



# LAWRENCEVILLE

GEORGIA

## REZONING APPLICATION

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>	

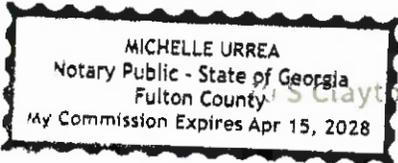
[Signature] 12/23/2024  
 SIGNATURE OF APPLICANT DATE

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



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 770.963.2414 • www.lawrencevillega.org

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



# 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? N  
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? N  
Y/N

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





# 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>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

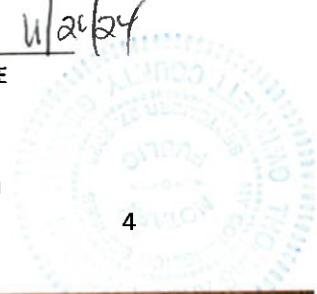
Danny Gravitt  
TYPED OR PRINTED NAME

[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

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# LAWRENCEVILLE

## GEORGIA

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Y/N

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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

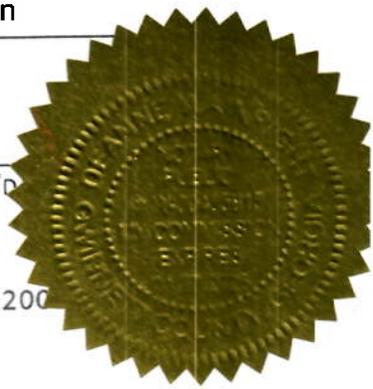
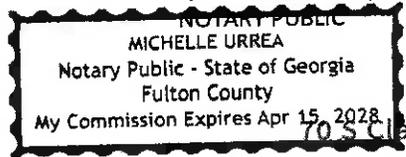
North DTL CC Ph1, LLC  
TYPED OR PRINTED NAME

[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



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# LAWRENCEVILLE

## GEORGIA

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Y/N

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Y/N

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# 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

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# LAWRENCEVILLE

## GEORGIA

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Y/N

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# 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

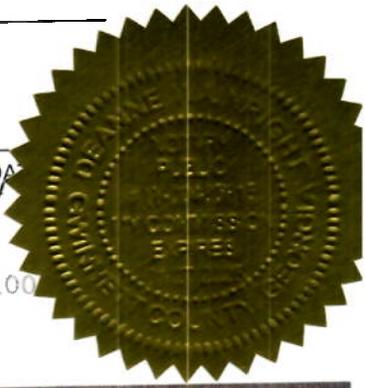
[Signature] 11/26/24  
SIGNATURE OF OWNER DATE

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

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# LAWRENCEVILLE

GEORGIA

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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

# BLUM & CAMPBELL, LLC

Attorneys at Law

3000 Langford Road, Building 100  
Peachtree Corners, Georgia 30071

TELEPHONE: (470) 365-2890  
FACSIMILE: (470) 365-2899  
JODY@BLUMCAMPBELL.COM

JODY CHARLES CAMPBELL  
ATTORNEY AT LAW  
LICENSED IN GA

December 31, 2021

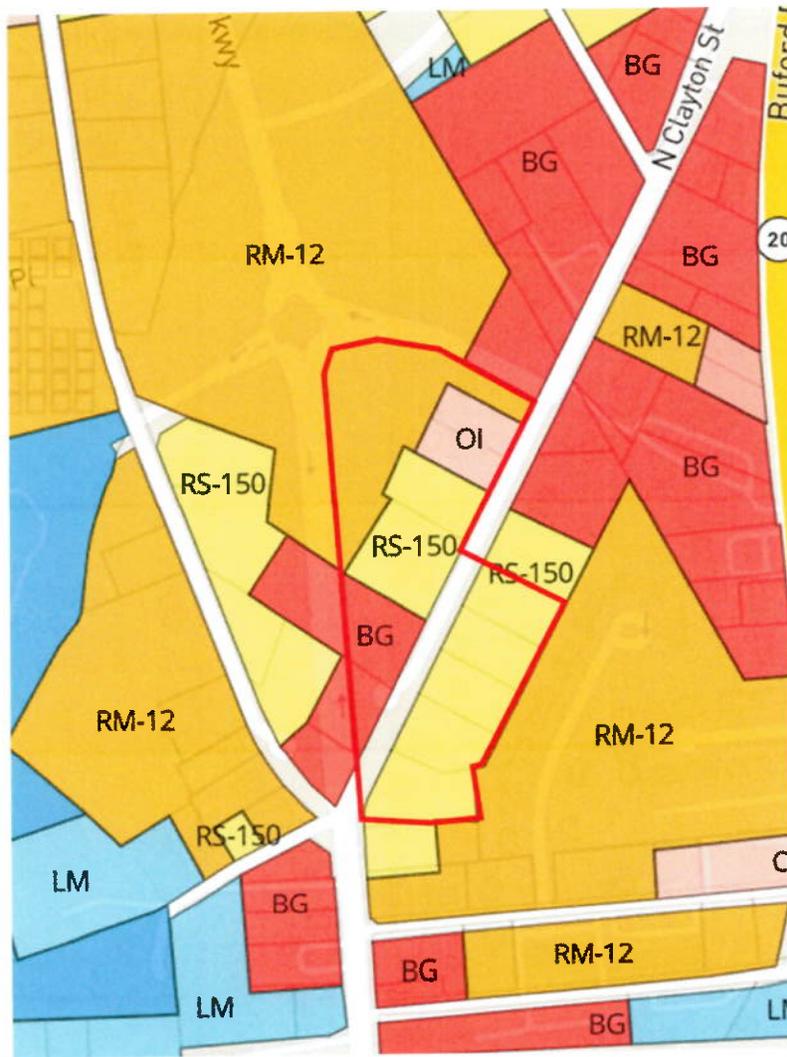
## VIA Electronic Deliver and Hand Delivery

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:, 806, 824, 830, 838, 843, 53, & 857 N. Clayton Street,  
Lawrenceville, Georgia 30046  
Parcel Nos. R5146C011, R5145 067, R5145 066, R5145 065, R5145 058, R5145  
059, R5145 255**

Dear Mayor and City Council Members:

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 a ± 3.13 acre assemblage of properties located in the old Depot District along the existing North Clayton Street and Grizzly Parkway (the “Project”). The properties that are the subject of this application are currently zoned a mixture of OI (Office and Institutional), BG (General Business), and RS 150 (Residential Single Family) pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). 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:



North DTL seeks to rezone these properties to the City’s newly created RS 150 INF (One-Family Infill Residential District) and RS TH INF (Townhouse Infill Residential District) to bring high-quality, executive-style housing options to the Depot District and walking distance to the Downtown area.

Before discussing the Project in earnest, it is prudent to note that both the above map as well as the enclosed Site Plan and Survey include within the Project boundaries several properties that are not part of this initial application. Before the rezoning process is complete, North DTL anticipates adding an additional  $\pm 2.56$  acres of land through further acquisition, including parcels owned by the City of Lawrenceville and the City’s Downtown Development Authority (“DDA”). North DTL is currently in negotiations with the DDA and the individual owners, and if North DTL is able to place these properties under contract, North DTL will amend its application to add the additional tracts shown on the Site Plan.

## 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.



## II. Project Summary

As shown on the attached Site Plan, North DTL proposes to develop the Project into an Infill Residential Development, which will include a mixture of sixteen (16) executive-style single-family detached houses and fifty-six (56) high-end townhomes. The housing product that is proposed is 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 options 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 are 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.

In order to develop the Project, North DTL respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

- Reduction in Minimum Lot Width for RS 150INF to allow for at least 9 lots that are 40' in width
- Reduction in Minimum Lot/Unit Width to allow for construction of 18' townhome lots in an amount to be allowed by City Council

### 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.

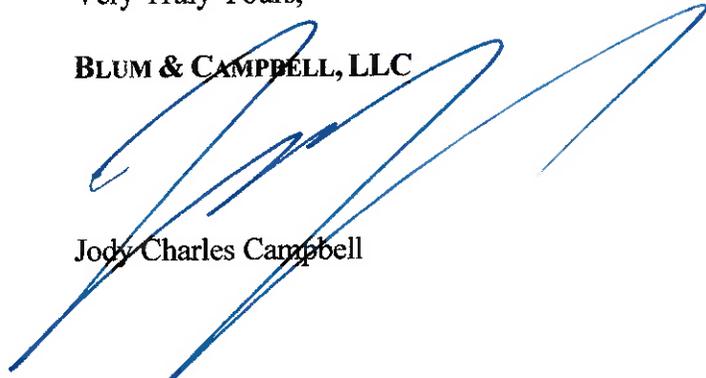
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either the approval or disapproval of the zoning proposal

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

Very Truly Yours,

**BLUM & CAMPBELL, LLC**

A handwritten signature in blue ink, appearing to read 'Jody Charles Campbell', is written over the typed name below.

Jody Charles Campbell

**Legal Description**

**806 N. Clayton Street/Tax Parcel R5146C011**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 15TH DISTRICT, THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON THAT PLAT RECORD IN PLAT BOOK H, PAGE 28B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE. THIS IS THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM THE ESTATE OF JOSEPH DONALD WILLIAMS AKA DONALD WILLIAMS TO ERNEST M. OCHOA DATED AUGUST 25, 2017 AND RECORDED IN DEED BOOK 55412, PAGE 492, GWINNETT COUNTY, GEORGIA RECORDS.

**824 N. Clayton Street/Tax Parcel R5145 067**

All that tract or parcel of land lying and being in the City of Lawrenceville, Gwinnett County, Georgia, on the East side of North Clayton Street, formerly known as the Gainesville Road, being at the Southwest corner of the lot of Walter Purcell, formerly Jesse Townley, thence running Southerly along said street 100 feet to the lands of J. J. Baggett, formerly T. L. Ambrose, thence with the line of J. J. Baggett 200 feet, thence Northerly at a straight line at right angles 100 feet, thence Westerly 200 feet, a straight line to the beginning point with the line of said Purcell. Said lot fronts on the East side of North Clayton Street 100 feet and runs back even width 200 feet, and is bounded now or formerly on the North by lands of Walter Purcell, on the East by lands of E. M. Gunter, on the South by lands of J. J. Daggett, and on the West by North Clayton Street, and being in a Northerly direction from the Seaboard Air Line Railway Depot in said city.

The foregoing property being the same as that described in Warranty Deed from W. R. Hurst to Mrs. H. M. Waters, dated the 12<sup>th</sup> day of October, 1944, recorded in Deed Book 74, Page 544, Gwinnett County Records.

**830 N. Clayton Street/Tax Parcel R5145 066**

All that tract or parcel of land lying and being in the State of Georgia, County of Gwinnett, City of Lawrenceville, particularly described as follows: Commencing at a grey rock corner at the lands of Peter Smith and running along the Gainesville Road, also known as North Clayton Street, in a northerly direction to a rock corner; thence in an easterly direction to a rock corner; thence in a southerly direction to a rock corner; thence in a westerly direction to the beginning corner, bounded on the

north by the estate of O.L. Fountain; on the east by the lands of Emmett Gunter; formerly owned by S. Corbin; on the south by lands of Peter Smith; on the west by Gainesville Road, or North Clayton Street, on this lot is a five-room house.

This is- the same property as described in deed from G.T. Gunter to J.J. Baggett, dated April 4, 1928, recorded in the office of the Clerk of Superior Court of Gwinnett County, Georgia, in Deed Book 42, Page 391.

**838 N. Clayton Street/Tax Parcel R5145 065**

ALL THAT TRACT or parcel of land lying and being in Land Lot 145 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and being more particularly described as follows:

BEGINNING at the corner of the lot of D.O. Fountain on the East side of Clayton Street and running North along said street 100 feet to a corner with T.K. Mitchell; thence East along the line of said Mitchell 200 feet to corner of the R.A. Cash lot; thence along the cash lot line in a southerly direction 100 feet to line of D.O. Fountain; thence along the line of D.O. Fountain 200 feet to a point on the East side of Clayton Street WHICH IS THE PLACE OR POINT OF BEGINNING.

This is the same tract of land conveyed to Walter D. Purcell from M. H. Teague dated January 2, 1935, and recorded in Deed Book 50, Page 405, Gwinnett County Deed Records and also the same tract of land conveyed to James K. Purcell and Sara Purcell Hood by Bessie L. Purcell dated September 3, 1981, and recorded in Deed Book 2246, Page 179, Gwinnett County Deed Records.

**843 N. Clayton Street/Tax Parcel R5145 058**

All that tract or parcel of land lying and being in Land Lot 145, of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, being 0.518 Acres, more or less, and as being more particularly described as follows: To reach the POINT OF BEGINNING commence at a Metal Bar on the northerly 40' right of way of North Clayton Street, 662.98' to R/W of NORTHDALE ROAD (PER DEEDS), being the TRUE POINT OF BEGINNING. Traveling thence North 51o39'49" West a distance of 198.83' to a 1/2" Rebar Found; traveling thence North 35o20'18" East a distance of 113.62' to a Capped Rebar Set; traveling thence South 51o39'49" East a distance of 198.83' to a 1/2" Rebar Found; traveling thence South 35o20'18" West a distance of 113.62' to a Metal Bar being the POINT OF BEGINNING. And as being more particularly shown on a Site Plan For: Harrison Funk being .518 Acres, more or less, by John A. Steerman, GRLS No. 2576 dated April 13, 2018. Said property being the same property conveyed in that certain Limited Warranty Deed

from Carol H. Kelley to Harrison Funk, dated December 21, 2016, filed January 3, 2017, recorded in Deed Book 54840, page 405, Gwinnett County, Georgia records.

**853 N. Clayton Street/Tax Parcel R5145 059**

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia in the City of Lawrenceville, containing .34 acres, according to a Plat of Survey by Diversified Technical Group, L.L.C. (C. Fred Cannington, Georgia Registered Land Surveyor No 1433), dated April 18, 2002 and more particularly described according to said plat as follows:

BEGINNING at a point on the Northwest right-of-way line of North Clayton Street (based on a 44-foot right-of-way) located 727.4 feet Northeast as measured along said right-of-way line from its intersection with the Northeast right-of-way of Northdale Road. From said beginning point run thence North 55 degrees 52 minutes 03 seconds West a distance of 174.28 feet to a point marked by an iron pin found; run thence North 30 degrees 43 minutes 30 seconds East a distance of 85.14 feet to a point marked by an iron pin set; run thence South 55 degrees 52 minutes 03 seconds East a distance of 175.73 feet to a point marked by an iron pin found on the Northwest right-of-way line of North Clayton Street; run thence along said right-of-way line South 31 degrees 42 minutes 00 seconds West a distance of 85.07 feet to a point marked by an iron pin found at the PLACE OR POINT OF BEGINNING.

**857No N. Clayton Street/Tax Parcel R5145 255**

All that tract or parcel of land lying and being in Land Lot 145 of the 5th Land District, Gwinnett County, Georgia, as shown on a Plat of Survey by Perry E McClung dated November 14, 1986 and being more particularly described as follows. Beginning at an iron pin on the western right of way of North Clayton Street (44 foot right of way) said pin being 812.4 feet northeast, as measured along said right of way, from the intersection of said right of way and the northeastern right of way of Northdale Road (30-foot right of way); thence running northeasterly along the western right of way of North Clayton Street a distance of 75.0 feet to an iron pin; thence running North 56 degrees 02 minutes 30 seconds West a distance of 177.0 feet to an iron pin thence running South 30 degrees 43 minutes 30 seconds West a distance of 75.0 feet to an iron pin; thence running South 56 degrees 01 minutes 20 seconds East a distance of 175.73 feet to an iron pin on the western right of way of North Clayton Street to the place or point of beginning.

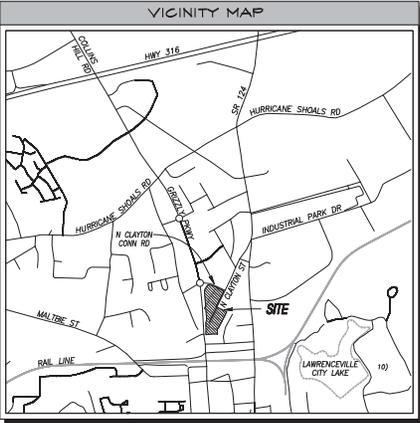
RECORDING INFORMATION  
 RECEIVED DECEMBER 31, 2024  
 PLANNING & DEVELOPMENT DEPARTMENT

# 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

SECRET	1	of	2
DATE	12/23/24	LAST FIELD BOOK	12/19/24
DRAWN BY	COL BY	CHECKED BY	FILED
JOB NUMBER	08W-152-2		

- NOTES**
- 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.
  - 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.
  - 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.
  - ALL IRON PINS (SET/PS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
  - 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.
  - NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13150002046E, EFFECTIVE DATE 09/29/2006.
  - 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 ROBOTIC TOTAL STATION.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,648 FEET.
  - 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 ROBOTIC 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. 548-2105  
 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	0.145 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 055	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 CONSTRUCTION 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



RECOMBINATION PLAT  
 OF  
 LAWRENCEVILLE QUAD  
 FOR  
 CUSTOM HOME CONSTRUCTION  
 LOCATION  
 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

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
CL - CLEANSIDE	○ SINGLE-WING CATCH BASIN
CG - CURB & GUTTER	○ DROP INLET
CGO - CENTERLINE	○ SANITARY SEWER MANHOLE
CLF - CHAIN LINK FENCE	○ SANITARY SEWER CLEANOUT
CMF - CONCRETE MANDREL FOUND	○ FIRE HYDRANT
CMR - CORRUGATED METAL PIPE	○ WATER VALVE
CON - CONCRETE	○ FIRE HYDRANT
CTP - CRIMP TOP PIPE	○ WATER METER
D - DEPTH	○ IRRIGATION CONTROL BOX
DE - DEED BOOK	○ MONITORING WELL
DE - DRAINAGE EASEMENT	○ SPRIG
DTP - DUCTILE IRON PIPE	○ UTILITY POLE
DS - DRAINAGE	○ GUY WIRE
EW - DOUBLE WING CATCH BASIN	○ GUY POLE
EA - EDGE OF ASPHALT	○ LIGHT POLE
EC - EDGE OF CONCRETE	
ES - EDGE OF GRAVEL	
FP - FLAG POLE	
FS - UNDERGROUND GAS LINE	
GN - GAS METER	
HMF - HOSE WIRE FENCE	
IPR - IRON PIN SET	
JB - JUNCTION BOX	
LL - LAND LOT LINE	
MW - MONITORING WELL	
N - NORTH	
ND - NOW OR FORMERLY	
ODP - OPEN TOP PIPE	
OR - OPEN ROAD	
PA - PAGE	
SN - SURVEY NAIL (DRINKER-HALDO)	
PL - PROPERTY LINE	
PO - POINT OF BEGINNING	
PCC - POINT OF COMMENCEMENT	
PP - POLYETHYLENE CHLORIDE PIPE	
RE - REBAR	
REC - REINFORCED CONCRETE PIPE	
REC - RECORDED	
REC - RIGHT-OF-WAY	
S - SOUTH	
SS - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
W - WEST	
WL - WATER LINE	
WR - WATER METER	
<b>LINE TYPES</b>	
---	WIRE FENCE
---	WOODEN FENCE
---	CHAIN LINK FENCE
---	RIGHT-OF-WAY LINE
---	OVERHEAD UTILITY LINE
---	STORM PIPE

**COMBINED AREA**  
6.640 ACRES



2 of 2  
DRAWING DATE: 12/23/24  
LAST FIELD BOOK: 12/17/24  
DRAWN BY: RLD  
CHECKED BY: JRF  
JOB NUMBER: 08W-152-2  
FILE: 15wrenh08w.dwg

GRAPHIC SCALE  
0' 40' 80' 120'

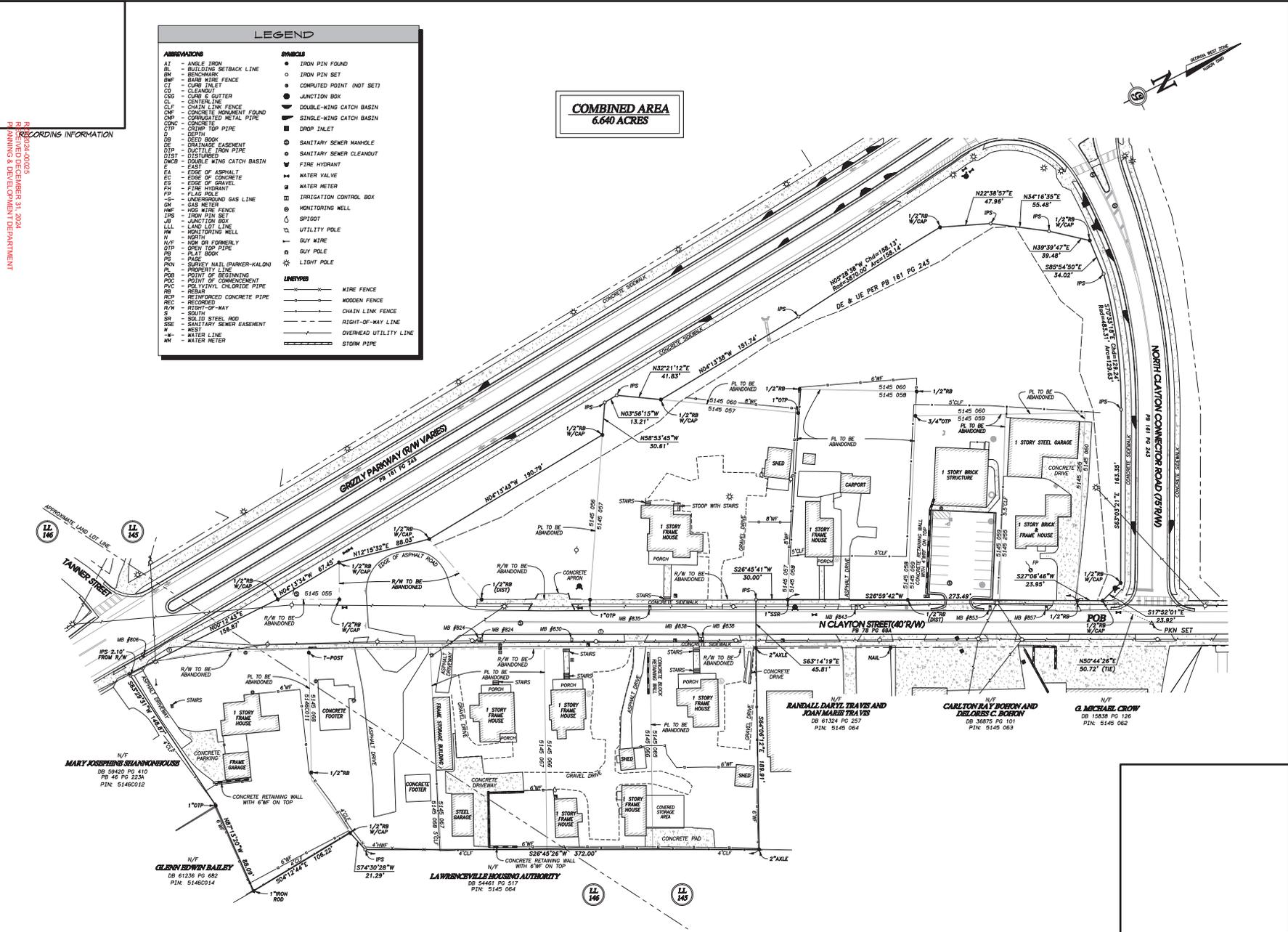


RECOMBINATION PLAN  
OF  
**LA WRENCEVILLE QUAD**  
FOR  
**CUSTOM HOME CONSTRUCTION**



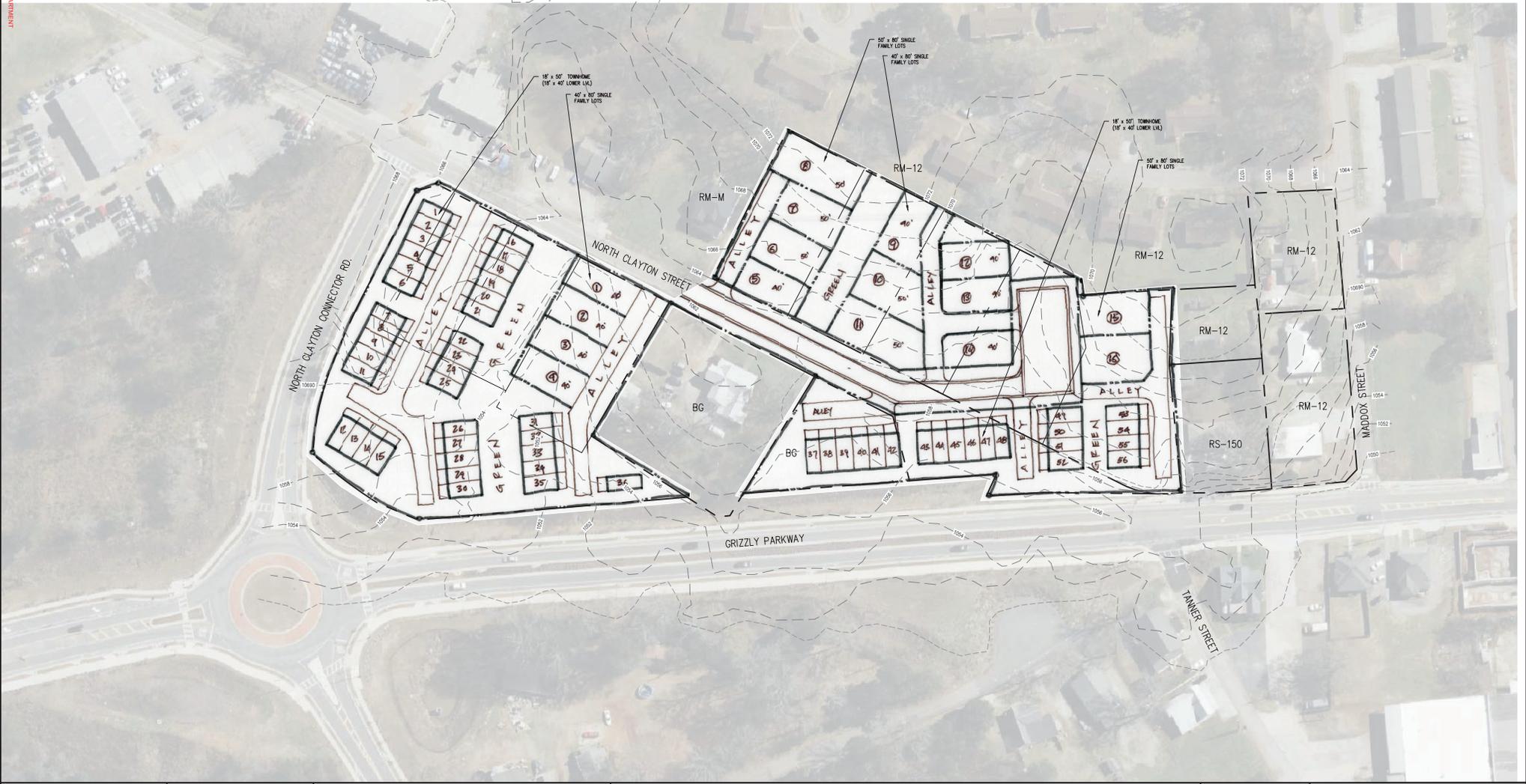
P.O. BOX 451, STEPHENS CO. ROAD  
LA WRENCEVILLE, GEORGIA 30246  
PH: 770-963-1100  
WWW.LAWRENCEVILLECONSTRUCTION.COM

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PRELIMINARY SITE PLAN  
 RECEIVED DECEMBER 31, 2024  
 PLANNING & DEVELOPMENT DEPARTMENT

EXPOSED LOTS: 72  
 SINGLE FAMILY LOTS (40' x 80') 9  
 SINGLE FAMILY LOTS (50' x 80') 7  
 TOWNHOMES (18' x 50') 56  
 TOTAL UNITS: 72



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

NORTH  
  
  
 Scale 1" = 50'

PRELIMINARY SITE PLAN

# LAWRENCEVILLE TRACTS

LAWRENCEVILLE, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	24-5126
DATE:	NOVEMBER 20, 2024
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.

# MIX OF DETACHED RESIDENTIAL + TOWNHOMES + COTTAGES

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



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

NILES BOLTON

# DETACHED SINGLE FAMILY

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



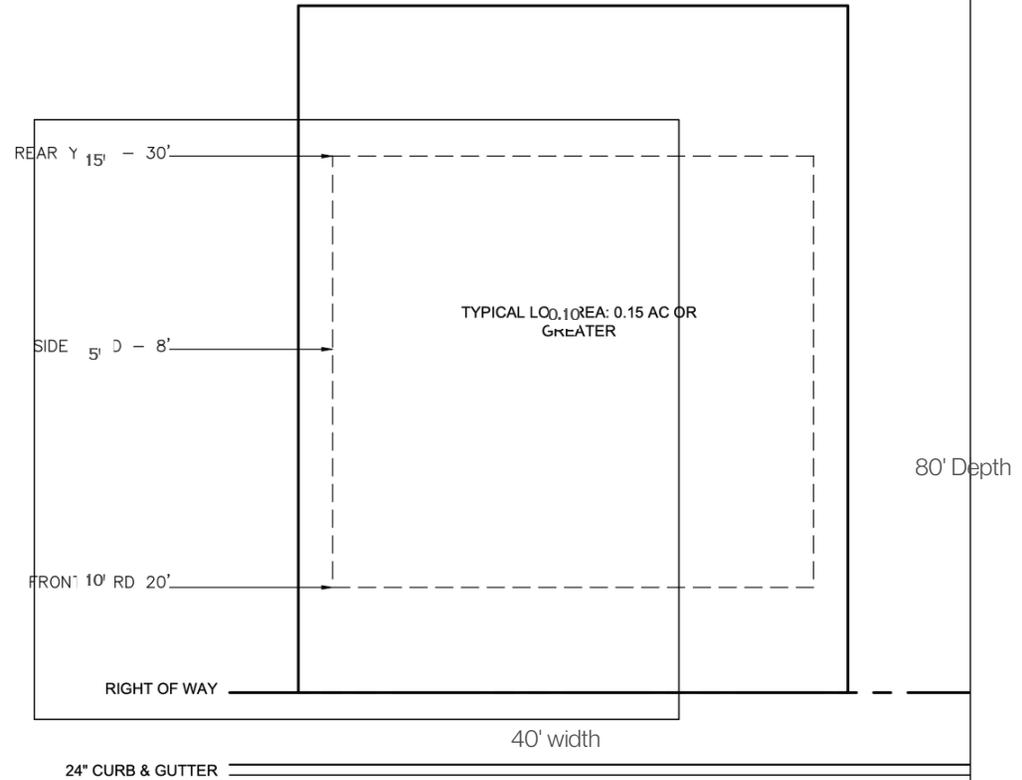
Sucasa

## 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



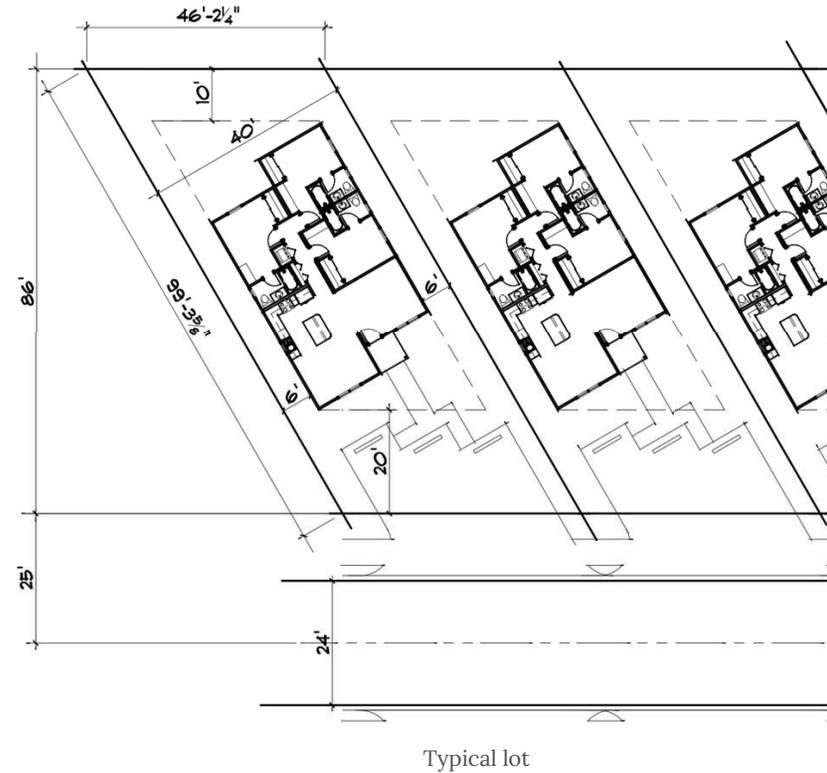
TYPICAL LOT DIAGRAM

# COTTAGES

- MICRO HOMES LUXURY LOOK FOR YOUNG EXECUTIVE PRICE  
UPSCALE LIVING IN A SMALL PACKAGE TO BORDER GHA



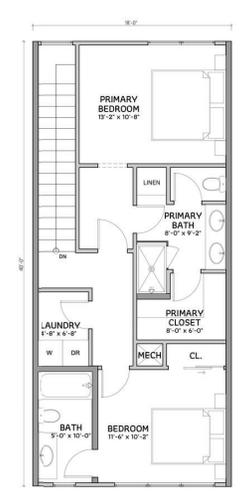
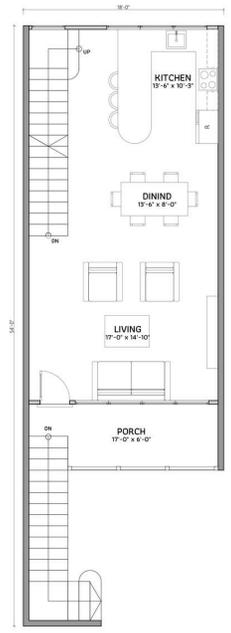
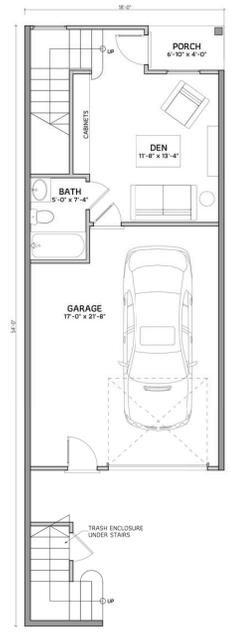
Building Type Overview	
Height	1 Sty
Width	30'
Depth	40'
Unit Configuration	2 bed/2 bath
Building Size	1200sqft (min)
Lot Width	45
Lot Depth	80
Cost Assumptions	\$400+



# TOWNHOMES

RZ192024-00025  
RECEIVED DECEMBER 31, 2024  
PLANNING & DEVELOPMENT DEPARTMENT

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



<b>FIRST FLOOR</b>	
HEATED AND COOLED AREA	316.3 SF
GARAGE	376.6 SF
PORCH	27.3 SF
<b>FIRST FLOOR BUILT AREA</b>	<b>720.0 SF</b>
<b>SECOND FLOOR</b>	
HEATED AND COOLED AREA	632.0 SF
PORCH	91.3 SF
<b>SECOND FLOOR BUILT AREA</b>	<b>723.3 SF</b>
<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>

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+



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## 18x40 Preliminary Plan





# LAWRENCEVILLE

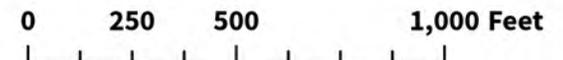
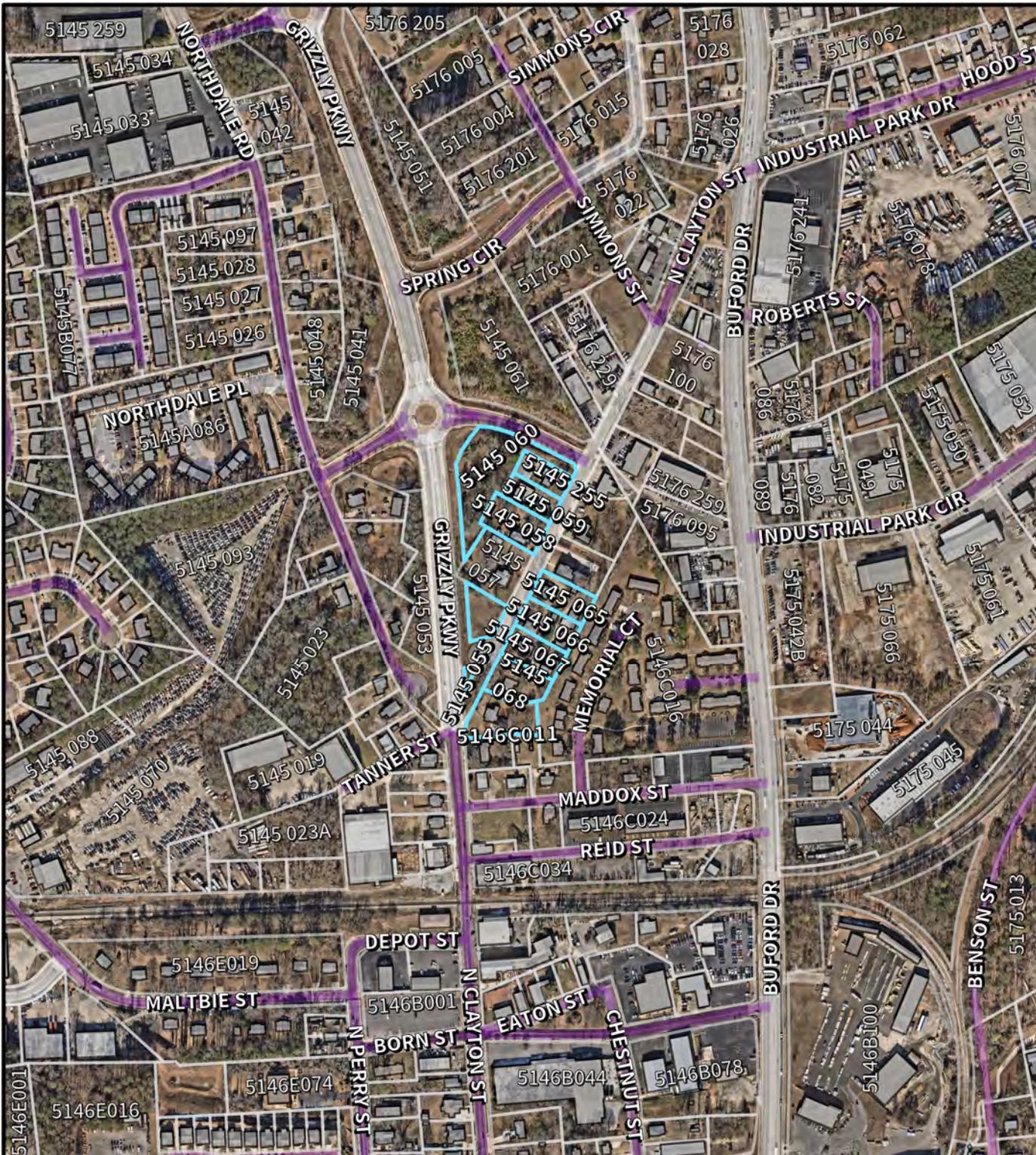
Planning & Development

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

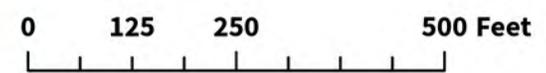
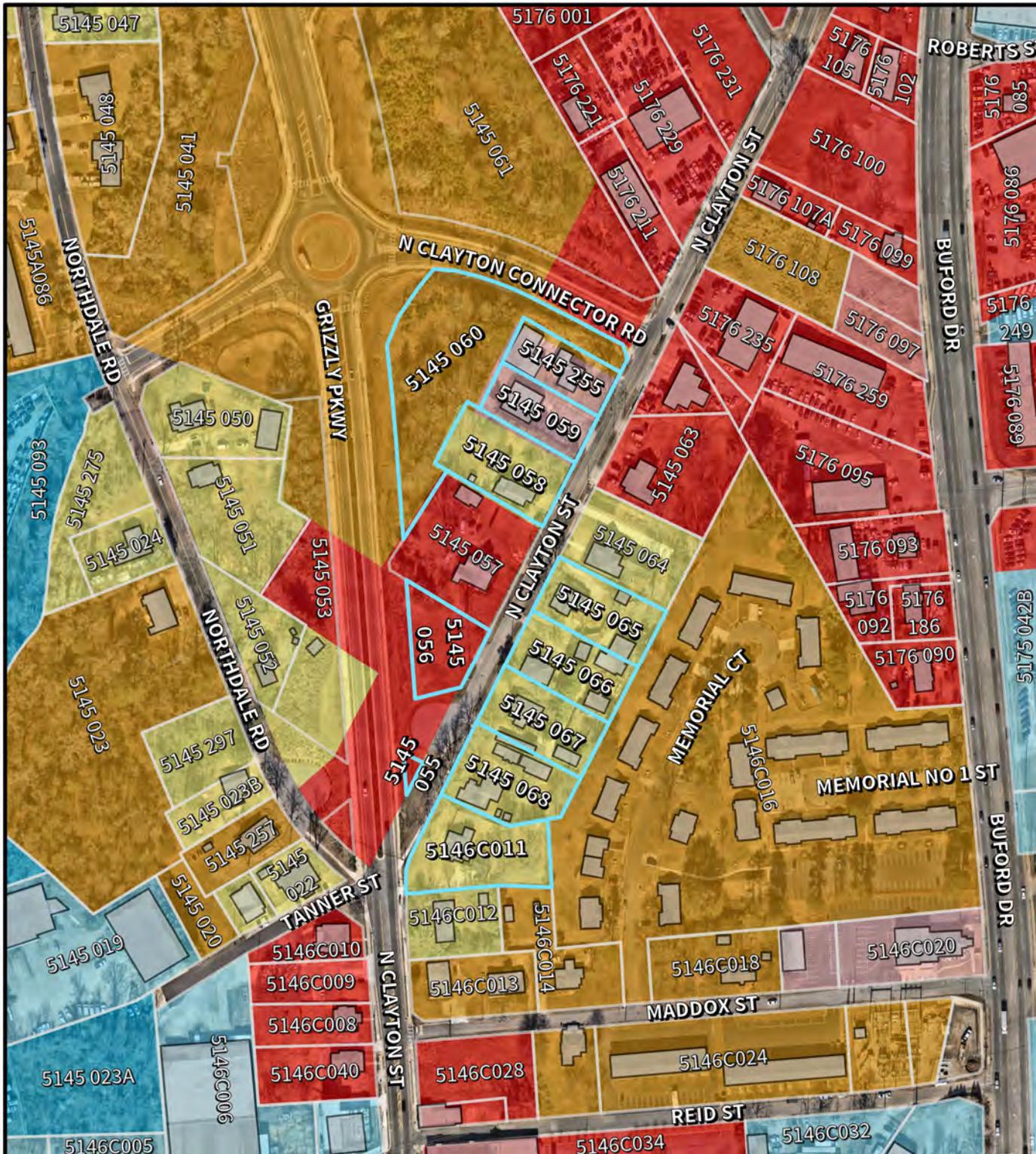
**RZR2024-00025**

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

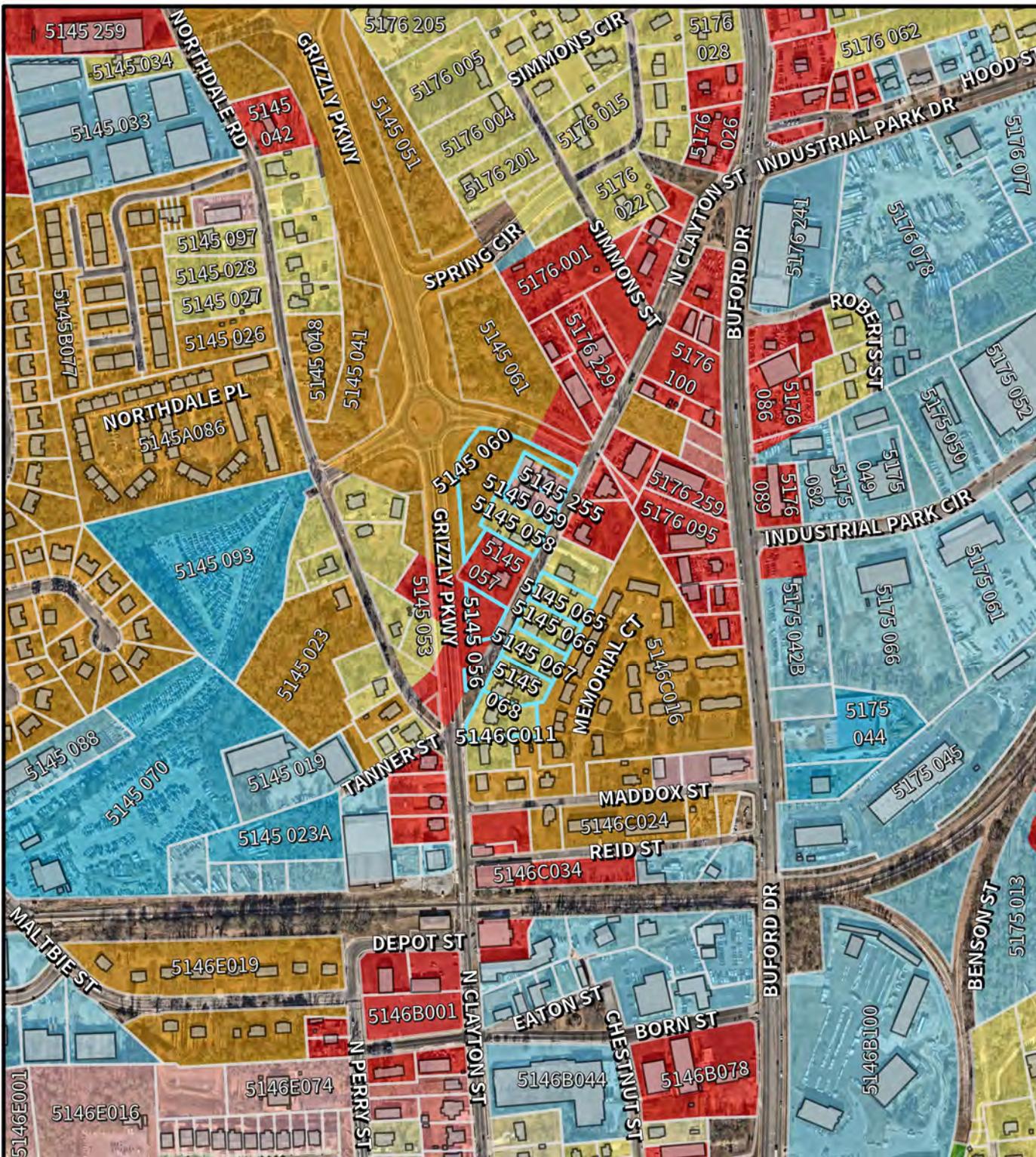
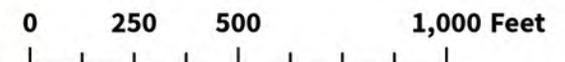
**RZR2024-00025**

Applicant:  
North DTL CC Ph1, LLC

-  Subject Property
-  Lawrenceville City Limits

### Zoning Districts

-  AR Agricultural Residential
-  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

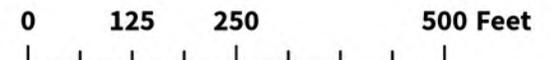
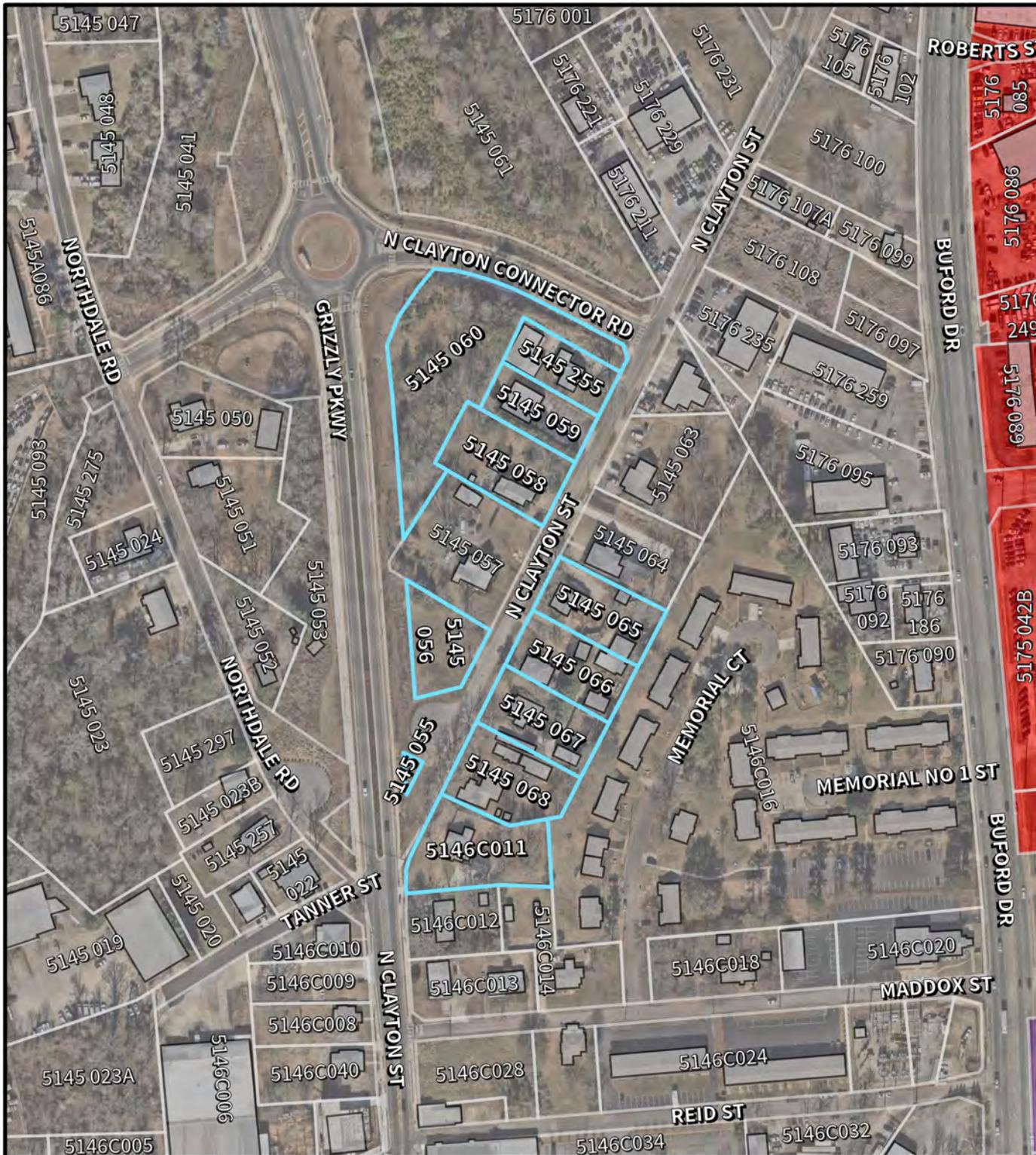
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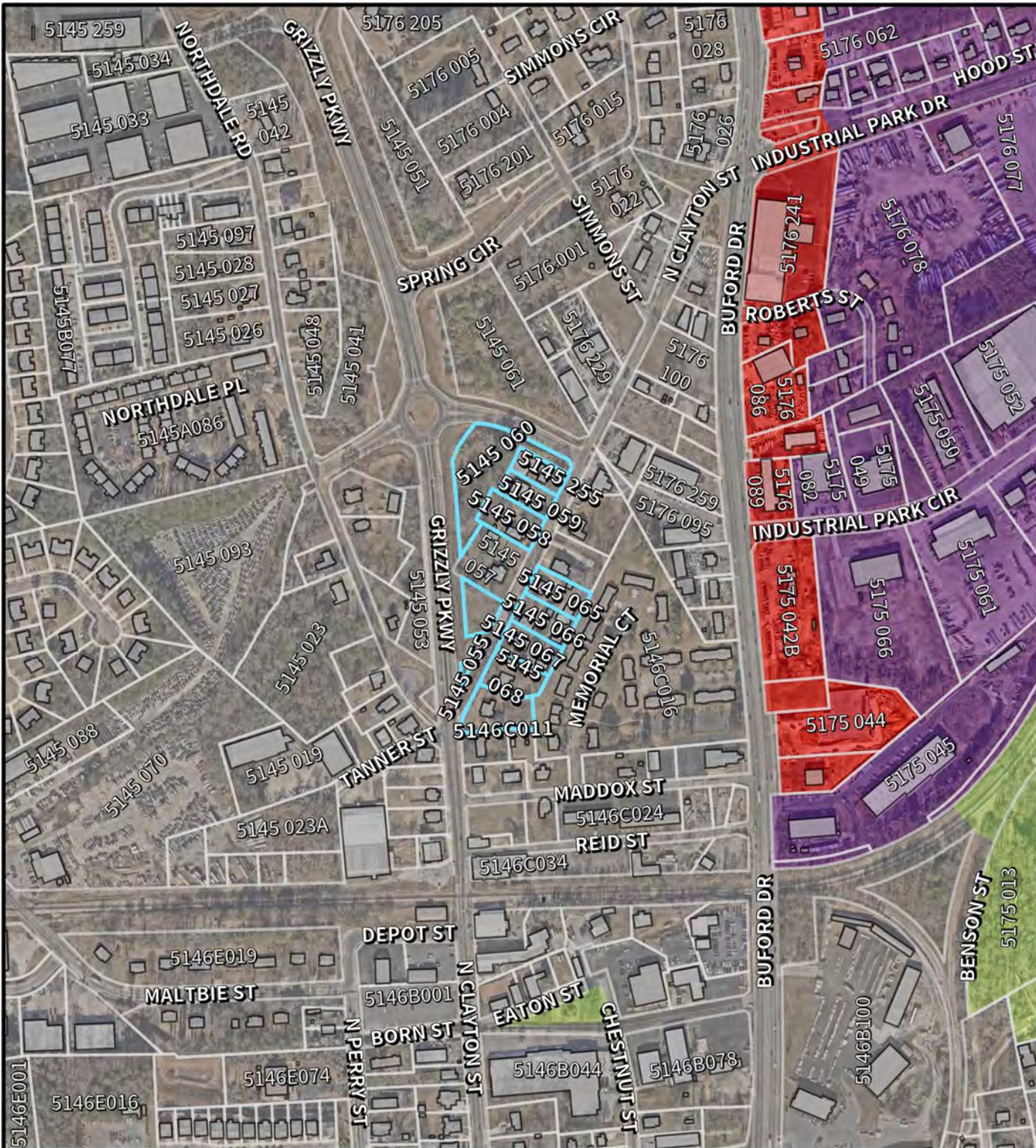
Applicant:  
North DTL CC Ph1, LLC

-  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

