



Special Use Permit – Distillery

SUP2026-00007

407 North Clayton Street



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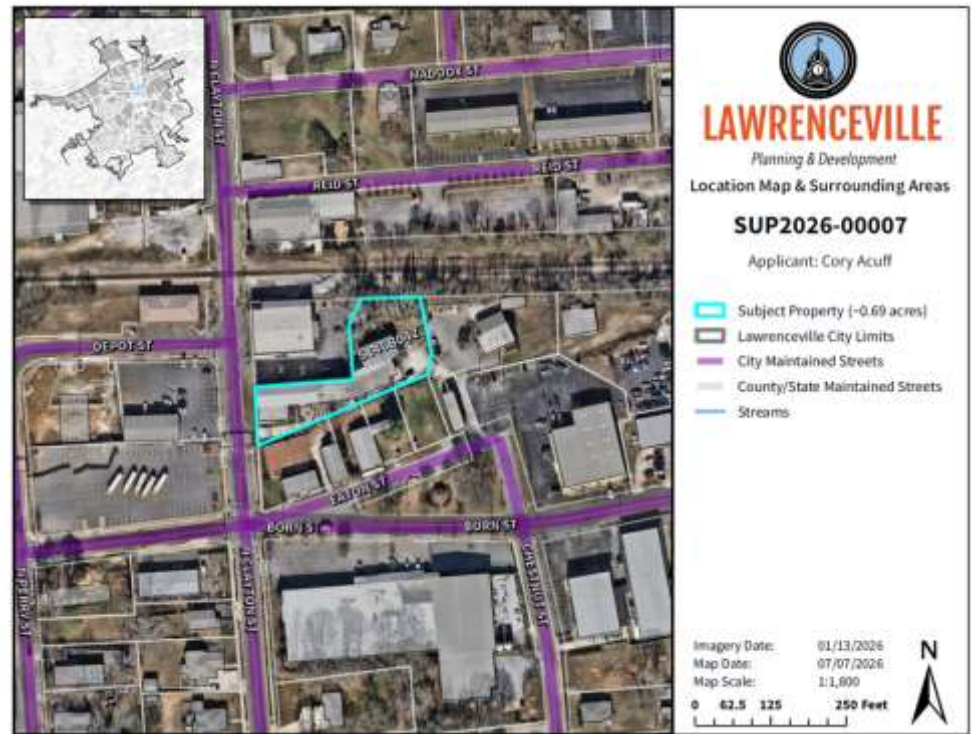
Overview

- Special Use Permit – Distillery at 407 N Clayton Street
- Applicant: Cory Acuff
- Property Owner: Marteeth Properties, LLC
- Location: 407 N Clayton Street, Lawrenceville, GA
- Acreage: 0.85 acres
- Current Zoning: LM (Light Manufacturing District)
- Proposed Development: Distillery
- Department Recommendation: Approval with Conditions



Vicinity Map

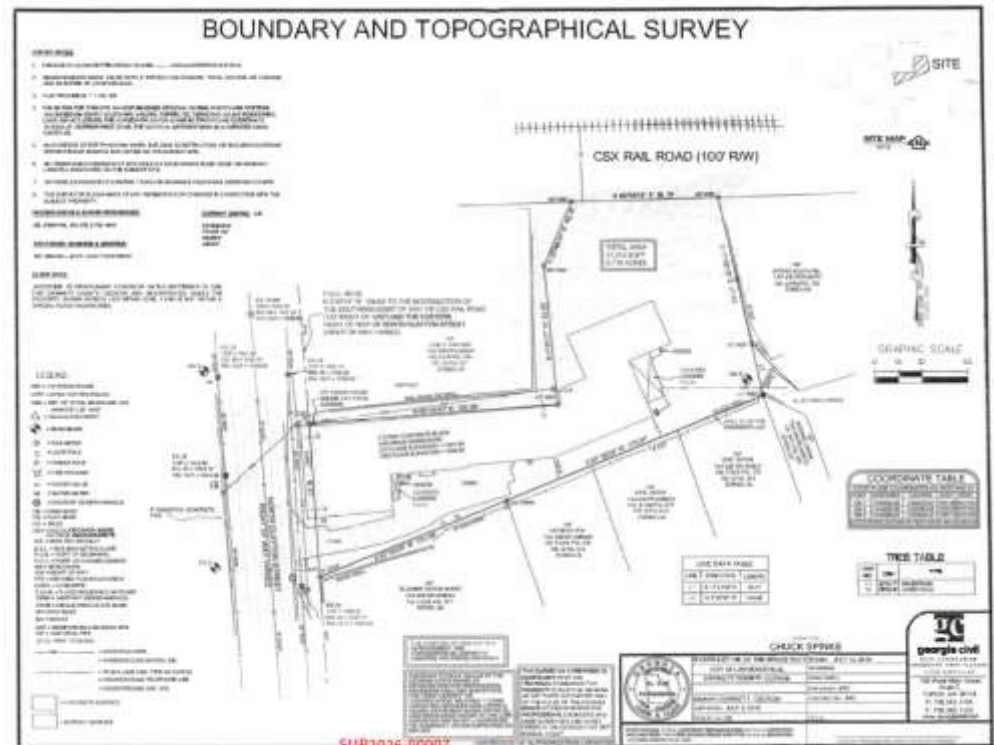
- Adds a distillery function and tasting room inside the current building, with no changes to the exterior.
- All operations stay indoors, with internal adjustments made to meet requirements separating brewing and distilling activities.





Boundary & Topographical Survey

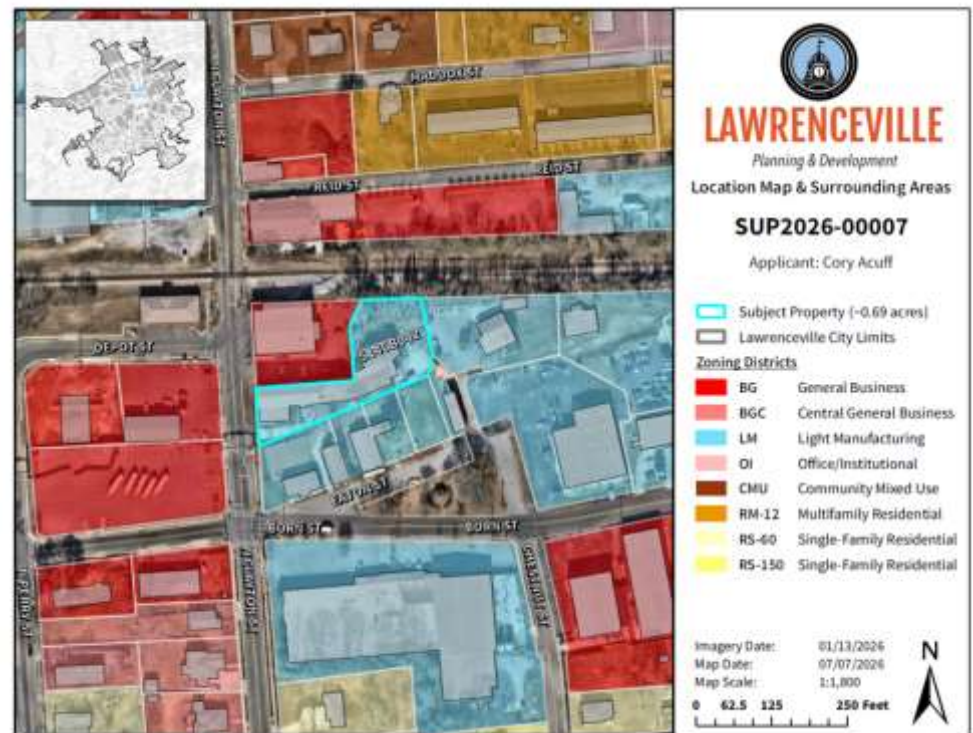
- LM since 1960; Brewery approved in 2016 (SU-16-10)
- Request to allow distillery within existing brewery facility; no external modifications; tasting room proposed





Zoning Map

- Depot District: Mix of commercial, retail, entertainment, light industrial
- Nearby Uses: Retail, event facility, parking, welding, auto parts, vacant brewery and distillery
- Appropriateness: Proposal fits with area's character





Comprehensive Plan

- 2045 Plan: Downtown character area – historical, cultural, economic hub
- Consistency: Distillery not primary use, but limited scope offsets impacts





Conclusion

- Distillery proposal expands brewery, supports local business, preserves historic structure, aligns with city objectives, and is compatible with Depot District redevelopment
- Approval with conditions



1. To restrict the Special Use Permit as follows:

- A. The Special Use Permit shall be limited to a distillery conducted entirely within the existing structures on site, with no expansion of the building footprints.
- B. Outdoor storage associated with the distillery shall be prohibited.
- C. Hours of operation for the distillery shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- D. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- E. Peddlers and/or any parking lot sales shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- G. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.
- H. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.



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Questions?

 SITE

PLANNING & DEVELOPMENT DEPARTMENT



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Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00007

Approval of the Special Use Permit to allow a Distillery in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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