



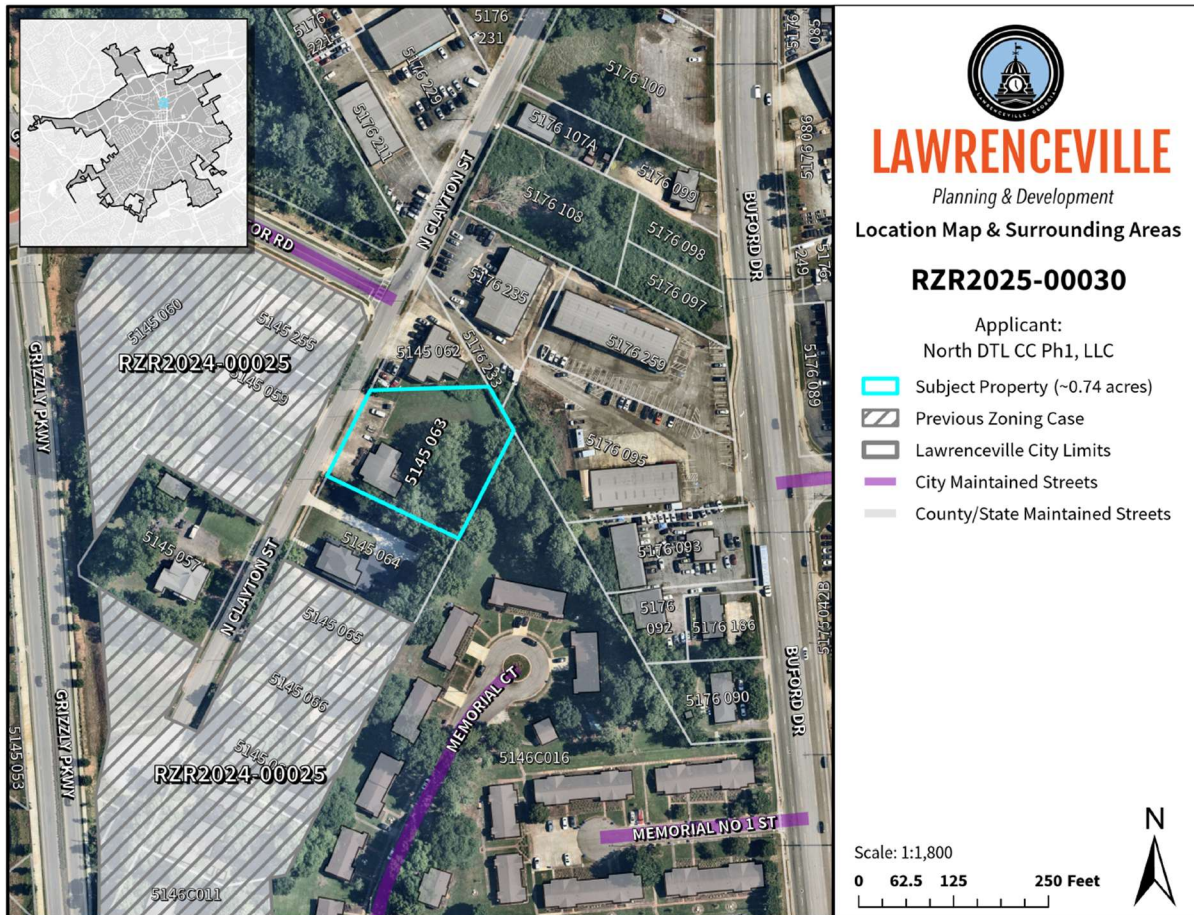
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZR2025-00030
APPLICANT(S):	NORTH DTL CC PH1, LLC
PROPERTY OWNER(S):	CARLTON & DOLORES BOHON
LOCATION(S):	854 NORTH CLAYTON STREET
PARCEL IDENTIFICATION NUMBER(S):	R5145 063
APPROXIMATE ACREAGE:	0.58 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	ADDITION OF LAND/UNITS TO THE PROPOSED DEVELOPMENT OF 88 TOWNHOUSES AND 14 ONE- FAMILY HOMES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



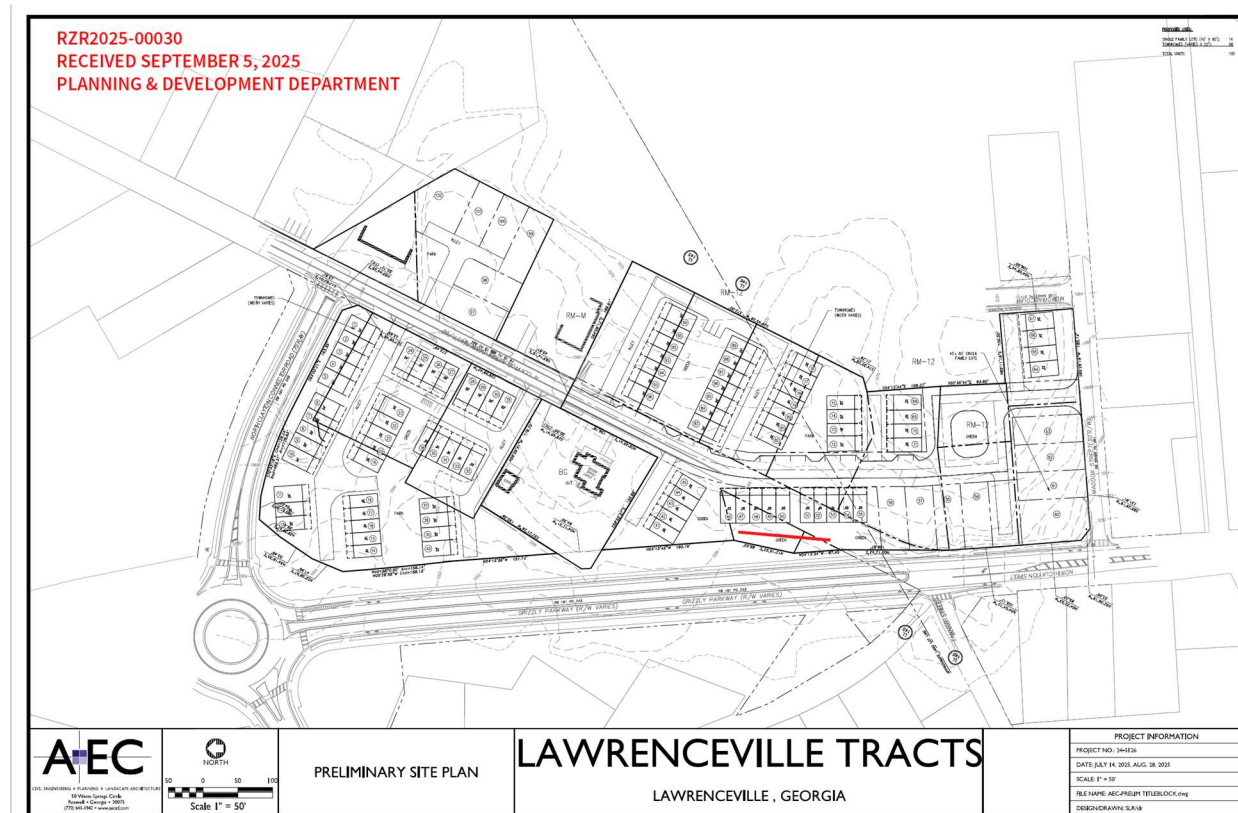
ZONING HISTORY

The earliest zoning records for the subject property show it as being zoned RS-120 (Single-Family Residential District) in 1960. The subject property was rezoned to the BG (General Business) zoning district on 10/6/2003, per rezoning case RZ-03-17. The property remains zoned BG today.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.58-acre parcel from BG (General Business District) to CMU (Community Mixed-Use District), an addition to approved rezoning cases RZR2024-00025 and RZR2025-00029. This would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is located on the eastern right-of-way of North Clayton Street, just south of its intersection with North Clayton Connector Road. It is located on the far northeastern extent of the overall proposal as detailed in cases RZR2024-00025, RZR2025-00029, RZR2025-00030.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The request represents a shift towards higher-density residential development in place of the traditional commercial, multifamily residential, office institutional and one-family residential zoning. By allowing for townhouses and smaller one-family homes, the development would likely increase housing density on the site, possibly making the area more walkable and increasing the local population.

As proposed, the development would consist of a mix of eighty-eight (88) attached and fourteen (14) detached dwellings and dwelling units for a total of one-hundred two (102) dwellings. They are described as follows:

1. Detached Single Family

- Type: Detached Dwelling and Dwelling Unit
- Building Height: Two Story (35 feet maximum)
- Building Size: 2,400 to 3,200 square feet
- Layout: Three bedrooms, two and one-half bathrooms
- Features: Private yard, front and back porches, two-car garages
- Architecture: The exterior will feature a blend of traditional and contemporary design elements using materials like brick, stacked stone, and wooden elements (cedar/cementitious shake or board-and-batten siding), which could evoke a more rustic or upscale neighborhood feel
- Lot Area: 2,840 to 5,250 square feet (40 – 50 ft. width & 71 - 105 ft. depth)

2. Townhomes

- Type: Attached Dwelling and Dwelling Units
- Building Height: Three stories (35 feet maximum)
- Building Size: 1,500 square feet
- Configuration: Two bedrooms, two bathrooms
- Features: Consolidated attached dwelling with shared common area, front stoops and back porches.
- Architecture: The same style of materials will be used here, continuing the cohesive design theme across the development
- Lot Area: 1,440 to 1,600 square feet (18 – 20 ft. width & 80 ft. depth)

Approval of the requested CMU (Community Mixed Use) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

Each CMU development shall include a mix of land uses, as indicated in the table below.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Exception: The minimum percentage of gross land area for civic/institutional, commercial/retail, industrial or office land uses may be reduced administratively for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses. Exceptions to the rule shall be subject to the review and approval of the Director of the Planning and Development Department.

<i>Land Use</i>	<i>Percentage of Gross Land Area</i>			<i>Recommendation</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Proposed</i>	
Residential	30%	75%	100%	Administrative Variance <i>(within Infill District)</i>
Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	0%	

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots
b. Single-family detached dwellings on mid-size lots
<i>c. Single-family detached dwellings on small lots (see RS-50 INF standards, below)</i>

<i>d. Townhouses (see RS-TH INF standards, below)</i>
e. Multifamily

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	3,500 sq. ft.	2,840 sq. ft.	Variance
Minimum Lot Width	50 feet	40 feet	Variance
Minimum Front Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	10 feet	10 feet	N/A
Minimum Side Yard Setback	5 feet	5 feet	N/A
Minimum Heated Floor Area	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	N/A
Maximum Building Height	35 feet	35 feet	N/A

Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	1,600 sq. ft.	1,440 sq. ft.	Variance
Maximum Building Height	35 feet	35 feet	N/A
Maximum Number of Stories	3 stories	3 stories	N/A
Minimum Lot/Unit Width	20 feet	18 feet	Variance
Maximum Units Per Row (UPR)	8 units	6 units	N/A

Minimum Units Per Row (UPR)	<i>3 units</i>	<i>1 unit</i>	Variance
Minimum Front Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>0 feet</i>	<i>0 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>1,200 sq. ft. (2-bedroom)</i>	<i>1,500 sq. ft. (2-bedroom)</i>	<i>N/A</i>

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection C. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>5.9 acres</i>	<i>N/A</i>
Road Frontage	<i>40 feet per lot</i>	<i>N/A</i>	<i>N/A</i>
Maximum Height	<i>45 feet</i>	<i>45 feet</i>	<i>N/A</i>
Internal Minimum Front Setback	<i>5-15 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Side Setback	<i>10-20 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Rear Setback	<i>25-50 feet</i>	<i>25 feet</i>	<i>N/A</i>
Minimum Setback along classified Arterials/Collectors	<i>50 feet</i>	<i>0 feet</i>	Variance

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection I. Parking and Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Dwelling Unit (80 units)	<i>1.5 spaces per dwelling unit (120 spaces)</i>	<i>1.5 spaces per dwelling unit (120 spaces)</i>	<i>N/A</i>

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District and Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, C. Site Development Standards, 2. Off-Street Parking

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Off-Street Attached or Garage	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>2 spaces per dwelling unit (160 spaces)</i>	<i>N/A</i>
Off-Street Parking Lot	<i>2.5 spaces per dwelling unit (200 spaces)</i>		

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
CMU / BG	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RS-150	<i>50 ft</i>	<i>0 ft</i>	<i>Variance</i>

The specific variances requested are as follows:

- 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%.
- 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.
- 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 North 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.
- 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.
- A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- 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.

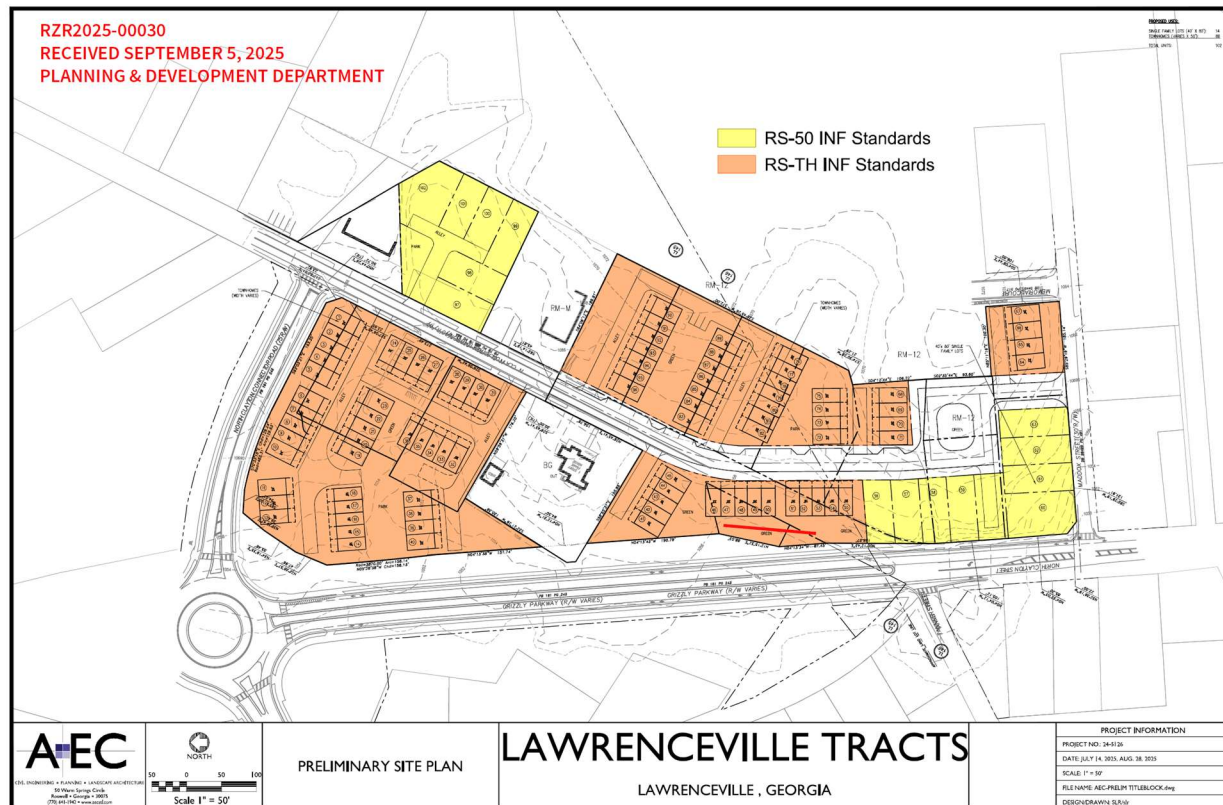
- A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- 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.
- 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).
- 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-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).
- 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.
- 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%.

The recently adopted RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) zoning districts have specific provisions that will impact the need for certain variances. Specifically, the Minimum Dwelling Separation rule indicates multiple detached one-family and attached townhouse dwellings on a singular lot could be developed and

constructed to the requirements of the International Residential Code (IRC), Part III, Section R302, which addresses Fire-Resistant Construction. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.

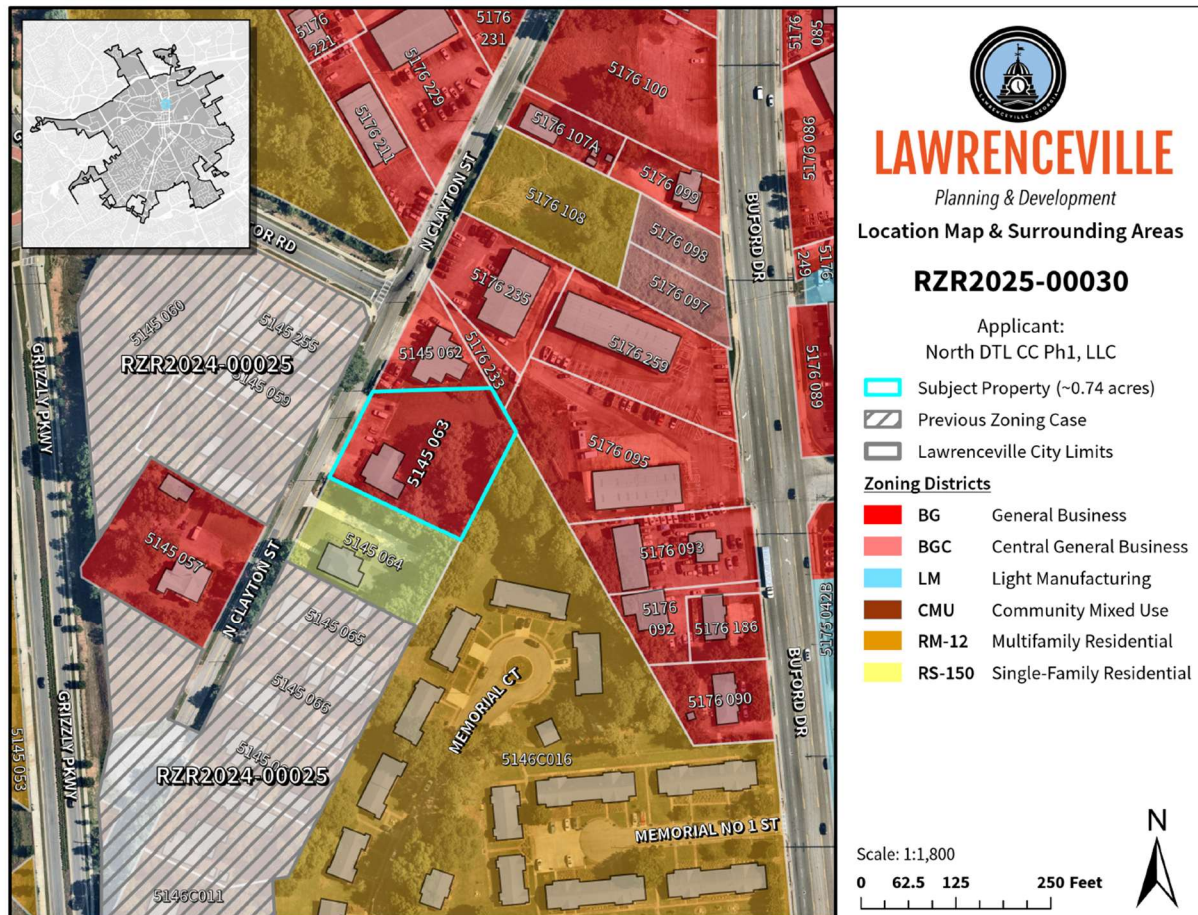
See **Exhibit A** below for approximate boundaries of proposed development that will be designed according to RS-50 INF or RS-TH INF standards.

EXHIBIT A – ZONING STANDARDS BOUNDARIES



A full-sized version of this exhibit is included in this item's attachments.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



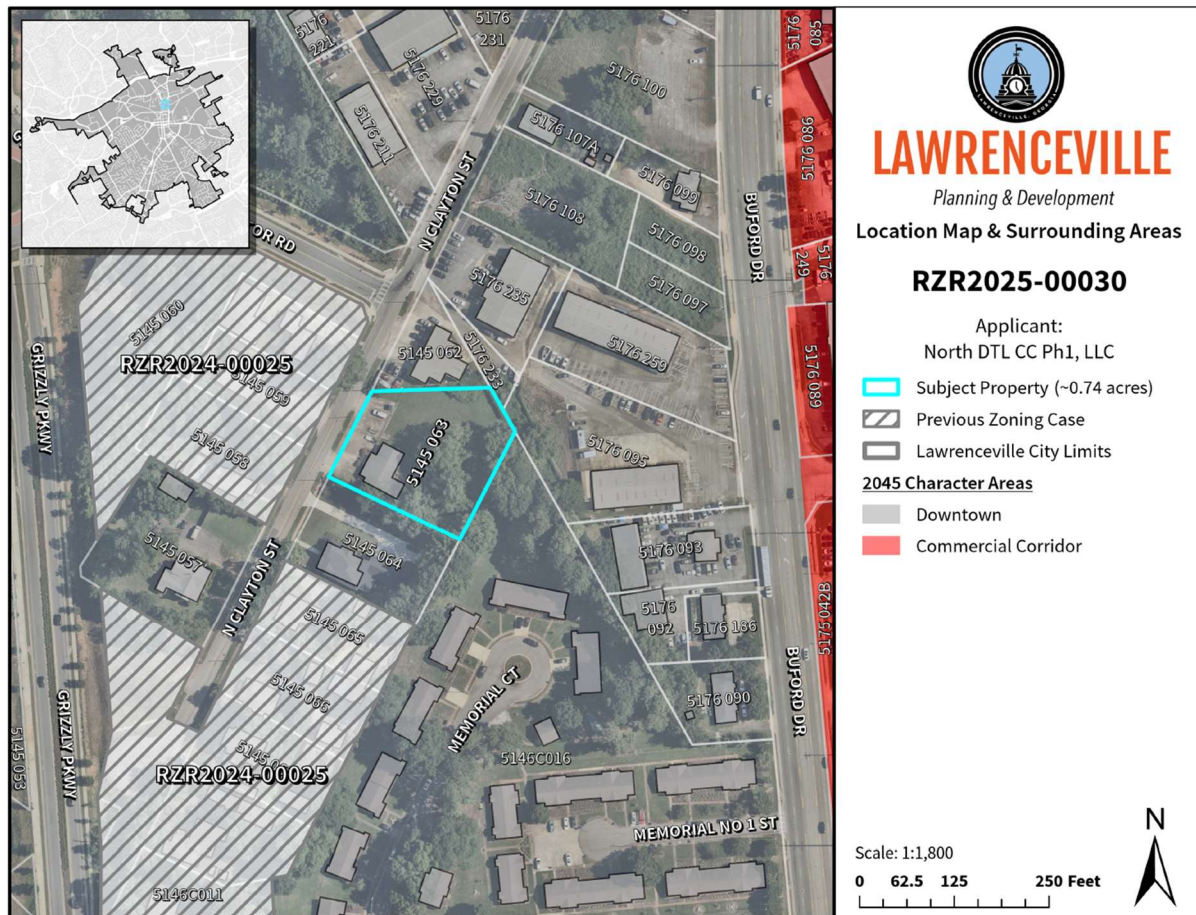
SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a wide variety of uses and zoning categories. The properties to the north and northeast of the subject property are zoned BG (General Business District) and contain commercial and light industrial uses such as offices and existing nonconforming warehouses and auto service garages. To the east is a Lawrenceville Housing Authority (LHA) property zoned RM-12 (Multifamily Residential District), the location of several duplexes. Otherwise, the surrounding area is composed of single-family homes used both residentially (zoned RS-150 – Single-Family Residential District) and commercially (zoned BG). Further out from the subject property – west of Northdale Road and east of Buford Drive – there are locations zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District), used for a variety of industrial activities; for example, distilleries/breweries, warehouses, auto service garages, used car lots, self-storage facilities, and vehicle impound lots.

This proposal would continue with the precedent set by City Council's approvals for RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019, all similar projects in the nearby vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting of large tracts of land, and a variety of multifamily, townhouse, and retail components.

The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality of life). Therefore, the requested rezoning aligns with the City Council's policies, which are designed to encourage positive growth and development.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The development, by incorporating townhouses and smaller single-family homes, is expected to raise the housing density, potentially enhancing the walkability of the area and boosting the local population. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

In conclusion, the requested rezoning is a strategic step towards achieving higher-density, sustainable urban development and aligns with the city's long-term goals of fostering positive community growth and enhancing the downtown area.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Yes. The surrounding area is host to a wide variety of commercial, industrial, multifamily, and single-family uses.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

No. As discussed; the area is predominantly a mix of commercial, industrial, office institutional and residential uses and zoning in nature.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

Yes; the properties could be developed according to the current standards of the BG zoning district. However, such a rezoning will help in the assemblage of a variety of parcels into a larger development with a cohesive design.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that includes both townhomes and single-family homes, so this rezoning conforms with the long-range plan.

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

The proposal would continue with the precedent set by similar recent rezonings and variance request in the immediate vicinity, including V-19-01, RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11032025

RZR2025-00030

Approval of a rezoning to CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A.** A maximum of one-hundred two (102) housing units, including a minimum of fourteen (14) single-family dwellings and a maximum of eighty-eight (88) rear-entry townhomes. These limits may be modified only through an approved rezoning of adjacent or nearby properties and a corresponding amendment to the master site plan.
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated September 5, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The final design and exterior appearance shall be approved by the Director of Planning and Development.
- C.** All detached residential units shall have a two-car garage.

2. To satisfy the following site development considerations:

- A.** Natural vegetation shall remain on the property until the issuance of a development permit.
- B.** The homeowner's association shall repaint or repair any graffiti or vandalism in common areas within seventy-two (72) hours of notice from the City.
- C.** The required parking ratio shall be one and one half (1.5) spaces per unit.
- D.** Provide City Standard Pedestrian lighting along Grizzly Parkway, both sides

of North Clayton Street (to North Clayton Connector Road), and the south side of North Clayton Connector Road.

- E.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- F.** Any use or expansion of existing City owned water quality/quantity facilities shall be reviewed and approved by the City Engineer.
- G.** Pedestrian connections from the development to Grizzly Parkway and North Clayton Street shall be provided and shall be reviewed and approved by the City Engineer.
- H.** A minimum five-foot (5 ft.) sidewalk shall be provided (if not existing) along both sides of North Clayton Street from the end of North Clayton Street to North Clayton Connector Road.
- I.** Vehicle access to Grizzly Parkway or North Clayton Connector Road for alleyways, driveways, and the extensions shall be prohibited.
- J.** Internal alleyways shall be privately owned and maintained by the Homeowners Association.
- K.** The Developer shall coordinate and receive approval from the City Engineer to relocate and extend North Clayton Street. Dedicate Right-of-Way to the City

3. The following variances are approved:

- A.** 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%.
- B.** 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 North 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.

- C.** A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- D.** 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.
- E.** 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 a 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).
- F.** 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.
- G.** 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).
- H.** 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-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).
- I.** 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.

- J.** 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%.

BLUM & CAMPBELL, LLC

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September 3, 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: 854 N. Clayton Street, Lawrenceville, Georgia 30046
Parcel Nos. R5145 063

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 for the above-referenced property in the old Depot District located on North Clayton Street (the "Bohon Parcel"). This application is the third 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 two applications received approval from this body and were designed as case numbers RZR2024-00025 (ZON-ORD-2025-18) and RZR2025-00029 (ZON-ORD-2025-20). This third application should be read in conjunction with these prior zoning applications, as the Bohon Parcel will be developed as part of the overall master development. If approved, the rezoning would allow for the addition of six (6) single-family detached lots with a small pocket park/greenspace area.

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:

RZR2025-00030
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT



North DTL seeks to rezone the Bohon Parcel from BG to Community Mixed-Use District (CMU) with an 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 Bohon Parcel contain a small residential structure that has been converted to a commercial office building with concrete parking lot. 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	BG
North	Commercial	BG
South	Residential	OI
East	Residential	CMU
West	Residential	RM12

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 add the Bohon Parcel to the overall masterplan development, which consists entirely of executive-housing products. The prior rezoning applications approved the development of develop the Project into a residential development, which presently includes a minimum of eight (8) executive-style single-family detached houses and a maximum of (88) high-end townhomes. If approved, this rezoning application would add an additional six (6) executive-style, detached single-family lots to the overall plan. 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 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 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.
5. 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.
6. 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.).
7. 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

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PLANNING & DEVELOPMENT DEPARTMENT

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 present zoning is not consistent with the Future Character area and will be under utilized in light of approved rezonings.

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

RZR2025-00030
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Legal Description

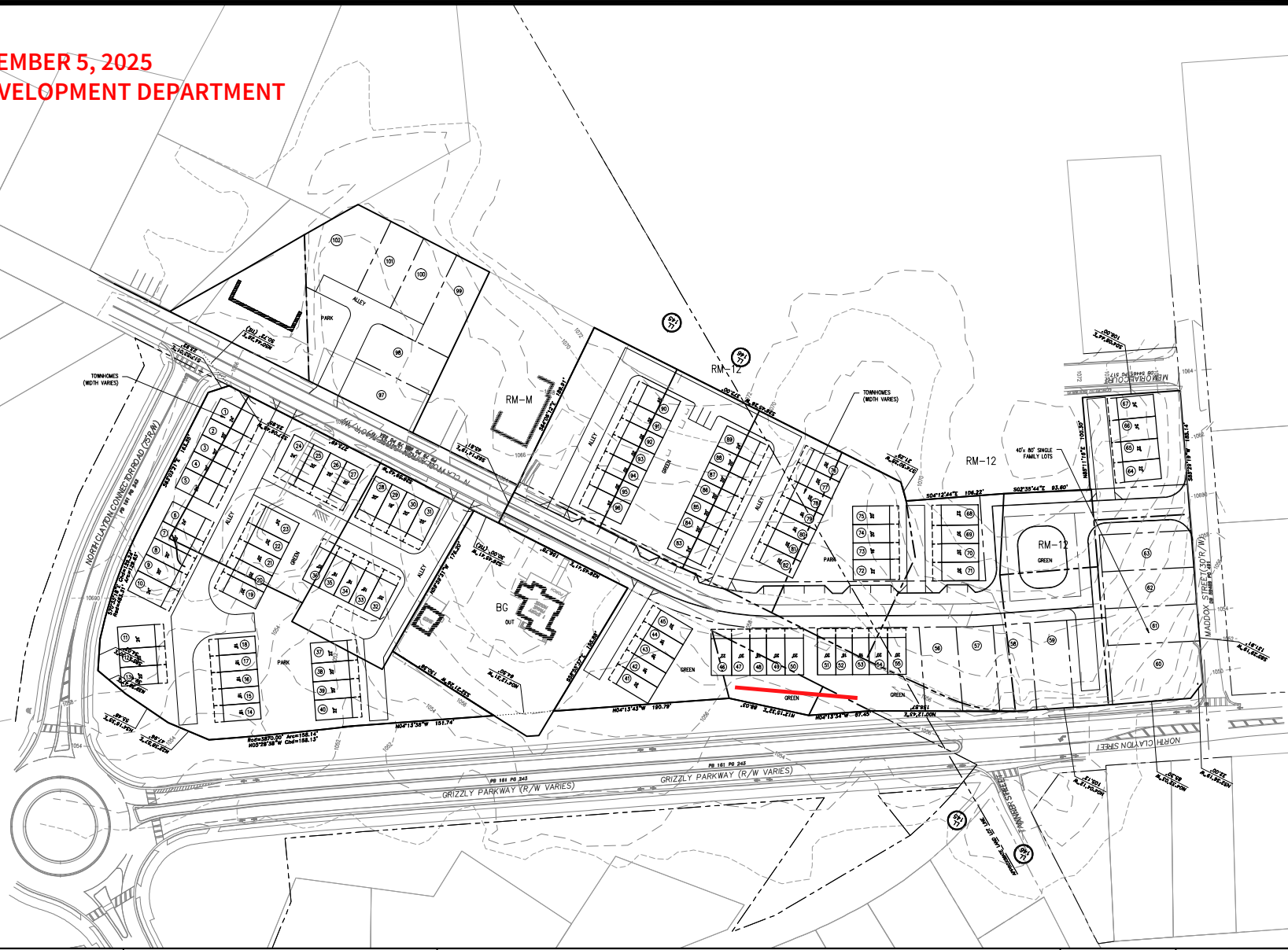
All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, being depicted as Lot 63 on a survey prepared for Charles D. Durham and Debra J. Durham, by Richard E. McDaniel, Jr., Georgia RLS No. 2734, dated August 17, 2000, and being more particularly described as follows:

BEGINNING at a point on the southerly right of way of North Clayton Street (right of way varies) located South 86 degrees 25' 23" West from an A.P.K. set at the intersection of the center lines of Northdale Road and North Clayton Street a distance of 725.88 feet; running thence along the southern right of way of North Clayton Street, North 85 degrees 56' 58" East a distance of 125.00 feet to a point; running thence South 33 degrees 58' 20" East a distance of 154.00 feet to a point located on the land lot line common to Land Lots 145 and 170 of the 5th District, Gwinnett County; running thence South 85 degrees 45' 40" West a distance of 162.00 feet to an open top pipe found; running thence North 04 degrees 44' 49" West a distance of 189.53 feet to a point located on the southern right of way of North Clayton Street; said point being the TRUE POINT OF BEGINNING.

1

RZR2025-00030
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PLANNING & DEVELOPMENT DEPARTMENT

PROPOSED USE:	
SINGLE FAMILY LOTS (40' X 80')	14
TOWNHOMES (TYPICAL 1,500')	86
TOTAL UNITS:	100



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30 Warm Springs Circle
Roswell, Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
50 0 50 100
Scale 1" = 50'

PRELIMINARY SITE PLAN

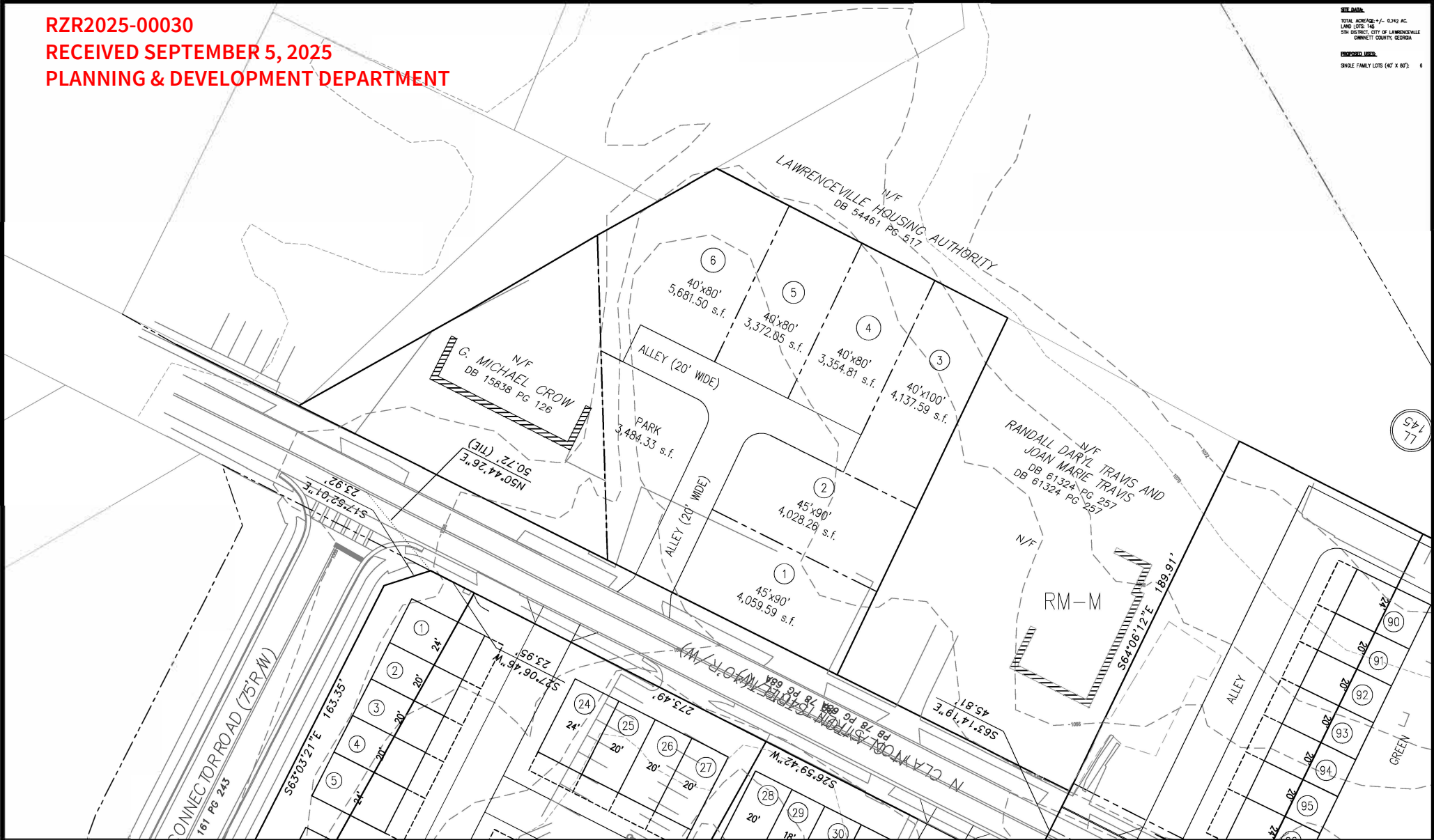
LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	JULY 14, 2025, AUG. 28, 2025
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIUM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/af

RZR2025-00030
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

SITE DATA
TOTAL ACRES: +/- 0.242 AC
LAND LOTS: 146
CITY DISTRICT: CITY OF LAWRENCEVILLE
COUNTY: GEORGIA
PROJECT INFO
SINGLE FAMILY LOTS (40' X 80') 6

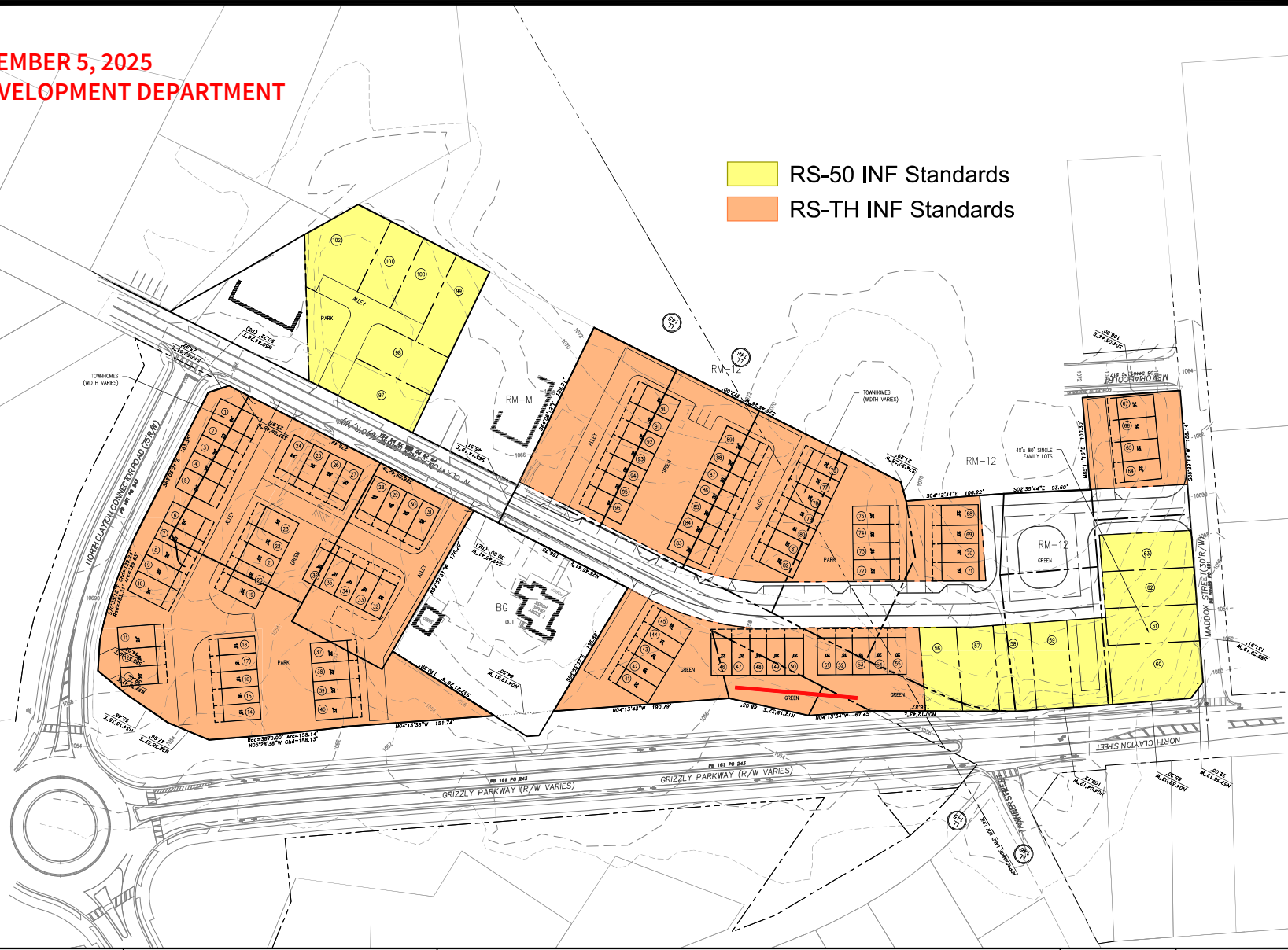


 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE 50 Warm Springs Circle Ravenna • Georgia • 30075 (770) 641-1942 • www.aecad.com	 NORTH Scale 1" = 50'	PRELIMINARY SITE PLAN	BOHON TRACT LAWRENCEVILLE, GEORGIA	PROJECT INFORMATION	
		PROJECT NO: 24-5126			
		DATE: September 5, 2025			
		SCALE: 1" = 20'			
		FILE NAME: AEC-PRELIM TITLEBLOCK.dwg			
DESIGN/DRAWN: SLR/slr					

RZR2025-00030
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

PROPOSED USES	
SINGLE FAMILY LOTS (40' X 80')	14
TOWNHOMES (100'S X 50'S)	85
TOTAL UNITS	100

- RS-50 INF Standards
- RS-TH INF Standards



AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
30 Warm Springs Circle
Roswell, Georgia • 30075
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NORTH
Scale 1" = 50'

PRELIMINARY SITE PLAN

LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	JULY 14, 2025, AUG. 28, 2025
SCALE:	1" = 50'
FILE NAME:	AEC-PRELIUM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/af



LAWRENCEVILLE

GEORGIA

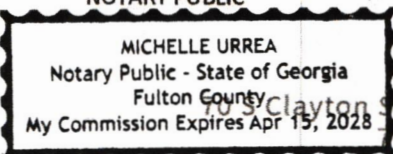
REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC PH1, LLC</u>	NAME: <u>Dolores C. Bohon</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>	ADDRESS: <u>1628 College Pkwy</u>
CITY: <u>Atlanta</u>	CITY: <u>Gulf Breeze</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>FL</u> ZIP: <u>32563-2718</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R5145 063</u> ACREAGE: <u>0.58</u>	
ADDRESS OF PROPERTY: <u>854 North Clayton Street, Lawrenceville, Georgia 30046</u>	

[Signature] 9/10/25
SIGNATURE OF APPLICANT DATE

North DTL CC PH1, LLC
TYPED OR PRINTED NAME

[Signature] 9.10.25
NOTARY PUBLIC DATE



[Signature] 9-3-2025
SIGNATURE OF OWNER DATE

Dolores C. Bohon
TYPED OR PRINTED NAME

[Signature] 9-3-2025
NOTARY PUBLIC DATE





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 *scb*
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 *scb*
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.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North DTL CC PH1, LLC</u>	NAME: <u>Carlton Ray Bohon</u>
ADDRESS: <u>2494 Jett Ferry Rd., Ste. 202</u>	ADDRESS: <u>1628 College Pkwy</u>
CITY: <u>Atlanta</u>	CITY: <u>Gulf Breeze</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>FL</u> ZIP: <u>32563-2718</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R5145 063</u> ACREAGE: <u>0.58</u>	
ADDRESS OF PROPERTY: <u>854 North Clayton Street, Lawrenceville, Georgia 30046</u>	

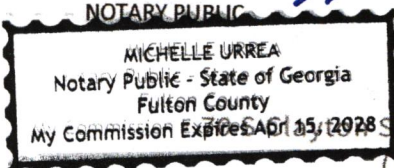
[Signature] 9/10/25
SIGNATURE OF APPLICANT DATE

North DTL CC PH1, LLC
TYPED OR PRINTED NAME

[Signature] 9/3/25
SIGNATURE OF OWNER DATE

Carlton Ray Bohon
TYPED OR PRINTED NAME

[Signature] 9.10.25
NOTARY PUBLIC DATE



[Signature] 9-3-2025
NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Y/N

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

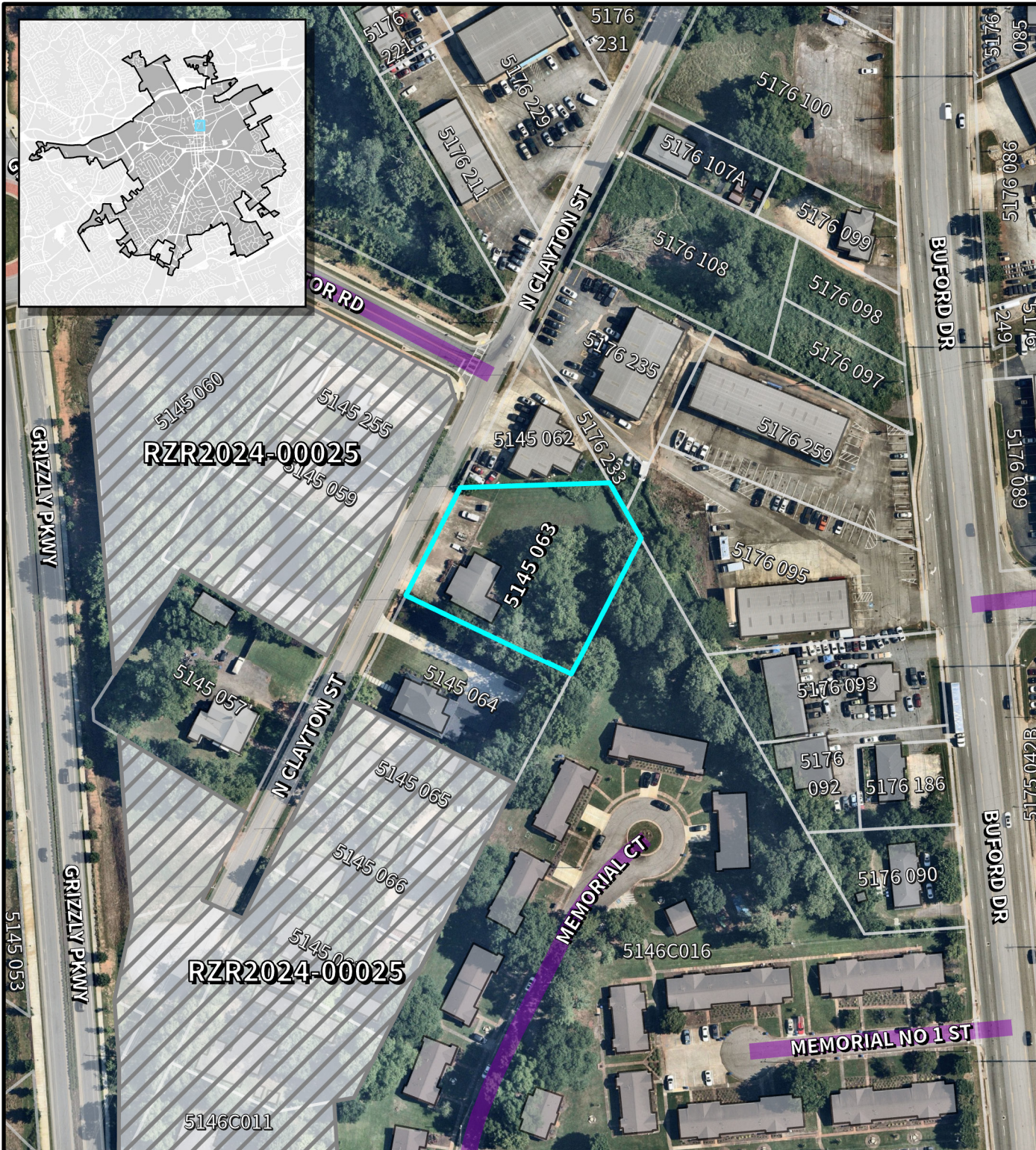
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Y/N

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.



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

 Previous Zoning Case

 Lawrenceville City Limits

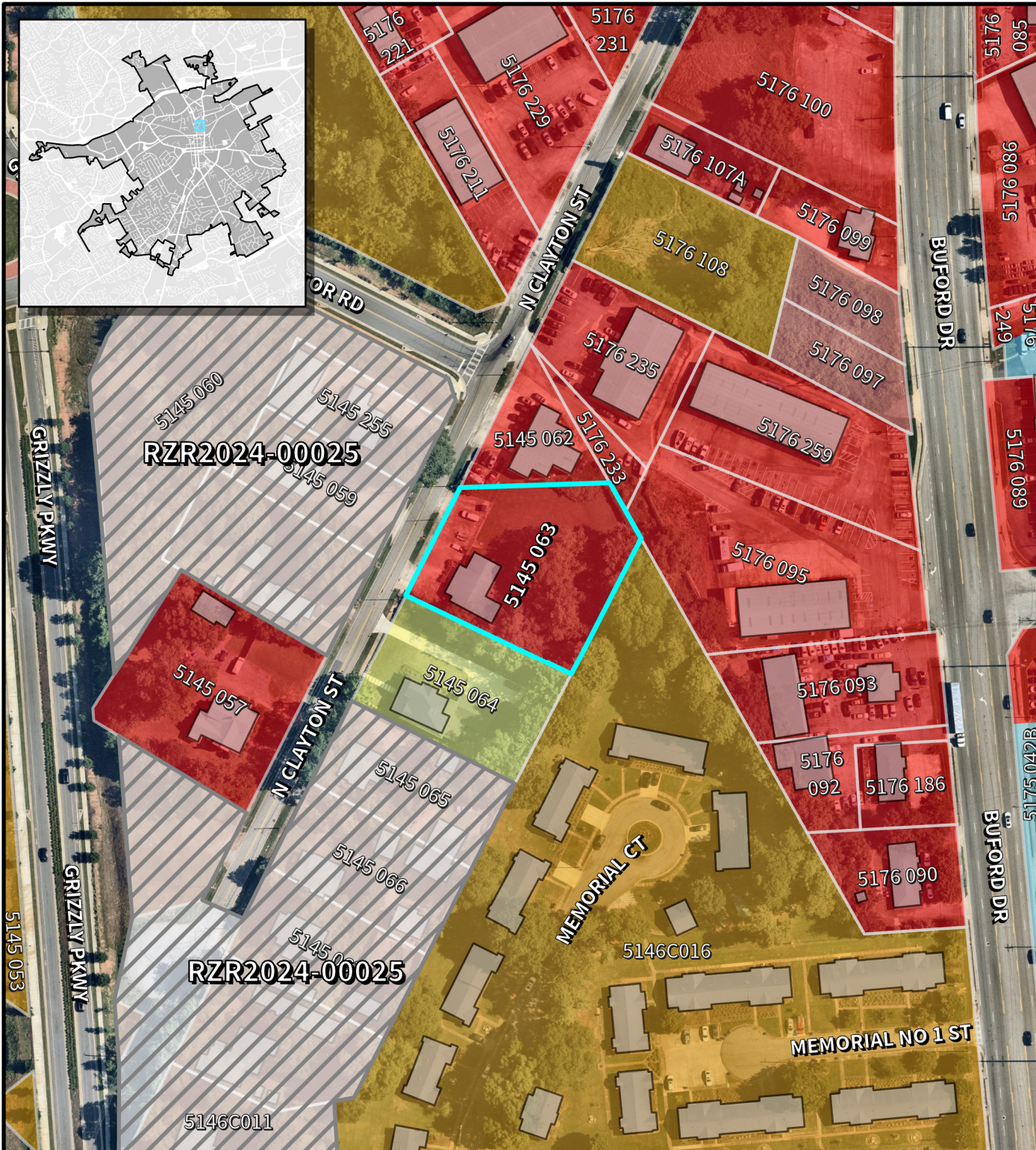
 City Maintained Streets

 County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

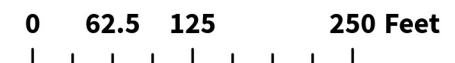
 Previous Zoning Case

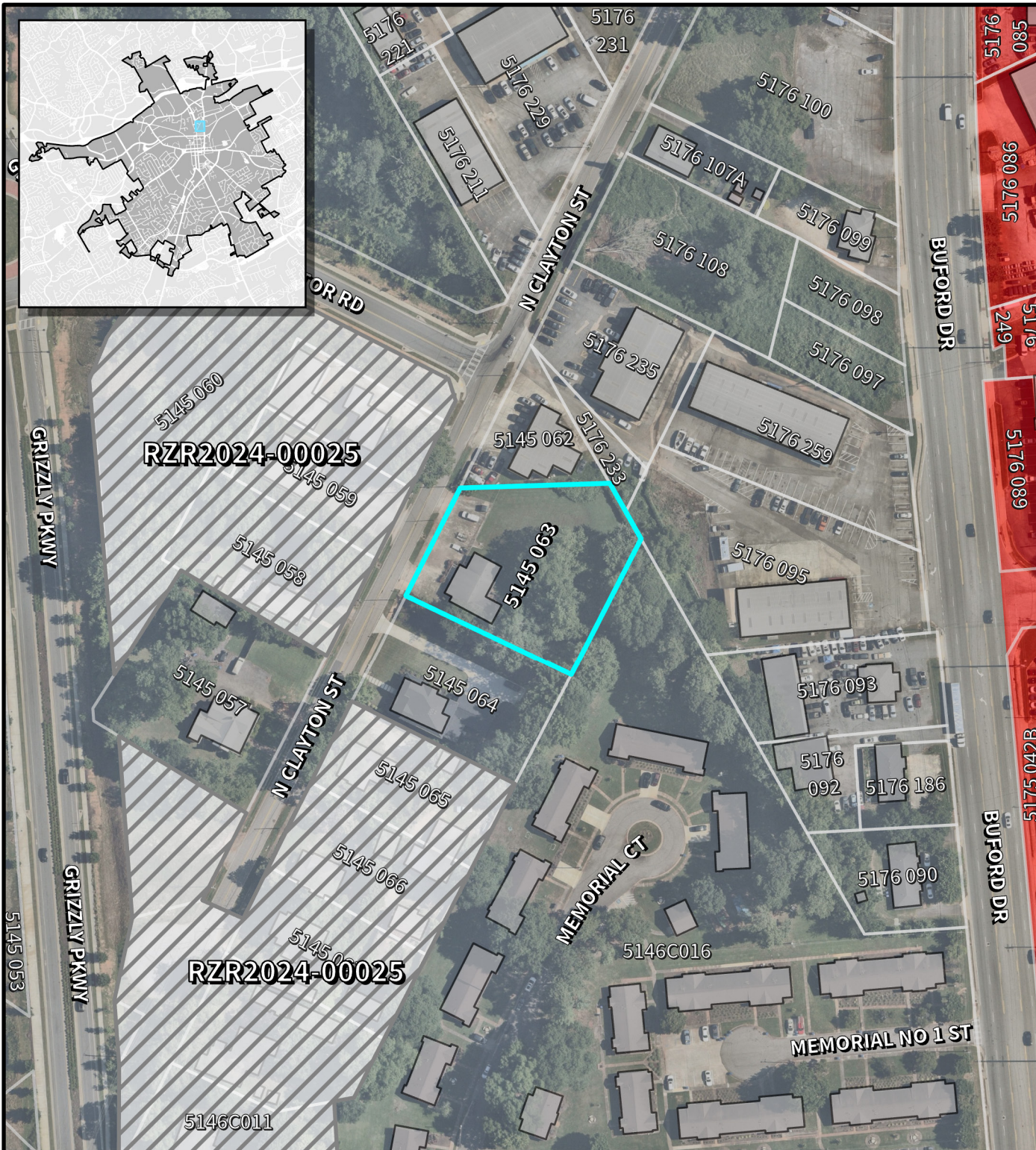
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	BGC	Central General Business
	LM	Light Manufacturing
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

 Previous Zoning Case

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Commercial Corridor

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

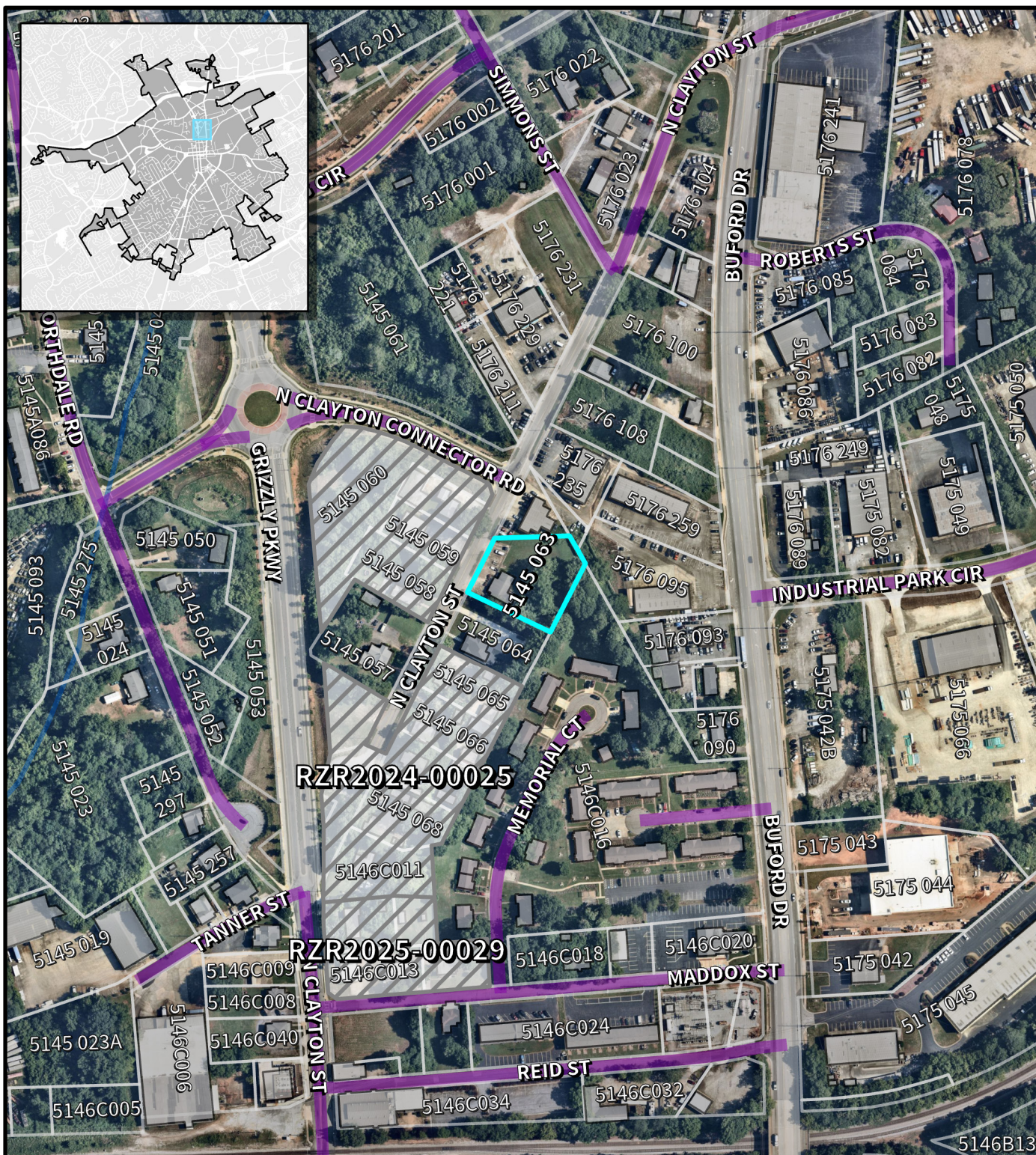
Location Map & Surrounding Areas

RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

-  Subject Property (~0.74 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet





Location Map & Surrounding Areas

RZR2025-00030

North DTL CC Ph1, LLC

 Previous Zoning Case

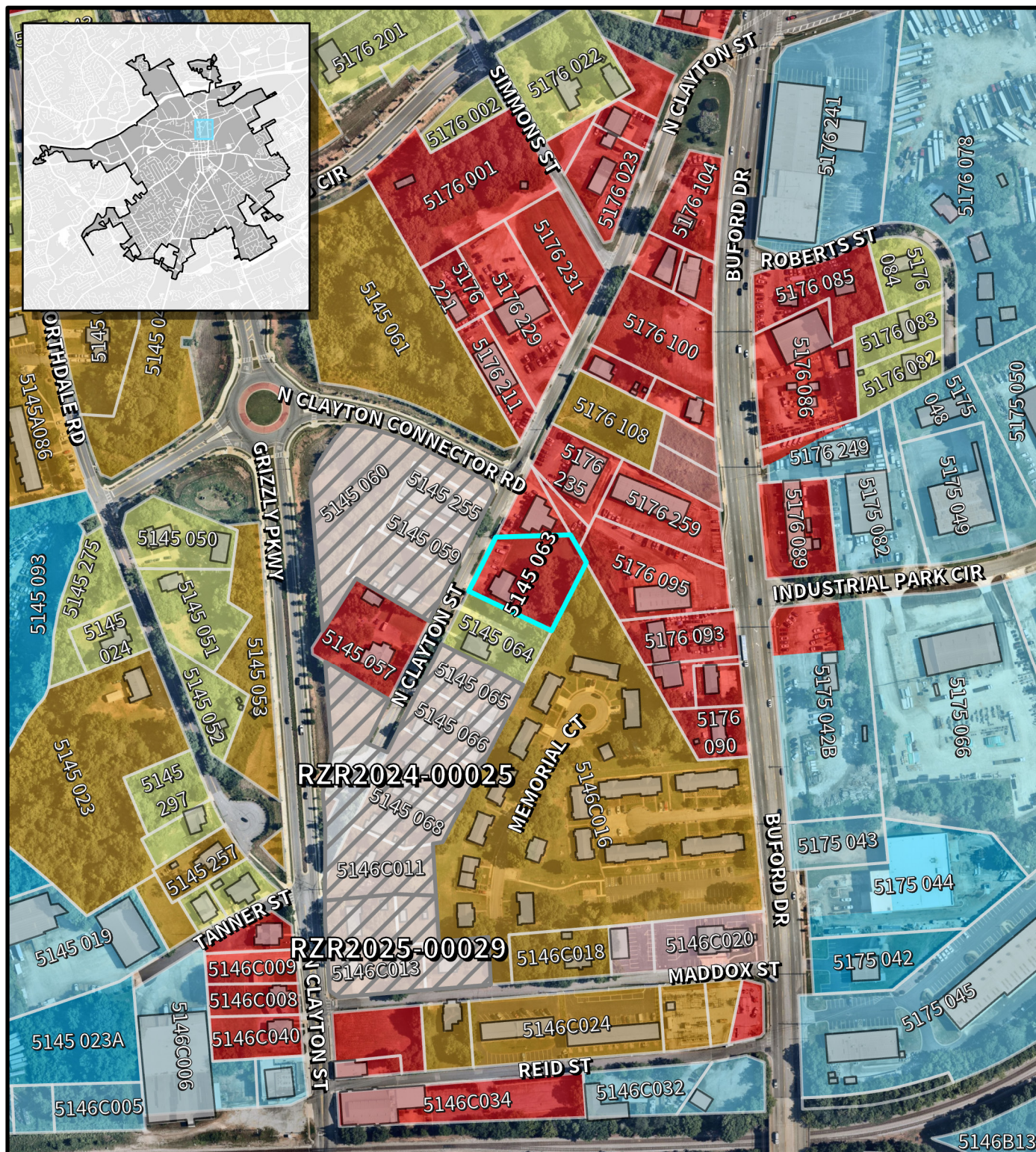
 Lawrenceville City Limits

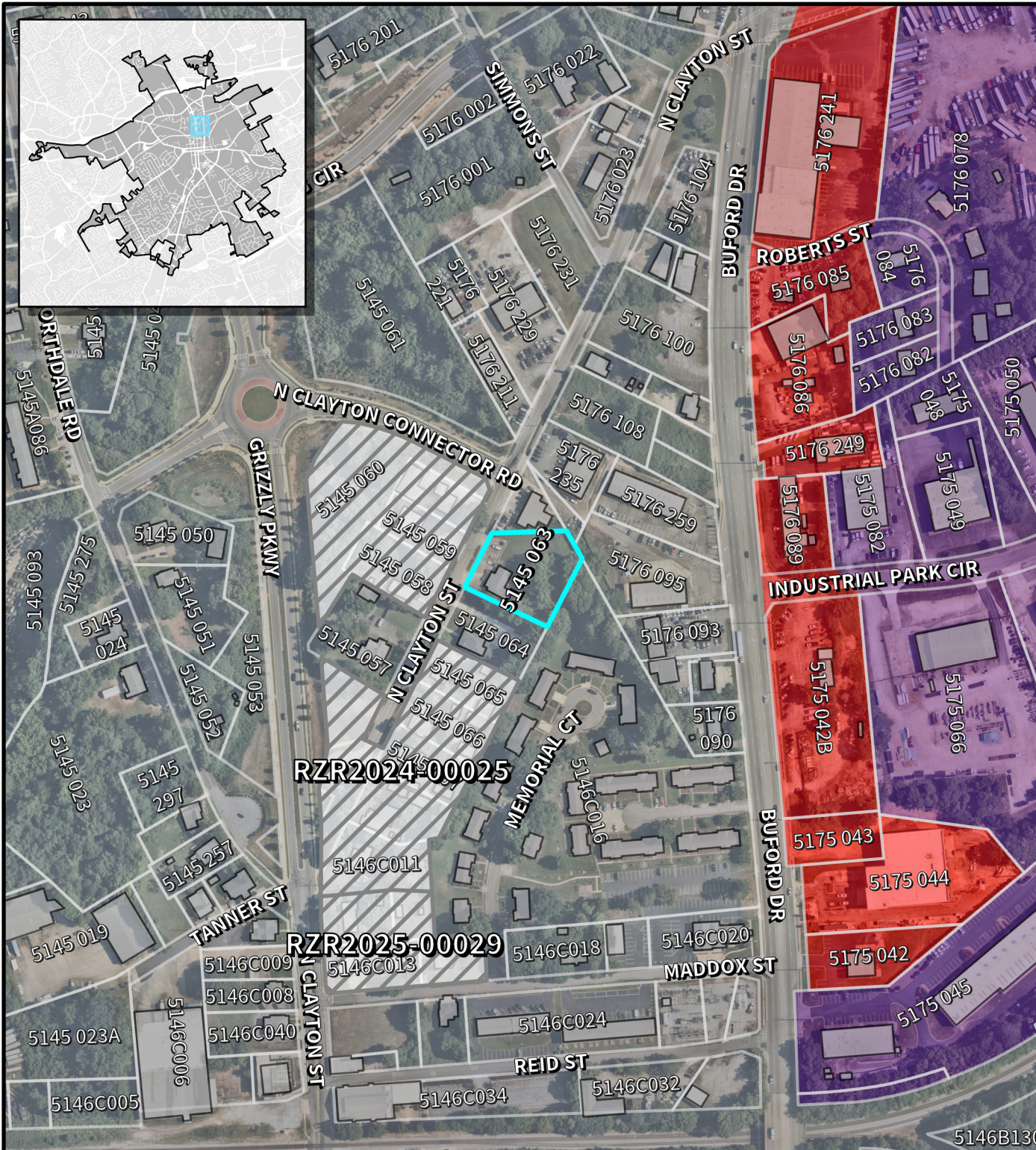
Zoning Districts

	BG	General Business
	BGC	Central General Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00030

Applicant:

North DTL CC Ph1, LLC

 Subject Property (~0.74 acres)

 Previous Zoning Case

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Commercial Corridor

 Industrial

Scale: 1:3,600

0 125 250 500 Feet

