



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The InVision Group, LLC</u>	NAME: _____
ADDRESS: <u>3390 Peachtree Rd. Suite 106</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Brian Wohl & Greg Wohl</u> PHONE: <u>404-969-3342/404-969-3343</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-TH-INF</u>	
PARCEL NUMBER(S): <u>R5146A129</u> ACREAGE: <u>0.978</u>	
ADDRESS OF PROPERTY: <u>215 Jackson Street Lawrenceville, GA 30046</u>	

Brian Wohl 2/13/2025
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

The InVision Group, LLC
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: <u>Benjamin Bailey</u>
ADDRESS: _____	ADDRESS: <u>3177 Hill Street</u>
CITY: _____	CITY: <u>Duluth</u>
STATE: _____ ZIP: _____	STATE: <u>GA</u> ZIP: <u>30096</u>
CONTACT PERSON: _____ PHONE: _____	
* 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): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: _____	

SIGNATURE OF APPLICANT

DATE

Benjamin Bailey
SIGNATURE OF OWNER

1/25/2024
DATE

TYPED OR PRINTED NAME

Benjamin Bailey
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Hoan Hong
NOTARY PUBLIC

Jan 25, 2024
DATE

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



Notary for Benjamin
Bailey signature Only.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____ ZIP: _____

PROPERTY OWNER INFORMATION*

NAME: DAVID ANTHONY HARBELL
ADDRESS: 215 JACKSON STREET
CITY: LAWRENCEVILLE
STATE: GA ZIP: 30046

CONTACT PERSON: _____ PHONE: _____

* 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): _____ REQUESTED ZONING DISTRICT: _____

PARCEL NUMBER(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

SIGNATURE OF APPLICANT _____ DATE _____

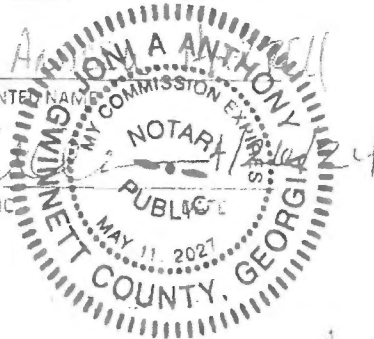
TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE 1/26/24

TYPED OR PRINTED NAME DAVID ANTHONY HARBELL

NOTARY PUBLIC _____





LAWRENCEVILLE

GEORGIA

ANDERSEN TATE & CARR

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? Yes
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)
David Still for Mayor	\$500	03.20.2023

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? _____
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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
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.

March 6, 2025

**LETTER OF INTENT AND
JUSTIFICATION FOR REZONING**

**Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:
The InVision Group, LLC

Property/Tax Parcel ID
R5146A 129

± 0.978 Acres of Land
Located at 215 Jackson Street, Lawrenceville, Georgia
From RS150 to RS-TH-INF

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

I. INTRODUCTION

This Application for Rezoning is submitted for a 0.978-acre of land located in Land Lot 146 of the 5th Land District, in the City of Lawrenceville, Georgia, and being shown on the survey prepared by Precision Planning, Inc., dated September 15, 2022 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned RS150 (Single-family Residential District).

The Property that is the subject of this rezoning application is owned by Benjamin Hughes Bailey and David Andrew Harrell, and further identified below from the Gwinnett County Geographical Information System:



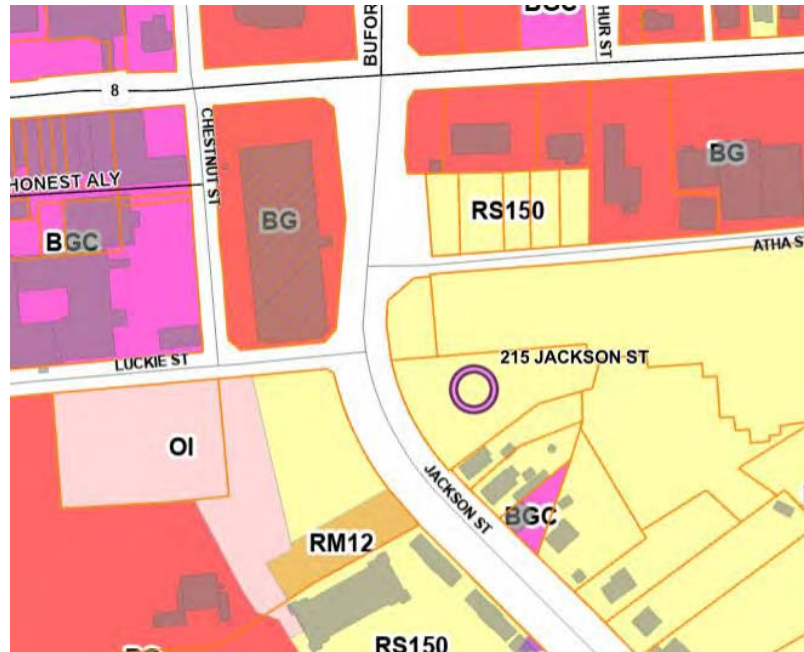
As indicated, the Property is currently zoned RS150 pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, The InVision Group, LLC (the “Applicant”), now seeks approval to rezone the Property to RS-TH-INF (Townhouse-Family Infill Residential District) to develop a distinctive and attractive townhome community with 12 units.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a single tax parcel with frontage on Jackson Street, just east of its intersection with Luckie Street in the City of Lawrenceville. The surrounding uses and zoning classifications are as follows:

Location	Land Use	Zoning
Proposed Site	Residential	RS-TH-INF
North	Cemetery	RS150
South	Residential	RS150
East	Cemetery	RS150
West	Commercial, Institutional	BG; RS150; RM12



The Applicant is requesting the City of Lawrenceville rezone the Property to allow for a residential development. The development will be compatible with the existing and adjacent properties. The Property is undeveloped and wooded. It is surrounded by a variety of uses, including commercial, residential and institutional. As such, it is an ideal location for a small, townhome community.

As stated in the City of Lawrenceville’s 2045 Comprehensive Plan (the “2045 Plan”), the Property lies in the Downtown character area. The Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. Moreover, some of the key features of the Downtown character area include an emphasis on urbanist principles, such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. As indicated in the 2045 Plan, zoning codes that support the coexistence of residences, businesses, and recreational spaces are encouraged.

III. PROJECT SUMMARY

As shown on the site plan prepared by TSW and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a unique townhome

community. The development would include 12 rear-entry townhomes with double-car garages and front porches. Based on current market conditions, the three-story townhomes are anticipated to range in size from approximately 1,950 to 2,200 square feet (not including basements, garages, and outdoor porches), with projected price points of the high \$600,000s. The proposed development would provide attractive, luxury townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stone, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by one gated access driveway onto Jackson Street. The development has been strategically designed to include approximately 30% common/greenspace areas, which are planned to include a picnic area, community fire pit, and landscaped rain garden. Preliminary elevations of the townhomes are referenced on the Site Plan.

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to RS-TH-INF satisfies the “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed rezoning is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property maintains frontage on Jackson Street. The proposed townhome development is compatible with existing commercial and residential uses and will further diversify housing options in the surrounding area.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. In fact, the proposed zoning classification is compatible with existing residential uses of adjacent property and would be a complimentary development.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding

properties and will serve to activate the east side of Jackson Street, whereby encouraging additional downtown development.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Jackson Street and Buford Drive. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Downtown character area which encourages zoning codes that support the coexistence of residences, businesses, and recreational spaces. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) 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:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of the rezoning application. Anticipated growth in the City of Lawrenceville and Gwinnett County further suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to downtown Lawrenceville provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "City of Lawrenceville Zoning Ordinance" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a townhome development, under the RS-TH-INF zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would

deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application Rezone be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville

RZR2025-00028
RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of March, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4899-8606-7493, v. 1



LAND DESCRIPTION

All that tract or parcel of land lying and being in The City of Lawrenceville, Land Lot 146 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

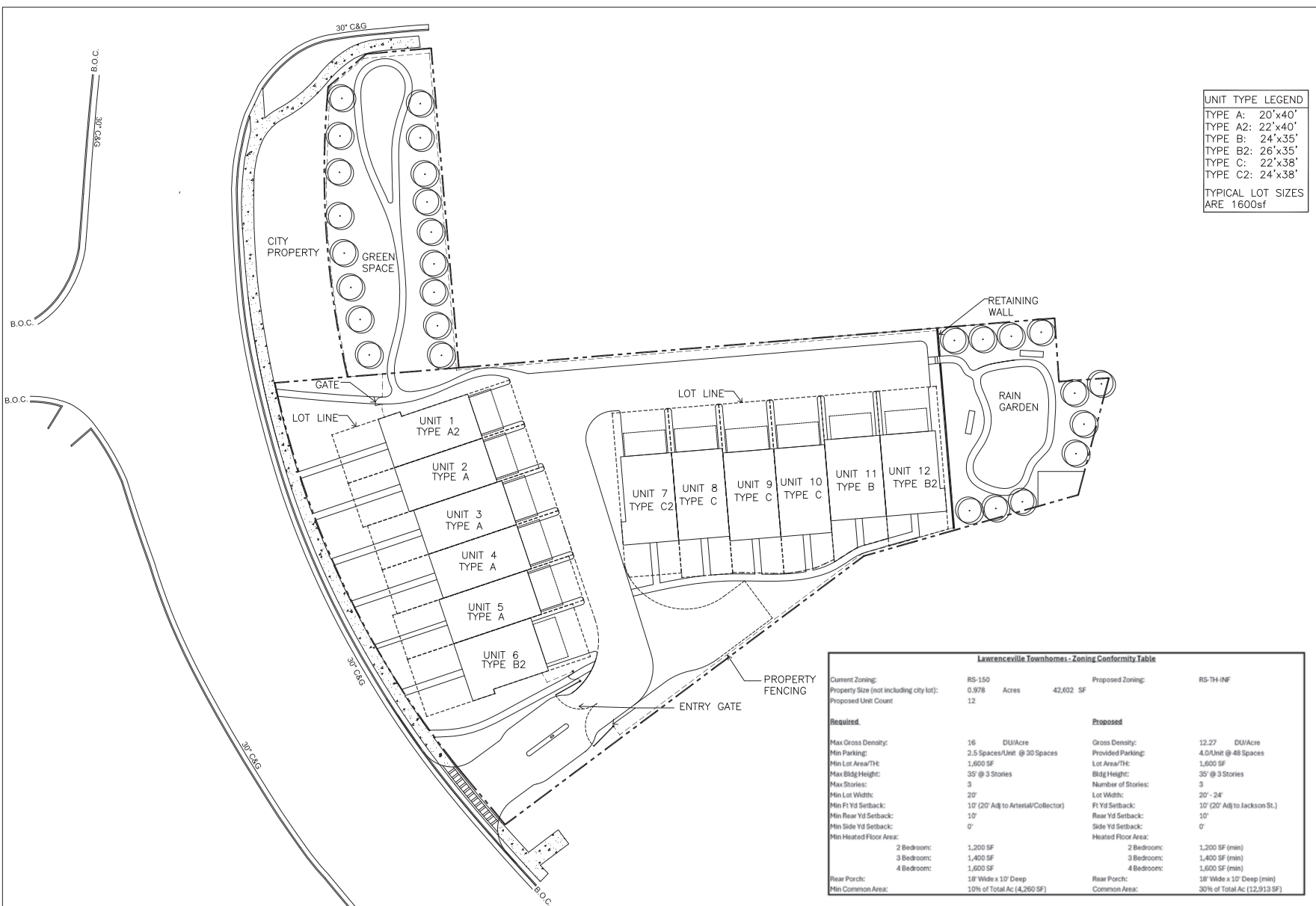
To find the **POINT OF COMMENCEMENT**, begin at a 1/2" Rebar Found with Cap (LSF 313) at the Intersection of the Northerly Right-of-Way of Atha Street (a.k.a. Cemetery Street) (Apparent 30' R/W) and the Easterly Right-of-Way of Jackson Street (R/W Varies); Thence leaving said Intersection, South 14 degrees 32 minutes 42 seconds East for a distance of 40.84 feet to a 1/2" Rebar Found with Cap (LSF 313) on the Southerly Right-of-Way of Atha Street; Thence leaving said Right-of-Way, South 04 degrees 57 minutes 20 seconds East for a distance of 138.15 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established North 85 degrees 14 minutes 42 seconds East for a distance of 257.39 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** South 03 degrees 59 minutes 19 seconds East for a distance of 27.38 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** North 85 degrees 44 minutes 27 seconds East for a distance of 21.55 feet to a 1/2" Rebar Found with Cap (LSF 313); **THENCE** South 14 degrees 40 minutes 53 seconds West for a distance of 52.05 feet to a 1/2" Rebar Found; **THENCE** South 74 degrees 03 minutes 32 seconds West for a distance of 95.99 feet to a 1/2" Rebar Found; **THENCE** South 53 degrees 10 minutes 35 seconds West for a distance of 192.97 feet to a 1/2" Rebar Found with Cap (BLP 2901) on the Easterly Right-of-Way of Jackson Street (R/W Varies); **THENCE** traveling along said Right-of-Way for the following two (2) courses and distances, North 39 degrees 48 minutes 04 seconds West for a distance of 29.08 feet to a Point; **THENCE** along a curve to the right having a radius of 400.99 feet and arc length of 187.94 feet being subtended by a chord of North 25 degrees 38 minutes 18 seconds West for a distance of 186.22 feet to an Iron Pin Set; **THENCE** leaving said Right-of-Way, North 85 degrees 17 minutes 55 seconds East for a distance of 79.52 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 0.978 acres as shown as Tract 2 on the Minor Subdivision Plat for the City of Lawrenceville, prepared by Precision Planning, Inc., dated September 15, 2022, last revised December 13, 2022. Said Plat being recorded in Plat Book 157, Page 257, Gwinnett County Records.

RZR2025-00028
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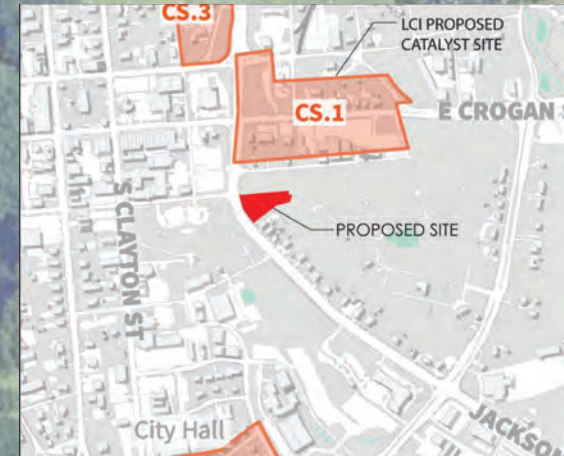
UNIT TYPE LEGEND	
TYPE A:	20'x40'
TYPE A2:	22'x40'
TYPE B:	24'x35'
TYPE B2:	26'x35'
TYPE C:	22'x38'
TYPE C2:	24'x38'
TYPICAL LOT SIZES ARE 1600sf	

Lawrenceville Townhomes - Zoning Conformity Table			
Current Zoning:	RS-150	Proposed Zoning:	RS-TH-INF
Property Size (not including city lot):	0.978 Acres		
Proposed Unit Count	12		
Required		Proposed	
Max Gross Density:	16 DU/Acre	Gross Density:	12.27 DU/Acre
Min Parking:	2.5 Spaces/Unit @ 30 Spaces	Provided Parking:	4.0/Unit @ 48 Spaces
Min Lot Area/Ht:	1,600 SF	Lot Area/Ht:	1,600 SF
Max Bldg Height:	35' @ 3 Stories	Bldg Height:	35' @ 3 Stories
Max Stories:	3	Number of Stories:	3
Min Lot Width:	20'	Lot Width:	20' - 24'
Min Ft Yd Setback:	10' (20' Adj to Arterial/Collector)	Ft Yd Setback:	10' (20' Adj to Jackson St.)
Min Rear Yd Setback:	10'	Rear Yd Setback:	10'
Min Side Yd Setback:	0'	Side Yd Setback:	0'
Min Heated Floor Area:		Heated Floor Area:	
2 Bedroom:	1,200 SF	2 Bedroom:	1,200 SF (min)
3 Bedroom:	1,400 SF	3 Bedroom:	1,400 SF (min)
4 Bedroom:	1,600 SF	4 Bedroom:	1,600 SF (min)
Rear Porch:	18' Wide x 10' Deep	Rear Porch:	18' Wide x 10' Deep (min)
Min Common Area:	10% of Total Ac (4,260 SF)	Common Area:	30% of Total Ac (12,913 SF)



UNIT LEGEND

TYPE A: 20' x 40'
 TYPE A2: 22' x 40'
 TYPE B: 24' x 35'
 TYPE B2: 26' x 35'
 TYPE C: 22' x 38'
 TYPE C2: 24' x 38'
 TYPICAL LOT SIZES
 ARE 1600SF
 TOTAL: 12 UNITS

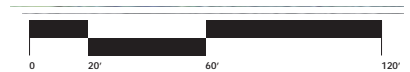


PLANNING
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE

TOWNHOMES @ THE LAWN: SITE PLAN

RZR2025-00028

RECEIVED MARCH 10, 2025
 PLANNING & DEVELOPMENT DEPARTMENT



SCALE: 1"=20'

2/28/2025



LAWRENCEVILLE

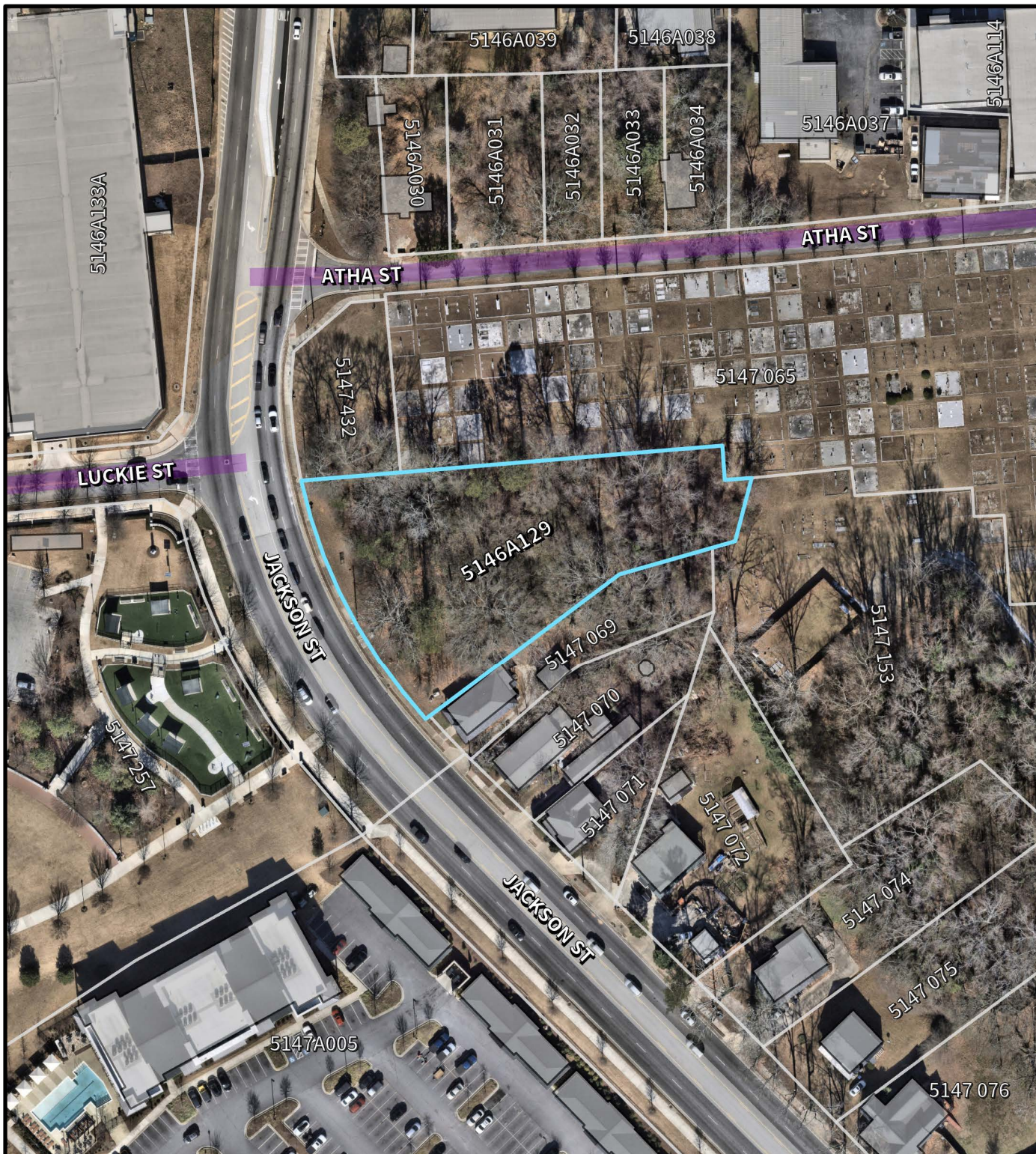
Planning & Development

Location Map & Surrounding Areas

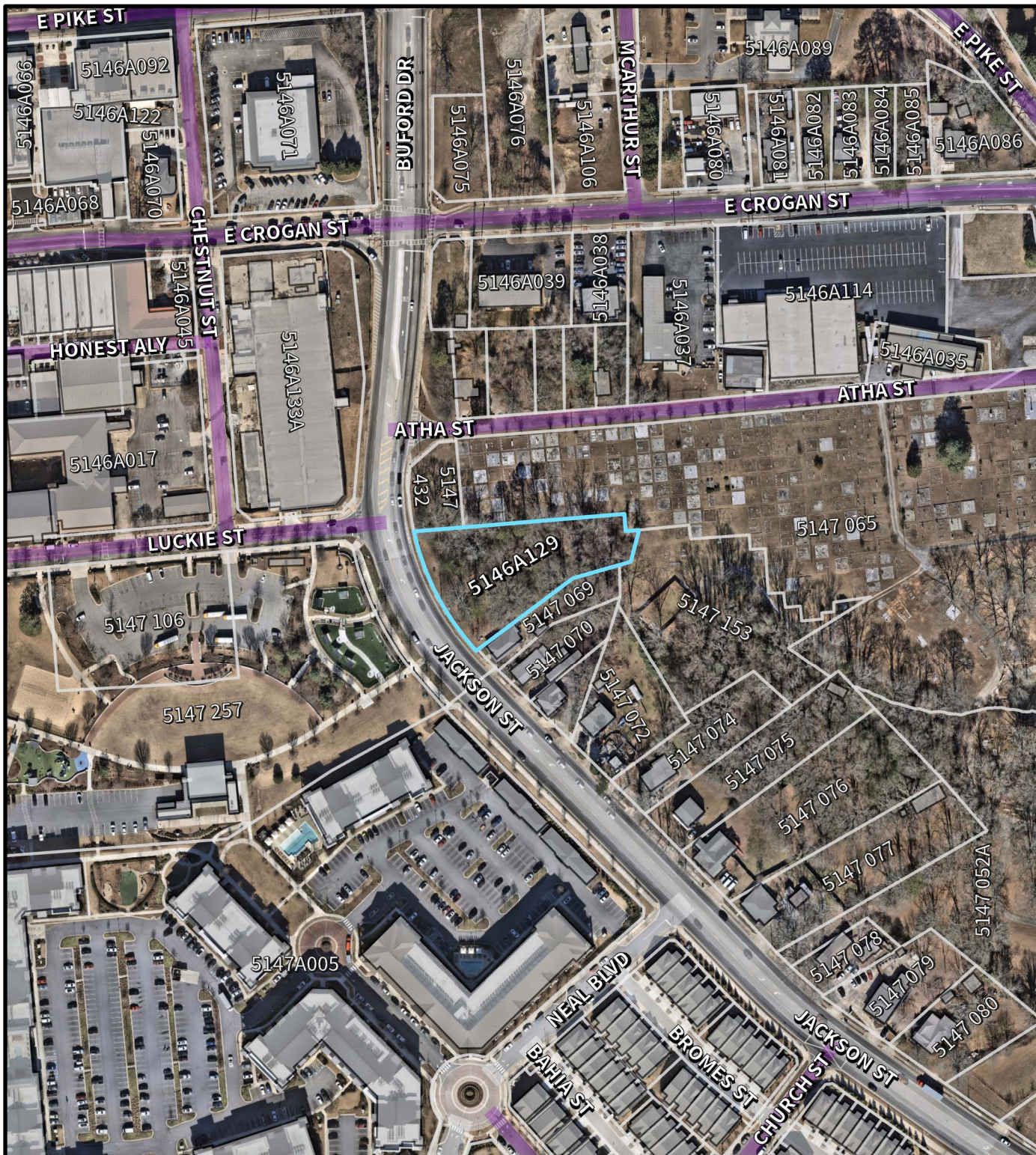
RZR2025-00028

Applicant:
The InVision Group, LLC

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



0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development







Location Map & Surrounding Areas

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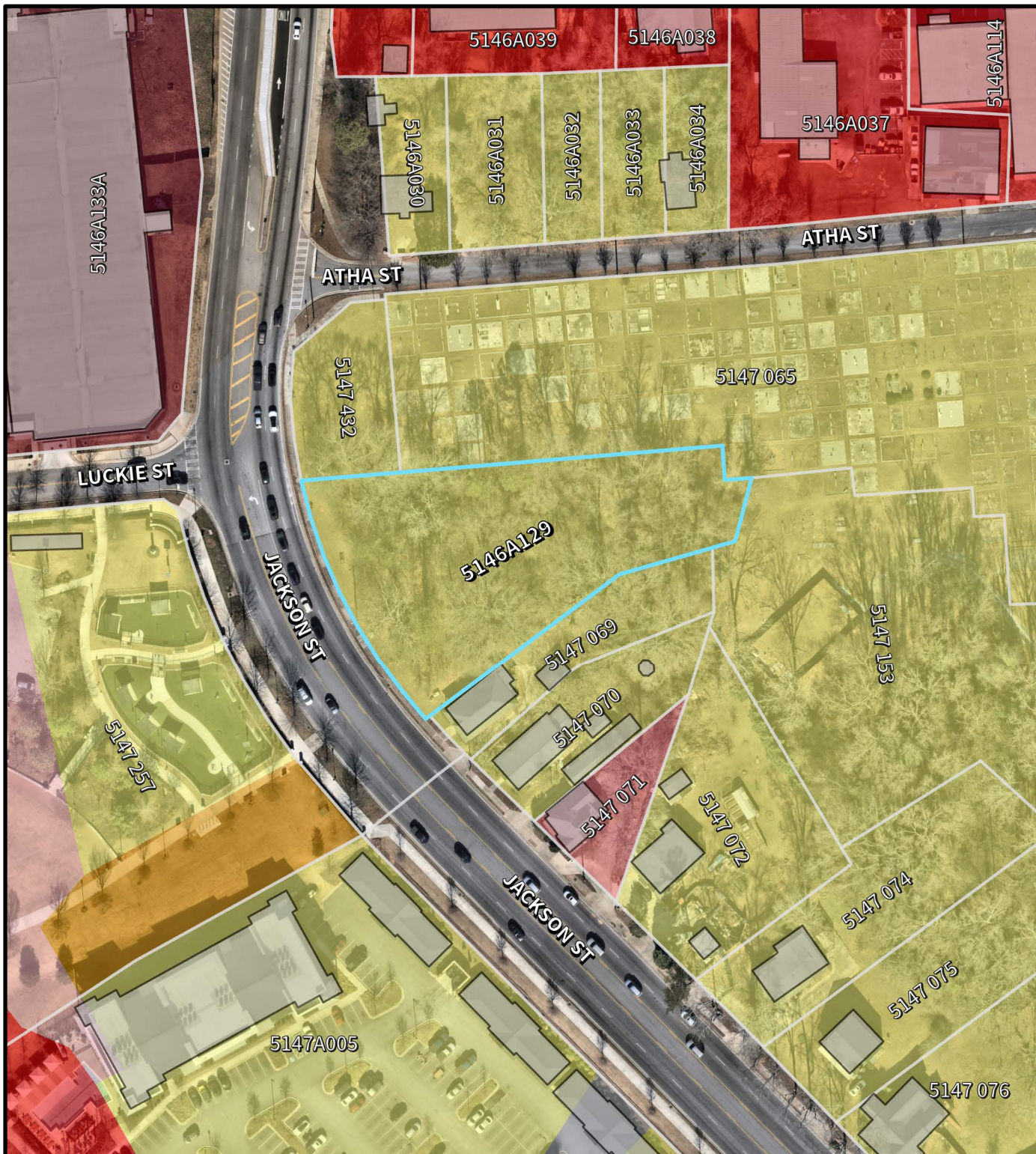
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-  Lawrenceville City Limits

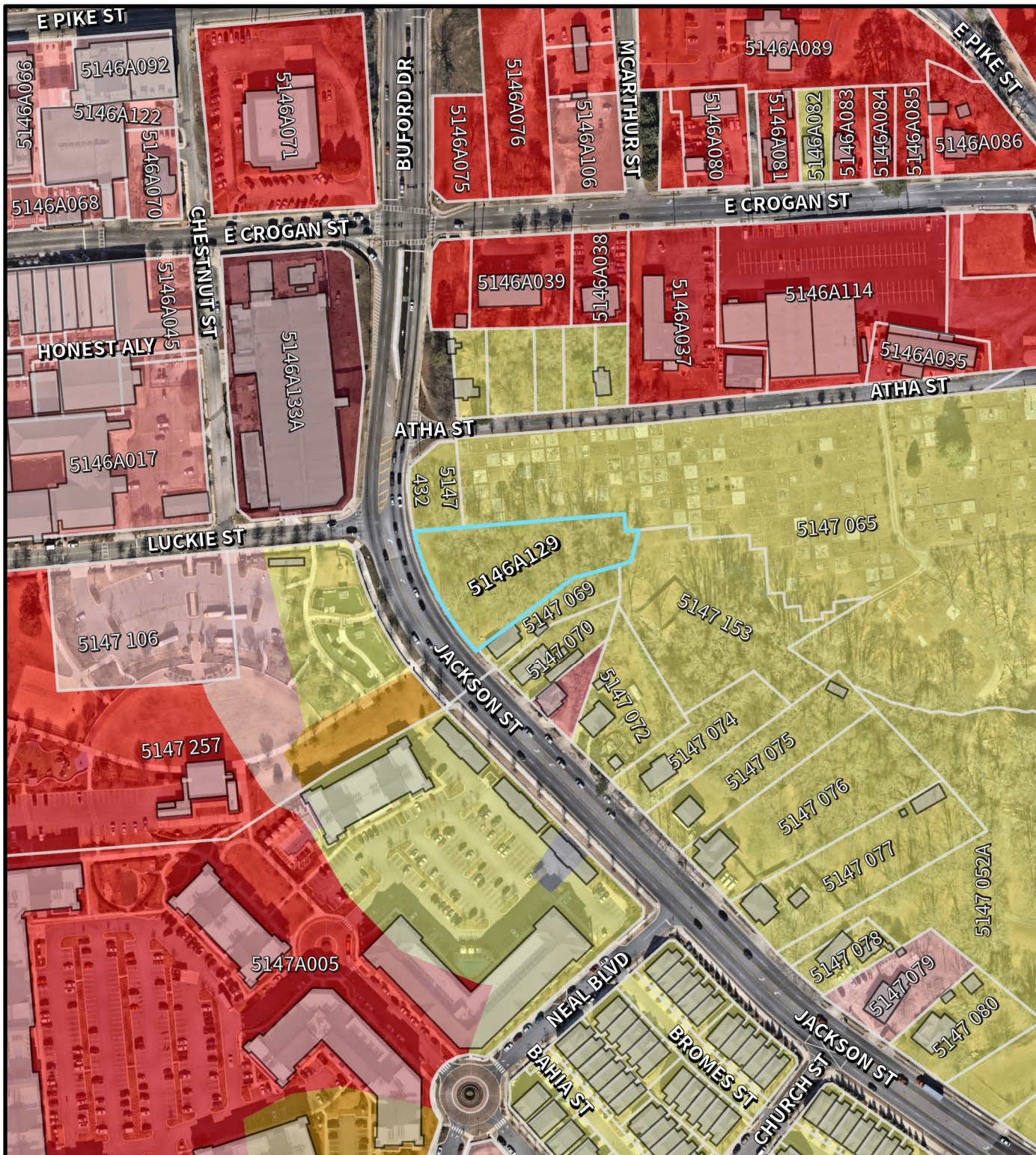
Zoning Districts

-  **BG** General Business
-  **BGC** Central General Business
-  **HSB** Highway Service Business
-  **OI** Office/Institutional
-  **ON** Office/Neighborhood
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential



0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

 Subject Property


 Lawrenceville City Limits

Zoning Districts

	BG	General Business
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0 125 250 500 Feet







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

Location Map & Surrounding Areas

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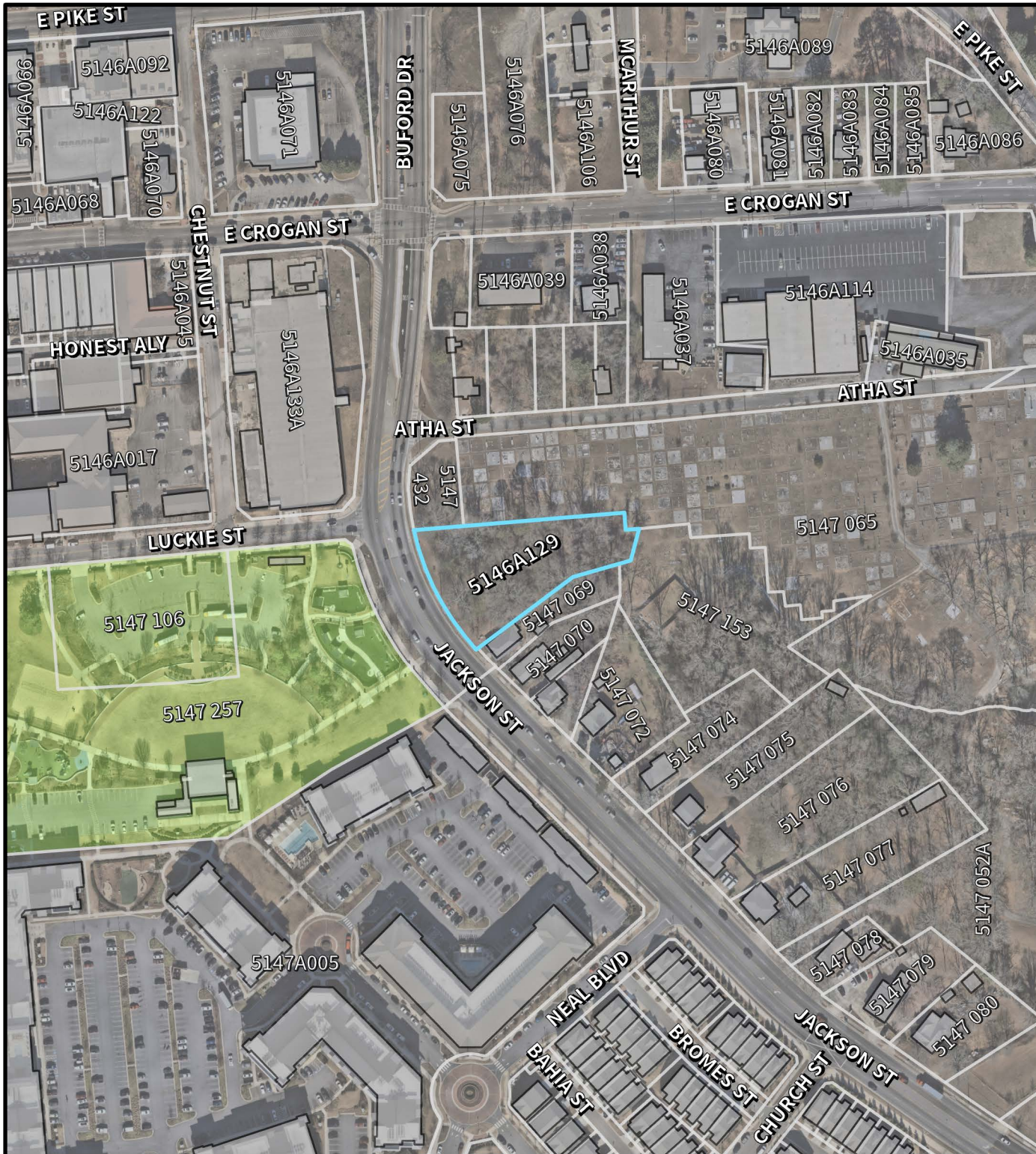
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks



0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00028

Applicant:
The InVision Group, LLC

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Parks

