



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JCT Construction Group Inc.</u> c/o LJA Engineering	NAME: <u>Jeffrey Threat</u>
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: <u>720 IVY LEA DR</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30045-8158</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>470.202.9321</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</u> REQUESTED ZONING DISTRICT: <u>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>5147 230</u> ACREAGE: <u>3.94</u>	
ADDRESS OF PROPERTY: <u>150 Scenic Hwy</u>	

[Signature] 12/30/24
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

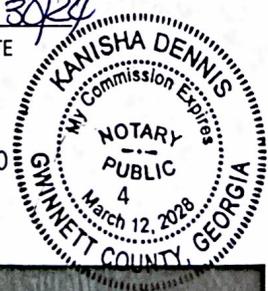
Jeffrey Threat II
TYPED OR PRINTED NAME

Jeffrey C. Threat
TYPED OR PRINTED NAME

[Signature] 12/30/24
NOTARY PUBLIC DATE

[Signature] 12/30/24
NOTARY PUBLIC DATE

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



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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Applicant's Letter of Intent

JCT Construction Group Inc.
City of Lawrenceville
Rezoning - BG to RS-TH INF
Attached Townhomes

JCT Construction Group Inc. ("the Applicant") respectfully requests the rezoning of an approximately 3.94-acre site from BG (Business General) to RS-TH-INF (Residential Townhouse Infill) to develop a 27-unit attached townhome community. The site is located at the corner of Scenic Highway and Carver Circle, between Jackson Street and Clayton Street. Adjacent properties include the Elim Romanian Pentecostal Church and a self-storage facility to the east, as well as the Oaks at New Hope apartment complex to the south. Across Carver Circle, there are multiple existing modular homes, while across Scenic Highway, there are existing attached townhomes and a stormwater pond.

Per the submitted site plan, the development will consist of 24 attached townhomes, yielding a density of approximately 6.85 units per acre—significantly below the maximum allowable density of 16 units per acre. Each townhome will feature a two-car, rear-loaded garage and driveway, accessible via 20-foot-wide alleys connected to Carver Circle. The design of the development ensures that the townhomes will front a portion of the site's open space, which will include either a large park or a courtyard. Additionally, all townhomes will have direct pedestrian access, with sidewalks that interconnect throughout the site.

As illustrated in the attached building elevations and photo examples, the townhomes will be constructed primarily of brick to maintain architectural consistency with the historic downtown area. Each unit will be a minimum of 2,000 square feet and will include at least three bedrooms and three bathrooms.

Additional site improvements will include landscape strips along adjacent roadways, a stormwater management pond, and fire truck turnarounds within the proposed alleys. In conjunction with the rezoning request, the Applicant seeks a variance from the City of Lawrenceville zoning ordinance to allow for the townhomes to be oriented parallel to Carver Circle, with the sides of the units facing the right-of-way. Due to the narrow shape of the property and multiple road frontages, the townhomes will either face Scenic Highway or an internal courtyard instead.

The Applicant looks forward to engaging with city staff and the local community to address any questions or concerns regarding the proposed development. We appreciate the opportunity to contribute high-quality townhomes to the City of Lawrenceville. Please refer to the attached documents for additional details regarding the layout and architectural design of the proposed community.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

RZR2025-00026
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Rezoning Exhibit – Legal Description

A parcel of land lying in Land Lot 147, of the 5th district, Gwinnett County, Georgia, and being more particularly described as follows:

Begin at a point being the Northerly corner of the mitered right-of-way intersection between the Southerly right-of-way of G.A. 324 A.K.A Scenic Highway and the Northeasterly right-of-way of Carver Circle, thence leaving said mitered corner run North 40 degrees 29 minutes 52 seconds East along said right-of-way of G.A. 324 A.K.A. Scenic Highway for a distance of 79.75 feet to a point; thence run South 49 degrees 55 minutes 02 seconds East along said right-of-way for a distance of 44.73 feet to a point; thence run North 40 degrees 50 minutes 15 seconds East along said right-of-way for a distance of 39.98 feet to a point; thence run North 48 degrees 29 minutes 09 seconds West along said right-of-way for a distance of 15.99 feet to a point; thence leaving said right-of-way run North 27 degrees 14 minutes 07 seconds East for a distance of 17.87 feet to a point; thence run North 43 degrees 27 minutes 17 seconds East for a distance of 21.75 feet to a point; thence run North 64 degrees 21 minutes 50 seconds East for a distance of 5.22 feet to a point; thence run South 85 degrees 38 minutes 13 seconds East for a distance of 20.90 feet to a point; thence run North 51 degrees 22 minutes 08 seconds East for a distance of 12.49 feet to a point; thence run South 59 degrees 00 minutes 24 seconds East for a distance of 204.33 feet to a point; thence run South 71 degrees 03 minutes 06 seconds East for a distance of 42.88 feet to a point; thence run South 58 degrees 48 minutes 03 seconds East for a distance of 45.17 feet to a point; thence run South 51 degrees 27 minutes 12 seconds East for a distance of 66.44 feet to a point; thence run North 86 degrees 17 minutes 32 seconds East for a distance of 21.65 feet to a point; thence run North 68 degrees 07 minutes 28 seconds East for a distance of 31.12 feet to a point; thence run South 86 degrees 12 minutes 02 seconds East for a distance of 10.18 feet to a point; thence run South 68 degrees 50 minutes 51 seconds East for a distance of 66.31 feet to a point; thence run South 23 degrees 45 minutes 23 seconds West for a distance of 31.45 feet to a point; thence run South 40 degrees 46 minutes 48 seconds West for a distance of 43.25 feet to a point; thence run South 31 degrees 45 minutes 08 seconds West for a distance of 38.95 feet to a point; thence run South 37 degrees 24 minutes 18 seconds West for a distance of 53.50 feet to a point; thence run South 32 degrees 05 minutes 10 seconds West for a distance of 79.25 feet to a point; thence run South 49 degrees 29 minutes 08 seconds West for a distance of 14.01 feet to a point; thence run South 40 degrees 03 minutes 30 seconds West for a distance of 54.38 feet to a point; thence run South 38 degrees 35 minutes 30 seconds West for a distance of 33.27 feet to a point; thence run South 44 degrees 22 minutes 30 seconds West for a distance of 72.92 feet to a point; thence run South 33 degrees 19 minutes 35 seconds West for a distance of 21.84 feet to a point; thence run South 39 degrees 52 minutes 16 seconds West for a distance of 39.05 feet to a point; thence run South 51 degrees 29 minutes 47 seconds West for a distance of 19.13 feet to a point; thence run South 40 degrees 36 minutes 12 seconds West for a distance of 13.83 feet to a point lying on the aforementioned Northeasterly right-of-way of Carver Circle; thence run North 29 degrees 50 minutes 43 seconds West along said right-of-way for a distance of 184.51 feet to a point; thence run North 53 degrees 28 minutes 19 seconds East along said right-of-way for a distance of 5.84 feet to a point; thence run North 32 degrees 56 minutes 10 seconds West along said right-of-way for a distance of 338.53 feet to a point being the Southerly corner of the aforementioned mitered right-of-way intersection between G.A. 324 A.K.A Scenic Highway and the Northeasterly right-of-way of Carver Circle; thence run North 02 degrees 40 minutes 37 seconds West along said miter for a distance of 38.89 feet to the POINT OF BEGINNING.

Said parcel contains 171,830 square feet, or 3.945 acres.

SITE DATA - LAWRENCEVILLE GEORGIA

APPROX. ACREAGE: ± 3.94 ACRES
 EXISTING ZONING: CITY OF LAWRENCEVILLE - BG
 EXISTING CHARACTER AREA: DOWNTOWN
 PROPOSED ZONING: RS-TH-INF-TOWNHOUSE

TOTAL UNITS: 27 TOWNHOMES (22' X 50' REAR ENTRY)

GROSS DENSITY: 6.85 U/A (MAX 16 U/A)

PROPOSED LOT AREA: 2,200 SF
 PROPOSED LOT WIDTH: 22'
 PROPOSED LOT DEPTH: 100' TYP.

DISTRICT MINIMUM CODE REQUIREMENTS:

MIN. FRONT YARD SETBACK: 10' *
 MIN. REAR YARD SETBACK: 10' *
 MIN. SIDE YARD SETBACK: 0' *
 MIN. DWELLING SEPARATION: PER IRC SECT. R302

MIN. LOT AREA: 1,600 SF
 MIN. BUILDING HEIGHT: 35'
 MAX. NUMBER OF STORIES: 3 STORIES
 MIN. LOT/UNIT WIDTH: 20'
 MAX. UNITS PER ROW: 8
 MIN. UNITS PER ROW: 3

*MIN. FRONT, SIDE, AND REAR SETBACKS ADJACENT TO CLASSIFIED LOCAL STREET, PRIVATE ACCESS UTILITY EASEMENT, OR PRIVATE PARKING LOT - SEE TABLE ABOVE.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 15 FT. ADJACENT TO A CLASSIFIED EXTERNAL LOCAL STREET.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 20 FT. ADJACENT TO A CLASSIFIED FREEWAY/EXPRESSWAY, ARTERIAL, COLLECTOR

GENERAL NOTES:
 FRONT FACADES SHALL BE STAGGERED OR OFFSET TO A MIN. OF 2 FT PROVIDING ARCHITECTURAL RELIEF.

REAR ELEVATIONS SHALL CONSIST OF A PORCH MEASURING 18 FT. IN WIDTH AND 10 FT. IN DEPTH.

MINIMUM COMMON AREA REQ.D: 10% OF TOTAL PROJECT ACREAGE.
 COMMON AREA PROVIDED: >10%

VARIANCES:
 1. REQUEST A VARIANCE TO ALLOW THE FRONT FACADE OF TOWNHOUSE UNITS TO BE PERPENDICULAR TO THE PUBLIC RIGHT OF WAY INSTEAD OF PARALLEL OR RADIAL. (ORD-2024 SEC. 1.D.1.A)

- (25) 25' STATE STREAM BUFFER
- (50) 50' CITY STREAM BUFFER
- (75) 75' IMPERVIOUS STREAM BUFFER
- (SW) STORMWATER MANAGEMENT AREA
- (MK) MAIL KIOSK
- (GA) GATHERING AREA
- (CA) COMMON AREA



NO.	DATE	DESCRIPTION
1		
2		
3		
4		NOT RELEASED FOR CONSTRUCTION
5		
6		LJA ENGINEERING 299 S. MAIN STREET ALPHARETTA, GA 30009 770-225-4730
7		JC THREAT 720 IVY LEA DRIVE LAWRENCEVILLE, GA 30045 404.985.6170
8		
9		SITE CONCEPT PLAN FOR 105 SCENIC HIGHWAY LAWRENCEVILLE, GA 30046 LL 147 - DISTRICT 5TH PARCEL # 5147 230
10		
11		NORTH
12		SCALE: 1" = 40' PROJECT NUMBER: GA4941-2401 SHEET TITLE: CONCEPT PLAN SHEET NUMBER: 12.18.24

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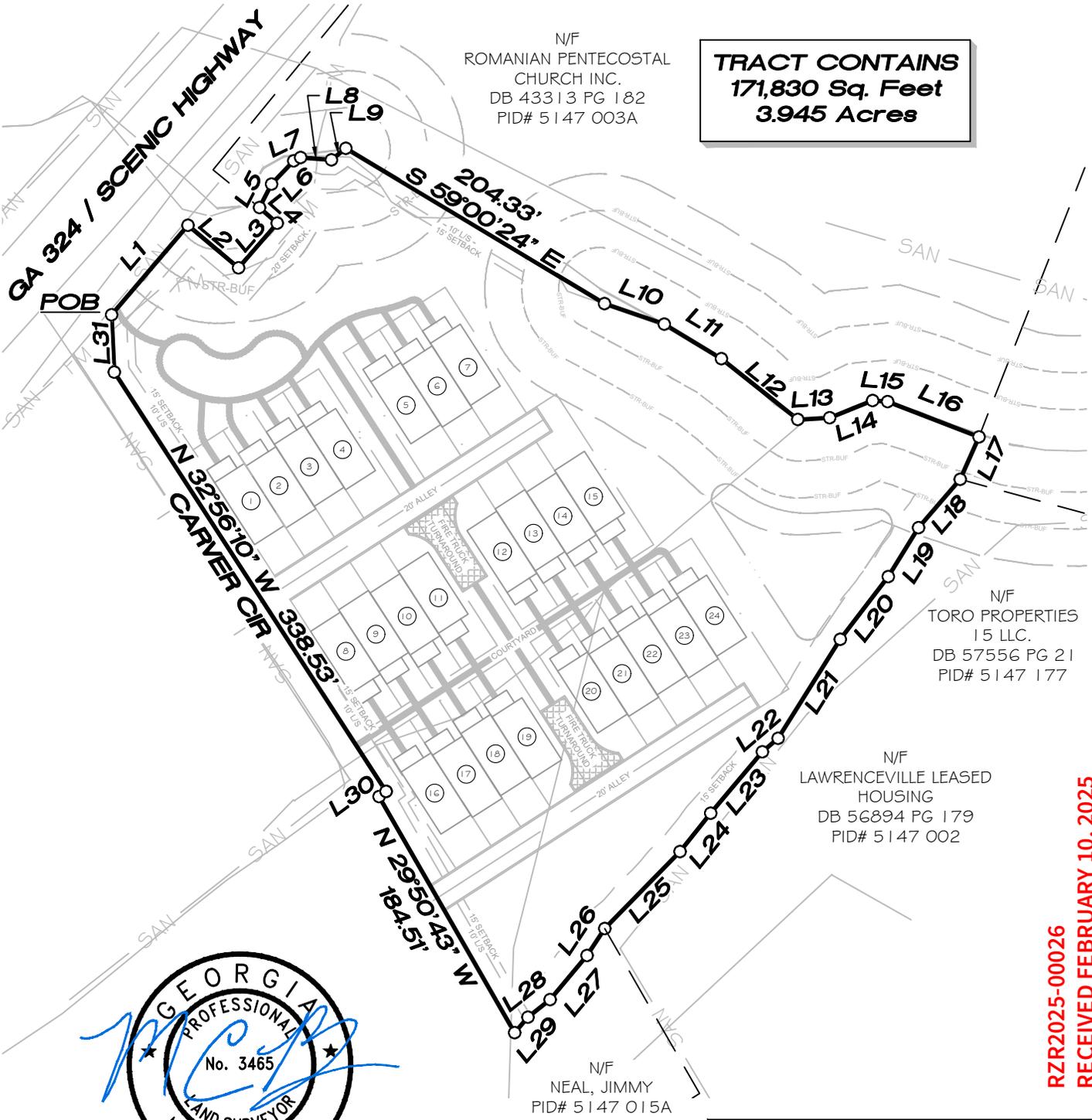
REZONING EXHIBIT

LAND LOT 147, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



N/F
ROMANIAN PENTECOSTAL
CHURCH INC.
DB 43313 PG 182
PID# 5147 003A

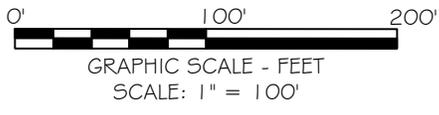
TRACT CONTAINS
171,830 Sq. Feet
3.945 Acres



N/F
TORO PROPERTIES
15 LLC.
DB 57556 PG 21
PID# 5147 177

N/F
LAWRENCEVILLE LEASED
HOUSING
DB 56894 PG 179
PID# 5147 002

N/F
NEAL, JIMMY
PID# 5147 015A



PROJECT #: GA4941-2401
DATE: 01/30/2025
DRAWN BY: AC
CHECKED BY: MCB



4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

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REZONING EXHIBIT

LAND LOT 147, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°29'52" E	79.75'
L2	S 49°55'02" E	44.73'
L3	N 40°50'15" E	39.98'
L4	N 48°29'09" W	15.99'
L5	N 27°14'07" E	17.87'
L6	N 43°27'17" E	21.75'
L7	N 64°21'50" E	5.22'
L8	S 85°38'13" E	20.90'
L9	N 51°22'08" E	12.49'
L10	S 71°03'06" E	42.88'
L11	S 58°48'03" E	45.17'
L12	S 51°27'12" E	66.44'
L13	N 86°17'32" E	21.65'
L14	N 68°07'28" E	31.12'
L15	S 86°12'02" E	10.18'
L16	S 68°50'51" E	66.31'
L17	S 23°45'23" W	31.45'
L18	S 40°46'48" W	43.25'
L19	S 31°45'08" W	38.95'
L20	S 37°24'18" W	53.50'
L21	S 32°05'10" W	79.25'
L22	S 49°29'08" W	14.01'
L23	S 40°03'30" W	54.38'
L24	S 38°35'30" W	33.27'
L25	S 44°22'30" W	72.92'
L26	S 33°19'35" W	21.84'
L27	S 39°52'16" W	39.05'
L28	S 51°29'47" W	19.13'
L29	S 40°36'12" W	13.83'
L30	N 53°28'19" E	5.84'
L31	N 02°40'37" W	38.89'

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GRAPHIC SCALE - FEET
 SCALE: 1" = 100'

PROJECT #: GA4941-2401
 DATE: 01/30/2025
 DRAWN BY: AC
 CHECKED BY: MCB



4525 SOUTH LEE STREET
 BUFORD, GA 30518

Phone 713.953.5200
 LSF No. 1390

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1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

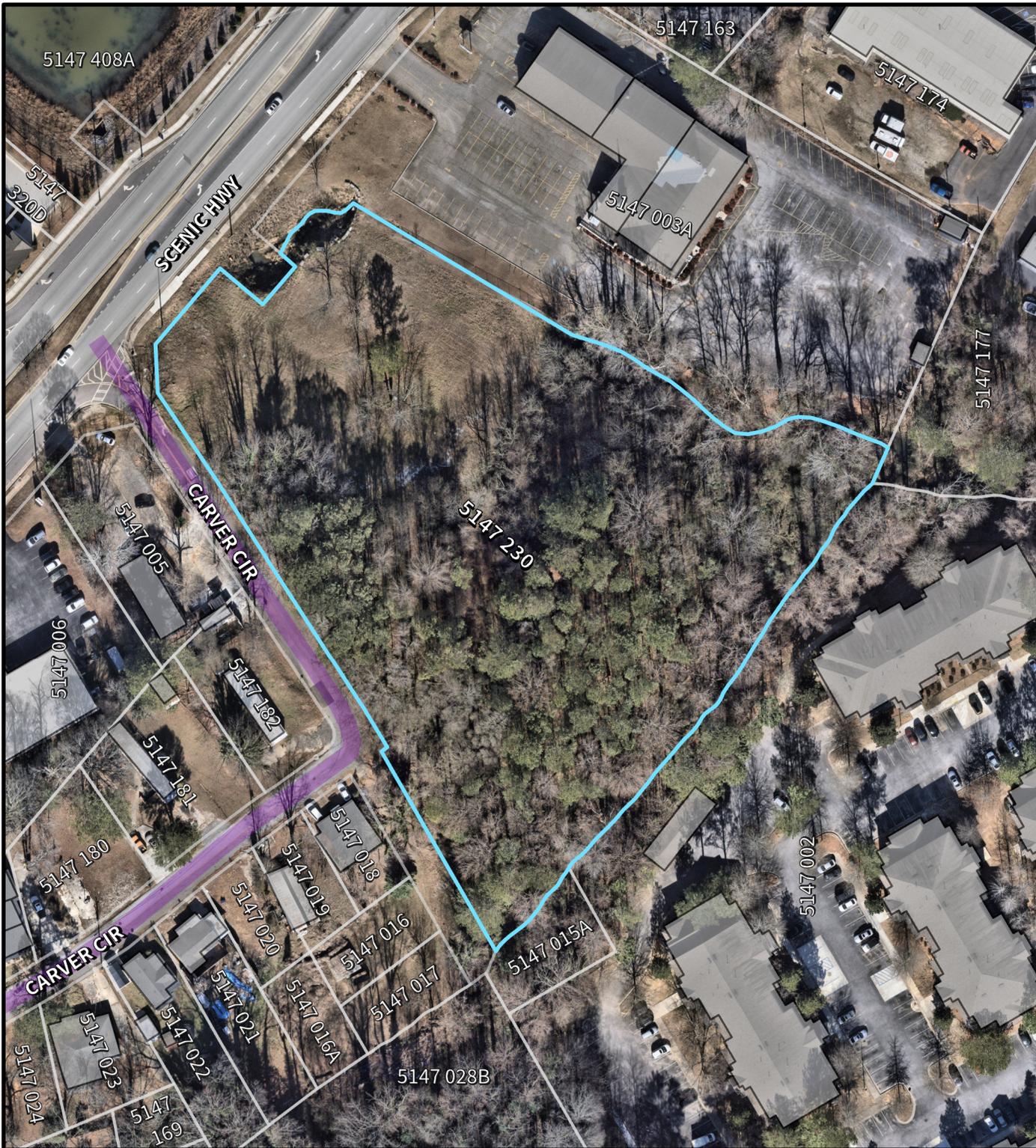
JC THREAT TOWNHOUSES

Issue	Date	Drawn By
1		
2		
3		
4		
5		
6		
7		
8		

2025-JCT

FRONT ELEVATION

A-1



LAWRENCEVILLE

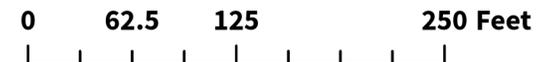
Planning & Development

Location Map & Surrounding Areas

RZR2025-00026

Applicant:
JCT Construction Group Inc.

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





LAWRENCEVILLE

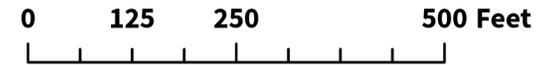
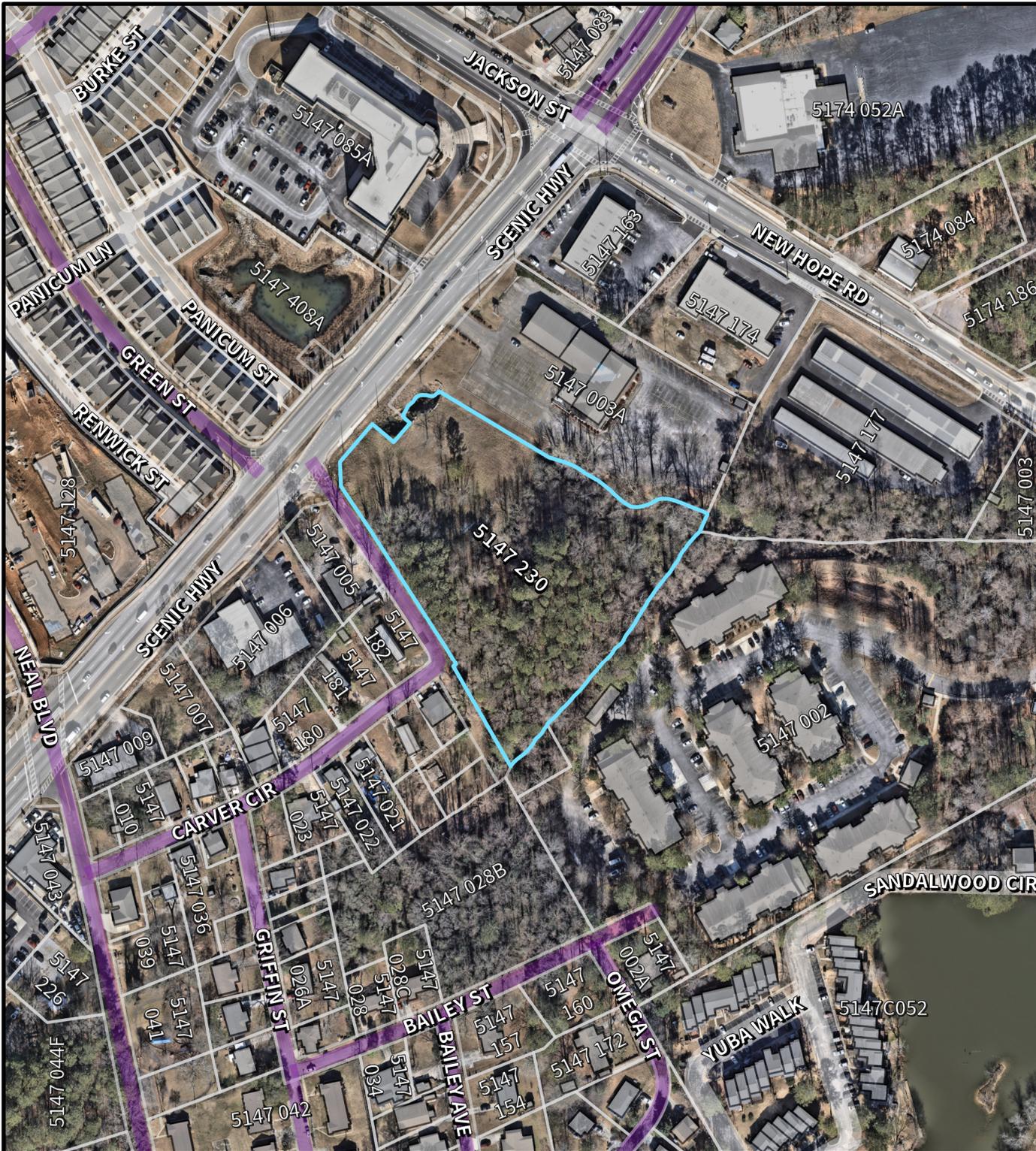
Planning & Development

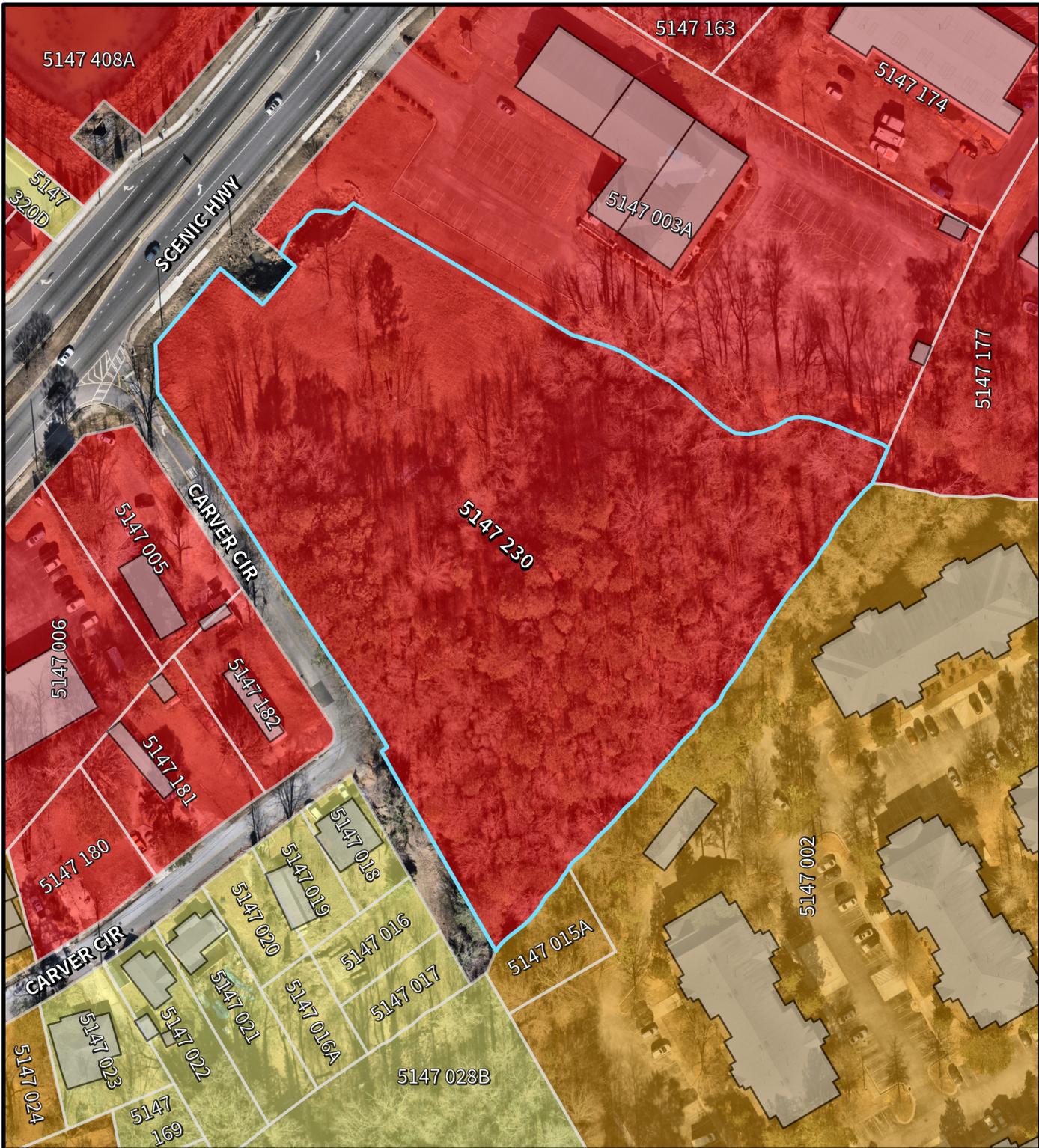
Location Map & Surrounding Areas

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Applicant:
JCT Construction Group Inc.

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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

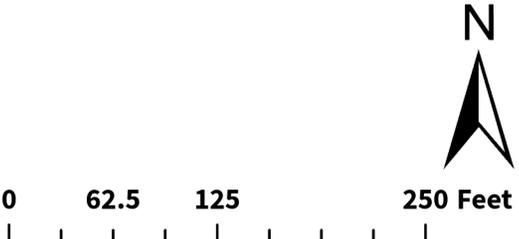
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Applicant:
JCT Construction Group Inc.

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00026

Applicant:
JCT Construction Group Inc.

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **OI** Office/Institutional
-  **RM-12** Multifamily Residential
-  **RM-4-C** Fee Simple Condominium
-  **RS-150** Single-Family Residential

