



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, December 10, 2025
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still

Council Member Bruce Johnson

Mayor Pro-Tem Victoria Jones

Council Member Austin Thompson

Council Member Marlene Taylor-Crawford

Prayer

Gregg Kennard, Former State Representative was present to provide the invocation.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Motion to approve agenda as presented made by Council Member Johnson, Seconded by Council Member Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Recognitions

1. PlanFirst Community Recognition by the Department of Community Affairs

Daniel Gaddis, Planning Program Coordinator with Outreach & Education for the Georgia Department of Community Affairs presented the City of Lawrenceville with a Certificate and Recognition for PlanFirst Community.

Approval of Prior Meeting Minutes

2. November 19, 2025 - Work Session, Executive Session & Regular Meeting

Motion to approve prior meeting minutes made by Mayor Pro-Tem Jones, Seconded by Council Member Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Announcements

Mayor Still recognized each Council Member who individually made announcements about events and recognition throughout the community. He then read from the slide for upcoming City events.

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Marla Greene - Christmas lights down 124, (Marla Greene, Maureen Terry, Marlene Fosque, Donna McLeod, Jacques Laurent, Dr. Tracey Fisher, Steven Christian, Keith Prator, Michelle Bachelor Robinson - Recognition of Council Members Thompson and Taylor-Crawford going out of office.)

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

Motion to accept Consent Agenda items as read into record by Lee Thompson, City Attorney made by Mayor Pro-Tem Jones, Seconded by Council Member Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

3. Contract Award – On-Demand Installation of New Gas Mains & Gas Services
4. Resolution to Rename US Auto Sales Boulevard to Hosea Road
5. Georgia Gwinnett College MOU
6. Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

7. RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway

Todd Hargrave, Director of Planning and Development presented this item, introduced Zaidh Cuellar, President at Global Mortgage Company answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway based on recommended Mayor and Council conditions presented with change in language of 1-A to limited to professional office uses only made by Mayor Pro-Tem Jones, Seconded by Council Member Thompson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

8. ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway

Todd Hargrave, Director of Planning and Development presented this item, introduced Baxter Russell with Zoning Attorney, Partner at Dillard Sellers their applicant Race Trac, Inc., provided a presentation and answered questions from Council. Mayor Still opened the public hearing,

For: Dr. Mirela Uruc

Against/Neutral: Robert Carlson

Mayor Still closed the public hearing seeing no one further, for or against.

Motion to approve ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway per the Mayor and Council recommended conditions that was received earlier in the day on, December 10, 2025 made by Mayor Pro-Tem Jones, Seconded by Council Member Thompson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

9. RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage

Todd Hargrave, Director of Planning and Development presented this item, introduced answered questions from Council. Applicant requested item be withdrawn due to negotiations breaking down. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to withdraw without prejudice made by Mayor Still, Seconded by Mayor Pro-Tem Jones.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

10. SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way

Todd Hargrave, Director of Planning and Development presented this item, introduced answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way for a SUP for a place of worship as presented by staff with conditions made by Council Member Taylor-Crawford, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Council Business Old Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

11. Tax Allocation District (TAD) Funding for the North DTL Project

Jasmine Jackson, Community & Economic Development Director presented this item and answered questions from Council.

Motion to Authorize a budget amendment to allocate up to \$1,500,000 in Tax Allocation District (TAD) funds for the North DTL Project, and authorize the execution of a reimbursement agreement between the City and the project developer — with the final contract to follow award, to be prepared by staff and submitted to the City Clerk for the City Attorney for review and approval prior to execution made by Mayor Pro-Tem Jones, Seconded by Council Member Johnson. Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson
Abstained: Council Member Taylor-Crawford

Council Business New Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

12. Board Appointments for 2026

Karen Pierce, City Clerk presented this item and answered questions from Council.

Motion to approve the appointment of the board members to the City Boards for 2026 as highlighted on the spreadsheet included in the meeting packet made by Council Member Johnson, Seconded by Council Member Thompson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

13. City Manager Employment Agreement

Lee Thompson, City Attorney presented this item and answered questions from Council.

Motion to accept agenda amendment to Employment Agreement for Mr. Warbington as presented in packet to staff made by Mayor Still, Seconded by Council Member Johnson. Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson

Abstained: Council Member Taylor-Crawford

Final Adjournment

Motion to adjourn Regular Meeting made by Council Member Thompson, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Minute Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Thompson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from RS-180 (Single-Family Residence District) to OI (Office Institutional District) by Zaidh Cuellar for the proposed use of Professional Offices on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on December 10, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 10th day of December 2025, that the aforesaid application to amend the Official Zoning Map from RS-180 (Single-Family Residence District) to OI (Office Institutional District) is hereby APPROVED WITH CONDITIONS.

Approval of a rezoning of the subject property to OI (Office Institutional District) to allow Professional Office uses, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to professional office uses only.
 - B. Existing structures shall remain on site and shall be improved in accordance with the elevations presented on December 10, 2025. Final exterior modifications shall be approved by the Director of Planning and Development.
 - C. 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.
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. Outdoor storage shall be prohibited.

F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

A. The required 50' undisturbed buffer along the rear of the property shall be restored and all existing gravel shall be removed from the property.

B. All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.

C. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

D. The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.

E. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

F. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

G. Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.

H. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.

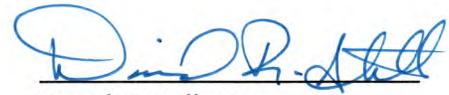
I. Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.

J. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.

K. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

3. To satisfy the following site variance considerations:

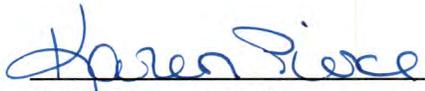
A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of six and two tenths (6.2) feet into the required ten (10) feet side setback.



David R. Still, Mayor

Date Signed: 12/10/2025

ATTEST:



Karen Pierce, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 141 of the 5th District, Gwinnett County, Georgia, being Lot 3, Section B, L.R. Martin Estate Subdivision, as per Plat recorded in Plat Book E, Page 155, Gwinnett County, Georgia, which plat is incorporated herein and made a part hereof. Said property is less and except that portion conveyed by Right of Way Deed to the Georgia Department of Transportation in Deed Book 6212, Page 100, Gwinnett County, Georgia Records.

Subject Property Address: 320 Scenic Highway, Lawrenceville, GA 30046

Parcel ID: R5141 027

RZC2025-00072
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 141 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block B, L.R. Martin Estate Subdivision, as per Plat recorded in Plat Book F, Page 43, revised in Plat Book G, Page 17, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part of this description.

Subject Property Address: 326 Scenic Highway, Lawrenceville, GA 30046

Parcel ID: R5141 028

RZC2025-00072
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



R:\C2025-60072_APPR ELEV_12162025



FZC2025-00072_APPR ELEV_12.10.2025

**ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE
CITY OF LAWRENCEVILLE, GEORGIA**

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this 10th day of December 2025.

Attest:


Karen Pierce, City Clerk


Mayor David R. Still

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Thompson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by RaceTrac Inc. c/o Dillard Sellers for the proposed use of Convenience Store with Fuel Pumps on a tract of land described by the attached legal description, which is incorporated herein and made

a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on December 10, 2025, and objections WERE filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 10th day of December 2025, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED WITH CONDITIONS.

Approval of a rezoning of the subject property to BG (General Business District) to allow a Convenience Store with fuel pumps, subject to the following enumerated conditions:

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

1. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - a. Adult Bookstores or Entertainment
 - b. Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Car Wash
 - v. Auto Repair/Body Shop
 - vi. Car/Truck Rental
 - c. Contractor's Offices

- d. Emission Inspection Stations
 - e. Equipment Rental
 - f. Extended Stay Hotels or Motels
 - g. Recovered Materials Processing Facilities
 - h. Smoke Shops/Novelty Stores
 - i. Tattoo Parlors
 - j. Taxidermists
 - k. Yard Trimmings Composting Facilities
2. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated October 3, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on October 3, 2025.
 3. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 4. Metal building facades are prohibited.
 5. Prefabricated awning type structures are only permitted at automatic carwash facilities.
- B. To satisfy the following site development considerations:
1. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Buford Drive and Braselton Highway).
 2. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Buford Drive and Braselton Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
 3. Natural vegetation shall remain on the property until the issuance of a development permit.
 4. The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.

5. Provide a twelve-foot (12') concrete sidewalk along the road frontages of Buford Drive and Braselton Highway.
6. Ground signage shall be limited to one monument-type sign per road frontage and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
7. New billboards or oversized signs shall be prohibited.
8. Outdoor storage shall be prohibited.
9. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
10. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
11. 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
12. Peddlers and/or parking lot sales shall be prohibited.
13. The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
14. Connect all site security cameras to the City of Lawrenceville's Real Time Crime Center.
15. Per Georgia Department of Transportation approval and at no cost to the City, dedicate all right of way and provide road and pedestrian improvements to Braselton Highway and Buford Drive as outlined on the site plan Dated October 3, 2025. This includes:
 - a. A center left- and right-turn lane on Braselton Highway
 - b. An additional through-lane on Braselton Highway
 - c. An extension of the right turn lane on Braselton Highway
 - d. A dedicated right-turn lane on Buford Drive
 - e. Addition of pedestrian crosswalks at the Buford Highway and Braselton Highway Intersection
 - f. An updated traffic signal

- g. Maintain consistent right-of-way boundaries across the frontage of Braselton Highway and Buford Drive.
- 16. At no cost to the City, construct a City of Lawrenceville Gateway sign on the corner of Buford Drive and Braselton Highway within a dedicated easement per the approval of the Director of Planning and Development.



David R. Still, Mayor

Date Signed: 12/10/2025

ATTEST:



Karen Pierce, City Clerk

Exhibit A
REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Lawrenceville require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Lawrenceville Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Lawrenceville Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Lawrenceville and City Council to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, the City would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested annexation and rezoning would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the City to grant the annexation and rezoning for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly

situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the annexation and rezoning as requested by the Applicant. If action is not taken by the City to approve the application within a reasonable time, a claim will be filed in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before the City Council or any court of competent jurisdiction, any zoning decision by the City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests the Council to determine the standing of any individual who challenges or objects to the Council's decision to act on these zoning requests. Applicant further raises this objection before the Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.

Evidence Objection

Applicant objects to the testimony and documentary evidence proffered by anyone opposed to the Application based on relevancy, inadmissibility, hearsay, lack of foundation and any other applicable evidentiary objection.

We respectfully request that the City Council grant the aforementioned requests including the annexation and rezoning by approving the Application. Should the City and/or City Councilmembers have any questions, suggestions and/or concerns, we ask that you bring these to our attention so they can be timely addressed.

Legal Description

1011 & 1025 Buford Dr.; 508 & 518 Braselton Hwy

RaceTrac Property
1095 Buford Drive, 508 Braselton Highway & 518 Braselton Highway

All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter at Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 16 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 58 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin set; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence 5 89 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 101.90 feet to an iron pin set, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.88 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 16 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 3.61 acres.

Tract 1
1095 Buford Drive

All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter at Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 16 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 58 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin set; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence South 23 Degrees 07 Minutes 42 Seconds East, 385.00 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 16 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 2.55 acres.

Tract 2
508 Braselton Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 18 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.46 feet to an iron pin set and the Point of Beginning, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence leaving the northerly Right of Way of Braselton Highway North 23 Degrees 07 Minutes 42 Seconds West, 385.00 feet to an iron pin found; thence 5 89 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 228.25 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to The Point of Beginning, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet, containing 0.56 acres.

Tract 3
518 Braselton Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 18 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.07 feet to an iron pin and the Point of Beginning subtended by a chord bearing and distance of North 44 Degrees 11 Minutes 19 Seconds East, 98.05 feet and having a radius of 1,526.91 feet; thence leaving the northerly Right of Way of Braselton Highway North 30 Degrees 59 Minutes 36 Seconds West, 228.25 feet to an iron pin found; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 101.90 feet to The Point of Beginning, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.88 feet and having a radius of 1,526.91 feet, containing 0.50 acres.

SITE DESCRIPTION

Tract: Property
1095 Buford Drive, 50B Braselton Highway & 51B Braselton Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning of an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (80' Right of Way) North 67 Degrees 10 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature thereof to the left on an arc distance of 44.59 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.26 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 26 Degrees 00 Minutes 31 Seconds West, 266.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature thereof to the right on an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 05 Seconds West, 99.15 feet and having a radius of 5,687.50 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature to the right on an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 50 Seconds West, 20.45 feet and having a radius of 5,684.50 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 65.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 21 Seconds West, 100.00 feet to an iron pin set; thence South 09 Degrees 27 Minutes 20 Seconds East, 91.73 feet to an iron pin set; thence South 59 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 101.90 feet to an iron pin set, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.86 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 117.36 feet to the Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 10 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 3.61 acres.

Tract 1
1095 Buford Drive

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning of an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (80' Right of Way) North 67 Degrees 10 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature thereof to the left on an arc distance of 44.59 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.26 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 26 Degrees 00 Minutes 31 Seconds West, 266.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature thereof to the right on an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 05 Seconds West, 99.15 feet and having a radius of 5,687.50 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) following the curvature to the right on an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 50 Seconds West, 20.45 feet and having a radius of 5,684.50 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 65.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 21 Seconds West, 100.00 feet to an iron pin set; thence South 09 Degrees 27 Minutes 20 Seconds East, 91.73 feet to an iron pin set; thence South 59 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 101.90 feet to an iron pin set, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.86 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 117.36 feet to the Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 10 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 3.61 acres.

Tract 2
50B Braselton Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning of an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence along the Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right on an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 10 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right on an arc distance of 98.46 feet to an iron pin set and the Point of Beginning, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence leaving the northerly Right of Way of Braselton Highway North 30 Degrees 07 Minutes 42 Seconds West, 305.00 feet to an iron pin found; thence South 59 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.51 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 220.25 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.07 feet to the Point of Beginning, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet, containing 0.56 acres.

Tract 3
51B Braselton Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

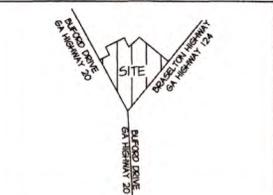
Beginning of an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (80' Right of Way) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence along the Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right on an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 10 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right on an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence leaving the northerly Right of Way of Braselton Highway North 30 Degrees 07 Minutes 42 Seconds West, 305.00 feet to an iron pin found; thence South 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left on an arc distance of 98.07 feet to the Point of Beginning, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.86 feet and having a radius of 1,526.91 feet, containing 0.50 acres.

TITLE COMMENT

We have reviewed Commonwealth Land Title Insurance Company for Title Insurance No. 8-12765 with an effective date of October 25, 2023, of 6000 acm, and have the following opinion concerning Items 9(1) through 10(1), Schedule 9 - Section 2

- Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 101 et. seq. is a survey matter.
- Easement from Robert Humphries to Georgia Power Company, dated August 15, 1973, recorded August 16, 1973 in Deed Book 709, Page 249, Gwinnett County, Georgia records. Does affect subject property.
- Order and Judgment in favor of Department of Transportation vs. 0.400 acres of land and certain easement rights, et al, dated March 25, 1986, recorded April 24, 1987 in Deed Book 4232, Page 271, Gwinnett County, Georgia records. Right of Way taking.
- Right of Way Deed Easement from Robert Humphries to Southern Bell Telephone and Telegraph Company, dated February 1, 1988, recorded February 19, 1988 in Deed Book 4762, Page 6, Gwinnett County, Georgia records. Does not affect subject property.
- Right of Way Deed from Robert Humphries to Department of Transportation, dated November 4, 1985, recorded April 5, 1986 in Deed Book 4627, Page 199, Gwinnett County, Georgia records. Does affect subject property. Limited Access.
- Right of Way Easement from Robert H. Humphries to Southern Bell Telephone and Telegraph Company, dated November 11, 1988, recorded December 12, 1988 in Deed Book 5236, Page 130, Gwinnett County, Georgia records. Does not affect subject property.
- Order and Judgment in favor of Department of Transportation vs. 0.120 acres of land, et al, dated October 4, 1991, recorded October 6, 1991 in Deed Book 7843, Page 103, Gwinnett County, Georgia records. Does not affect subject property.
- Consent Order in favor of Department of Transportation vs. 0.120 acres of land, et al, dated August 6, 1992, recorded August 10, 1992 in Deed Book 7843, Page 190, Gwinnett County, Georgia records. Does not affect subject property.
- Temporary Construction Easement from Robert H. Humphries and Judith Mary Humphries to Gwinnett County Water and Sewerage Authority, dated January 4, 2001, recorded January 11, 2002 in Deed Book 25923, Page 93, Gwinnett County, Georgia records. Does not affect subject property.
- All matters shown on that certain Plat of Survey:
 - Plat Book 6, Page 205;
 - Plat Book 6, Page 174a;
 - Plat Book 8, Page 266;
 - Plat Book 44, Page 96, Gwinnett County, Georgia records.
 Pertinent matters shown.

VICINITY MAP

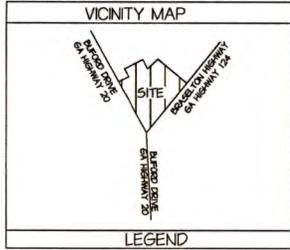


LEGEND

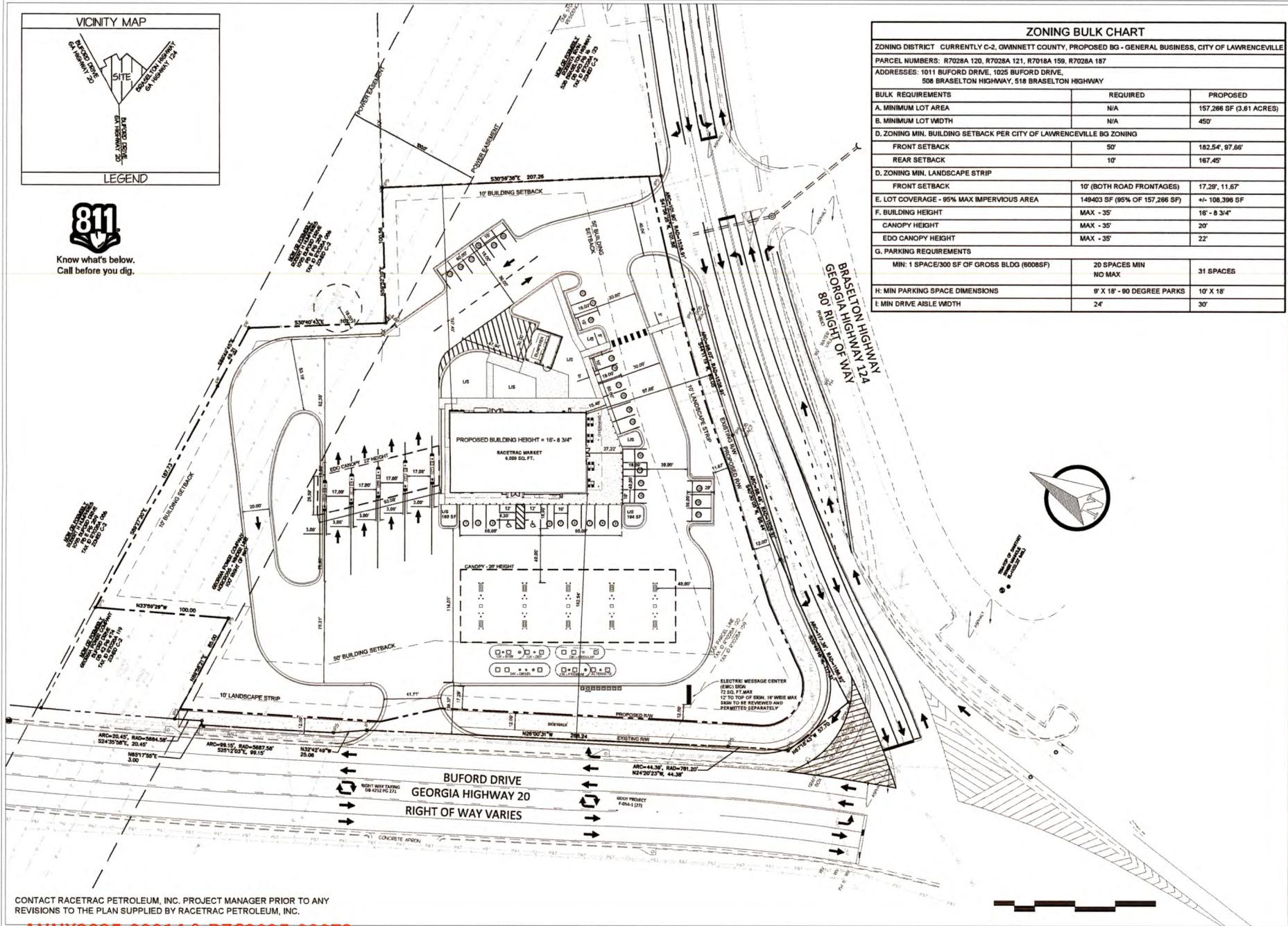
- CO - CEMENT
- GV - IRRIGATION CONTROL VALVE
- RF - RIM FIRE PIPING
- RF - RIM FIRE SET (1/2" ID)
- CP - CONCRETE PIPES
- CM - CONCRETE MANNING FOUND
- MA - MAN AND CAP
- RD - ROAD
- RP - POWER POLE
- TL - TELEPHONE POLE
- LL - LAND LOT
- LL - LAND LOT
- LL - POINT OF BEGINNING
- PL - PROPOSED LINE
- CL - CENTER LINE
- PL - PROPOSED LINE
- PH - PRE-HEATED
- CA - CATCH BASIN
- DB - DEEP BUILT
- WE - WELLS
- LA - LANTERN BOX
- DB - DRAINAGE EASEMENT
- WM - WATER METER
- WV - WATER VALVE
- GV - GAS VALVE
- GM - GAS METER
- UT - UTILITY
- UT - TELEPHONE LINE
- UT - GAS LINE (APPROXIMATE LOCATION)
- UT - WATER LINE (APPROXIMATE LOCATION)
- UT - SANITARY SEWER LINE
- UT - OVERHEAD POWER / ELECTRIC
- UT - RIGHT OF WAY MANNING FOUND
- UT - ANCHOR
- UT - POWER LINE (EASEMENT)
- PK - PIER
- PH - PRE-HEATED
- MB - MORTGAGE MILL
- TR - TRESTLE

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

To whom it may concern, I warrant, to wit: (1) owner, (2) owner, (3) owner, (4) owner, (5) owner, (6) owner, (7) owner, (8) owner, (9) owner, (10) owner, (11) owner, (12) owner, (13) owner, (14) owner, (15) owner, (16) owner, (17) owner, (18) owner, (19) owner, (20) owner, (21) owner, (22) owner, (23) owner, (24) owner, (25) owner, (26) owner, (27) owner, (28) owner, (29) owner, (30) owner, (31) owner, (32) owner, (33) owner, (34) owner, (35) owner, (36) owner, (37) owner, (38) owner, (39) owner, (40) owner, (41) owner, (42) owner, (43) owner, (44) owner, (45) owner, (46) owner, (47) owner, (48) owner, (49) owner, (50) owner, (51) owner, (52) owner, (53) owner, (54) owner, (55) owner, (56) owner, (57) owner, (58) owner, (59) owner, (60) owner, (61) owner, (62) owner, (63) owner, (64) owner, (65) owner, (66) owner, (67) owner, (68) owner, (69) owner, (70) owner, (71) owner, (72) owner, (73) owner, (74) owner, (75) owner, (76) owner, (77) owner, (78) owner, (79) owner, (80) owner, (81) 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Know what's below.
Call before you dig.



ZONING BULK CHART		
ZONING DISTRICT CURRENTLY C-2, GWINNETT COUNTY, PROPOSED BG - GENERAL BUSINESS, CITY OF LAWRENCEVILLE		
PARCEL NUMBERS: R7028A 120, R7028A 121, R7018A 159, R7028A 187		
ADDRESSES: 1011 BUFORD DRIVE, 1025 BUFORD DRIVE, 508 BRASELTON HIGHWAY, 518 BRASELTON HIGHWAY		
BULK REQUIREMENTS	REQUIRED	PROPOSED
A. MINIMUM LOT AREA	N/A	157,266 SF (3.61 ACRES)
B. MINIMUM LOT WIDTH	N/A	450'
D. ZONING MIN. BUILDING SETBACK PER CITY OF LAWRENCEVILLE BG ZONING		
FRONT SETBACK	50'	182.54', 97.66'
REAR SETBACK	10'	167.45'
D. ZONING MIN. LANDSCAPE STRIP		
FRONT SETBACK	10' (BOTH ROAD FRONTAGES)	17.29', 11.67'
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA	149403 SF (95% OF 157,266 SF)	+/- 108,396 SF
F. BUILDING HEIGHT	MAX - 35'	16' - 8 3/4"
CANOPY HEIGHT	MAX - 35'	20'
EDO CANOPY HEIGHT	MAX - 35'	22'
G. PARKING REQUIREMENTS		
MIN: 1 SPACE/300 SF OF GROSS BLDG (6008SF)	20 SPACES MIN NO MAX	31 SPACES
H. MIN PARKING SPACE DIMENSIONS	9' X 18' - 90 DEGREE PARKS	10' X 18'
I. MIN DRIVE AISLE WIDTH	24'	30'

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

3	REVISIONS TO ZONING BULK CHART	06-12-25	DATE
2	CITY OF LAWRENCEVILLE - BG GENERAL BUSINESS ZONING	06-12-25	
1	GWINNETT COUNTY COMMENTS	03-20-25	
NO.			

THESE PLANS ARE SUBJECT TO FEDERAL, STATE AND LOCAL USE OF SAME WITHOUT WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

Face Trac
 RACETRAC PETROLEUM, INC.
 200 DALLERIA PARKWAY, SE
 SUITE 1000, LAWRENCEVILLE, GA 30046
 (770) 471-7600

SITE PLAN
 RT MARKET EDO 1713 - LAWRENCEVILLE
 BUFORD DR & BRASELTON HWY
 PIN 2028 A120, A121, A189, A187
 LAWRENCEVILLE, GA 30043

DRAWN BY: HANWELCOB
 DATE: 09/17/2025
 SCALE: 1" = 30'
 DRAWING NAME:
 646 Tracing\gdp\pin.20072025.dwg

SHEET NO. VERSION



1 BIRDS EYE

RACETRAC - HWY 124 & 20 EFC

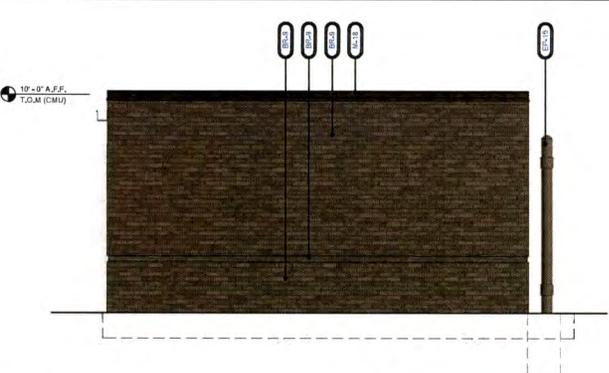
Burford Drive & Braselton HWY



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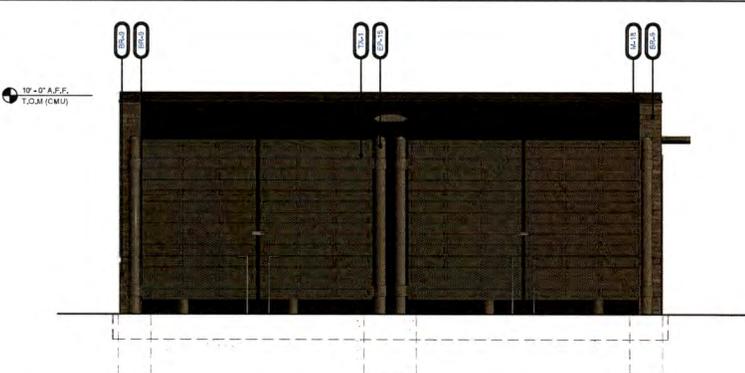
ANNX2025-00014 & RZC2025-00073

RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



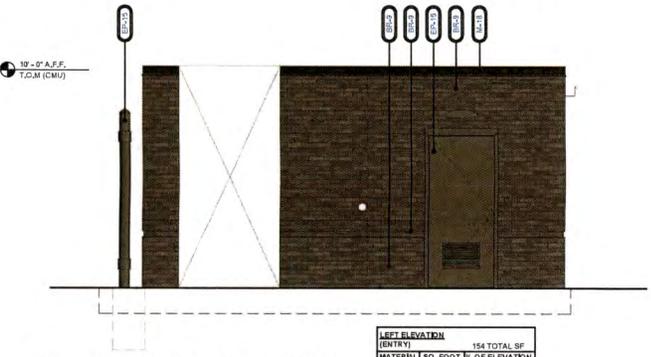
4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"

RIGHT ELEVATION (NON-ENTRY)			
MATERIAL	SQ. FOOT	% OF ELEVATION	202 TOTAL SF
STONE	6	3%	
BRK-X	150	84%	
EPS	6	3%	
GLAZING	6	3%	
METAL	12	6%	
WOOD	6	3%	



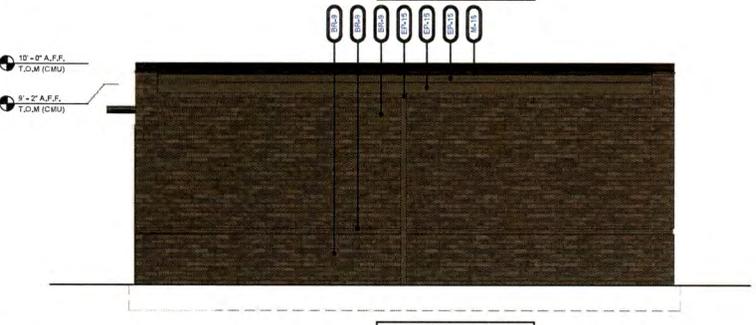
5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

FRONT ELEVATION			
MATERIAL	SQ. FOOT	% OF ELEVATION	252 TOTAL SF
STONE	6	3%	
BRK-X	12	25%	
EPS	6	3%	
GLAZING	9	9%	
METAL	28	11%	
WOOD	15	6%	



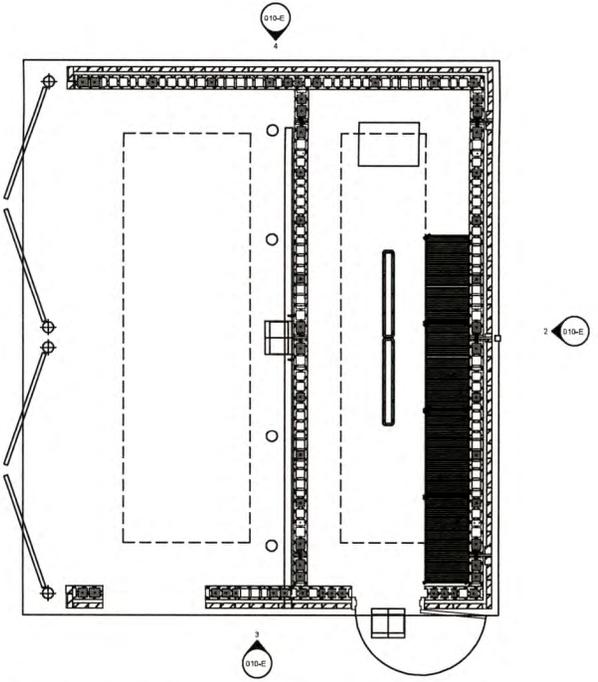
3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"

LEFT ELEVATION (ENTRY)			
MATERIAL	SQ. FOOT	% OF ELEVATION	154 TOTAL SF
STONE	6	3%	
BRK-X	120	78%	
EPS	6	3%	
GLAZING	6	3%	
METAL	14	7%	
WOOD	6	3%	



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"

REAR ELEVATION			
MATERIAL	SQ. FOOT	% OF ELEVATION	252 TOTAL SF
STONE	6	3%	
BRK-X	217	85%	
EPS	6	3%	
GLAZING	6	3%	
METAL	35	14%	
WOOD	6	3%	



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRK-X	GENERAL	STONE MOUNTAIN (GREEN 1/2 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLK: "CNC CHARCOAL"
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TA-1	SELECT COMPOSITE	1" X 6"	WOODLAND BROWN

Race Trac
CONCRETE SERVICES

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DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation

127 S. PARKWAY, STE. 2011
ATLANTA, GA 30329

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
08/26/24	PRELIM PACKAGE
02/13/25	PRELIM PACKAGE

Race Trac
CONCRETE SERVICES

200 GALLERIA PARKWAY SOUTHWEST
SUITE 500
ATLANTA, GEORGIA 30329
(770) 431-7400

PROJECT NAME
HWY 124 @ 20

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

RACE TRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE
SP# NO. 0203 DATE 05/17/24

STANDARD PLAN REVISIONS APPLICABLE TO THIS PROTOTYPE SERIES SET BEING ABOVE THE MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR DEVIATIONS THAT DID NOT AFFECT THE ORIGINAL RELEASE. CONTACT RACE TRAC FOR ANY SUBSEQUENT REVISIONS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION BID. RELIANCE RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
2024157_35

SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER

010-E

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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 EQUIPMENT STORES
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DESIGN PROFESSIONALS



ISSUE/REVISION RECORD	DATE	DESCRIPTION
02/02/24	PRELIM PACKAGE	
02/13/25	PRELIM PACKAGE	



PROJECT NAME
HWY 124 @ 20

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

RACE TRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTES
 SPN NO. 0203 DATE 05/17/24

STANDARD PLAN SHALL BE USED UNLESS A
 PROTOTYPE SERIES SET NOTED ABOVE. THE
 LISTED SPN REPRESENTS THE LATEST
 MODIFICATION INCORPORATED TO THIS
 PROTOTYPE NUMBER SET AT ORIGINAL RELEASE.
 THE REVISION RECORD COLUMN AND
 LIST ANY MODIFICATIONS TO THIS SET
 AFTER THE ORIGINAL RELEASE.
 CONTACT THE DESIGN ENGINEERING AND
 CONSTRUCTION FOR ANY SUBSEQUENT
 RELEASES NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

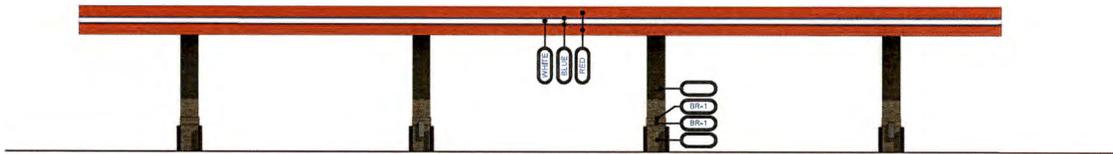
PRELIMINARY DRAFT NOT
 CONSTRUCTION, BID, RELIANCE
 RECORDING PURPOSES OR
 IMPLEMENTATION.

PROJECT NUMBER
 2024157.35

SHEET TITLE
**FUEL CANOPY
 ELEVATIONS**

SHEET NUMBER

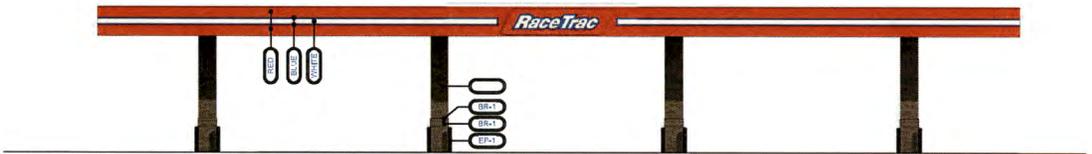
100



4 CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 CANOPY ELEVATION
 1/8" = 1'-0"



2 CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE			2" BLUE STRIPE
RED			REFER TO SPECIFICATION CHART ON SHEET C1100
WHITE			2" WHITE STRIPE
GRACK			
BR-9	GENERAL	STONE MOUNTAIN	MORTAR: ARGOS
		QUEEN 1/2 BOND	MAGNOLIA DARK
PAINT			
EP-15	SHERWIN		PAINTED SHERWIN
	WILLIAMS		WILLIAMS TRIGRANE
			BRONZE® #7048
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
'TAN'	LANE CANOPES	ETT TAN FASCIA	
	WIGEE CANOPES	ETT TAN FASCIA	
	MADISON CANOPES	PUEBLO TAN FASCIA	
'RED'	LANE CANOPES	TRD RED FASCIA	
	WIGEE CANOPES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPES	PROGRAM RED FASCIA	

ANNX2025-00014 & RZC2025-00073
 RECEIVED OCTOBER 3, 2025
 PLANNING & DEVELOPMENT DEPARTMENT

RaceTrac
EXPERIENCE BETTER
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF NAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC INC. IS PROHIBITED. ©2024 RACETRAC INC.

DESIGN PROFESSIONALS



ISSUE/REVISION	DATE	DESCRIPTION
01/02/24		PRELIM PACKAGE
02/13/25		PRELIM PACKAGE

RaceTrac
 RACETRAC INC.
 200 GALLERIA PARKWAY SOUTHEAST
 SUITE 100
 ATLANTA, GEORGIA 30339
 (770) 433-1300

PROJECT NAME
HWY 124 @ 20

LAWRENCEVILI
 GA 30043
 GA 20 @ HWY 124

RACETRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE
 SFB NO. 0203 DATE 05/17/20

STANDARD PLAN BUILDING PERIODES: PROTOTYPE SERIES NOTED ABOVE. THE LATEST SFB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AS ORIGINAL. PLEASE THE DESIGN REVISION RECORD COLUMN AND LIST ANY REVISIONS OR ANY MODIFICATIONS SET AFTER THE ORIGINAL RELEASE. CONTACT FACILITY ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT RELEASES NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION, BID, RELIANCE RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
 2024157.35

SHEET TITLE
EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER

200



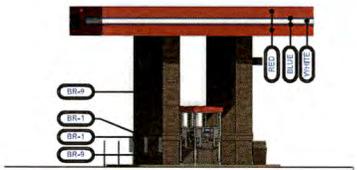
4 EDO CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 EDO CANOPY ELEVATION
 1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 EDO CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	6" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-	-	6" WHITE STRIPE
BRCK	GENERAL	STONE MOUNTAIN (QUEEN 10 BOND)	DIORITE: ARGOS MAONOLA DARK
PART	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS URBANE BRONZE® #7066

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART		
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
'TAN'	LANE CANOPES	ETT TAN FASCIA
	MIGREE CANOPES	ETT TAN FASCIA
	MADSON CANOPES	PUEBLO TAN FASCIA
	LANE CANOPES	TRO RED FASCIA
'RED'	MIGREE CANOPES	TRO RED FASCIA - PROGRAM RED
	MADSON CANOPES	PROGRAM RED FASCIA

ANNX2025-00014 & RZC2025-00073
 RECEIVED OCTOBER 3, 2025
 PLANNING & DEVELOPMENT DEPARTMENT



RaceTrac
 EXTERIOR ELEVATIONS
 THESE PLANS ARE SUBJECT TO FEDERAL
 COPYRIGHT LAWS AND USE OF SAME
 WITHOUT THE EXPRESSED WRITTEN
 PERMISSION OF RACETRAC INC. IS
 PROHIBITED. 2024 RACETRAC INC.

DESIGN PROFESSIONALS

GPD GROUP
 Professional Corporation
 107 S. HUNTER STREET, STE 2011
 KENNESAW, GA 30142

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/02/24	PRELIM PACKAGE
02/13/25	PRELIM PACKAGE

RaceTrac
 RACETRAC INC.
 206 GALLON PARKWAY SOUTHEAST
 HOTEL 500
 ATLANTA, GEORGIA 30325
 (770) 451-7500

PROJECT NAME
HWY 124 @ 20

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

RACETRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTED
SPR NO. 0203 DATE 05/17/22

STANDARD PLAN BUILDING (SPB) MODEL 1
 PROTOTYPE SERIES SET NOTED ABOVE. THE
 COVER SHEET REPRESENTS THE LATEST
 MODIFICATIONS INCORPORATED TO THIS
 PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
 THE ISSUES/REVISION RECORD COLUMN AND
 DATE ARE PROVIDED FOR SPB INCORPORATE
 THIS SET FOR THE ORIGINAL RELEASE.
 CONSULT FACILITY ENGINEERING AND
 CONSTRUCTION FOR ANY SUBSEQUENT
 RELEASES NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT
 CONSTRUCTION, BID, RELIANCE
 RECORDING PURPOSES OR
 IMPLEMENTATION.

PROJECT NUMBER
2024157.35

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
300

ANNX2025-00014 & RZC2025-00073
 RECEIVED OCTOBER 3, 2025
 PLANNING & DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Still, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was DENIED:

AN ORDINANCE TO DENY AN AMENDMENT TO THE OFFICIAL ZONING MAP

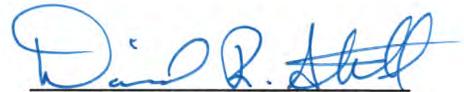
WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District) by Haley Todd c/o Planners & Engineers Collaborative for the proposed use of Mixed-Use on a tract of land described by the attached legal description, which is incorporated herein and made

a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on December 10, 2025, and objections WERE NOT filed.

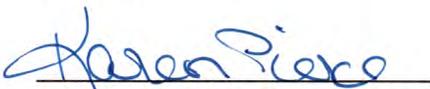
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 10th day of December 2025, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District) is hereby DENIED WITHOUT PREJUDICE.



David R. Still, Mayor

Date Signed: 12/10/2025

ATTEST:



Karen Pierce, City Clerk

LEGAL DESCRIPTION

OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20.022 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S76°34'22"W a distance of 81.09 feet to a found 1 inch open top pipe disturbed; thence S76°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along said east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S09°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19.214 acres.

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S09°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N80°23'13"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°52'21"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N76°34'22"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: BELMONT DRIVE AT HURRICANE SHOALS ROAD, LAWRENCEVILLE, GEORGIA 30046

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS:
TRACT ONE: 19.214 ACRES / 836,960 SQ. FT.
TRACT TWO: 0.385 ACRES / 16,779 SQ. FT.
TRACT THREE: 0.423 ACRES / 18,437 SQ. FT.
TOTAL SITE: 20.022 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IS SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1313500073, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST 2025, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION - OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.49 feet, being subtended by a chord bearing of N137°31'6"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°31'46"W a distance of 166.68 feet to a found 3/4 inch crisp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N29°31'46"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°31'46"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'11"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.82 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 168.68 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 118.89 feet to a set 1/2 inch rebar with cap; S78°18'50"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20.022 acres.

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.49 feet, being subtended by a chord bearing of N137°31'6"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°31'46"W a distance of 166.68 feet to a found 3/4 inch crisp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N29°31'46"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°31'46"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'11"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.82 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°31'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S78°34'22"W a distance of 61.09 feet to a found 1 inch open top pipe disturbed; thence S78°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S29°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19.214 acres.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°16'26"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving east side of Belmont Drive N78°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S26°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 118.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

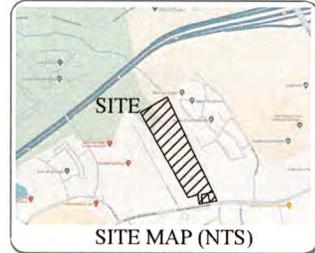
LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N80°23'13"E a distance of 118.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°16'26"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N78°34'22"E a distance of 61.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 168.68 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "E5303", "E5303", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENUS800 SERIES DATA COLLECTOR, GCP5 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 278,698 FEET.

To Lincoln Avenue Communities:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1-4, 6, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 7/25/2025

Date of Map or Plat: 8/6/2025

Surveyor's Signature

Printed name

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels so stated herein, RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.G.C.A. Section 15-6-67.

Date of Map or Plat: 8/6/2025



PEC+ 60
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
SURVEYING + SURVEYING & CONSTRUCTION + WATER RESOURCES
1070451-0241 WWW.PEC.PLN
C.O.A.#000000

REV	DATE	DESCRIPTION	BY	LAND LOTS/ DISTRICT
1				10
2				7th
3				
4				

ALTA/NSPS LAND TITLE SURVEY
LINCOLN AVENUE COMMUNITIES
AND
TITLE COMPANY
CITY OF LAWRENCEVILLE

SHEET 1 OF 2
DRAWN BY: MJS
CHECKED BY: MCS
FILE NO.: 20244.00
DATE: 08/06/2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 7/25/25

GWINNETT COUNTY
GEORGIA

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Council Member Taylor-Crawford, seconded by Council Member Johnson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Atlantis Industrial Properties for the proposed use of a Place of Worship on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has

been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on December 10, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 10th day of December 2025 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

Approval of Special Use Permit for a Place of Worship at the subject property, subject to the following enumerated conditions:

To restrict the Special Use Permit as follows:

1. Light Industrial uses, which may include a Place of Worship as a special use.
 - A. 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.
 - B. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
 - C. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
 - D. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours. The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
 - F. The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
 - G. Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council, or this Special Use Permit is void. The name of the business/tenant name

shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



David R. Still, Mayor

Date Signed: 12/30/2025

ATTEST:



Karen Pierce, City Clerk

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113, OF THE 5TH LAND DISTRICT., GWINNETT COUNTY, GEORGIA, CONTAINING **2.97 ACRES** AND BEING IN THE CITY OF LAWRENCEVILLE, AS SHOWN ON THAT PLAT OF SURVEY FOR ATLANTIS INDUSTRIAL PROPERTIES, DATED MARCH 20TH, 2025, PREPARED BY GARMON LAND SURVEYING LLC., CERTIFIED BY ANTHONY P. GARMON, GEORGIA REGISTERED LAND SURVEYOR NO. 3230, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINER INDUSTRIAL WAY (HAVING A SIXTY FOOT RIGHT- OF-WAY), SAID POINT BEING LOCATED 716' FEET +/- FROM THE RIGHT OF WAY OF OLD NORCROSS ROAD.

LEAVING SAID RIGHT OF WAY OF WINER INDUSTRIAL WAY,
THENCE S 80°35'43" E A DISTANCE OF 230.14' TO A ½" REBAR FOUND;
THENCE S 05°31'30" W A DISTANCE OF 32.46' TO A ½" REBAR SET;
THENCE S 72°57'35" E A DISTANCE OF 44.88' TO A ½" REBAR FOUND;
THENCE S 25°59'32" E A DISTANCE OF 340.75' TO A ½" REBAR FOUND;
THENCE S 57°32'45" W A DISTANCE OF 59.14' TO A ½" REBAR FOUND;
THENCE N 74°32'51" W A DISTANCE OF 400.02' TO A ½" REBAR FOUND;
THENCE N 44°28'34" W A DISTANCE OF 138.17' TO A ½" REBAR SET;
THENCE WITH A CURVE TURNING TO THE NORTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF WINER INDUSTRIAL WAY WITH AN ARC LENGTH OF 249.44', WITH A RADIUS OF 387.47', WITH A CHORD BEARING OF N 28°16'12" E, AND WITH A CHORD LENGTH OF 245.15' TO A ½" REBAR FOUND WHICH IS THE **TRUE POINT OF BEGINNING**.

SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

