



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: BOARD OF APPEALS, SEPTEMBER 21, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	VAR2026-00021; Greg Hall, Landworks Architecture Design c/o Blue Rooster Bake Shop & Eatery; 385 North Clayton Street
Department:	Planning and Development Department
Date of Meeting:	Monday, September 21, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Allow a proposed building addition (coolers) along with encroachments (front, side, rear) and setbacks along Born and North Clayton Streets
Planning & Development Recommendation:	Approval with Conditions
Board of Appeals Recommendation:	To Be Determined

Summary: The proposed project will convert an existing commercial building to a bakery and restaurant, including interior renovations, outdoor patio seating, site improvements, and rear outdoor walk-in coolers. The applicant requests variances for the cooler addition to encroach 3.4 feet into the 10-foot required rear setback, and for the existing building to encroach 1.3 feet into the required 10-foot side setback, 19 feet into the required 50-foot Born Street front setback, and 0.5 feet into the required 50-foot North Clayton Street front setback.

Attachments/Exhibits:

- VAR2026-00021_RPRT_09212026
- VAR2026-00021_ATTCHMNTS_09042026