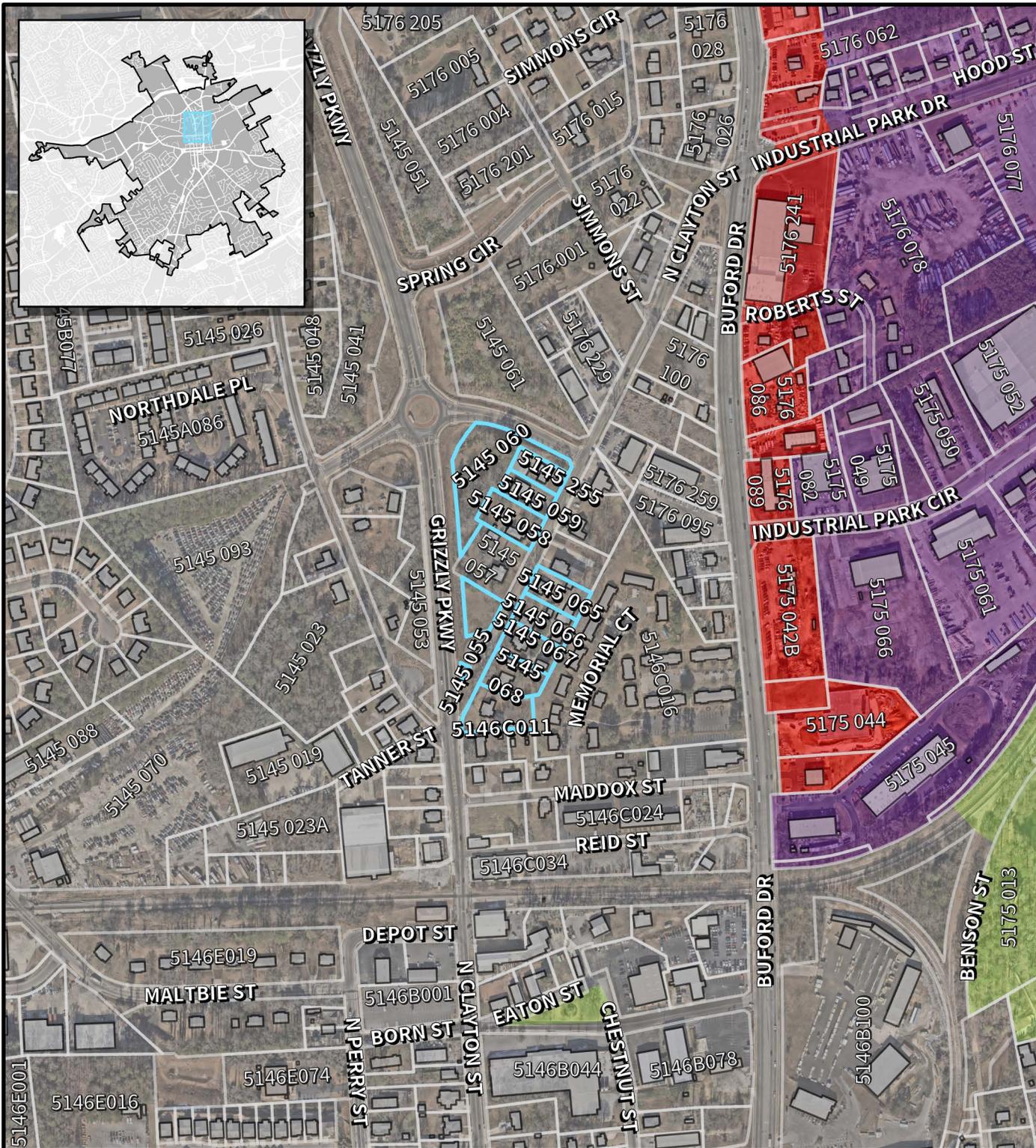
Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits
- 2045 Character Areas**
-  Downtown
-  Commercial Corridor
-  Industrial





# LAWRENCEVILLE

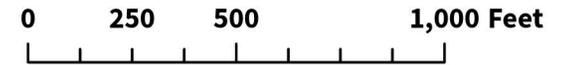
Planning & Development

## Location Map & Surrounding Areas

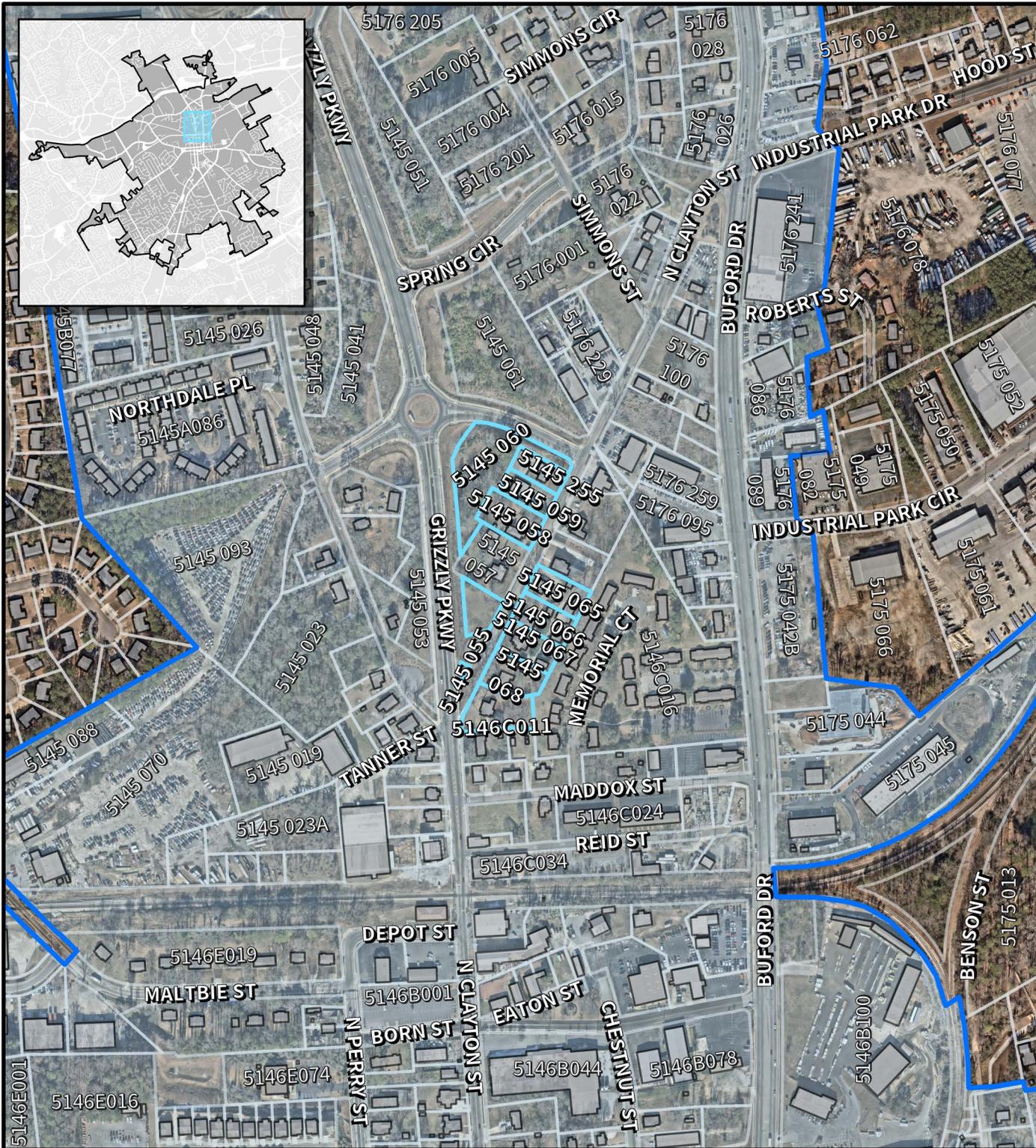
**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits
- 2045 Character Areas**
-  Downtown
-  Commercial Corridor
-  Industrial
-  Parks







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits
-  DDA Boundary

