



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, February 11, 2026
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

- [1.](#) RZM2025-00023; Curt Thompson; 464 West Pike Street
- [2.](#) RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
- [3.](#) SUP2025-00119; Sultan Hassan; 715 Paper Creek Drive
- [4.](#) SUP2025-00120; Marco Burgos; 725 Grayson Highway
- [5.](#) BFR2025-00003; Amit Gupta; 377 West Pike Street
- [6.](#) Pedestrian Overpass Conceptual Designs
- [7.](#) Raised Intersection for Crogan St at Perry St and Clayton St at Pike St
- [8.](#) Construction Inspection and Testing Services for Raised Intersection for Crogan St at Perry St and Clayton St at Pike St
- [9.](#) Contract Award –Longleaf Greenfield Reconduct Project (SB011-26)
- [10.](#) 2026 Event Entertainment Consultant Contract

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2025-00023; Curt Thompson; 464 West Pike Street

Department: Planning and Development

Date of Meeting: Wednesday, February 11, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop a total of 146 housing units, including approximately 138 apartment units and eight (8) townhouse units, as well as ~9,400 square feet of retail/commercial space along West Pike Street. The subject property is an approximately 5.15-acre parcel located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

Attachments/Exhibits:

- RZM2025-00023_FULLATTCHMNTS_11212025.pdf



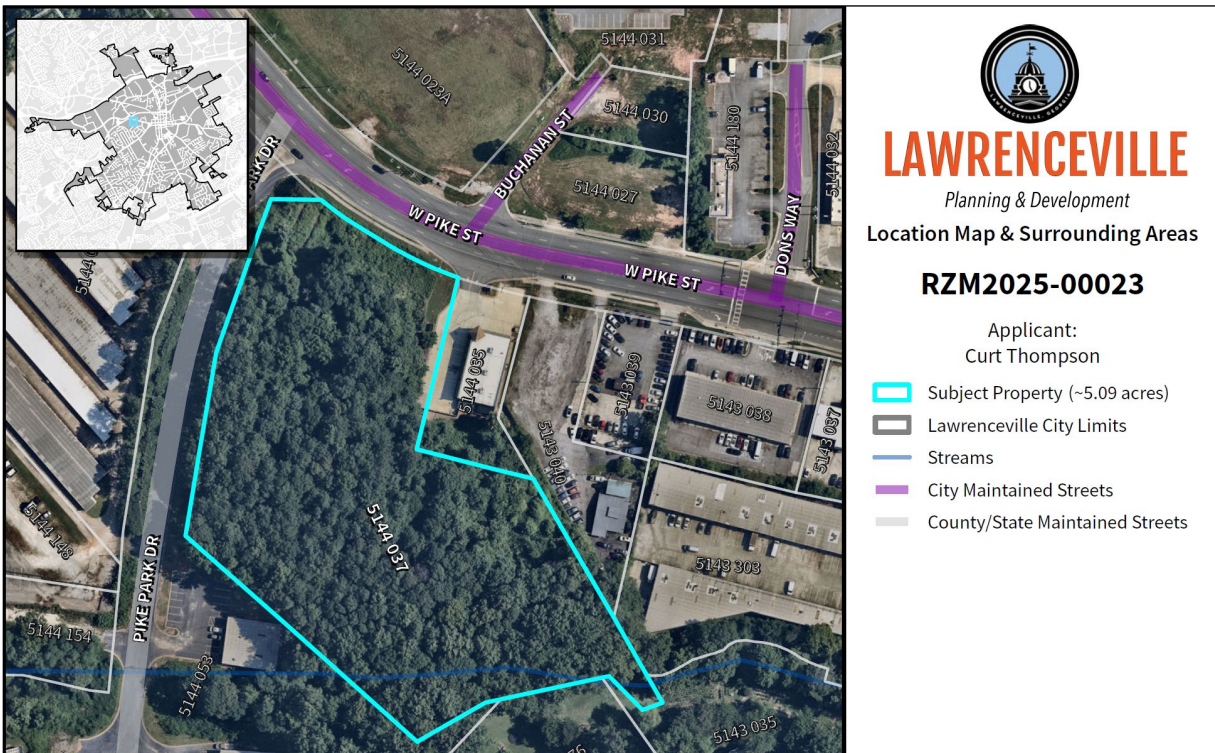
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZM2025-00023
APPLICANT(S):	CURT THOMPSON
PROPERTY OWNER(S):	12 BROTHERS CAPITAL VENTURE, LLC
LOCATION(S):	434 W PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	R5144 037
APPROXIMATE ACREAGE:	5.15 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the approximately 5.15-acre subject property to CMU (Community-Mixed Use District) to develop a 146-unit, mixed housing-style community featuring 138 apartment units and 8 rear-entry townhomes at a gross density of 28.35 units per acre (UPA). Additionally, the proposal includes approximately 9,400 square feet of commercial/retail space along the property's West Pike Street frontage. From south to north towards West Pike Street, the proposal includes the following components:

1. Block A: Four-story apartment building consisting of 82 multifamily units constructed over 74 basement parking spaces.
2. Block B: Three-story apartment building consisting of 36 multifamily units constructed over 36 basement parking spaces.
3. Block C: Eight three-story townhouse units, each with two-car rear-entry garages.
4. Block D: Three-story mixed-use building facing West Pike Street consisting of 20 multifamily units over approximately 9,400 square feet of ground floor retail space. Served by 39 surface parking spaces.

Additionally, the site plan shows common space consisting of a walking trail around the rear detention pond, a dog park, and a communal clubhouse with an outdoor swimming pool. Each structure is served by an interconnected network of interior driving lanes and sidewalks. The majority of parking spaces are located within underground decks in Blocks A and B (or garages, for the Block C townhomes), though there are some surface and on-street parking spaces distributed throughout the project area as well. Sanitation needs are served via two communal dumpsters and mail is served via two mail kiosks – one designated specifically for the eight townhomes. Further, the project meets sewer capacity standards, as evidenced by the sewer capacity approval submitted with the application packet.

Approval of the requested CMU (Community Mixed Use) zoning district is contingent on allowing variances from the minimum standards as outlined below:

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

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

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	30%	75%	57%	N/A
Civic/Institutional	15%	50%	28%	N/A
Commercial/Retail, Light Industrial, Office	15%	50%	15%	N/A

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

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
d. Townhouses (see RM-8 standards, below)
e. Multifamily (see RM-24 standards, below)

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	5.15 acres	N/A
Minimum Unit Width	20 feet	24 feet	N/A
External Minimum Front Setback	25 feet	25 feet	N/A
External Minimum Side Setback	20 feet	10 feet	Variance

External Minimum Rear Setback	20 feet	20 feet	N/A
Impervious Surface Coverage	40% (2.06 acres)	Not Listed	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	0.77 acres (15% of gross acreage)	1.43 acres (28% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	0 SF	Variance
Adjacency to Public Green Space	4 Units (50%)	0 Units (0%)	

Minimum Heated Floor Area (RM-8)

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	3,000 square feet	N/A
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)		
4-bedroom	1,600 sq. ft (10%)		

Article 1 Districts, Section 102.9 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards and Subsection E. Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	10 acres	5.15 acres	CMU Project Standard: Minimum Acreage – 5 acres
Minimum Lot Width	100 feet	205 feet	N/A
External Minimum Front Setback	50 feet	50 feet	N/A
External Minimum Side Setback	25 feet	10 feet	Variance
External Minimum Rear Setback	40 feet	40 feet	N/A

Impervious Surface Coverage	60% (3.09 acres)	Not Listed	N/A
Maximum Building Height	70 feet	57.5 feet	N/A
Maximum Number of Stories	5 stories	4 stories	N/A
Gross Density	24 units per acre (UPA)	28.35 units per acre (UPA)	Variance

Minimum Heated Floor Area (RM-24)

Standard	Requirement	Proposal	Recommendation
Studio	650 sq. ft	615 – 1,100 square feet	Variance
1-bedroom	800 sq. ft		
2-bedroom	1,000 sq. ft		
3-bedroom	1,200 sq. ft (10%)		

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	5.15 acres	N/A
Road Frontage	40 feet per lot	N/A	N/A
Maximum Height	45 feet	45 feet	N/A
Internal Minimum Front Setback	5-15 feet	Not Shown	N/A
Internal Minimum Side Setback	10-20 feet	Not Shown	N/A
Internal Minimum Rear Setback	25-50 feet	Not Shown	N/A
Minimum Setback along classified Arterials/Collectors	50 feet	50 feet	N/A

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

Standard	Requirement	Proposal	Recommendation
Multifamily Dwelling Unit (138 units)	<i>1.5 spaces per dwelling unit (207 spaces)</i>	<i>0.97 space per dwelling unit (134 spaces)</i>	Administrative Variance (See Below)
Townhouse Dwelling Unit (8 units)	<i>1.5 spaces per dwelling unit (12 spaces)</i>	<i>2 spaces per dwelling unit (16 spaces)</i>	N/A
Retail Sales and Services (9,400 SF)	<i>1 space per 300 SF (32 spaces)</i>	<i>1 space per 300 SF (32 spaces)</i>	N/A

Per Article 5 Parking, Section 507 – Mixed Use Occupancy, off-street parking requirements for mixed-use developments may be reduced by up to 25%, provided that all parking spaces on site are available for all uses on that lot or in that building. As demonstrated above, the total number of parking spaces required for the multifamily and retail components of the development is 251 spaces, which can then be reduced by 25% to 188 spaces required. Given that there is a total of 182 off-street parking spaces provided for across the surface spaces, on-street parking spaces, the garage spaces, and the underground decks, the proposed number of off-street parking spaces does not meet these minimum standards.

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20% for uses located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop (see Section 102.11 CMU Community Mixed-Use District, Subsection J. Parking, 3. Transit-Oriented Development Parking). The proposed development is within 250 feet of fixed Ride Gwinnett bus stops at W Pike St & Midas OB (EB) and W Pike St & Buchanan St (WB), allowing a further 3.2% (6 spaces) reduction in the number of parking spaces required.

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
CMU / BG	N/A	N/A	N/A
CMU / CMU	N/A	N/A	N/A
CMU / LM	N/A	N/A	N/A
CMU / RS-150	<i>50 ft</i>	<i>50 ft</i>	N/A

If this proposal is to be approved as submitted, the following six (6) variances must also be granted:

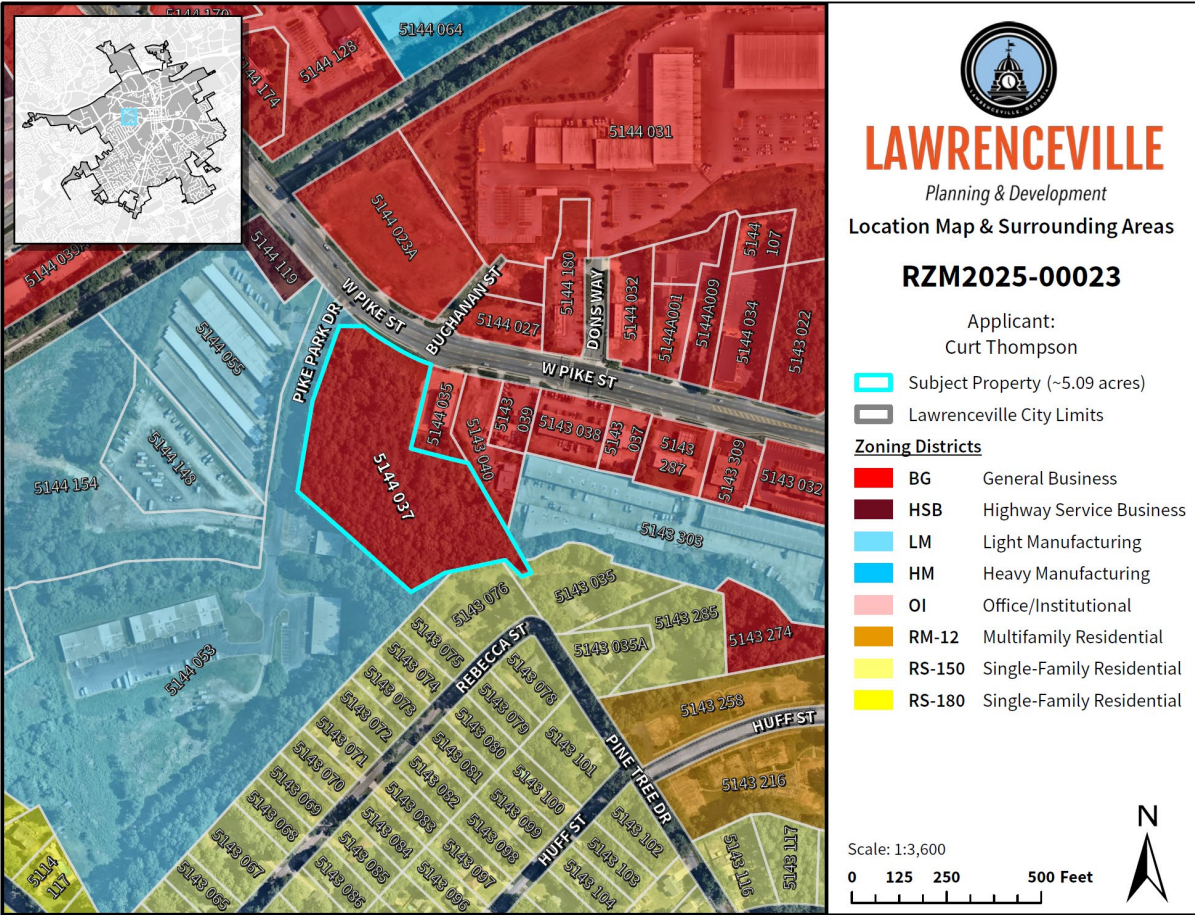
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space, 4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).
3. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
4. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
5. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the minimum required heated floor area for studio apartments from six-hundred fifty (650) square feet to six-hundred fifteen (615) square feet.

Variances should be reserved for situations where development is overly constrained by topography and not simply for gaining additional units/density. Most of these variances are not related to topographical hardships and could instead be addressed via a modified site plan with fewer overall housing units. As such, they are not sufficiently justified.

Given a maximum of twenty-four (24) units per acre (UPA) for the RM-24 zoning district, the maximum number of housing units that could be supported on a 5.15-acre lot is one-hundred twenty-four (124) units. By reducing the number of units from 146 to 124, there is more room to work with on the site and the other remaining standards (i.e., side setbacks, minimum heated floor area) can also be met. In this case, the only justifiable variance may be a reduction in the number of townhouse units facing common space.

Otherwise, the proposed development generally meets the standards of the CMU zoning district concerning architecture, common space, and street and pedestrian connectivity. All plans will be subject to review and oversight throughout the development process to ensure compliance with the City's zoning, development, and architectural and design standards.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

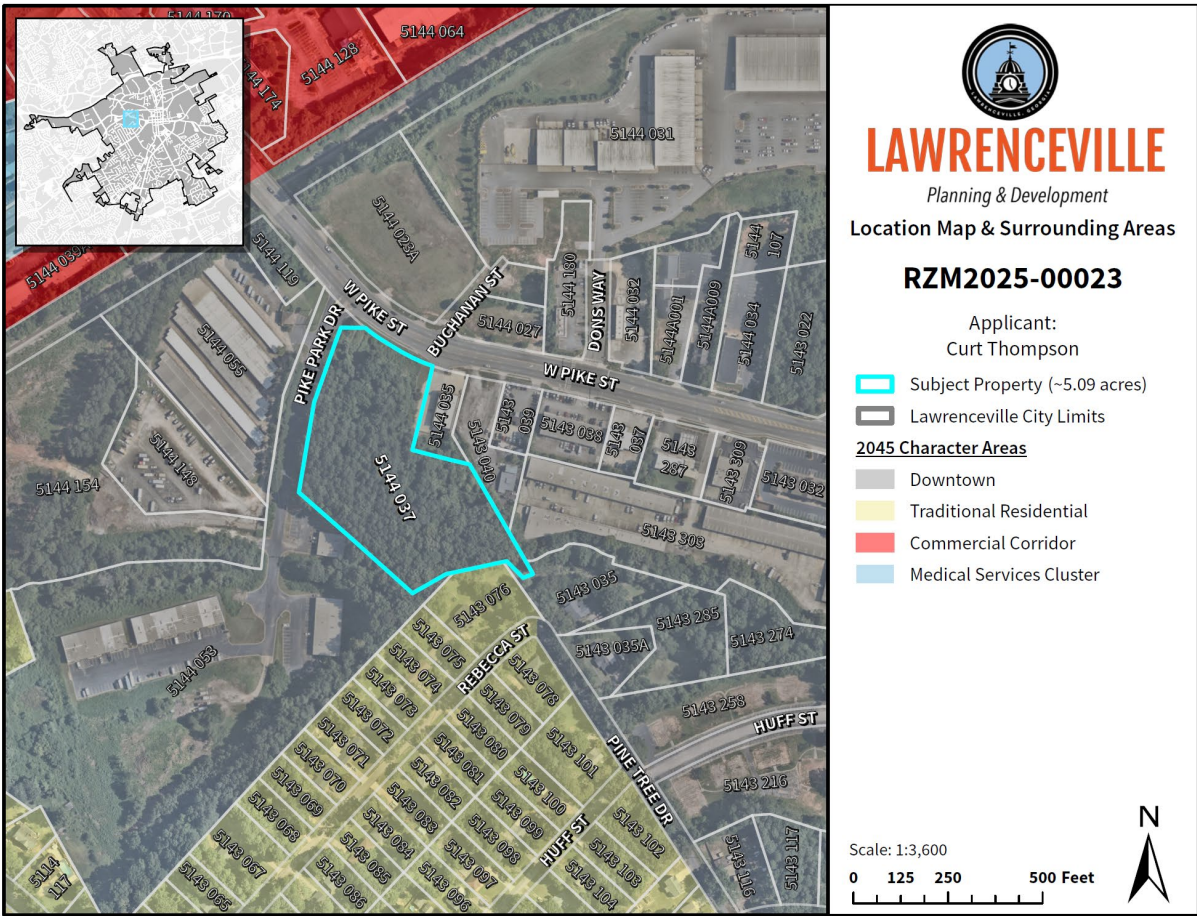


SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential, and light industrial uses and zoning. The adjacent parcels along both sides of West Pike Street are used for commercial/retail and are similarly zoned BG (General Business District). The parcels alongside Pike Park Drive directly to the west and southwest of the property are zoned LM (Light Manufacturing) and contain uses such as distribution facilities and self-storage warehouses; there is also an LM property directly to the east. Finally, the Western Heights residential subdivision abuts the property to the south and is zoned RS-150 (Single-Family Residential).

The proposed rezoning may be appropriate given the abundance of mixed-use developments in the general vicinity and a relative lack of impacts suffered on existing residential areas; the minimal border the proposed development shares with the Western Heights neighborhood may be sufficiently buffered by the project’s large detention pond and common space area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

Such a development may be considered appropriate within the Downtown character area. By incorporating a variety of housing units at various densities as well as limited commercial space along West Pike Street, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

Based on the submitted materials, staff finds that the request to rezone the 5.15-acre property to CMU (Community Mixed-Use District) presents several positive aspects consistent with the intent of the Downtown character area, including a mix of residential types, ground-floor commercial space along West Pike Street, structured parking, and enhanced pedestrian connectivity. The site design incorporates appropriate elements of mixed-use development and supports the Comprehensive Plan's goals of increased walkability, higher residential intensity near the urban core, and reinvestment in underutilized sites.

However, the request relies on six variances, most of which are not tied to physical hardship or site constraints but rather are needed to support a unit count that exceeds what the underlying zoning standards allow. In particular, the proposed gross density of 29 units per acre surpasses the RM-24 maximum of 24 units per acre used as a regulating standard within the CMU district. Reducing the total number of units to a maximum of 124 may allow the development to meet required setbacks, minimum floor areas, and other dimensional standards without relying on unjustified variances. Additionally, the parking supply does not meet the minimum requirement even after applying the mixed-use reduction; an additional administrative variance would be required.

Given that the majority of requested variances could be resolved through a revised site plan with fewer units, and that variances should not serve as a mechanism for achieving additional density, the proposal is not supportable in its current form. A modified plan with fewer units would remain compatible with surrounding uses, maintain consistency with the Comprehensive Plan, and reduce the need for multiple deviations from ordinance standards.

The Planning and Development Department therefore recommends **APPROVAL WITH CONDITIONS** upon submission of a revised site plan that reduces the total number of units to no more than 124 and eliminates all requested variances except the common-space adjacency reduction for the townhome units.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Engineering Dept has an upcoming intersection project (New Signalized Intersection, Pike Park Dr at Pike St) that may require further review of proposed project.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed mixed-use development is generally suitable given the surrounding mix of civic, commercial, and medium- to high-density residential uses; however, the intensity as proposed slightly exceeds what is typical and may require refinement to better align with nearby development patterns.

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

The project is unlikely to adversely affect neighboring properties and may enhance the area through reinvestment, but the requested intensity and multiple variances could introduce massing, parking, or scale impacts that warrant mitigation through a reduced unit count.

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

Yes, the property retains a reasonable economic use under its current zoning, which already permits a mix of commercial and office uses; therefore, the rezoning is not required for the parcel to be economically viable.

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

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

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

The proposal aligns broadly with the Comprehensive Plan's goals for increased walkability, mixed-use development, and urban infill near Downtown; however, the density exceeds plan guidance, and reducing the unit count would improve overall conformity.

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

Ongoing redevelopment activity along West Pike Street and demand for higher-intensity residential near Downtown Lawrenceville support approval in concept, but the number of variances required and the avoidable nature of some of these variances support a modified or conditioned approval rather than approval as submitted.



LAWRENCEVILLE

Planning & Development

1.

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZM2025-00023

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

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

- A.** A maximum of one hundred twenty-four (124) housing units, including a minimum of eight (8) single-family attached townhomes and a maximum of one hundred sixteen (116) multifamily apartment units. Density of housing units is not to exceed twenty-four units per acre (24 UPA).
- B.** Retail, service-commercial, office and accessory uses, including 9,400 square feet of retail on the first floor of the building facing West Pike Street ("Block D," according to the submitted site plan). The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities

- Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- C.** The development shall be in general accordance with the revised site plan received by the Department of Planning and Development, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D.** 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.
- E.** Multifamily and Townhome Units shall meet the following standards:
1. Four (4) bedroom units shall be prohibited within the multifamily portion of the development.
 2. All units shall include granite counter tops and stainless-steel appliances.
 3. Multifamily units shall be accessed by an interior conditioned corridor.
 4. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
 5. Townhouse dwelling units shall be three story and a minimum of twenty-four feet (24') by fifty feet (50') constructed as rear-entry loaded units consisting of a two-car garage.
 6. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.
- F.** Mandatory Community Association. As part of the planning process for the development, the developer shall propose at the time of the request for development a Community Association to be attached to the development property. The Community Association shall be recorded in the deed records

of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. They must provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the fee simple condo and townhome residential units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include minimal amenities such as a fitness center greenspace/lawn area, a dog park and a community room for residents. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.

- G.** In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate
- B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and

Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.

- C.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- D.** External building setbacks and buffers shall be as follows:
 - 1. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the southern right-of-way of West Pike Street.
 - 2. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the western property line along Pike Park Drive, a private drive.
 - 3. Provide a twenty-foot-wide (20 ft.) side yard building setback along the eastern property line.
 - 4. Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the southernmost property line, where adjacent to residential properties.
- E.** The required parking ratios shall be as follows:
 - 1. For the townhouse component of the development, provide a minimum of four (4) parking spaces per unit.
 - 2. For the multifamily residential component of the development, provide a minimum of one (1) parking space per unit.
 - 3. For the retail sales and services component of the development, provide a minimum of one (1) parking space per three-hundred square feet of gross floor area (300 GFA).
- F.** Provide a minimum five foot (5 ft.) concrete sidewalk along the road frontage of West Pike Street.
- G.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (West Pike Street). 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.

- H.** Maximum multifamily building height shall be fifty-seven- and one-half feet (57.5 ft.), including any architectural treatments.
 - I.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - J.** Ground signage shall be limited to one (1) monument type sign serving the overall development 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.
 - K.** New billboards or oversized signs shall be prohibited.
 - L.** Outdoor storage shall be prohibited.
 - M.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - N.** 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.
 - O.** 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.
 - P.** Peddlers and/or parking lot sales shall be prohibited.
 - Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to twenty (20) feet.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Curt Thompson</u>	NAME: <u>12 Brothers Capital Venture, LLC</u>
ADDRESS: <u>3775 Venture Drive, Duluth</u>	ADDRESS: <u>3775 Venture Dr. Building D300</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
CONTACT PERSON: <u>Curt Thompson</u> PHONE: <u>470-375-6962 or 404.643.2649</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R5144 037</u> ACREAGE: <u>5.148</u>	
ADDRESS OF PROPERTY: <u>464 W. Pike Street Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

SIGNATURE OF OWNER

DATE

12 Brothers Capital Venture, LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC

70 S. City Street • Lawrenceville, Georgia 30046 • www.lawrencevillega.org

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? **NO**
Y/N

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

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

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

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or application be processed without such property tax verification.

Applicant Information

Name: Carl Thompson

Signature: [Signature] Date: 10/1/25

Property Information 464 W Pike Street Lawrenceville GA 30046

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5144 037	Yes

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn MSoffe

Title: TSA

Signature: [Signature]

Date: 10/1/25

Letter of Intent for Rezoning

Date: September 30th, 2025

To:

Lawrenceville Planning Commission
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

Subject: Letter of Intent for Rezoning – 464 W Pike St, Lawrenceville, GA 30046

Dear Members of the Planning Commission:

On behalf of Edgewater II Venture Management LLC and 12 Brothers Venture Capital LLC, the owners of the property located at 464 W Pike St, Lawrenceville, GA 30046 (Parcel ID: [R5144 037]), we respectfully submit this Letter of Intent to request rezoning of the subject property from BG (General Business) to CMU—Community Mixed-Use

I. Introduction

The purpose of this request is to facilitate the development of a high-end, mixed-use residential and commercial project that aligns with the City of Lawrenceville's vision for urban revitalization and sustainable growth. The proposed development will include luxury multi-family residences, townhomes, and neighborhood-serving retail/commercial spaces.

II. Property Description

- Location: 464 W Pike St, Lawrenceville, GA 30046
- Size: ±5.148 acres (224,247 sq. ft.)
- Current Zoning: BG (General Business)
- Proposed Zoning: CMU (Community Mixed-Use)
- Owner: 12 Brothers LLC
- Developer: Edgewater II Venture Management LLC

III. Project Overview

The proposed development will consist of:

- 8 newly constructed townhomes
- Approximately 138 apartment units
- Over 9,400 sq. ft. of retail/commercial space
- Ample green space with a Large Dog Park and Walking Trail. In addition to community amenities, including landscaped courtyards, fitness facilities, outdoor pool, pet-friendly and secure and cover parking.

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IV. Rationale for Rezoning

The rezoning will enable the creation of a vibrant, walkable, and community-oriented environment, supporting Lawrenceville's ongoing revitalization efforts. The project will:

- Enhance the urban fabric of the West Pike corridor
- Meet local housing demand with market-rate luxury options
- Provide neighborhood-serving retail and services
- Exceed green space requirements, contributing to quality of life and stormwater management
- Promote walkability, transit access, and connectivity to jobs, schools, and healthcare

V. Compliance and Community Benefits

The proposed development will comply with all applicable zoning ordinances, architectural standards, and open space requirements. It will blend seamlessly with surrounding land uses and contribute positively to the streetscape and local economy.

VI. Next Steps

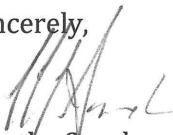
We respectfully request the Planning Commission's consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

Should you require additional information or wish to discuss the proposal further, please contact our representative:

Contact Person: Curtis Thompson
 Telephone: 470-375-6962
 Email: curtis@curtThompson.com

Thank you for your time and consideration.

Sincerely,



Martha Sanchez

Member

Edgewater II Venture Management LLC
 12 Brothers LLC

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The proposed mixed-use development is suitable because the surrounding area already contains a combination of commercial and residential uses. The project adds high-quality housing and small-scale retail that complement nearby businesses and neighborhoods while enhancing walkability and connectivity.

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The rezoning will not adversely affect nearby property. Instead, it is expected to improve property values by introducing attractive architecture, new retail amenities, and enhanced open space. The project design complies with CMU standards, including landscaped buffers and reduced curb cuts, which mitigate potential impacts.

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

The property's current BG zoning significantly limits its development potential by restricting higher-density residential and mixed-use forms. While BG permits commercial, it does not support the type of housing and community-oriented retail envisioned in the Comprehensive Plan. Rezoning to CMU provides a more reasonable and economically viable use consistent with surrounding growth.

- (D) Whether the rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No. The development provides 182 parking spaces (172 standard + 10 ADA). The site is located on a major roadway corridor with existing infrastructure capacity. The project also incorporates internal sidewalks and pedestrian-friendly corridors, reducing dependency on vehicles. Utility and school impacts are within anticipated growth levels for Lawrenceville's Regional Activity Center.

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

Yes. The 2040 Comprehensive Plan designates this property within the Community Mixed-Use Character Area, which encourages higher-density housing, walkability, and integrated retail. The project meets CMU zoning ratios for residential, commercial, and green space, and is therefore fully consistent with the City's land use policies.

- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

Yes. The continued growth of downtown Lawrenceville and demand for high-quality housing options create a need for mixed-use developments in this corridor. The project leverages underutilized land to deliver new housing, retail, and public open space, directly responding to market conditions and planning goals.

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MIXED-USE | 464 West Pike

464 W Pike St
Lawrenceville, GA 30046

Telephone: 770.516.5007

EXECUTIVE SUMMARY

464 W Pike St, Lawrenceville, GA 30046 — Gwinnett County

Developer: Edgewater II Venture Management LLC

OWNER NAME: 12 Brothers LLC

ZONING: BG-Community Mixed-Us

STREET LOCATION: 464 W Pike St, Lawrenceville, GA 30046

PROPERTY SIZE: ±5.148 acres (224,247 sq. ft.)

PROPOSED DEVELOPMENT: High end mixed-use residential/commercial project

SPECIAL USE REQUESTED: None currently requested

CONTACT PERSON: Cris Driskell

TELEPHONE NUMBER: 770.516.5007

PLANNING COMMISSION HEARING: xx/xx/xxxx

BOARD OF COMMISSIONERS HEARING: xx/xx/xxxx

*Please do not hesitate to contact the attorney with any questions.

Zoning documents and supporting materials for this proposed development are available upon request. For access to these materials or for additional information, please contact the City of Lawrenceville Planning and Zoning Department or visit their official website at www.lawrencevillega.org. You may also reach the department by phone at (770) 963-2414 for questions regarding zoning classification, land use designations, or related procedures.

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Thompson & Associates Law Firm, P.C. - 3775 Venture Drive – D100 Duluth, GA 30096 - <https://www.curtthompson.com/>

I. INTRODUCTION

MIXED USE 464 West Pike is a proposed high-end mixed-use development located at 464 West Pike Street, within the city limits of Lawrenceville, Georgia, Gwinnett County. The Property, totaling approximately 5.148 acres, is currently unimproved and is proposed for development by Edgewater II Venture Management LLC into a distinctive and upscale mixed-use community. The development will include 8 townhomes, approximately 124 two-bedroom apartment units, and 9,400+ sq. ft. of retail/commercial space offering modern options to meet the growing demand in the area.

The Property is currently zoned as BG-Community Mixed-Use (CMU). The Owner proposes to develop the site with luxury multi-family residential and commercial units while maintaining compatibility with surrounding land uses and enhancing the urban fabric of the West Pike corridor. The design will incorporate high-quality building materials, integrated landscaping, and on-site amenities to create a vibrant, walkable, and community-oriented environment.

This document outlines the vision, planning context, and supporting rationale for the proposed development and is intended to assist local stakeholders and governing bodies in understanding the scope and merits of the project.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

This ±5.148-acre site presents a premier high-end development opportunity along heavily-traveled West Pike Street in Lawrenceville, Georgia. The property is currently undeveloped and is proposed for development into a luxury mixed-use community. The current zoning classification is (BG), and the Future Land Use Map designates the area as Community Mixed-Use, which may support multifamily and other mixed-use projects.

The site is located in Gwinnett County, just under one mile from the newly revitalized Downtown Lawrenceville and offers convenient access to Highway 316 and Sugarloaf Parkway. It is situated approximately one mile from Piedmont Eastside Medical Center and is also in close proximity to the developing Northside Hospital, making it highly desirable for residential tenants and professionals alike. Nearby national and regional retailers include Walmart, Target, Aldi, Zaxby's, Chick-fil-A, and other dining, retail, and service establishments.

The surrounding area is a blend of commercial and residential uses, and the proposed development aligns with Lawrenceville's ongoing revitalization efforts. The location supports walkability, transit access, and proximity to jobs, schools, and healthcare, making it an ideal site for a high-quality, market-rate residential development.

III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by the development team, Edgewater II Venture Management LLC, proposes to develop the ±5.148-acre site into a distinctive and upscale mixed-use community. The proposed development would consist of 8 newly constructed townhomes and approximately 124 two-bedroom apartment units, designed to offer luxury housing options within a walkable and professionally managed setting.

The proposed residential buildings will include a mix of architectural styles and floorplans, ranging in size and layout to attract a diverse mix of residents. The development will incorporate high-end building materials, enhanced exterior design elements, and attractive façades in keeping with the character of surrounding commercial and residential uses. Internal amenities are expected to include fitness facilities, community lounges, outdoor swimming pool, outdoor gathering spaces, a pet friendly park with nature trails, and secure on-site parking, with pedestrian-friendly corridors enhancing overall connectivity.

The proposed development supports the Community Mixed-Use designation in the Future Land Use Map, and will also blend with retail space that will include spaces ideal for neighborhood-serving such as a Paris Baguette Cafe, Korean BBQ Restaurant, Convenience stores, Nail salons, The project will help meet local housing demand while also enhancing the streetscape of West Pike Street through intentional design, walkability, and integration with surrounding infrastructure.

Development Program

The site will include:

- ❖ 124 apartment units: (ADD SQ FT)
 - 12 apartment units over ground-floor retail (Mixed Use Building C)
 - 112 apartment units in a separate multi-family structure (Apartment Buildings A+B)
- ❖ 8 three-bedroom townhomes, each with a two-car garage and a driveway that can accommodate two additional vehicles (ADD SQ FT)
- ❖ 9,400+ sq. ft. of retail/commercial space
- ❖ 179 parking spaces (169 standard, 10 ADA, 2 Van accessible)
- ❖ 62,169 sq. ft. of green and open space

Zoning and Land Use Compliance

The development is designed to align with CMU standards zoning ordinance (Article 1) and meets the required ratios:

- ❖ Residential Use: ~47% (within 30–75% CMU requirement)
- ❖ Retail/Commercial Use: ~18% (within 15–50%)
- ❖ Green/Open Space: ~62,169 SQ.FT (Exceeds 31,182 SQ.FT requirement)
- ❖ Building Height: ~57'-6" FT (45 FT building (+12'-6" FT for parapet))

- ❖ Setbacks: 5–15 ft (front), 10–20 ft (side), 25–40 ft (rear)

Design and Architecture

The buildings will comply with the architectural standards set in Article 6 of the Lawrenceville Zoning Ordinance. The project incorporates street-facing primary entrances, landscape buffers, pedestrian-focused lighting and materials, and ample greenery. Street trees, and a distinct gathering space will elevate the overall visual and environmental quality.

Green Space and Amenities

Exceeding the green space requirement, the site provides 62,169 sq. ft. of common area, which will include landscaped courtyards, tree-lined buffers, and a central plaza. Open spaces will feature benches, walkways, and areas for passive recreation, in compliance with Section F of the CMU ordinance.

- ❖ **Gross Site Area:** 224,247 sq. ft.
- ❖ **Flood Deduction:** 16,367 sq. ft.
- ❖ **Net Area for Open Space Requirement:** 207,880 sq. ft.
- ❖ **Required Green/Open Space:** 31,182 sq. ft.
- ❖ **Provided:** 62,169 sq. ft.

This exceeds minimum requirements, contributing to stormwater management, recreation, and quality of life.

Infrastructure and Connectivity

The design promotes walkability and accessibility through an interconnected internal road system, sidewalks along both street frontages, and dedicated pedestrian walkways through parking areas.

Parking and Transportation

- ❖ **Parking Provided:** 179 spaces (exceeds requirement of 176)
- ❖ **ADA Spaces:** 10

- ❖ Bicycle racks will be included in accordance with CMU standards for motorized parking quantities.

Parking Calculations

Type of Use	Qty	Required Spaces
Townhomes (8 units)	2.5 per unit	25
Retail/Office (9,400 sq. ft.)	1 per 300 sq. ft.	32
Apartments (124 total)	1 per unit	124
Total Spaces Required	—	176
Reduction (25% per §507)	—	-44
Net Spaces Required	—	132
Total Provided	—	<u>179</u>

- ❖ 169 standard
- ❖ 0 compact
- ❖ 10 handicap (including van-accessible)

Land Use Allocation

Use Type	Min %	Max %	Provided
Residential	30%	75%	47%
Retail/Commercial	15%	50%	18%

Project Timeline

Projected Start of Construction: January 2026

Estimated Completion: 24 months from groundbreaking

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Projected Pricing Information

Component	Rate/Price
Apartment Units	\$2,000 per unit (monthly rent)
Townhomes	Estimated at \$650,000 per unit
Commercial Space	\$20 per square foot (annual lease rate)

Budget and Resources

- ❖ **Total Estimated Cost:** 20,000,000
- ❖ **Funding Sources:** Private equity
- ❖ **Development Team:**
 - Builder: Cris Driskell
 - Architect: Consulting Enterprises, Corp (Tej Kaul)
 - Structural Engineer: Consulting Enterprises, Corp (Tej Kaul)
 - Construction Management Company: Edgewater II Venture Management
 - Lease Management Company:

Prior Experience

Avonlea Pointe – Duluth, Georgia

The development team previously completed Avonlea Pointe, a high-quality residential community in Duluth featuring one-, two-bedroom units with upscale amenities. The project reflects the team's experience in delivering well-designed, amenity-rich housing that blends seamlessly with surrounding areas. Similar quality is planned for the proposed West Pike development.

Conclusion

MIXED USE 464 West Pike is positioned to be a transformative, high-end addition to Lawrenceville's urban environment. With thoughtful integration of residential and retail space, compliance with zoning and open space standards, and attention to aesthetics and livability, the project aligns with both municipal planning goals and market demand.

Next Steps: Finalize permitting, finalize material specs, and prepare for construction mobilization. Stakeholders are encouraged to review the attached site plans and reach out for collaboration or further development inquiries.

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DEVELOPMENT TEAM CONTACT

Builder: Cris Driskell

Contact: 770.516.5007

Email: Criscdslc@yahoo.com

Architect: Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

Engineer: Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

Surveyor: Boundary Zone

Contact: : 770.271.5772

Email: gdean@boundaryzone.com

PROPERTY MANAGEMENT

Company: Edgewater II Venture Management

Contact: 404.931.8109

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2503-21

Exhibit "A"**464 WEST PIKE ST, LAWRENCEVILLE, GA 30046**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 & 144, 5TH DISTRICT, G. M., STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE, BEING TRACT NO. ONE (1), ENCOMPASSING 0.527 ACRES, AND TRACT NO. TWO (2), ENCOMPASSING 4.884 ACRES, BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W. T. DUNAHOO AND ASSOCIATES, INC., CERTIFIED BY W. T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED APRIL 28, 1987, ENTITLED "SURVEY FOR DAVID G. ENGLAND", SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 54, PAGE 238, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY SPECIFIC REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

AS WELL AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, BEING A TRACT CONTAINING 0.0483 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PLANT ROAD (80' R/W) AND THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 (R/W VARIES); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 S 54°17'04" E 39.97' TO AN OPEN TOP PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 59°18'21" E 73.07' TO A 1/2" CAPPED REBAR AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 75.00' TO AN IRON PIN (SAID ARC HAVING A RADIUS OF 572.96' AND BEING SUBTENDED BY A CHORD DISTANCE AND BEARING OF S 66°31'43" E 74.95'); THENCE LEAVING SAID RIGHT OF WAY S 13°18'28" W 58.65' TO A POINT; THENCE N 32°26'13" W 103.00' TO A 1/2" REBAR AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS, BENEFITS AND APPURTENANCES UNDER AND BY VIRTUE OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN DAVID G. ENGLAND AND DAVID E. AND ANN C. MELL, LLC, DATED MAY __, 2002, FILED AND RECORDED JUNE 4, 2002 IN DEED BOOK 27580, PAGE 157, GWINNETT COUNTY, GEORGIA RECORDS.

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TAX ID #R5144 037

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	REVISION	DATE

GRAPHIC SCALE - IN FEET

PROJECT
2745401

SHEET
1 of 2

LSF #839

 STEPHEN CALDER
 PE S.07006

06-19-2025
 DATE

TREE LEGEND:

	HARDWOOD TREE
	CONIFEROUS TREE
XX"	TREE DIAMETER (IN INCHES)
DDH	DEAD/DISEASED/ HAZARDOUS

BG
BUSINESS GENERAL DISTRICT

FRONT: 50'
SIDE: 10'
REAR: 10'

ZONING AND SETBACK DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITATIVE NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONSULT WITH THE RELEVANT PLANNING AUTHORITY TO VERIFY COMPLIANCE WITH ZONING AND SETBACK REGULATIONS PRIOR TO ANY DEVELOPMENT WORK.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY

THE FIELDWORK WAS COMPLETED ON 06/09/2011

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S⁵ SERIES 3" TC

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 HECT.

PR

R/
R5

CRBR	CA
OTP	OF
CTP	CF

-  POWER POLE
-  LIGHT POLE
-  POWER/LIGHT POLE
-  GUY WIRE
-  POWER METER
-  POWER BOX
-  A/C UNIT
-  GAS METER
-  GAS VALVE

	FIRE HYDRANT
	WATER METER
	WATER VALVE
C.B.	CATCH BASIN
	MANHOLE
	JUNCTION BOX
	DRAINAGE INLET
	CLEAN OUT
	SIGN

OH	OVERH.
-W-	WATER
-S-	SEWER
-G-	GAS LI
-T-	TEL. LI
-U-	OVERHI
-X-	FENCE
CONC.	CONCR
BSL	BUILDING

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	DBK.	D
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AVD	NORTH AMERICAN
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	GREASE TRAP
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U.E.	UTILITY EASMENT

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BOUN
zone, inc.
800 SAT
WWW.BOU
IN

DARY
SURVEYORS, ENGINEERS
AND LAND PLANNING
SUITE 101, 10000 HWY. 101, SUWANEE, GA 30066
DARYZONE.COM (770) 476-1000
DARY@BOUNDARYZONE.COM

PROVIDING SERVICES
FOR METRO ATLANTA,
RALEIGH-DURHAM &
CENTRAL FLORIDA.

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CONCEPTUAL PLANS FOR:
464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
JURISDICTION: CITY OF LAWRENCEVILLE

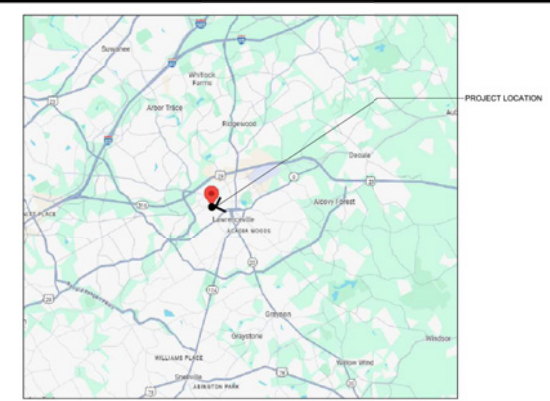
DIRECTORY

OWNER
12 BROTHERS VENTURE CAPITAL, LLC
3775 VENTURE DRIVE
BUILDING J, SUITE 202
DULUTH, GA 30096

ARCHITECT & ENGINEERS
CONSULTING ENTERPRISES, CORP.
1048 INDUSTRIAL COURT, SUITE F
SUWANEE, GA 30024
PH. (770) 614-1633
FAX. (770) 614-1642

24 HOUR CONTACT
MS. MARTHA SANCHEZ
PH: (404) 931-8109

PROJECT ADDRESS
464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046



VICINITY MAP (N/S)

APPLICABLE CONSTRUCTION CODES:

- INTERNATIONAL BUILDING CODE (ICC): 2018 EDITION WITH 2020, 2022, 2024 & 2025 GA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC): 2018 EDITION WITH 2020 & 2024 GA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE (IMC): 2018 EDITION WITH 2020 & 2024 GA AMENDMENTS
- INTERNATIONAL PLUMBING CODE (IPC): 2018 EDITION WITH 2020, 2022, 2023 & 2024 GA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE (IFGC): 2018 EDITION WITH 2020 & 2022 GA AMENDMENTS
- NFPA NATIONAL ELECTRICAL CODE (NEC): 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC): 2015 EDITION WITH 2020, 2022 & 2023 GA AMENDMENTS

FIRE CODES:

- NFPA CODES AND STANDARDS: CURRENT EDITION (*)
- NFPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
- INTERNATIONAL FIRE CODE (IFC): 2018 EDITION
- (* REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER)
- O.C.G.A. TITLE 25 (STATE FIRE LAW)
- O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
- 2010 ADA STANDARDS

SHEET INDEX			
SHEET	SHEET CONTENT	SHEET	SHEET CONTENT
ARCHITECTURAL			
CS	COVER SHEET		
A100	CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING		
A101	CONCEPTUAL ARCHITECTURAL SITE PLAN		
A200	PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A		
A201	PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A		
A202	PLANS - FIFTH FLOOR - APARTMENT UNITS - BLOCK A		
A203	ELEVATIONS - APARTMENT BLOCK A - NORTH & SOUTH		
A204	ELEVATIONS - APARTMENT BLOCK A - EAST & WEST		
A300	PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK B		
A301	PLANS - THIRD AND FOURTH FLOOR - TOWNHOMES - BLOCK B		
A302	ELEVATIONS - TOWNHOMES - BLOCK B - NORTH & SOUTH		
A303	ELEVATIONS - TOWNHOMES - BLOCK B - EAST & WEST		
A400	PLANS - FIRST FLOOR - MIXED-USE BUILDING - BLOCK C		
A401	PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK C		
A402	ELEVATIONS - MIXED-USE BUILDING - BLOCK C - NORTH & SOUTH		
A403	ELEVATIONS - MIXED-USE BUILDING - BLOCK C - EAST & WEST		
NOTE: REFER TO FULL SET PDF PLAN FOR ALL SHEETS.			
SURVEY			
1	BOUNDARY AND SURVEY BY BOUNDARY ZONE, INC. SIGNED BY MR. STEPHEN CALDER (GA PLS # 2006) ON 09-10-2025. - 2 SHEETS		

PARKING REQUIREMENTS			
USE	QUANTITY	REQUIRED RATIO	REQUIRED SPACES
TOWNHOMES PER SEC. 102.6 C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ FT)	9400	1.0 SPACE/1000 SQ FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1 SPACE/UNIT	20
APARTMENT BUILDINGS (SQ FT)	118	1 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY														
Mixed-Use Building (9 Retail Units) - (18 x 2-Bed units) + (2 x 1-Bed units)					Apartment B (18 x 2-Bed units) + (18 x 1-Bed units)									
First floor 2nd floor 3rd floor 4th floor Total Built Area	9 Retail Units		Floor Area - Sq. Ft.		10393.2		11895		11895					
	10 Apartment Unit		11895		11895		11895		11895					
	10 Apartment Unit		11895		11895		11895		11895					
	10 Apartment Unit		11895		11895		11895		11895					
	10 Apartment Unit		11895		11895		11895		11895					
Apartment					Apartment A (77 x 2-Bed units) + (7 x 1-Bed units)									
Occupancy Area		Type	Unit Count	Apt. Area - Sq. Ft./Unit		2-Bed units		Type	Unit Count	Apt. Area - Sq. Ft./Unit				
		Type 2I (2-Bed)	10	1056.6				Type 2C (2-Bed)	18	1092.3				
		Type 2I (2-Bed)	6	1061.6				Type 2D (1-Bed)	18	790.3				
		Type 2D (1-Bed)	2	1002.6										
		Type 2D (1-Bed)	2	835										
		Total Apt. Units	20 Units											
Retail	Occupancy Area		Unit 1	1		1052		First floor		Basement parking		Floor Area - Sq. Ft.		
			Unit 2-B	7		1100		Second floor		(2-Bed x 18) + (1-Bed x 1)		19 units		
			Unit 9	1		962.5		Third floor		(2-Bed x 19) + (1-Bed x 2)		21 units		
								Fourth floor		(2-Bed x 19) + (1-Bed x 2)		21 units		
								Fifth floor		(2-Bed x 19) + (1-Bed x 2)		21 units		
		Total Retail Units	9 Units								Total		82 units	
Townhomes (8 x 2-Car Garage units)					Townhomes					Townhomes				
Unit 1		Unit 2-7		Unit 8		2-Bed units		Type		Unit Count		Apt. Area - Sq. Ft./Unit		
Area in Sq. Ft./Unit		Area in Sq. Ft./Unit		Area in Sq. Ft./Unit				Type 2A (2-Bed)		4		1075.7		
Type 2A (Accessible (2-Bed))		2		1052.5				Type 2B (Accessible (2-Bed))		2		1092.5		
Type 2B (Accessible (2-Bed))		2		1092.5				Type 2C (2-Bed)		4		794		
Type 2C (2-Bed)		4		794				Type 2D (1-Bed)		3		1029.5		
Type 2D (1-Bed)		3		1029.5				Type 2E (1-Bed)		1		1075.7		
Type 2E (1-Bed)		1		1075.7				Leasing Office		7		1075.7		
Leasing Office		7		1075.7				Fitness Room		1		1029.5		
Fitness Room		1		1029.5				Storage		3		592		
Storage		3		592										
Unit count					Sub-total					Total				
Unit 1		Unit 2-7		Unit 8		138 Units		111 x 2-Bed units		27 x 1-Bed unit				
1		6		1		2 x Townhomes		2 x 4-Bed unit		2 x 4-Bed unit				
1		6		1		146 Units		261220 Sq. Ft.		261220 Sq. Ft.				
1		6		1										
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PLANNING & DEVELOPMENT DEPARTMENT





1
A203 ELEVATION - APARTMENT BLOCK A - NORTH
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2
A203 ELEVATION - APARTMENT BLOCK A - SOUTH
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - APARTMENT BLOCK A - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

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AMMAR/NATH

CHECKED

DATE
09-24-2025

SCALE
AS NOTED

SHEET

A203



1
A204 **ELEVATION - APARTMENT BLOCK A - EAST**
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2
A204 **ELEVATION - APARTMENT BLOCK A - WEST**
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - APARTMENT BLOCK A - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

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AMMAR/NATH
CHECKED
DATE
09-24-2025
SCALE
AS NOTED
SHEET

A204



1
A302 ELEVATION - APARTMENT BLOCK B - NORTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2
A302 ELEVATION - APARTMENT BLOCK B - SOUTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - APARTMENT BLOCK B - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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CONCEPTUAL
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DATE
09-24-2025

SCALE
AS NOTED

SHEET

A302



1
A303 **ELEVATION - APARTMENT BLOCK B - WEST**
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2
A303 **ELEVATION - APARTMENT BLOCK B - EAST**
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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LAND LOTS 143&144, 5TH DISTRICT
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09-24-2025

SCALE
AS NOTED

SHEET

A303



1 ELEVATION - TOWNHOMES - BLOCK C - SOUTH
A402 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 ELEVATION - TOWNHOMES - BLOCK C - NORTH
A402 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - TOWNHOMES - BLOCK C - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
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09-24-2025

SCALE
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SHEET

A402



1
A403 **ELEVATION - TOWNHOMES - BLOCK C - EAST**
SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2
A403 **ELEVATION - TOWNHOMES - BLOCK C - WEST**
SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - TOWNHOMES - BLOCK C - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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09-24-2025

SCALE
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SHEET

A403



1 ELEVATION - MIXED USE BUILDING - BLOCK D - NORTH
 A502 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 ELEVATION - MIXED-USE BUILDING - BLOCK D - SOUTH
 A502 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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ELEVATIONS - MIXED-USE BUILDING - BLOCK D - NORTH AND SOUTH
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 143&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
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DATE

09-24-2025

SCALE

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A502

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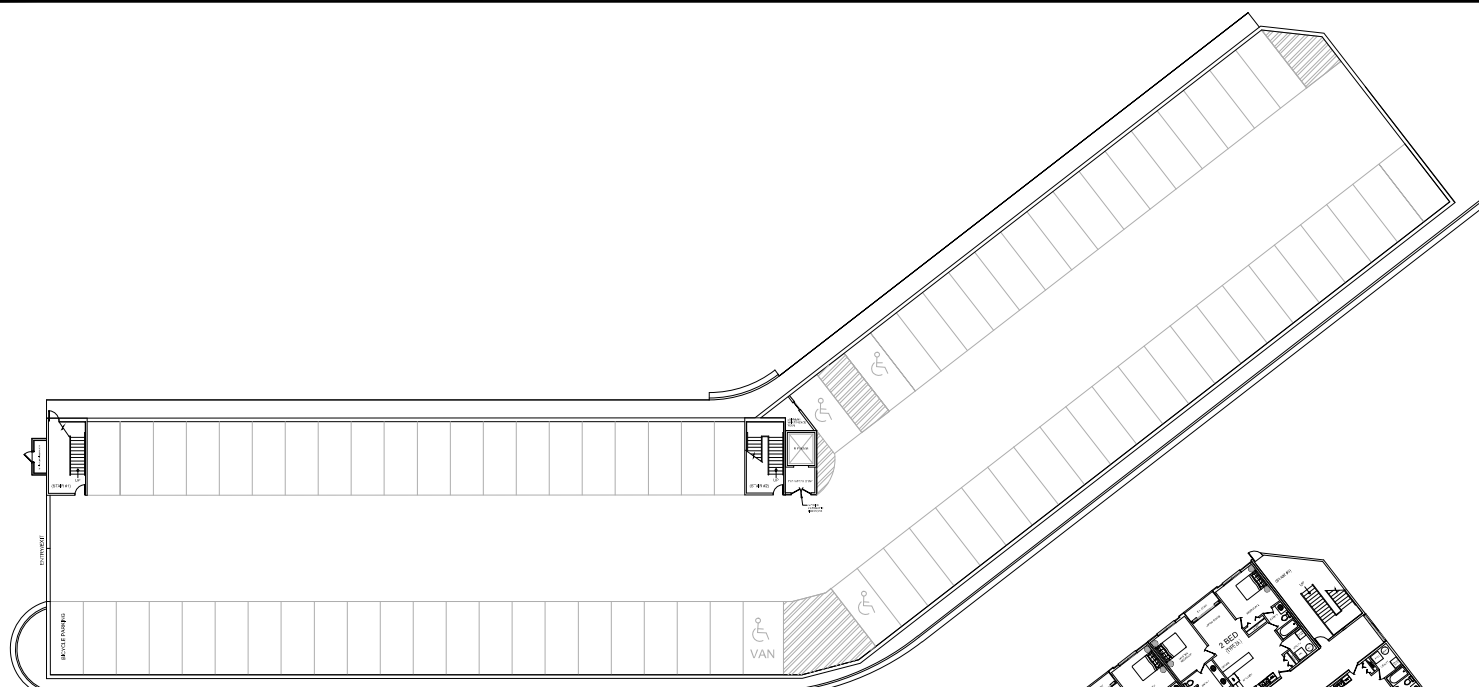
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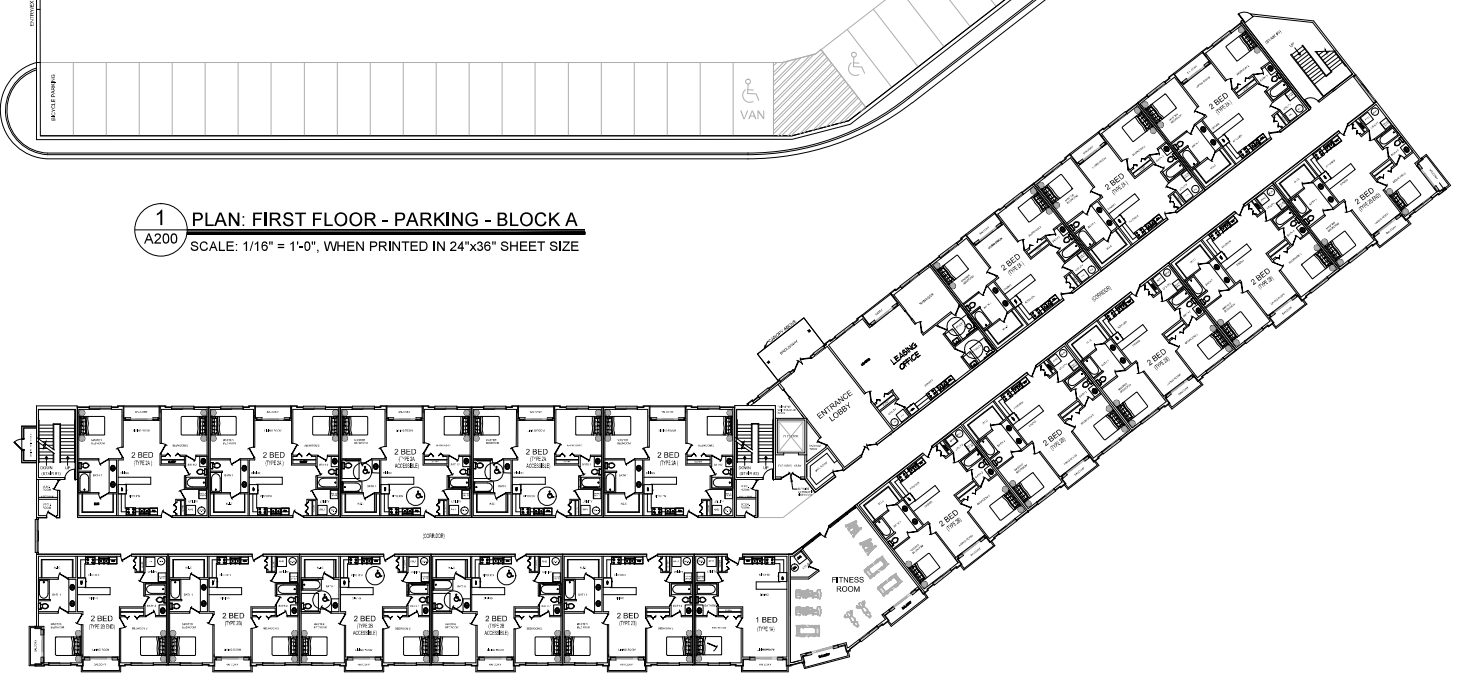
SHEET

A 50

A503



1 PLAN: FIRST FLOOR - PARKING - BLOCK A
A200 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK A
A200 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



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PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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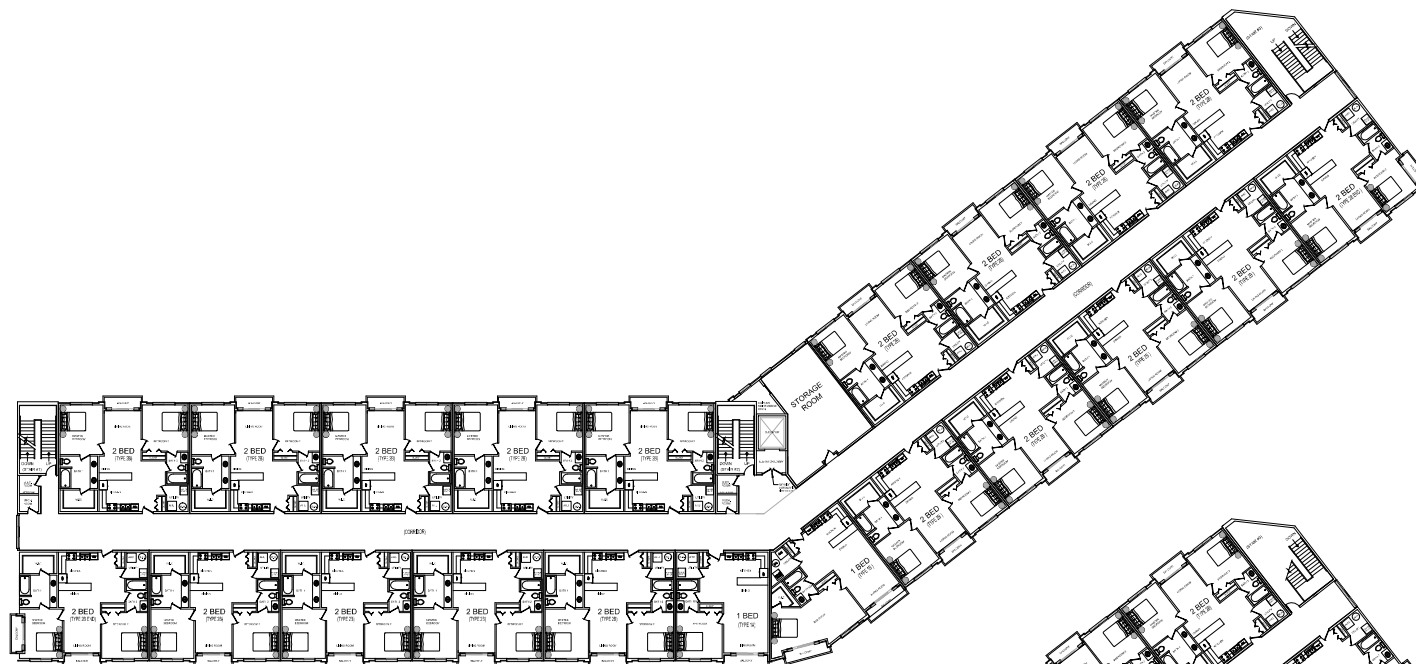
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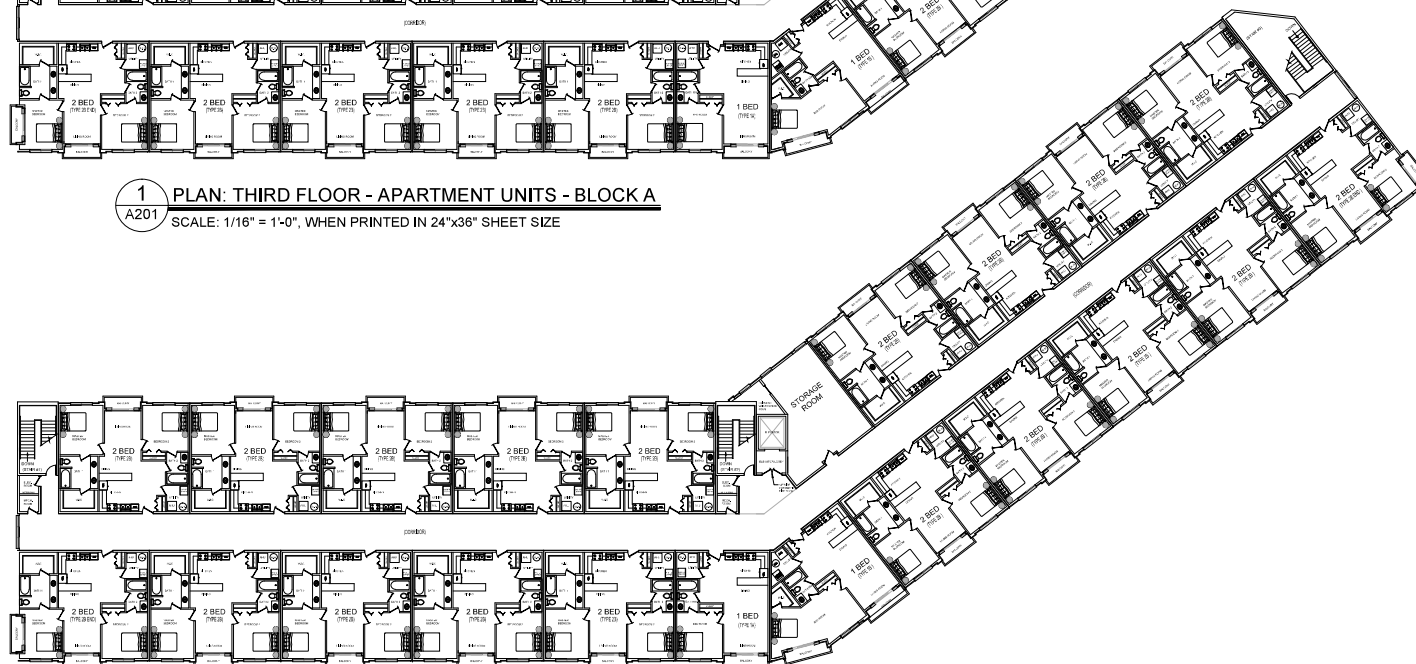
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A200



1 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK A
A201 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK A
A201 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



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PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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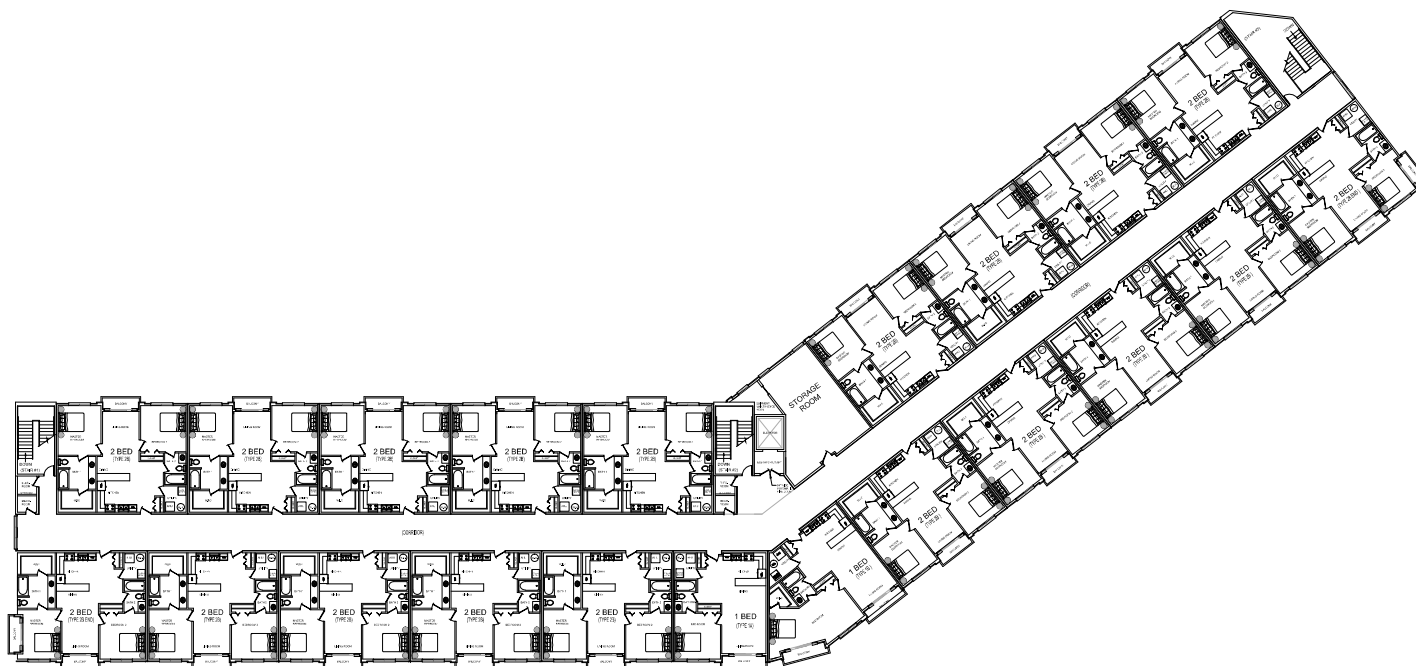
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SCALE
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SHEET

A201



1 PLAN: FIFTH FLOOR - APARTMENT UNITS - BLOCK A
A202
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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PLAN - FIFTH FLOOR - APARTMENT UNITS - BLOCK A
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

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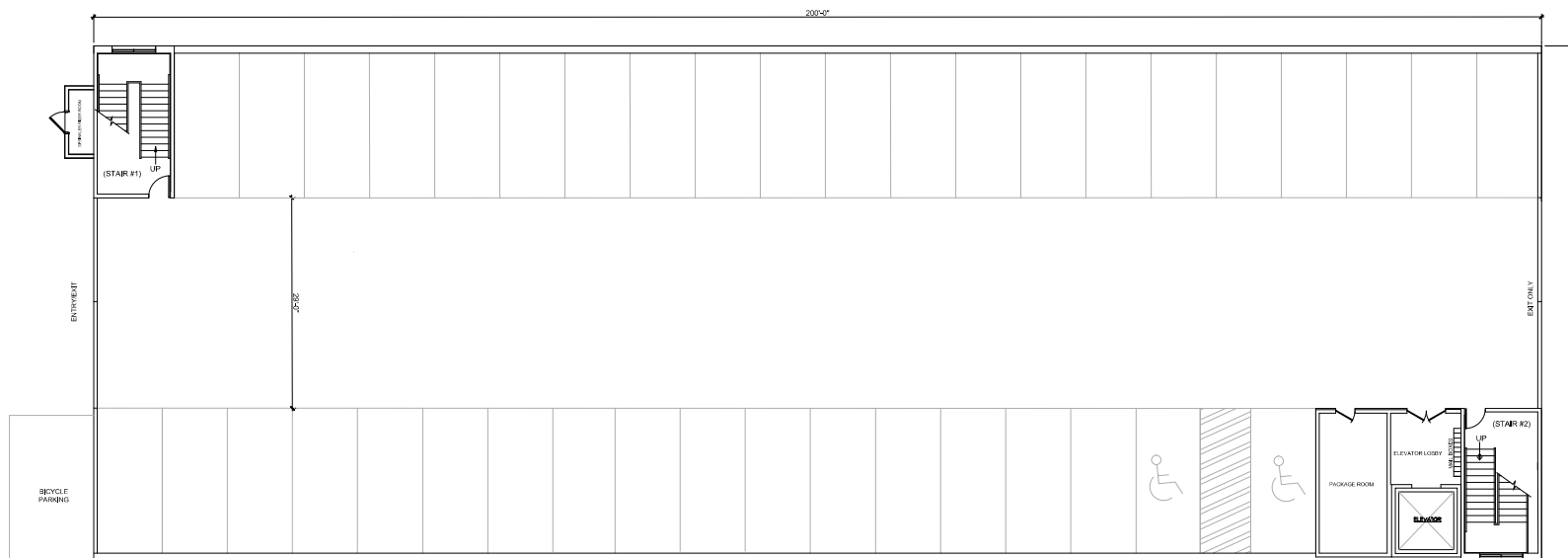
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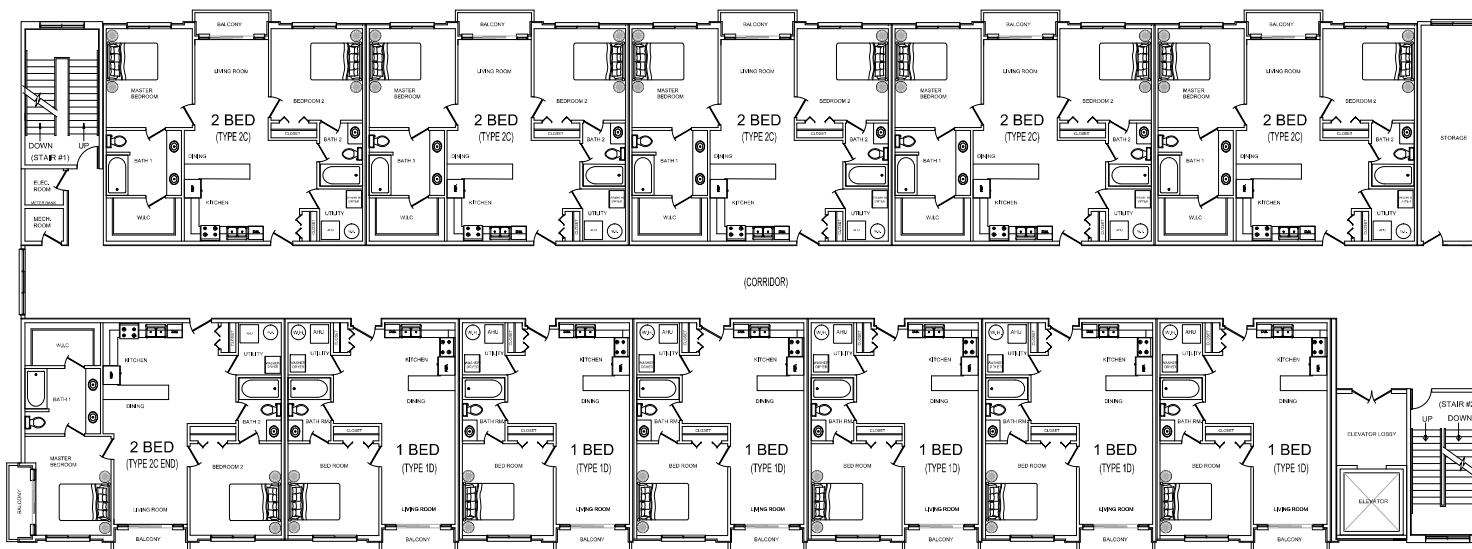
SCALE
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A202



1 PLAN: FIRST FLOOR - PARKING - BLOCK B
A300 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK B
A300 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

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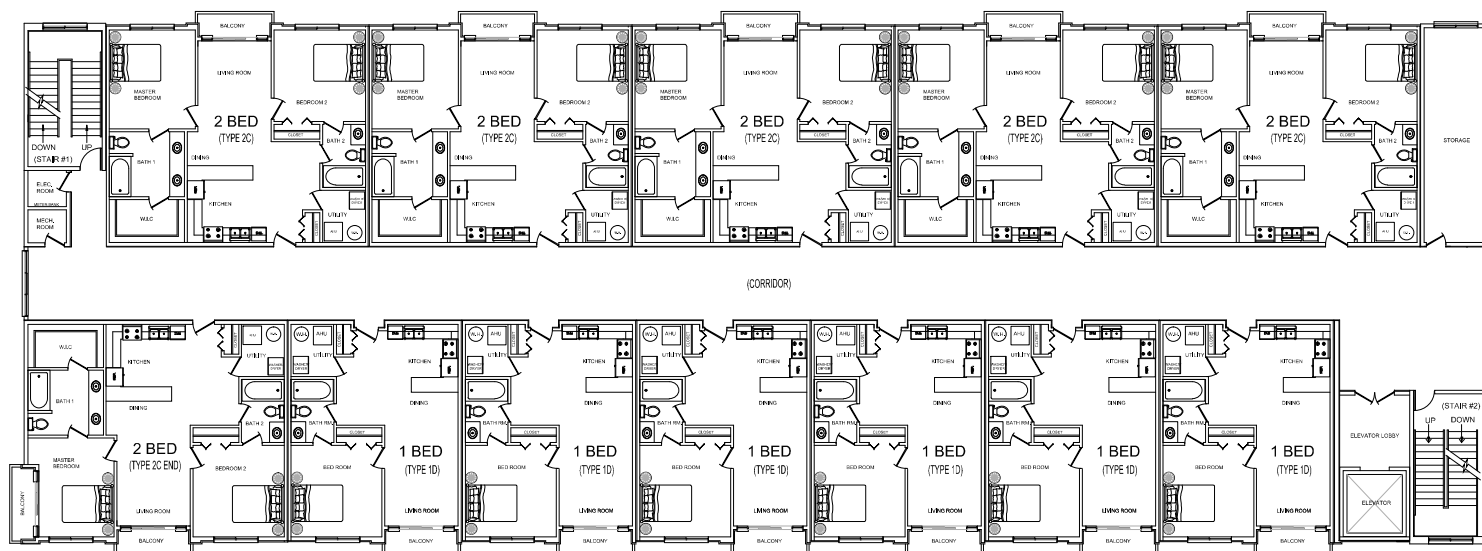
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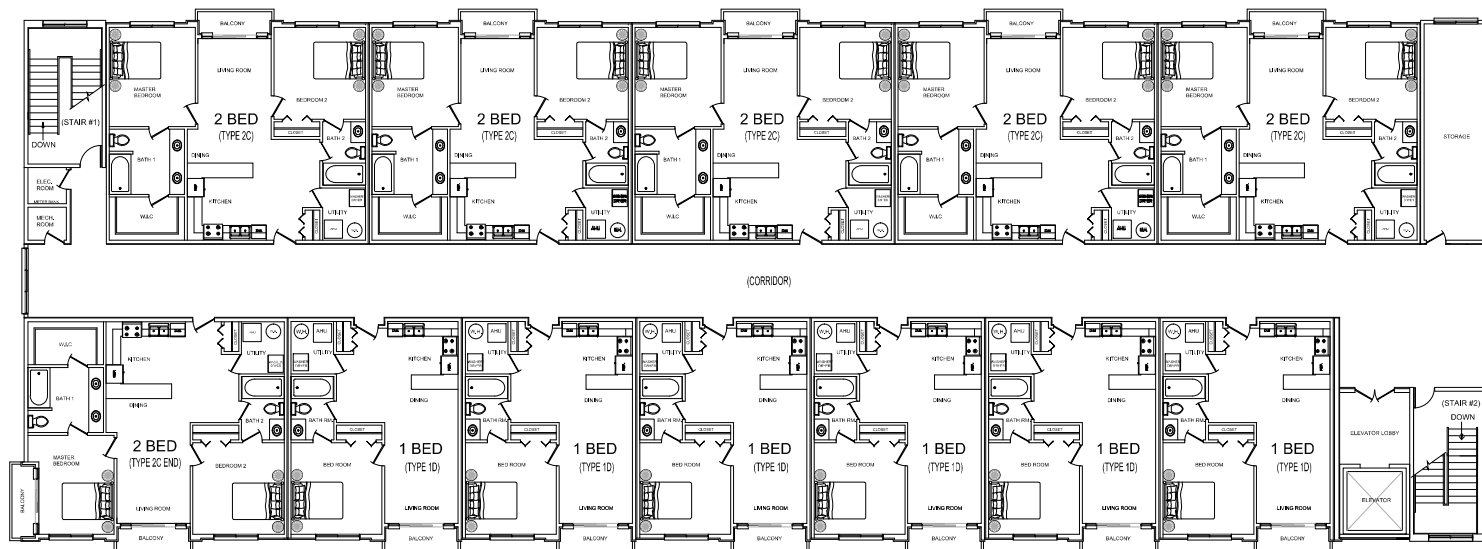
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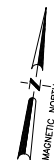
A300



1 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK B
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK B
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



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PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 143&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
 JURISDICTION: CITY OF LAWRENCEVILLE

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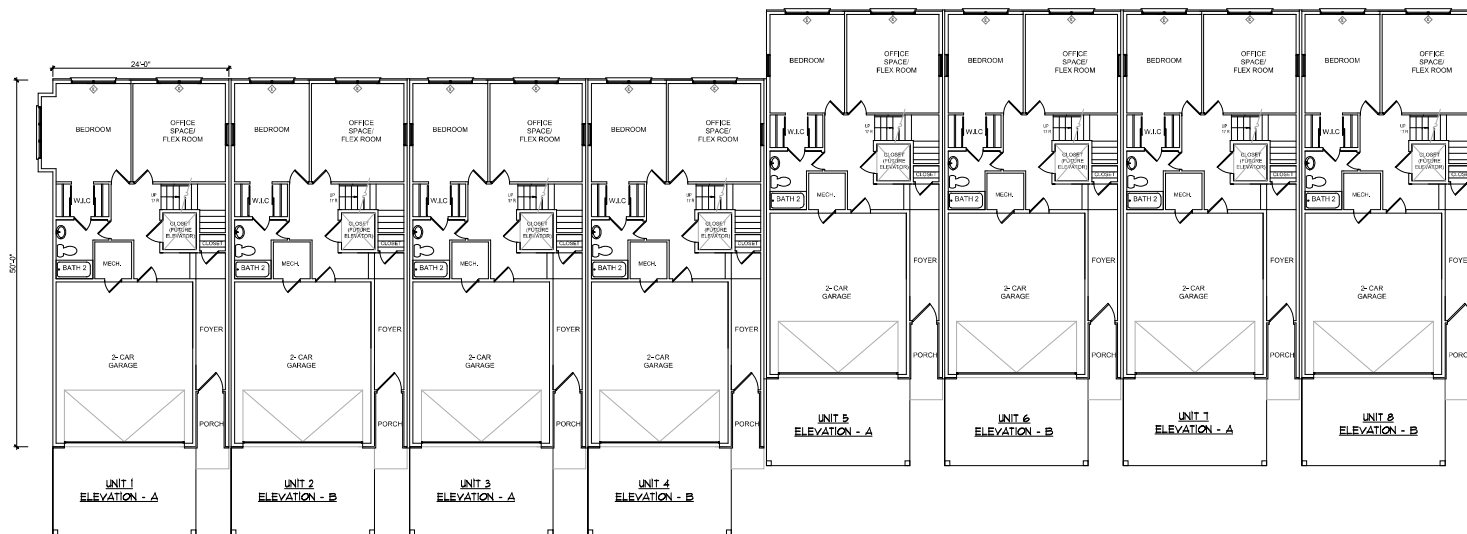
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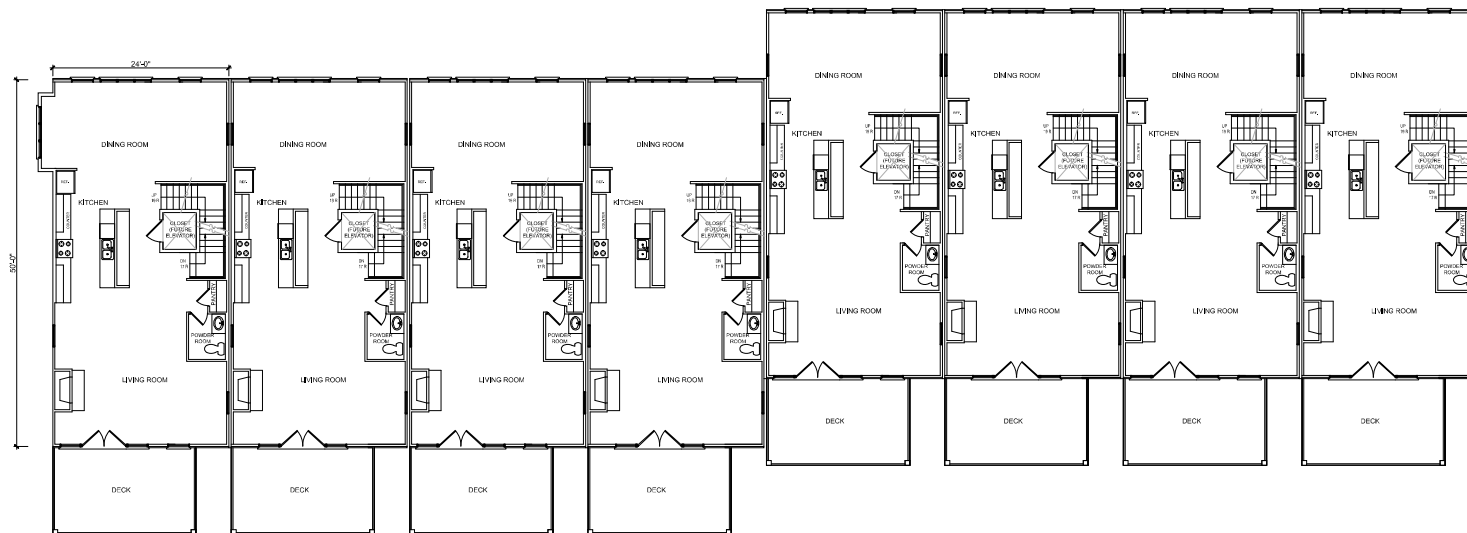
AS NOTED

SHEET

A301



1 PLAN: FIRST FLOOR - TOWNHOMES - BLOCK C
A400 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: SECOND FLOOR - TOWNHOMES - BLOCK C
A400 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

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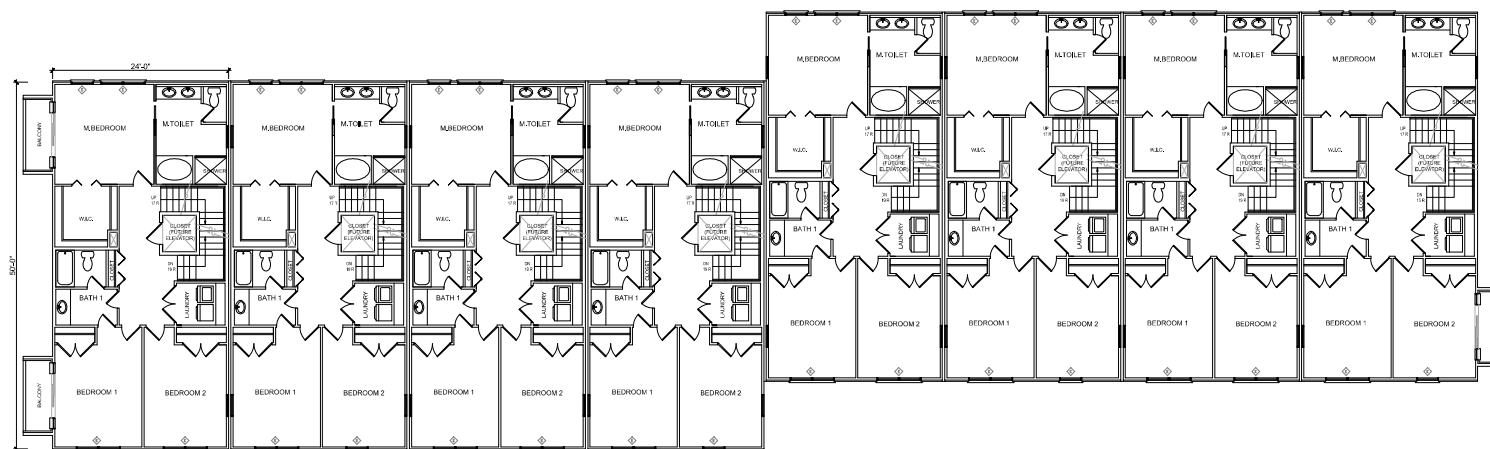
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DATE
09-24-2025

SCALE
AS NOTED

SHEET

A400



1 PLAN: THIRD FLOOR - TOWNHOMES (BLOCK C)
A401 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

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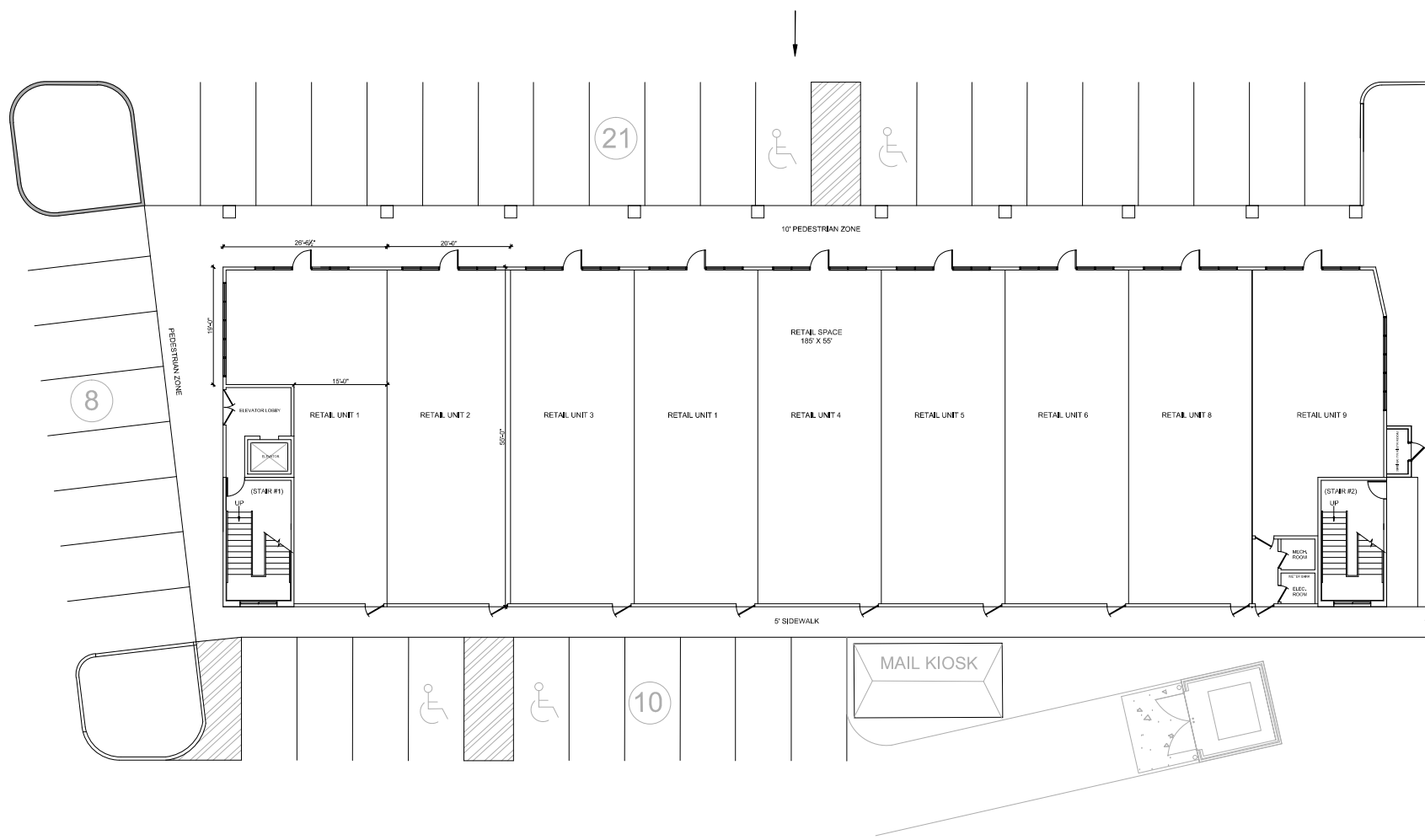
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09-24-2025

SCALE
AS NOTED

SHEET

A401



1
A500 **PLAN: FIRST FLOOR - MIXED-USE BUILDING - BLOCK D**
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

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PLAN: FIRST FLOOR - MIXED-USE BUILDING - BLOCK D
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
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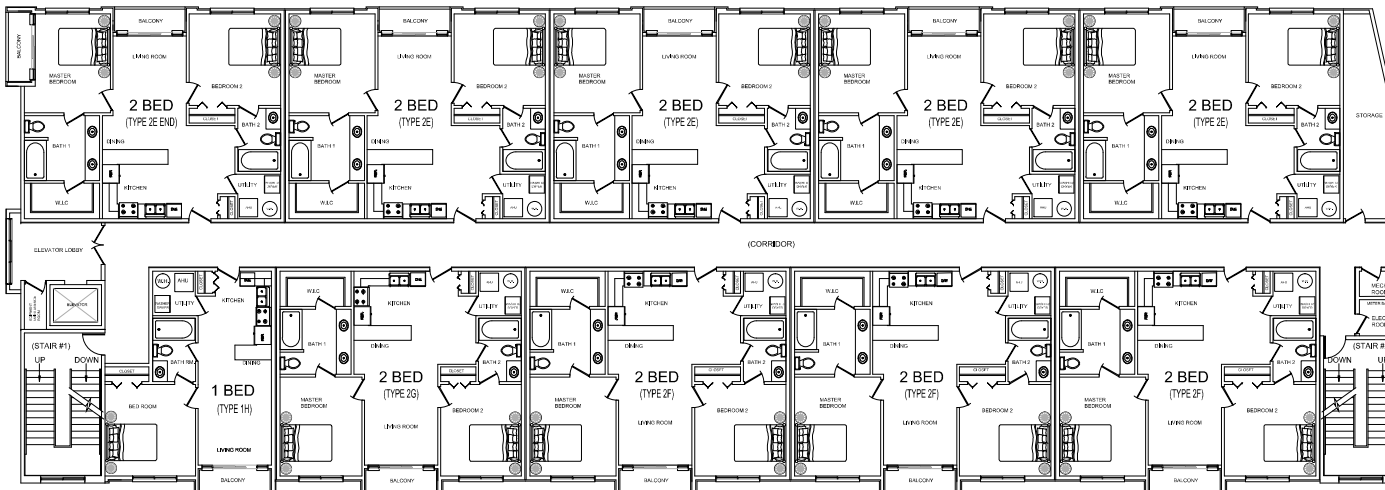
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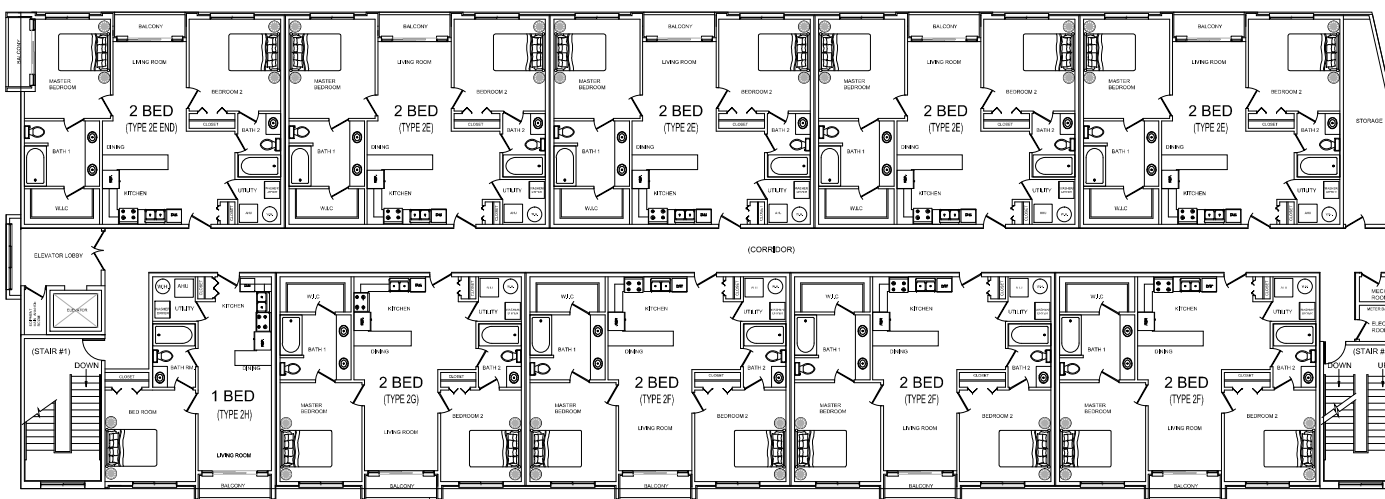
DATE
09-24-2025

SCALE
AS NOTED

SHEET
A500



1 PLAN: SECOND FLOOR - MIXED-USE BUILDING (BLOCK D)
A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE



2 PLAN: THIRD FLOOR - MIXED-USE BUILDING (BLOCK D)
A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 444-1403

CONSULTING ENTERPRISES, CORP.

PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D
464 WEST PIKE STREET - LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

DRAWN
AMMARNATH

CHECKED

DATE
09-24-2025

SCALE
AS NOTED

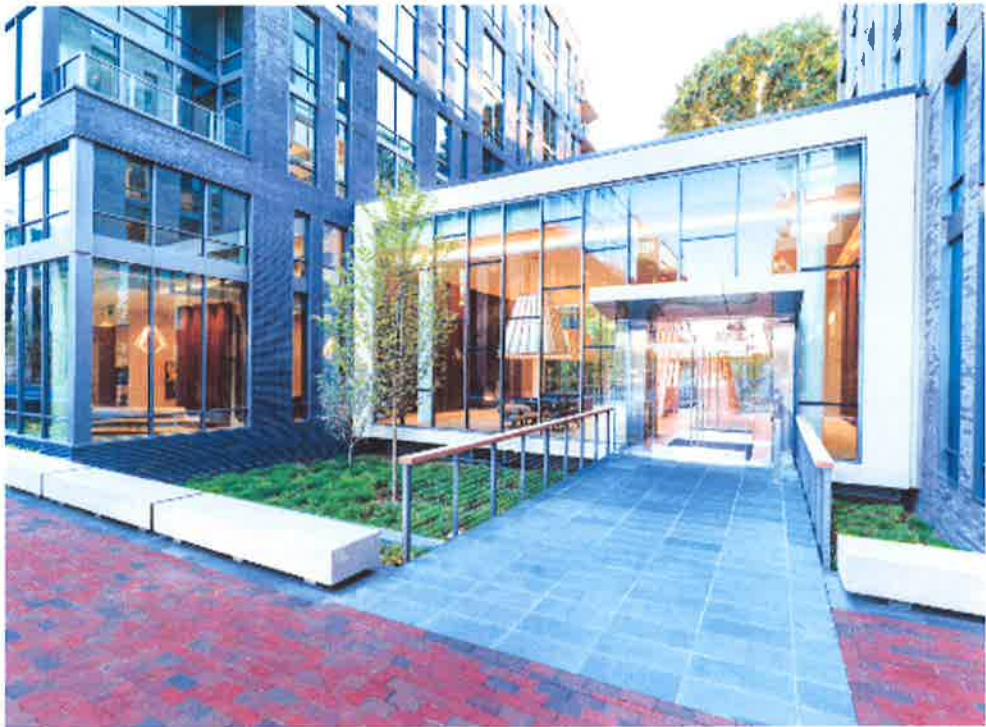
SHEET
A501

Projected Renderings Of Exterior



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PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Exterior



RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Interior



RZM2025-00023
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Projected Renderings Of Interior



RZM2025-00023
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Projected Renderings Of Amenities



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Projected Renderings Of Amenities



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Projected Renderings Of Interior Apartments



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Projected Renderings Of Interior



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RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



November 10, 2025

Martha Sanchez
12 Brothers Venture Capital, LLC
3775 Venture Drive Bldg 300
Duluth, GA 30096

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-294-11	
Expiration Date: 11/10/2026	
Tie-In Manhole FID: 218930	

RE: Sewer Availability for Proposed Development – 464 West Pike
Parcel ID 5144 037

Dear Ms. Sanchez:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 6,000 square feet of retail space; 3,400 square feet of office space; leasing center with a fitness center and pool; 27 one-bedrooms and 111 two-bedrooms on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **16.77 gpm** discharging to the sewer tie-in manhole at Facility ID **218930**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

RZM2025-00023

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new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III;
Geniva Sylvain, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III;
Dominique Graves, Engineer II



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- ☒ Pre-Rezoning
☐ New Request
☐ Renew Request
SCC # _____
☐ Revise Existing Request
SCC # _____
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2025-294-11

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

Printed Name: Della Taylor, PE - Division Director, Infrastructure Support

Signature: *D Taylor* 11/10/2025

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: ☐ Pumping Rate (gpm) _____

Development/Project Name: 464 West Pike

Development Address: 464 West Pike Street (City) Lawrenceville (Zip) 30046

Parcel Number(s): R5144 037

Project Description: Develop with Retail spaces, townhomes & apartment homes

Refer attached Utility Concept Plan for number of units and/or square footage per each type of use

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 5.151 acres

If residential, total number of units: 138 Density: 26.8 units/acre

Property Owner Name: 12 Brothers Venture Capital, LLC (Martha Sanchez)

Property Owner Email: ms@globalprg.com Phone #: 404-931-8109

Developer Contact: Martha Sanchez

Address: 3775 Venture Drive, Bldg. D300

Developer Email: ms@globalprg.com

Company: 12 Brothers Venture Capital, LLC

City: Duluth Zip: 30096

Phone #: 404-931-8109

Engineering Contact: Rajesh Patel

Engineer Email: rpatel@boundaryzone.com

Engineering Firm: Boundary Zone, Inc.

Phone #: 770-271-5772

Additional Recipients: _____

Recipient(s) Email(s): _____

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PLANNING & DEVELOPMENT DEPARTMENT

DWR Use OnlyCapacity Certification Request No.: C2025-294-11

Development/Project Name: _____

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: Patterson Sewer Basin: Patterson**Total requested annual average daily flow (AADF) in gallons per minute (gpm):** 16.77Flow (gpm) 16.77 to tie-in manhole facility ID: 218930

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:Zoning Submittal: 10/2025Plan Submittal 04/2026Begin Construction: 10/2026Zoning Approval: 12/2025Completion/Occupancy: 03/2028**Include the following in the submittal package:**

☒ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcountry.com/GISDataBrowser>

☒ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:

<https://www.gwinnettcountry.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

☒ Proposed utility plan

Design Professional sign/seal: *Rajesh Patel* Date: 10/07/2025



Once a complete package with all supporting documentation has been received

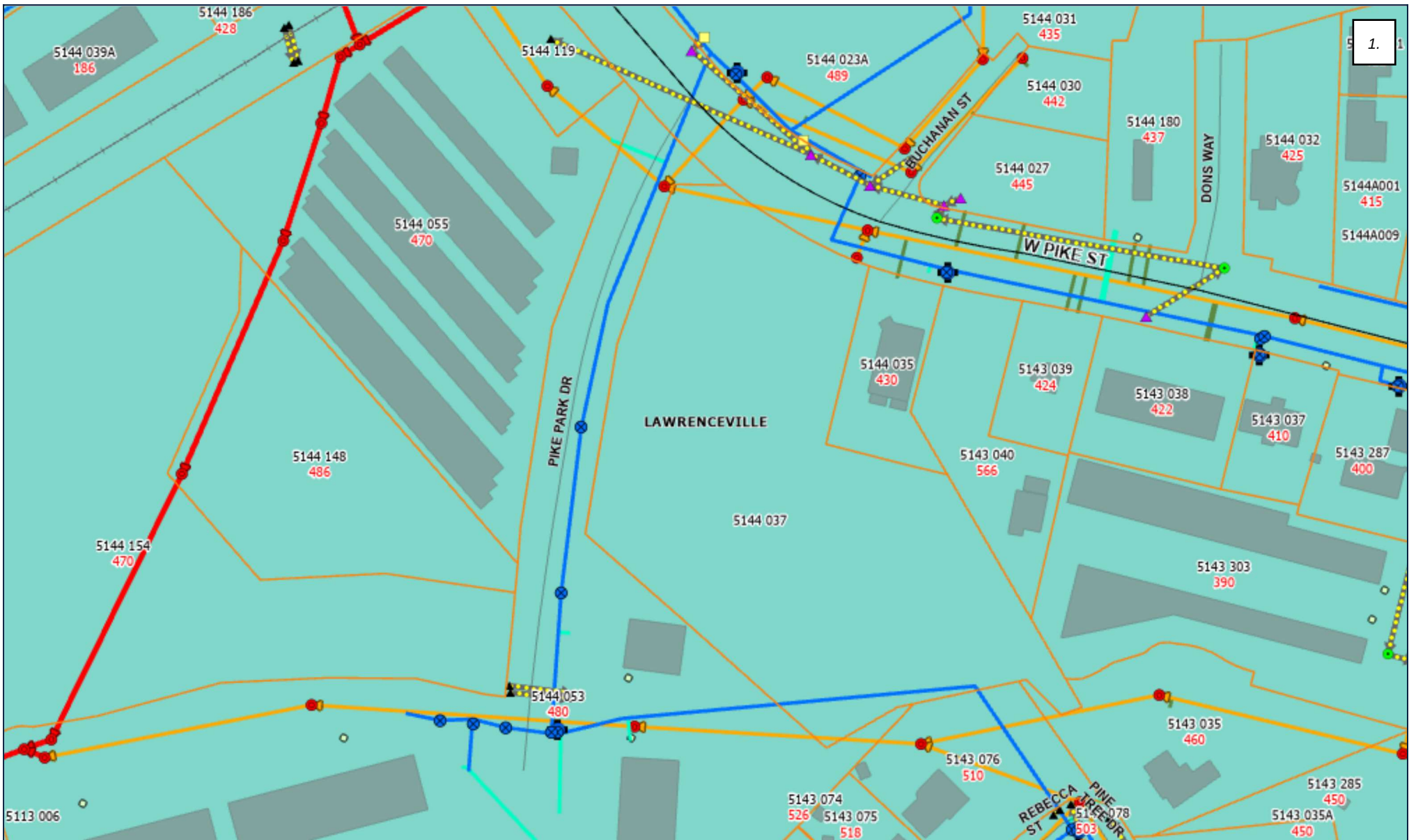
PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required
PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

RZM2025-00023

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10/7/2025 12:54:35 PM

464 West Pike Street, Lawrenceville

Utilities

0 50 100
ft

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PLANNING & DEVELOPMENT DEPARTMENT

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS MAP IS THE PROPRIETARY PRODUCT OF GWINNETT COUNTY AND IN NO EVENT WILL GWINNETT COUNTY BE LIABLE FOR DAMAGES, INCLUDING ANY LOSS OF PROFITS, LOST SAVINGS, OR OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE USE OF OR INABILITY TO USE THIS MAP.

WASTEWATER FLOW ESTIMATION

Development Name: 464 West Pike
Development Address: 464 West Pike Street, Lawrenceville, GA 30046
Parcel Number(s): R5144 037

Land Use Category / Facility	Annual Ave Daily Unit Flow (gpd)	Per Unit	# of Unit (s)	Annual Ave Daily Flow (gpd)
Retail Shops / Store	100	1,000 sq. ft.	6,000	600
Office - General	175	1,000 sq. ft.	3,400	595
Residential Townhomes	250	Each	8	2,000
Residential 1-Bedroom	110	Each	27	2,970
Residential 2-Bedroom	155	Each	111	17,205
Office - Leasing	175	1,000 sq. ft.	1,080	189
Fitness Center	500	1,000 sq. ft.	960	480
Clubhouse	50	1,000 sq. ft.	1,250	63
Swimming Pool	25	Employee	2	50
			Total >>	24,152

Annual Average Daily Flow (gpm) = AADF (gpd) / 1440 =

16.77 gpm

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PLANNING & DEVELOPMENT DEPARTMENT

800 Satellite Blvd NW, Suwanee, GA 30024

1100 Peachtree St NE #200, Atlanta, GA 30309

125 TownPark Drive, Suite 300, Kennesaw, GA 30144

Phone: (770) 271 5772



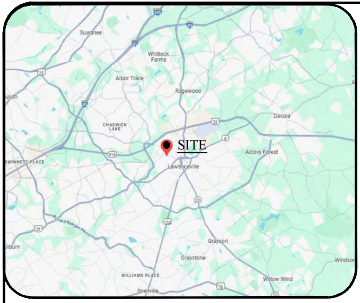
DATE	
REVISION	
NO.	

UTILITY CONCEPT PLAN
PREPARED FOR: MARTHA SANCHEZ
LAND LOTS 143 & 144, 5TH DISTRICT, GWINNETT COUNTY
464 W. PIKE STREET, LAWRENCEVILLE, GEORGIA 30046
INITIAL PLAN: 10/07/2025

PROJECT
27454.00
EXHIBIT
UC-1

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Submitted for SCC
Consideration only



Vicinity Map
(NTS)

TOTAL SITE AREA:
224,384 SF
5.151 AC

CURRENT
ZONING: BG
(AS PER ARTICLE 102.11 C)

MIN. FRONT: 50 FT
MIN. SIDE: 10 FT
MIN. REAR: 10 FT
MIN. LOT AREA: NONE
MIN. LOT WIDTH: NONE
MAX. HEIGHT: 35 FT

PROPOSED
ZONING: CMU
(AS PER ARTICLE 102.11 C)

MIN. FRONT: 5-15 FT
MIN. SIDE: 10-20 FT
MIN. REAR: 25-40 FT
MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH: 40 FT
MAX. HEIGHT: 45 FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6 C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ. FT.) PER TABLE 5.3	9,400	1.0 SPACE/100 SQ. FT.	32
APARTMENT ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
1 & 2 BEDROOM APARTMENTS	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>			190
25% REDUCTION PER SECTION 507 >>			48
NET REQUIRED SPACES >>			142
STANDARD PARKING SPACES PROVIDED >>			172
COMPACT PARKING SPACES PROVIDED >>			6
HANDICAP PARKING SPACES PROVIDED >>			10
TOTAL PARKING SPACES PROVIDED >>			182

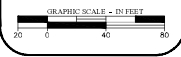
GENERAL NOTES:

- PROJECT NARRATIVE
SITE LOCATION: 464 WEST PIKE STREET, LAWRENCEVILLE, GEORGIA 30046
SCOPE OF WORK: DEVELOP WITH RETAIL SPACES, TOWNHOMES & APARTMENT HOMES AS A MIXED USE
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
(DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY)
- CURBS OR DRAINAGE SW ALSES DO EXIST ON THIS PROPERTY
- NEW UTILITIES (AN TYPES) ARE PROPOSED
- NO WELLS OR SEPTIC SYSTEMS EXIST ON THE SITE
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- THIS PROPERTY LIES NOT IN THE CHATTahoochee RIVER CORRIDOR
- THIS PROPERTY IS WITHIN 200 FEET OF A WATER OF THE STATE
- THIS SITE DOES NOT CONTAIN ANY STATE WATER OR WETLANDS
- NO WORK OF CONSTRUCTION DURING IS NOT FORBIDDEN

THIS UTILITY CONCEPT PLAN IS PREPARED BASED ON CONCEPTUAL PLANS DATED 06/14/2025 PROVIDED BY CONSULTING ENTERPRISES (CEP). ANY INFORMATION OBTAINED FROM CONSULTING ENT AND TO REQUEST SEWER CAPACITY CERTIFICATION FROM GWINNETT COUNTY WATER RESOURCES.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET (SP # 839)
- 9" W/ MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAIN
- SON
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- LIMIT OF DISTURBANCE
- HAY SALES
- FLOW WELL LINE
- HOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CAUTION
- CRITICAL ROOT ZONE (CRZ)
- STRUCTURAL ROOT PLATE
- LAND LOT
- CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- FINISH FLOOR ELEVATION
- GROUND ELEVATION
- MINIMUM ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- THURM TOP OF FOOTER ELEVATION
- DRAINAGE ARROW
- HARDWOOD TREE
- TO BE REMOVED



PROVIDING SERVICES FOR:
METRO ATLANTA,
KALBEGH-HUNTERMAN
AND CENTRAL FLORIDA

PRINT DATE: 10/07/25



LAWRENCEVILLE

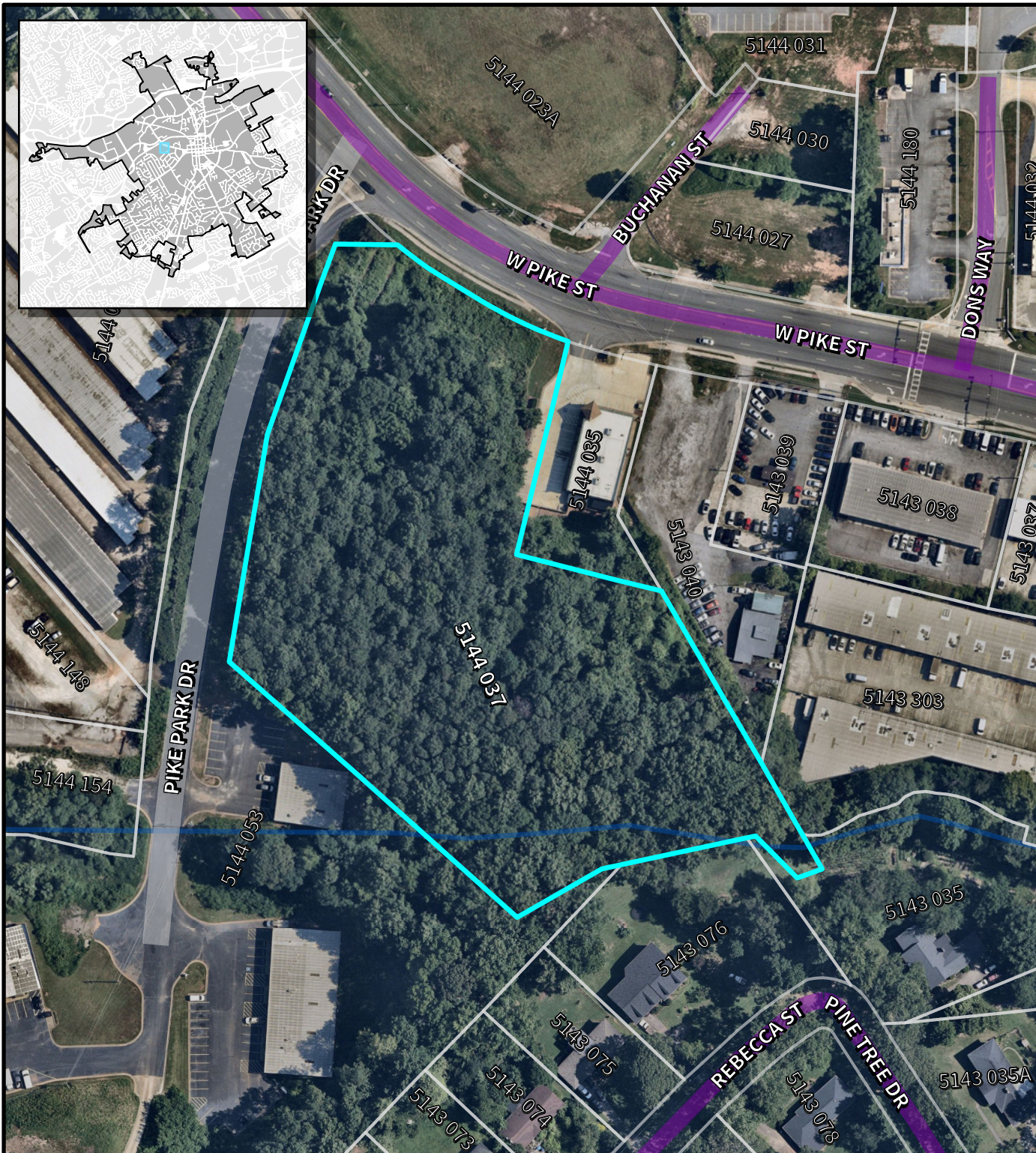
Planning & Development

Location Map & Surrounding Areas

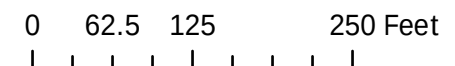
RZM2025-00023

Applicant:
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

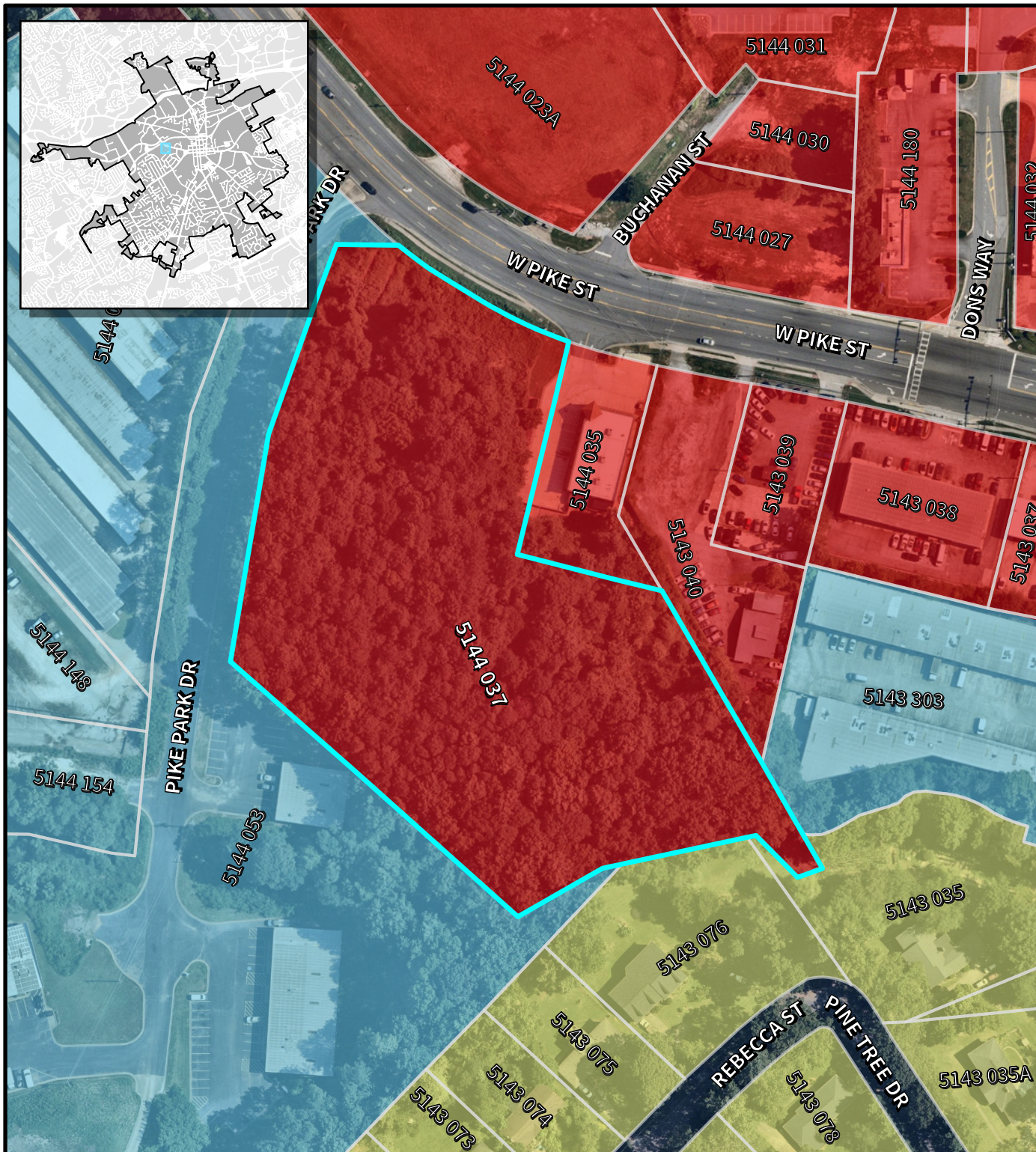
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Curt Thompson

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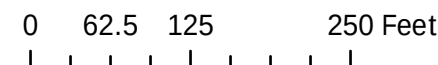
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	RS-150	Single-Family Residential



Scale: 1:1,800



N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

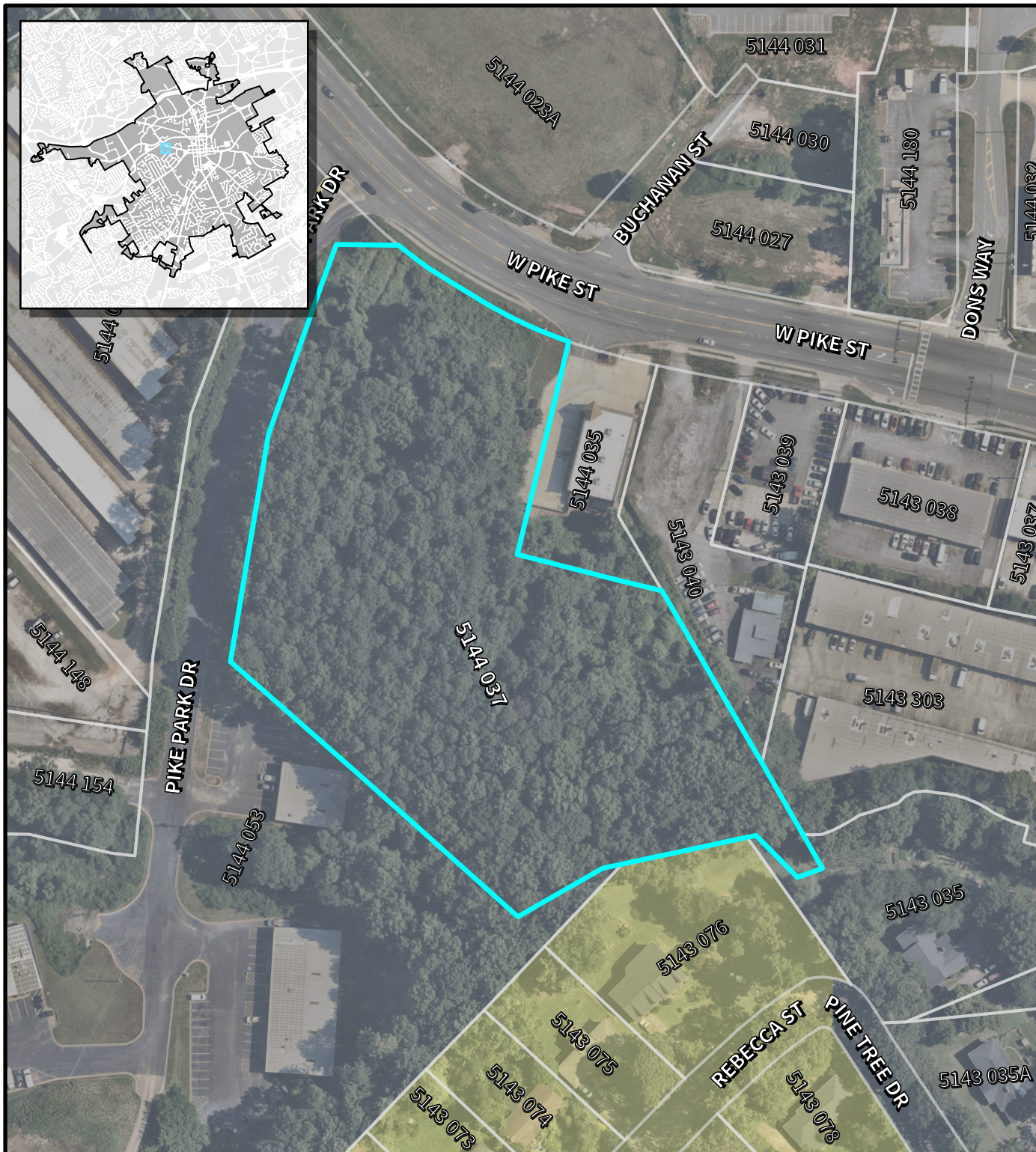
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

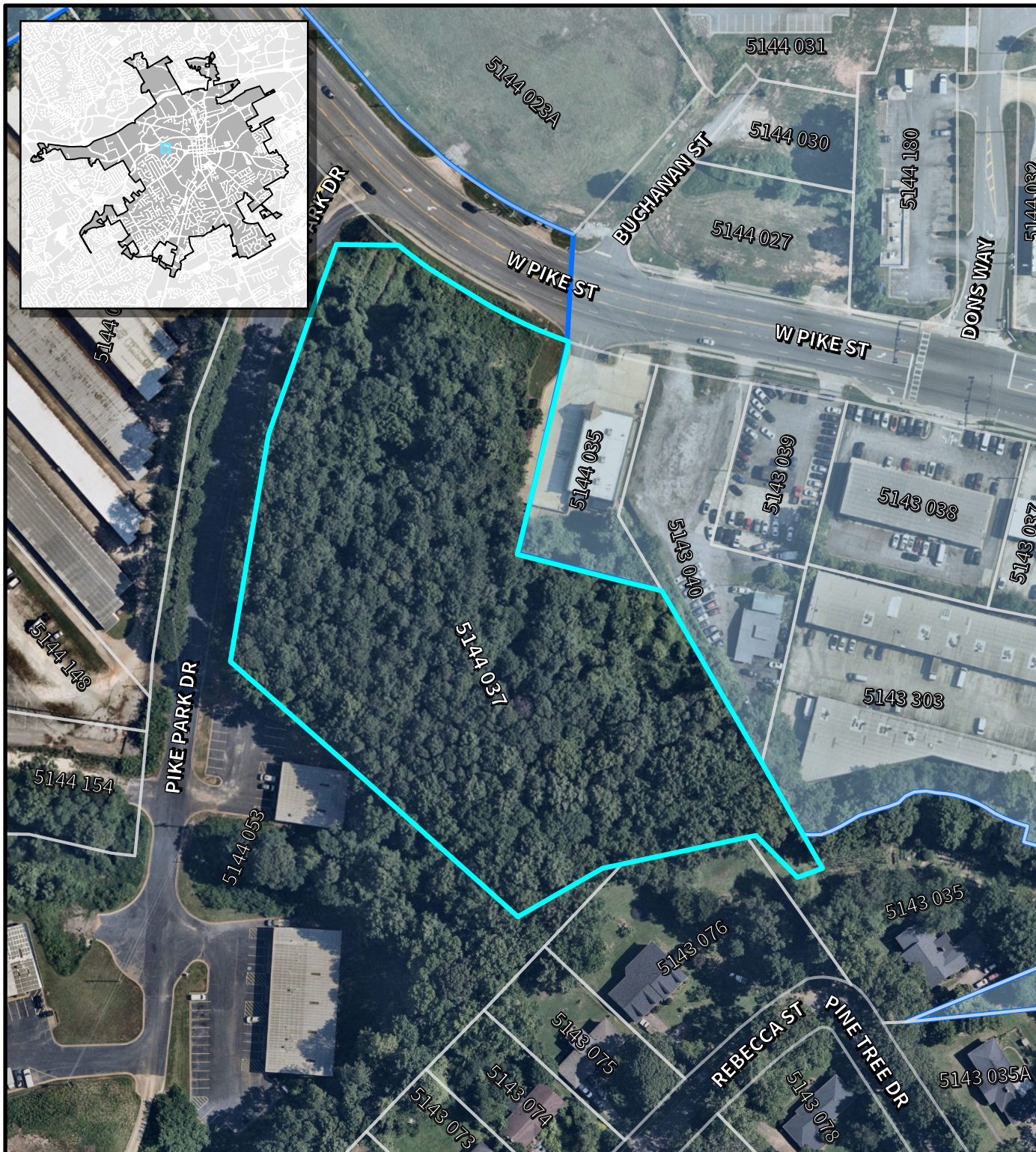
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:1,800

0 62.5 125 250 Feet



Planning & Development

Location Map & Surrounding Areas

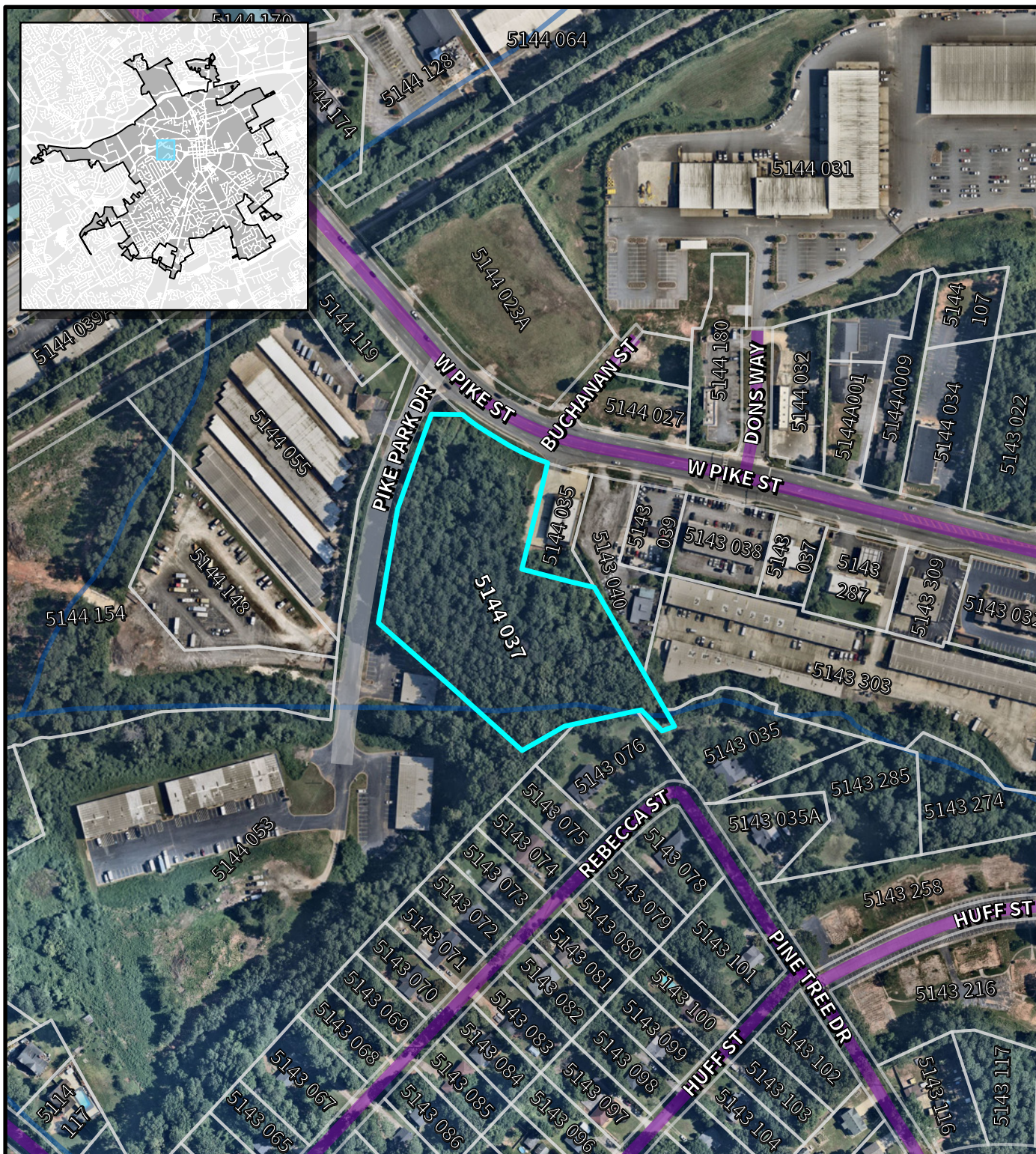
RZM2025-00023

Applicant:
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

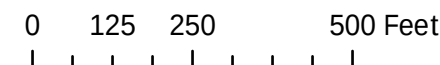
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

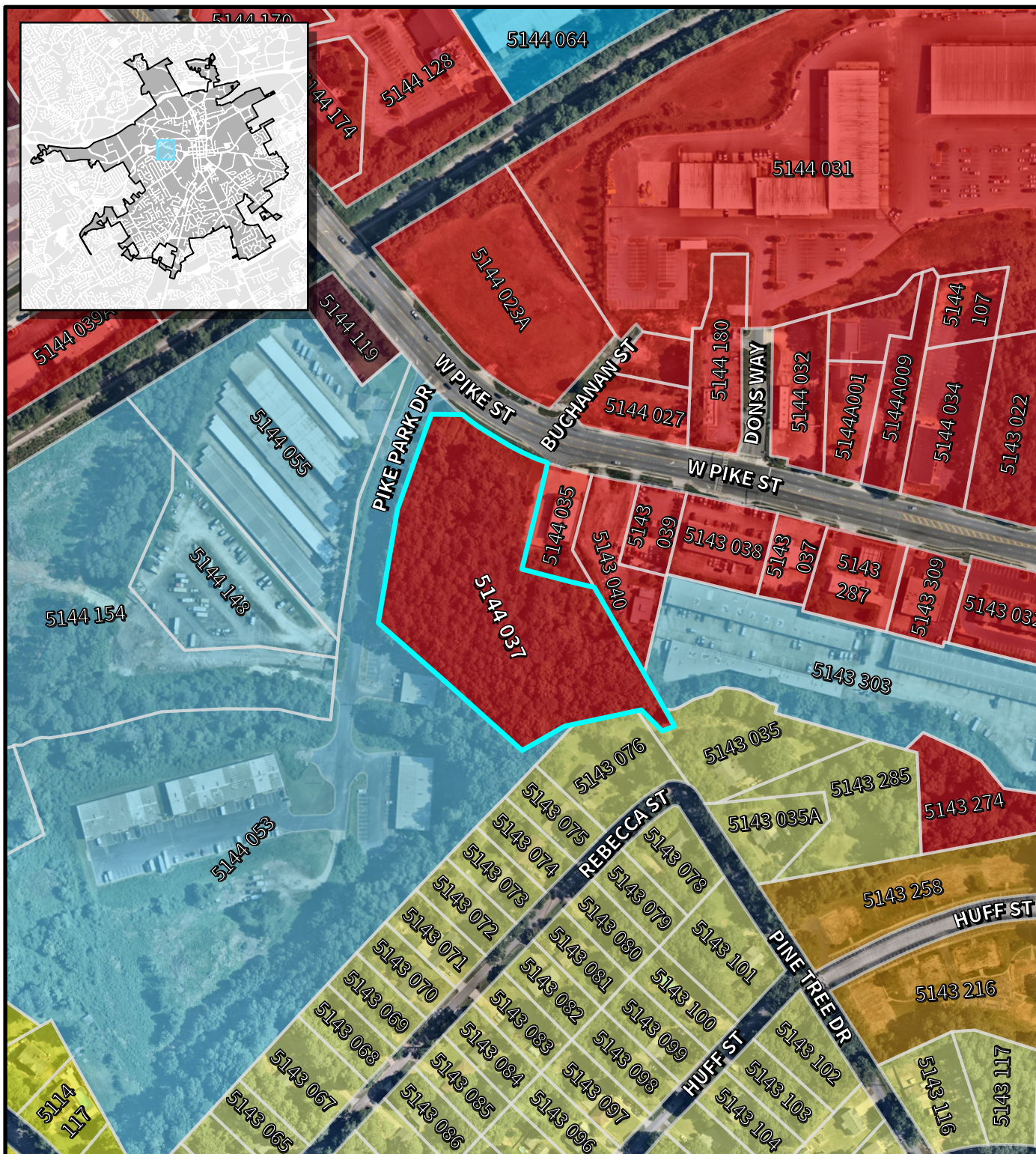
Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential

Scale: 1:3,600



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

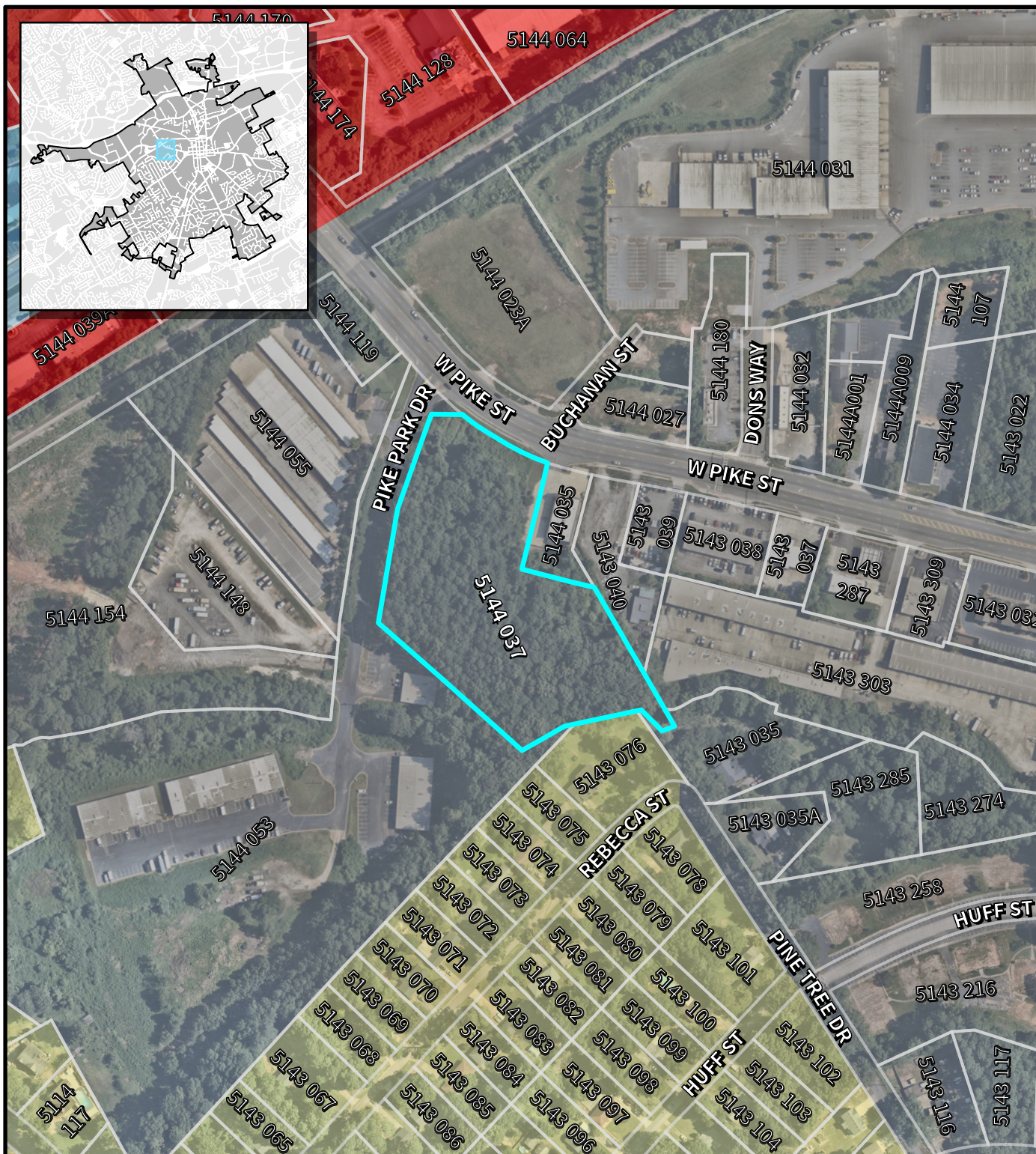
2045 Character Areas

 Downtown

 Traditional Residential

 Commercial Corridor

 Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

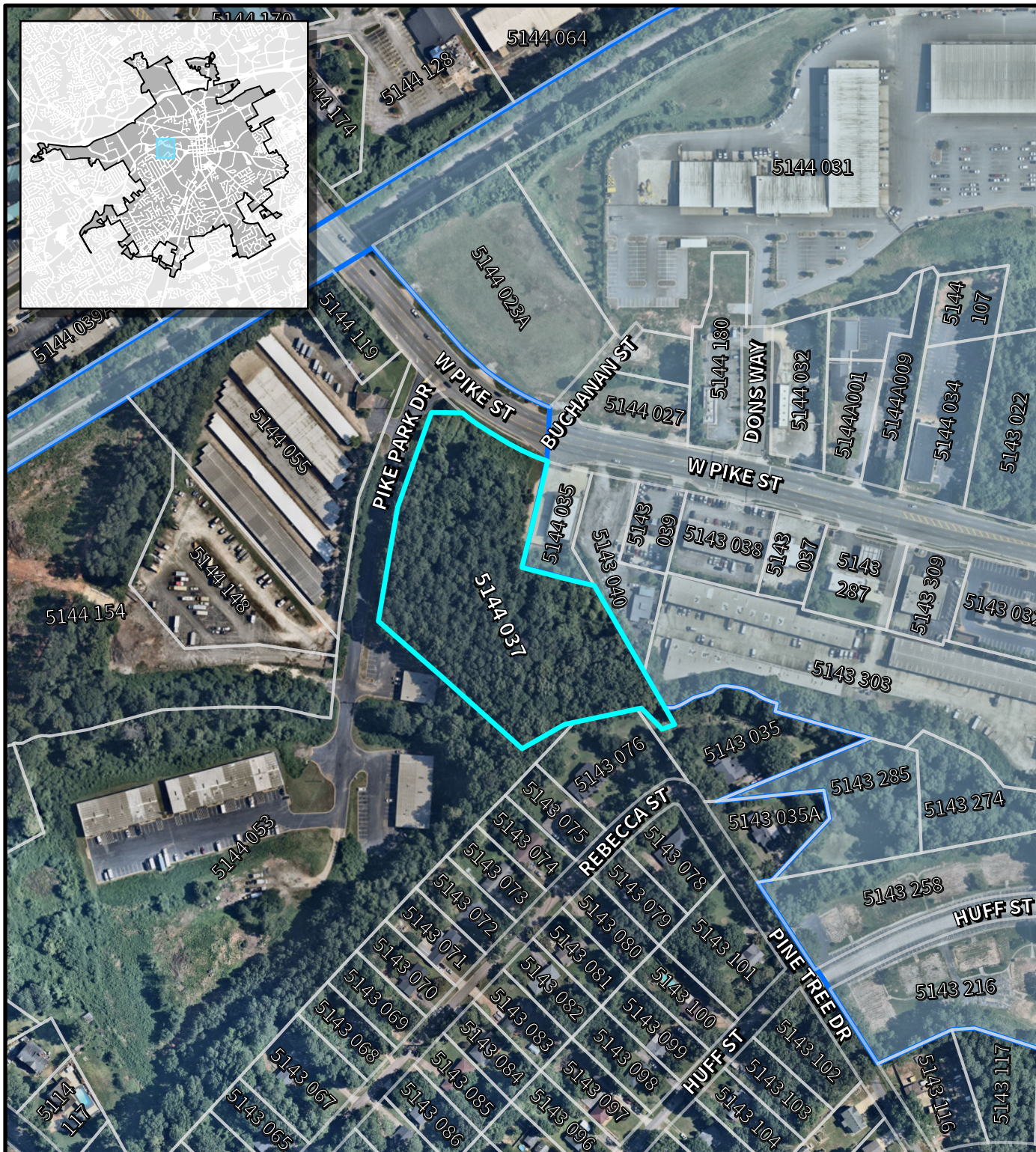
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
Department:	Planning and Development
Date of Meeting:	Wednesday, February 11, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the Subject Property from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to Develop three (3) Single-Family Residences
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommendations

Summary: The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three (3) single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, Northwest of its intersection with Honeysuckle Circle.

Attachments/Exhibits:

- RZR2025-00031_FULL ATTCHMNTS_11212025.pdf
- RZR2025-00031_M&C REC CNDS_12042025.pdf



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZR2025-00031

APPLICANT(S): SCOTT SMITH

PROPERTY OWNER(S): MEHIC MIRNES

LOCATION(S): 151 HONEYSUCKLE AVE

PARCEL IDENTIFICATION NUMBER(S): R5143 007

APPROXIMATE ACREAGE: 0.39 ACRES

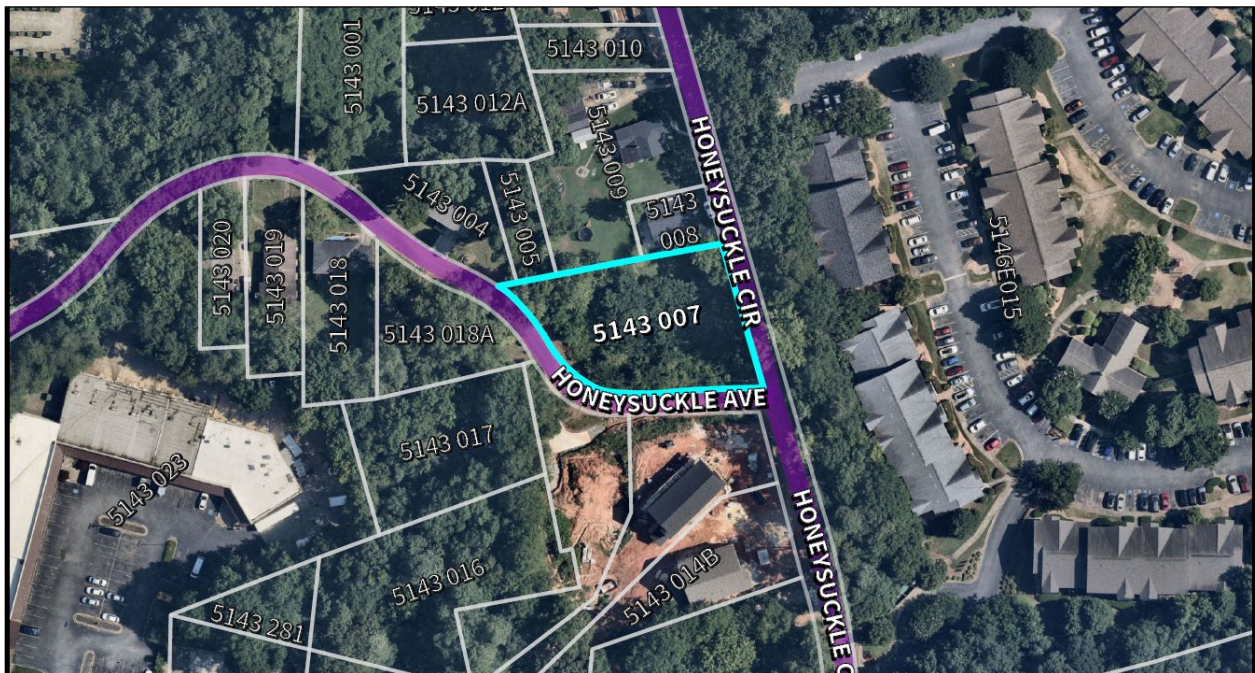
CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 3 ONE-FAMILY HOMES

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



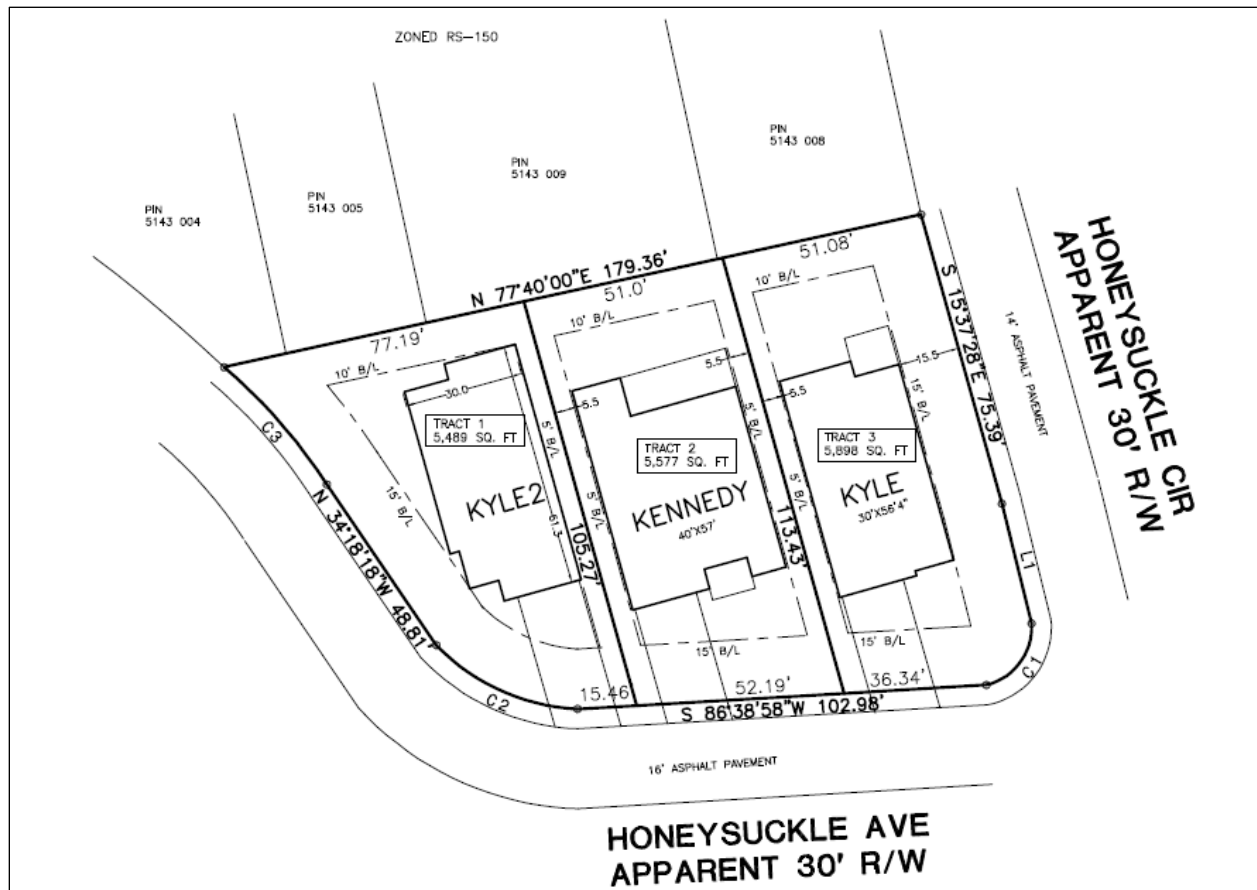
ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since 1960, the earliest zoning record on file for the property.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, northwest of its intersection with Honeysuckle Circle.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant intends to subdivide and develop a 0.39-acre lot with three (3) residential detached dwellings. The request represents a shift towards higher-density residential development in place of the traditional large-lot single-family residential zoning. By allowing for smaller lots, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development consists of the following:

- Type: Three (3) Detached Dwellings
- Building Height: Two stories (35 feet maximum)
- Building Features: Two-car front-entry garages
- Architecture: A style that maintains architectural consistency with the historic downtown area.
- Lot Area: ~5,500 square feet (~50 ft. width & ~110 ft. depth)
- Site Features: N/A - Common space requirements are waived for developments with fewer than five (5) units.

As presented, the proposed development meets the standards for the RS-50 INF zoning districts regarding site development, lot dimensional, and common area standards:

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

Standard	Requirement	Proposal	Recommendation
Gross Density	<i>12 units per acre (UPA)</i>	<i>7.7 units per acre (UPA)</i>	<i>N/A</i>
Off-Street Parking	<i>2.5 spaces per dwelling unit (7.5 spaces)</i>	<i>4 spaces per dwelling unit (12 spaces)</i>	<i>N/A</i>
Road Classification	<i>Local Street</i>	<i>Local Street</i>	<i>N/A</i>

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area	<i>3,500 sq. ft.</i>	<i>5,489 sq. ft.</i>	<i>N/A</i>
Min. Lot Width	<i>50 feet</i>	<i>52.19 feet</i>	<i>N/A</i>
Min. Front Yard Setback	<i>10 feet (internal) 15 feet (local street)</i>	<i>15 feet (local street)</i>	<i>N/A</i>
Min. Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Min. Side Yard Setback	<i>5 feet</i>	<i>5 feet</i>	<i>N/A</i>
Min. Heated Floor Area	<i>1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)</i>	<i>~2,700 sq. ft. (2 stories)</i>	<i>N/A</i>
Max. Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>

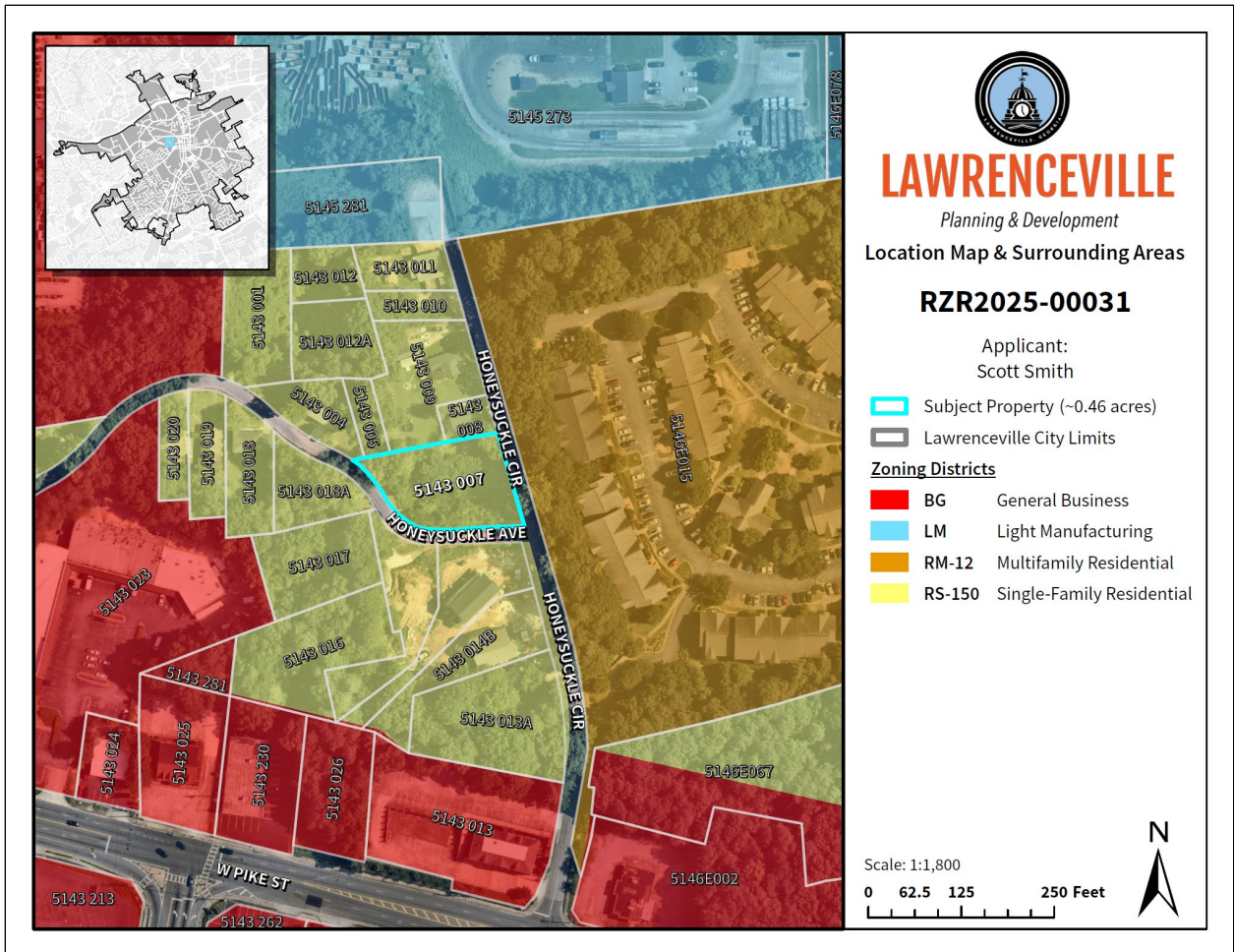
Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, H. Minimum Common Area Standards

Standard	Requirement	Proposal	Recommendation
Min. Common Area	<i>10% (0.039 acres)</i>	<i>0%</i>	<i>N/A – Fewer than five (5) units</i>

Based on the site plan submitted, no variances from these standards are required. No architectural renderings were submitted with the application; future building plans will be reviewed carefully to ensure that the architectural style is of a high quality and maintains consistency with the immediate area as well as the greater historic downtown core.

While not explicitly prohibited in the RS-50 INF zoning district, front-entry units are generally regarded as inferior to rear-entry units, both aesthetically and from the perspective of walkability. The facades of front-entry units tend to be dominated by garages, and driveways and curb cuts may increase the potential of vehicle-pedestrian conflicts. If topographically feasible, it may be prudent to condition approval on reconfiguring the site plan to allow rear-entry garages with a shared driveway.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



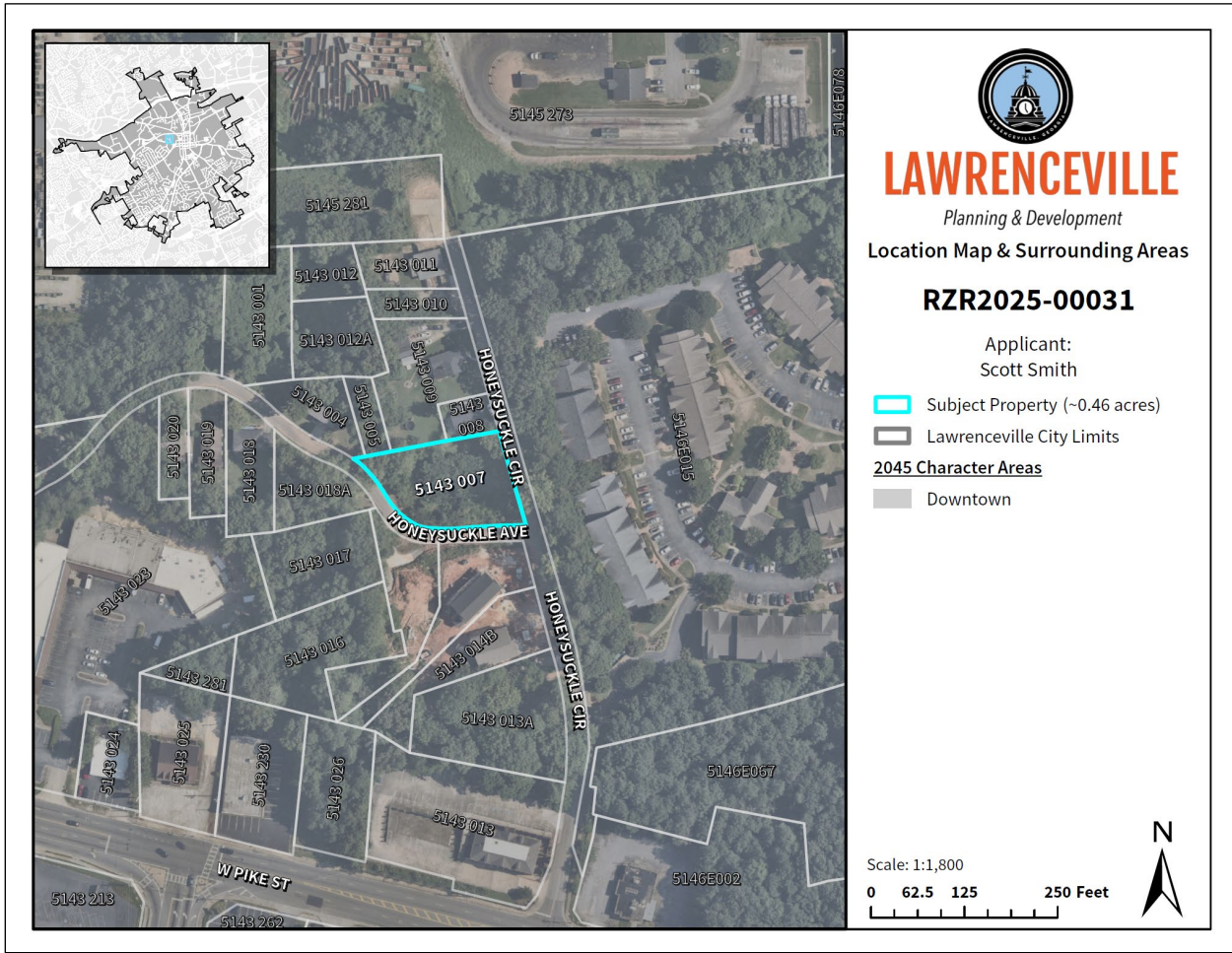
SURROUNDING ZONING AND USE

The subject property is surrounded by single-family residential uses and zoning districts along Honeysuckle Circle and Honeysuckle Avenue. The area is currently in the process of redevelopment; three single-family homes across the right-of-way of Honeysuckle Avenue are nearing completion. The general neighborhood is already host to several older single-family homes on uncharacteristically small lots for the predominant RS-150 zoning district; it's possible that many of these homes were constructed prior to widespread adoption of current lot development standards. From this standpoint, the proposed development is exceedingly compatible with surrounding uses – the recent adoption of the RS-50 INF district means that such developments now have a compatible legal framework.

Otherwise, the subject property is nearby a variety of existing zoning districts and uses, including commercial properties along West Pike Street zoned BG (General Business District), the Square at Lawrenceville apartments (zoned RM-12 – Multifamily Residential District) to the east, and a WM Transfer Station zoned LM (Light Manufacturing District) to

the north. Considering the variety of uses and zoning districts of the downtown Lawrenceville area, the proposed development may be appropriate.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

Such a development may be considered appropriate within the Downtown character area. By incorporating smaller lot single-family homes, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

Based on the submitted application and supporting materials, the request to rezone the 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to allow three single-family detached dwellings appears appropriate. The proposed development meets all applicable RS-50 INF zoning, dimensional, and site development standards without requiring variances, and its lot sizes, building scale, and density are compatible with both the existing and emerging development pattern along Honeysuckle Avenue, where small-lot infill homes are already present or under construction. The proposal also aligns with the intent of the Downtown character area as described in the 2045 Comprehensive Plan, which encourages higher-density residential options, reinvestment, and increased walkability near the historic core.

However, while front-entry garages are allowed, they may detract from pedestrian safety and the walkable character envisioned for this area. To support better streetscape conditions and achieve the intent of the RS-50 INF district, staff recommend requiring rear-entry access where topographically feasible or, alternatively, enhanced architectural treatments and minimized driveway widths to reduce garage dominance along the street. Furthermore, elevations for all sides of the proposed homes should be submitted to ensure compliance with the architectural and design standards. This will also help maintain harmony with the historic character of Downtown Lawrenceville.

Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality architectural design, improved pedestrian orientation, and consistency with the city's infill development goals.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Engineering Dept has an upcoming stormwater project (Honeysuckle Avenue Drainage Improvements) that may require permanent/temporary easements and right of way.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed RS-50 INF zoning is suitable given that the surrounding area already contains small-lot single-family homes and is actively transitioning toward higher-density infill development near downtown. The three-lot subdivision is compatible with both existing development patterns and ongoing redevelopment on Honeysuckle Avenue.

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

The proposal is unlikely to adversely affect nearby properties, as it maintains a single-family residential character consistent with the neighborhood and introduces no known burdens on access, noise, or infrastructure beyond typical residential impacts.

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

The property has reasonable economic use under its current RS-150 zoning; however, the ability to develop only one large-lot home limits its potential relative to market conditions and the evolving urban context of downtown Lawrenceville.

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

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

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

The proposal aligns with the 2045 Comprehensive Plan's Downtown character area, which supports higher-density housing options, walkability, infill development, and compatible residential reinvestment near the historic core.

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

Recent redevelopment activity on surrounding parcels, the presence of similarly sized lots in the immediate area, and the adoption of the RS-50 INF district to facilitate appropriate urban infill all support approval of the request as part of a broader neighborhood transition.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZR2025-00031

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a garage or covered carport that accommodates two cars.
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** 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.

2. To satisfy the following site development considerations:

- A.** Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** 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.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Scott Smith</u>	NAME: <u>MEHIC MIRNES</u>
ADDRESS: <u>2700 Braselton Hwy</u>	ADDRESS: <u>461 CRANE DRIVE</u>
CITY: <u>Dacula Ga</u> <u>BOX 10-430</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Scott Smith</u> PHONE: <u>770-650-4448</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-50</u>	
PARCEL NUMBER(S): <u>5 143 - 007</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>151 Honeyuckle Ave</u>	

Scott Smith 9-19-25
SIGNATURE OF APPLICANT DATE

Mirnes Mehic 9-19-25
SIGNATURE OF OWNER DATE

Scott Smith
TYPED OR PRINTED NAME

Mirnes Mehic
TYPED OR PRINTED NAME

Kimberly Duncan 9-19-25
NOTARY PUBLIC DATE
This Notary is
Signature
Only.

[Signature] 9-19-25
NOTARY PUBLIC DATE



GRASSEL PEREZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 26, 2028

RZR2025-00031
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

Letter of Intent

151 Honeysuckle Avenue

9-19-29

The owner of the property intends to develop this property with the proposed zoning of RS-50 with three new homes.

The lot is currently vacant and the develop wishes to improve the property with new homes with a flare of modern architecture.

Once rezoning is approve he will move forward with dividing the lots process and obtaining permits for the houses.

Legal Description
151 Honeysuckle Ave

All that tract or parcel of land lying and being in land lot 143, District 5, City of Lawrenceville, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the curvature of the intersection of the Northerly right of way of Honeysuckle Avenue with its intersection of the right of way of Honeysuckle Circle said point being the TRUE POINT OF BEGINNING

Thence along the Northerly right of way of Honeysuckle Avenue along the curvature of the right of way an arc distance of 20.78 ‘, arc having a radius of 15.00 feet and a chord of

S 36°20’16” W – 19.16 feet to a point;

Thence S 86°38’58” W a distance of 102.98 feet to a point;

Thence along the arc of a curve 39.85 ‘ arc having a radius of 52.75 feet and a chord of

N 65°43’26” W – 38.91 feet to a point;

Thence N 34°18’18” W a distance of 48.81 feet to a point;

Thence along the arc of a curve 39.33, curve having a radius of 134.97 ft. and a chord of

N 41°17’49” W – 39.20 feet to a point;

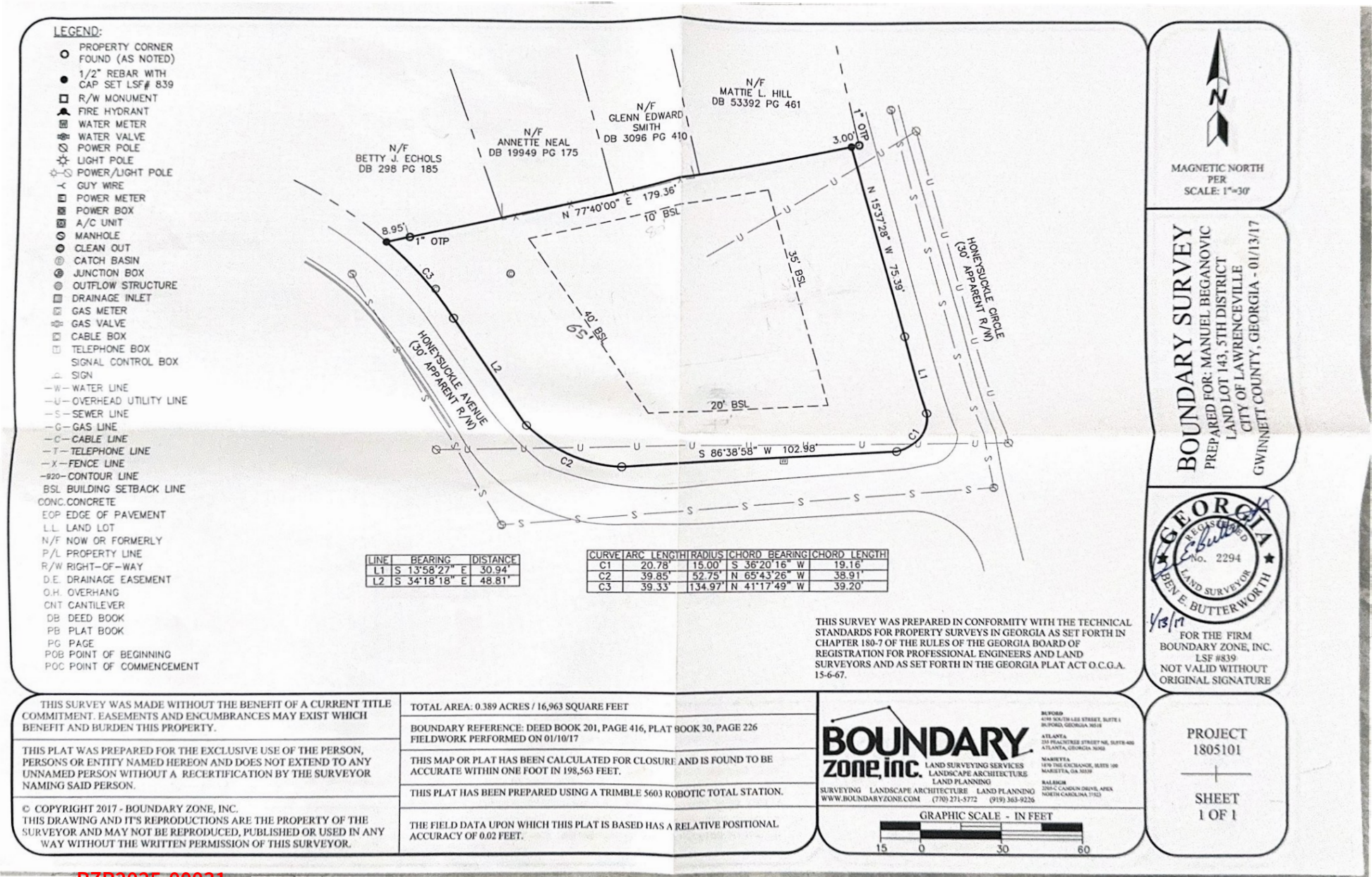
Thence leaving the right of way of Honeysuckle Avenue N 77 °40’00” E a distance of 179.36 feet to a point on the Westerly right of way of Honeysuckle Circle;

Thence along the westerly right of way of Honeysuckle Circle S 15° 37’28” E a distance of 75.39 feet to a point;

Thence S 13 °58’27” E a distance of 30.94 feet to a point and the point of beginning

Track shown on a Boundary Survey for Manuel Beganovic prepared by Boundary Zone, INC dated 1/13/17 and contains 0.389 acres/16,963 sq. ft.

RZR2025-00031
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

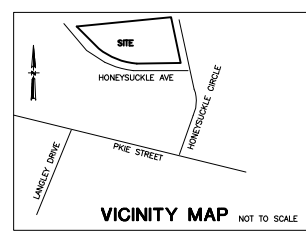


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RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

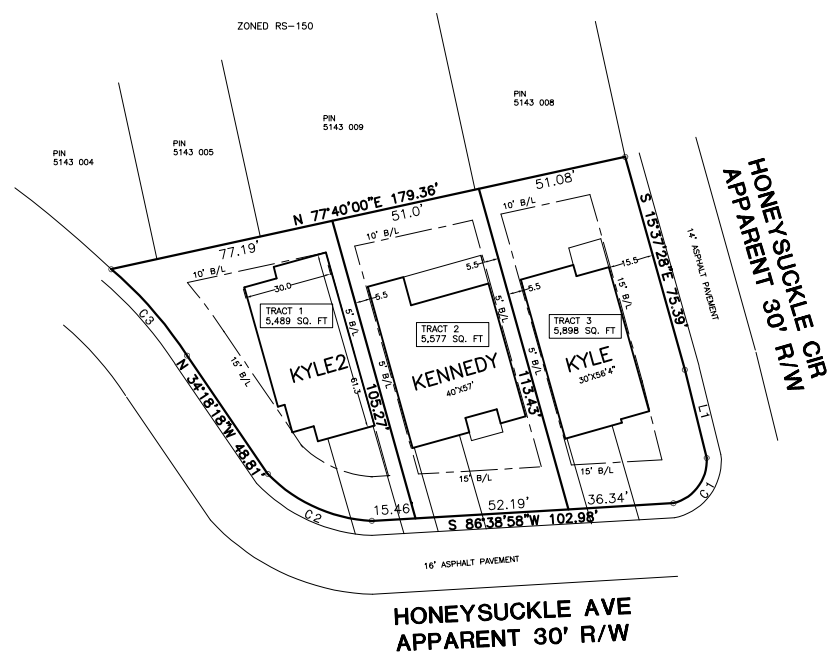


RZR2025-00031
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

NOT FOR RECORDING



- LEGEND**
- | | | | |
|--------|--------------------|-----|-------------------------|
| R/W | RIGHT OF WAY | FES | FLARED END SECTION |
| WM | WATER METER | JB | JUNCTION BOX |
| B/L | BUILDING LINE | HW | HEADWALL |
| R | RIGHT | CL | CENTER LINE |
| A | ALLEY | DR | DRAINAGE DIRECTION |
| + | VALVE | HN | HOUSE NUMBER |
| W | WATER MAIN | IP | IRON PIN FOUND |
| MH | MANHOLE | IP | IRON PIN SET |
| SE | SEWER EASEMENT | R | RADIUS OF CURVATURE |
| DE | DRAINAGE EASEMENT | CB | DOUBLE WING CATCH BASIN |
| SE | SEWER EASEMENT | CB | SINGLE WING CATCH BASIN |
| GL | GAS LINE | PP | POWER POLE |
| PP | POWER POLE | A | ARC OF CURVE |
| ML | MAIL IN CAP | IN | INVERT |
| LP | LIGHT POLE | DI | DROP INLET |
| ET | EXISTING ELEVATION | PE | PROPOSED ELEVATION |
| RB | REBAR | POB | POINT OF BEGINNING |
| O.T.P. | OPEN TOP PIPE | | |



SUBJECT PROPERTY
151 HONEYSUCKLE AVE

PARCEL ID: 5143 007

PROPERTY IS VACANT

0.389 acres/16,963 sq. ft.

SUBJECT PROPERTY DOES NOT LIE
WITHIN A 100 YEAR FLOOD DISTRICT AS
PER F.R.M. PANEL NO. 13135C0073F
AND 13135C0088F EFFECTIVE DATE
09-29-2006

PROPOSED REZONING FROM RS-150 TO RS-50 INFILL

RS-50 INFILL
MIN. LOT WIDTH: 50'
MIN. LOT AREA: 3,500 SQ. FT
FRONT SETBACK: 15' (EXTERNAL LOCAL STREET)
SIDE SETBACK: 5'
REAR SETBACK: 10'

MIN. 1 STORY: 1,600 SQ. FT
MIN. 2 STORY: 1,800 SQ. FT

CURRENT OWNER
MEHIC MIRNES
461 CRANE DRIVE
LAWRENCEVILLE, GA. 30046
404-405-8043

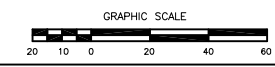
Course	Bearing	Distance
L1	S 13°58'27" E	30.94'

Curve	Radius	Length	Chord	Chord Bear.
C1	15.00'	20.78'	19.16'	S 36°20'16" W
C2	52.75'	39.85'	38.91'	N 65°43'26" W
C3	134.97'	39.34'	39.20'	N 41°17'49" W

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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BOUNDARY SHOWN AS PER A SURVEY FOR MANUEL BEGANOVIC
PREPARED BY BOUNDARY ZONE, INC DATED 1/13/17
NO BOUNDARY SURVEY BY DIVERSIFIED TECHNICAL GROUP, LLC
AS OF THIS DATE.



NO.	DATE	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS — LAND PLANNERS
LIMITED LIABILITY CORPORATION
2700 SUITE 10-40
DALLAS, TEXAS 75249
PH: 772-814-7000
EMAIL: DtgSurvey@dtgllc.com



Rezoning Exhibit
Mehic Mirnes
LAND LOTS(S): 143
CITY OF LAWRENCEVILLE
WINNETT COUNTY, GEORGIA
DISTRICT: 5

DATE: 8/11/2025
SCALE: 1" = 20'
SHEET TITLE: Rezoning Exhibit

PROJECT NUMBER: 25177-B
DRAWING NUMBER: 1



LAWRENCEVILLE

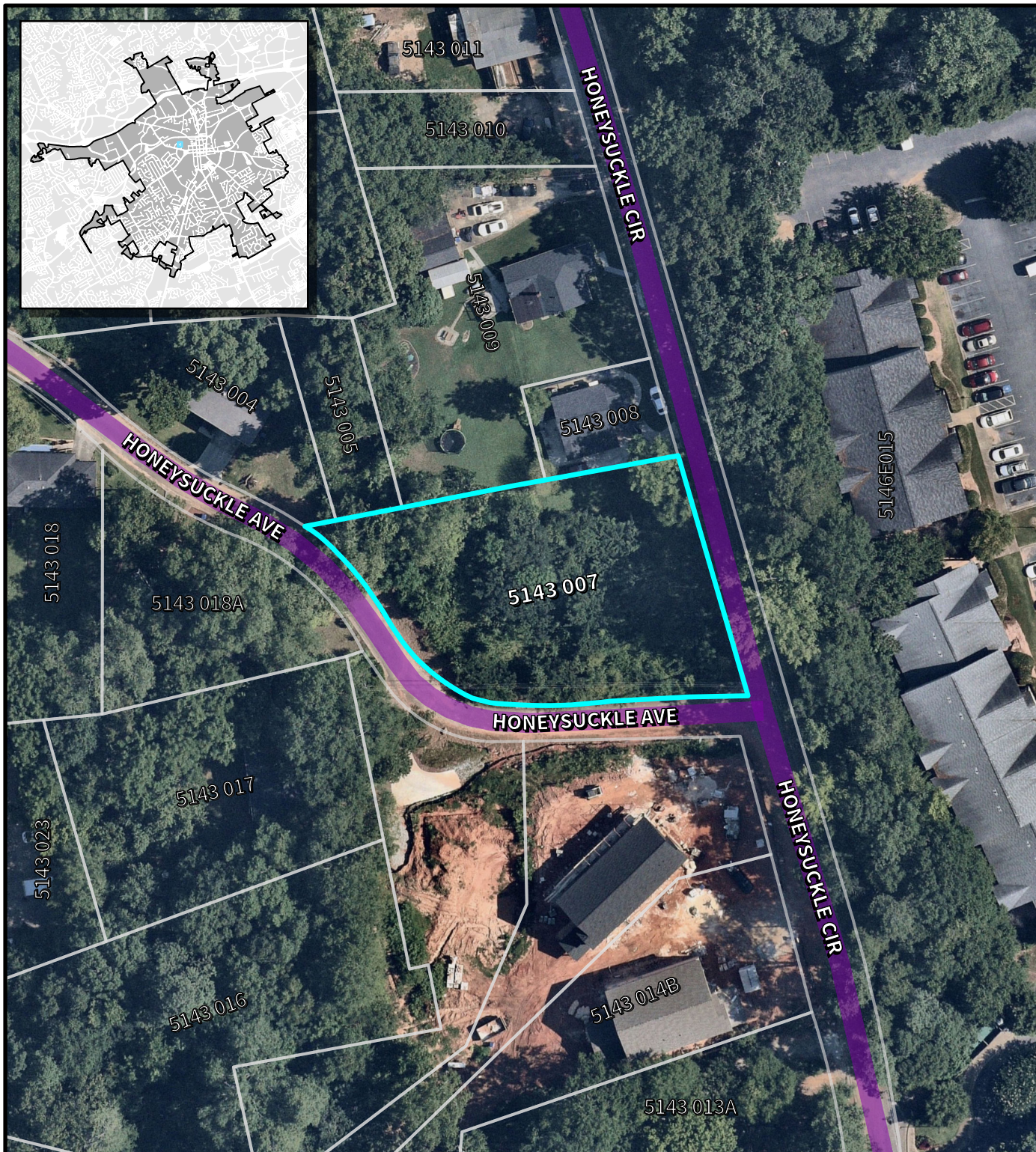
Planning & Development

Location Map & Surrounding Areas

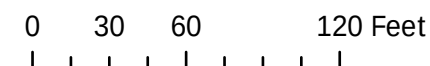
RZR2025-00031

Applicant:
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:900

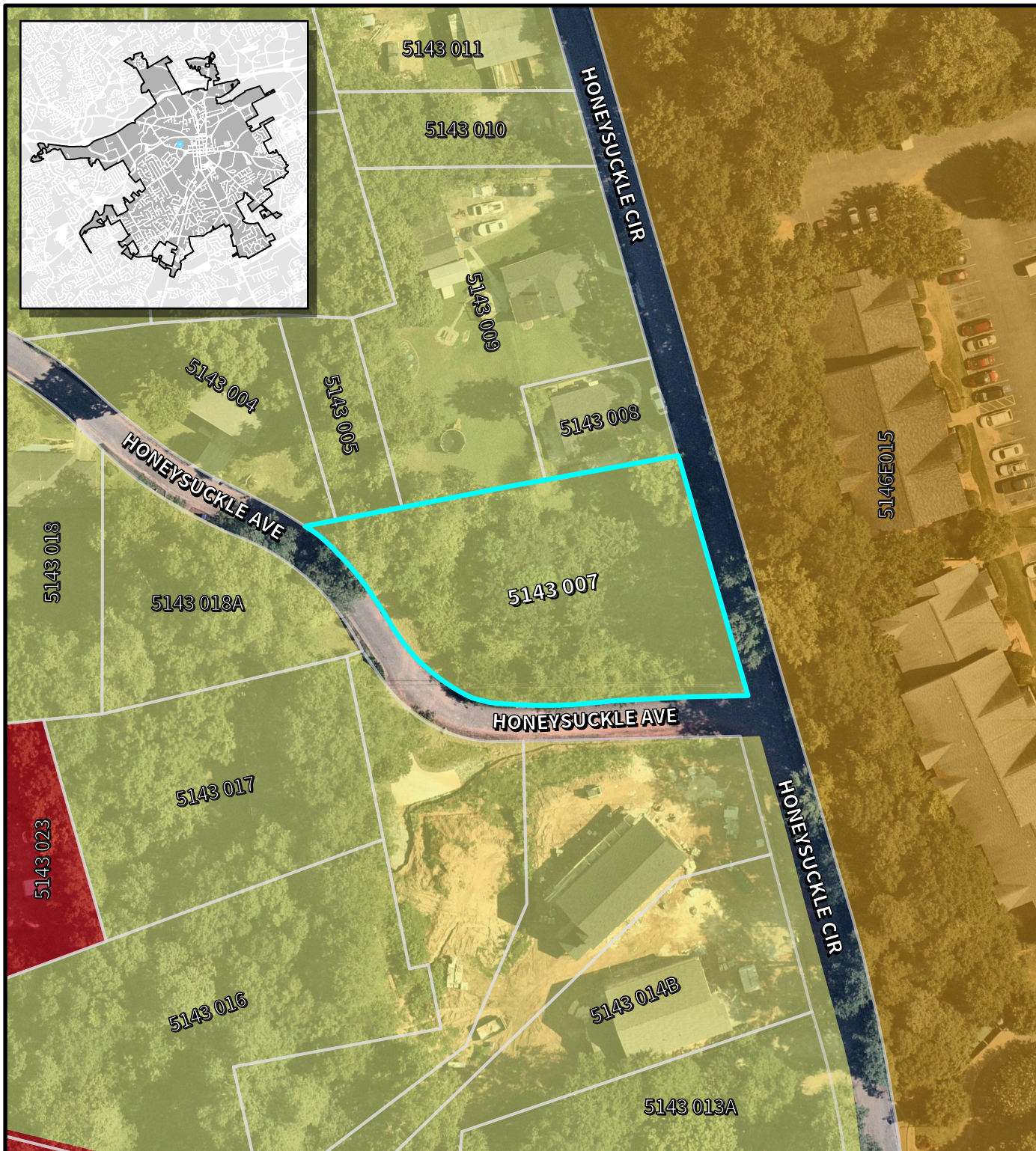
0 30 60 120 Feet



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Page 106





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

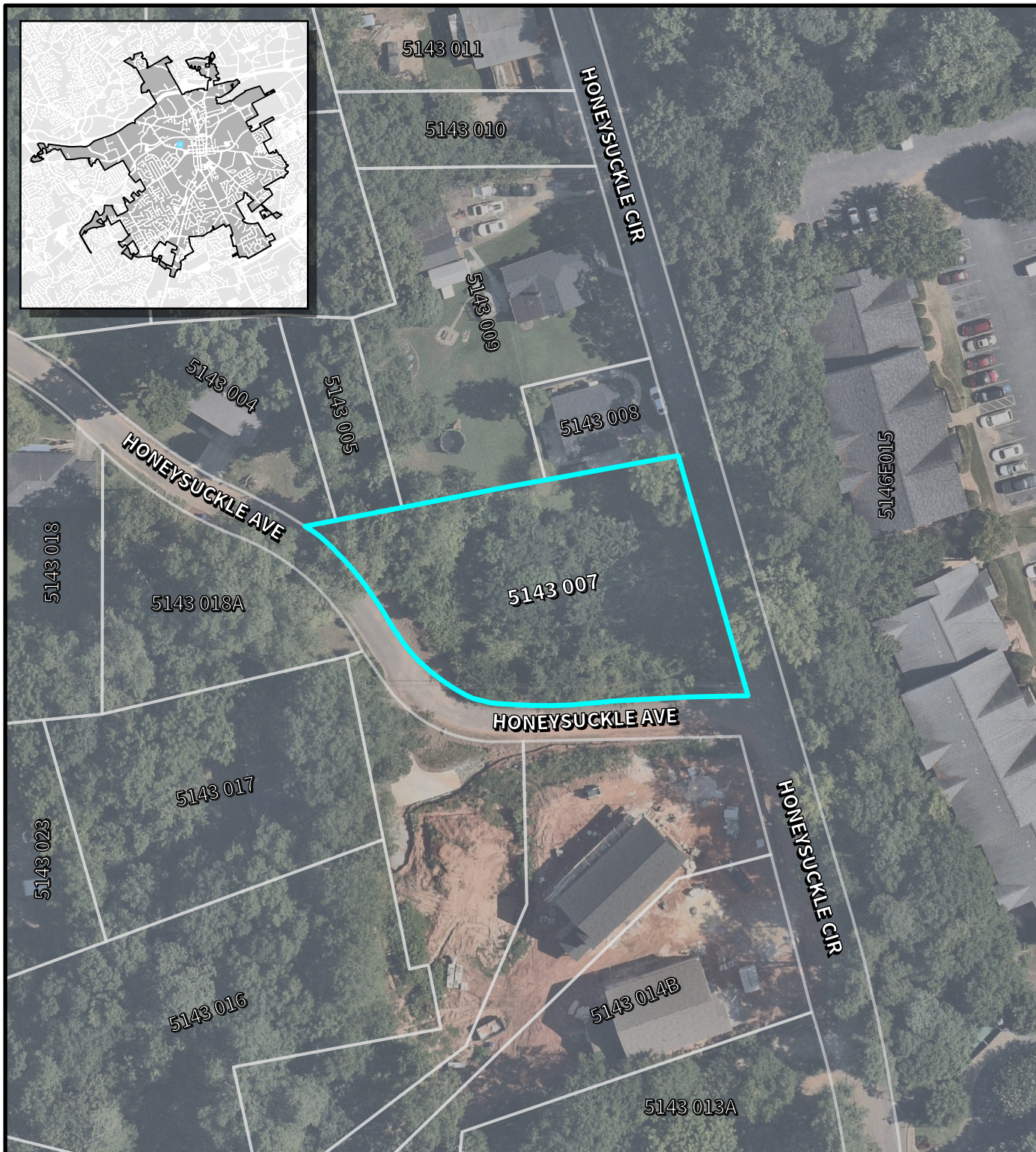
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE

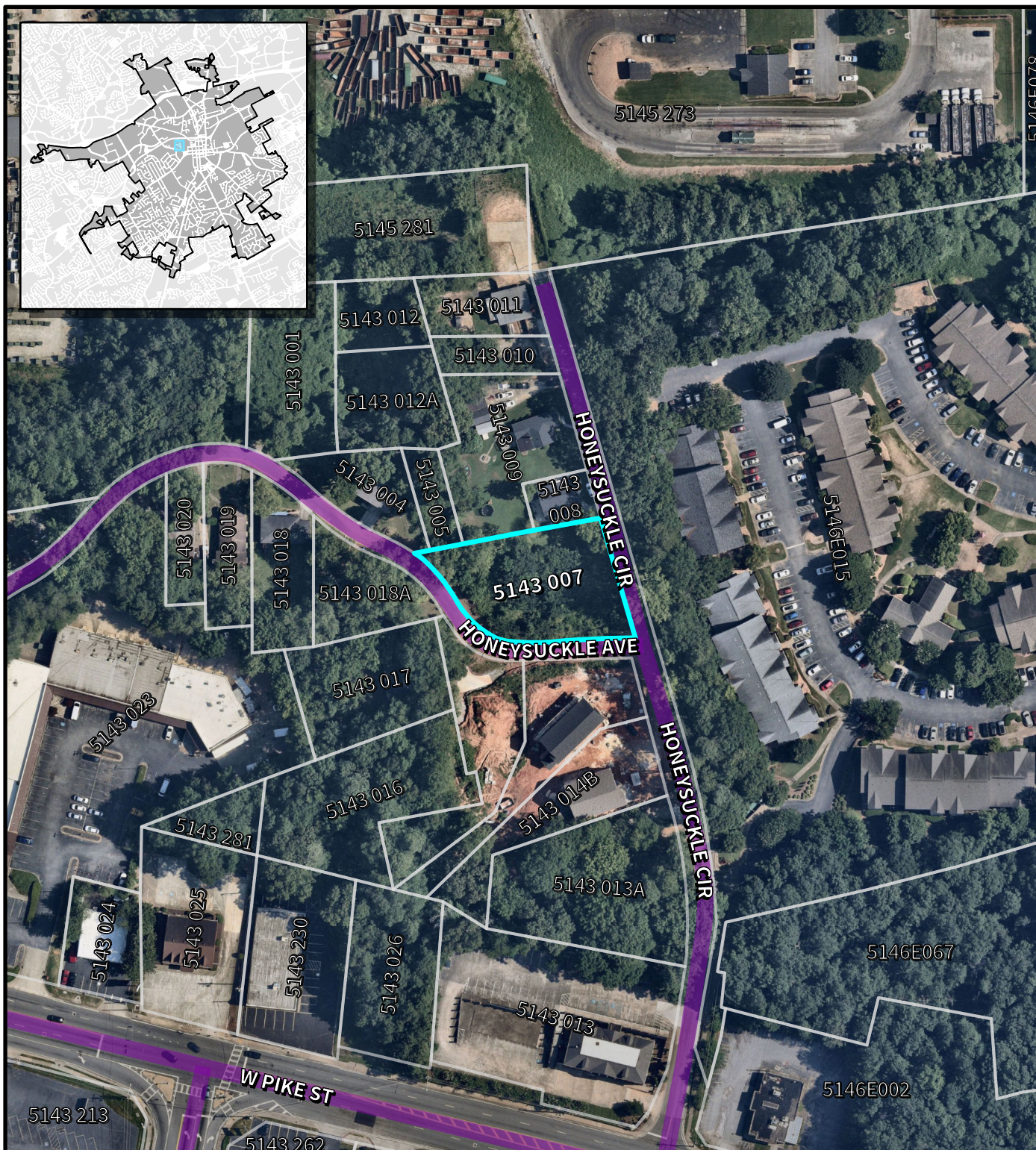
Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

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-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

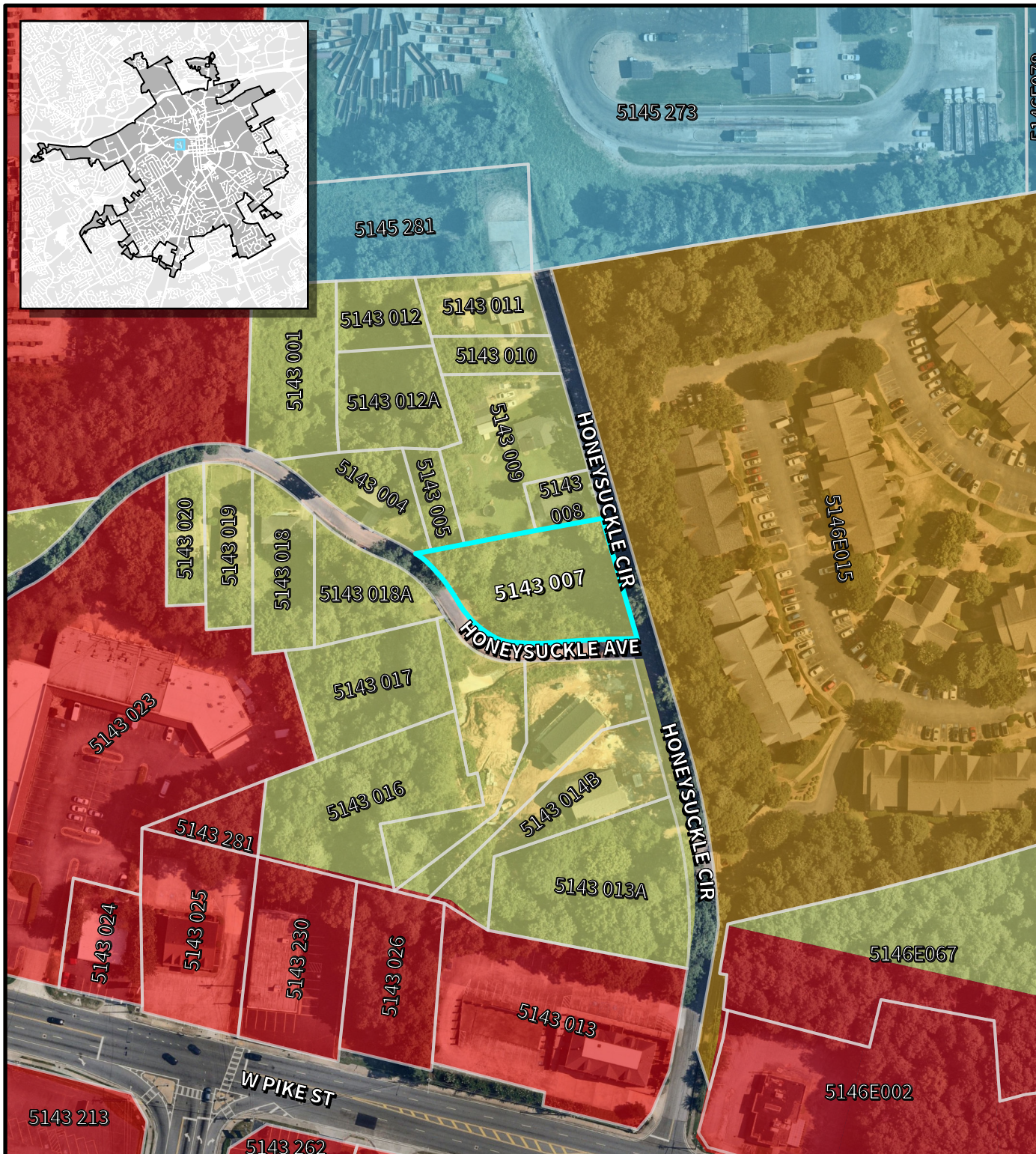
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

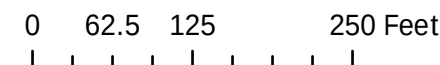
 Lawrenceville City Limits

Zoning Districts

- | | | |
|--|--------|---------------------------|
|  | BG | General Business |
|  | LM | Light Manufacturing |
|  | RM-12 | Multifamily Residential |
|  | RS-150 | Single-Family Residential |



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

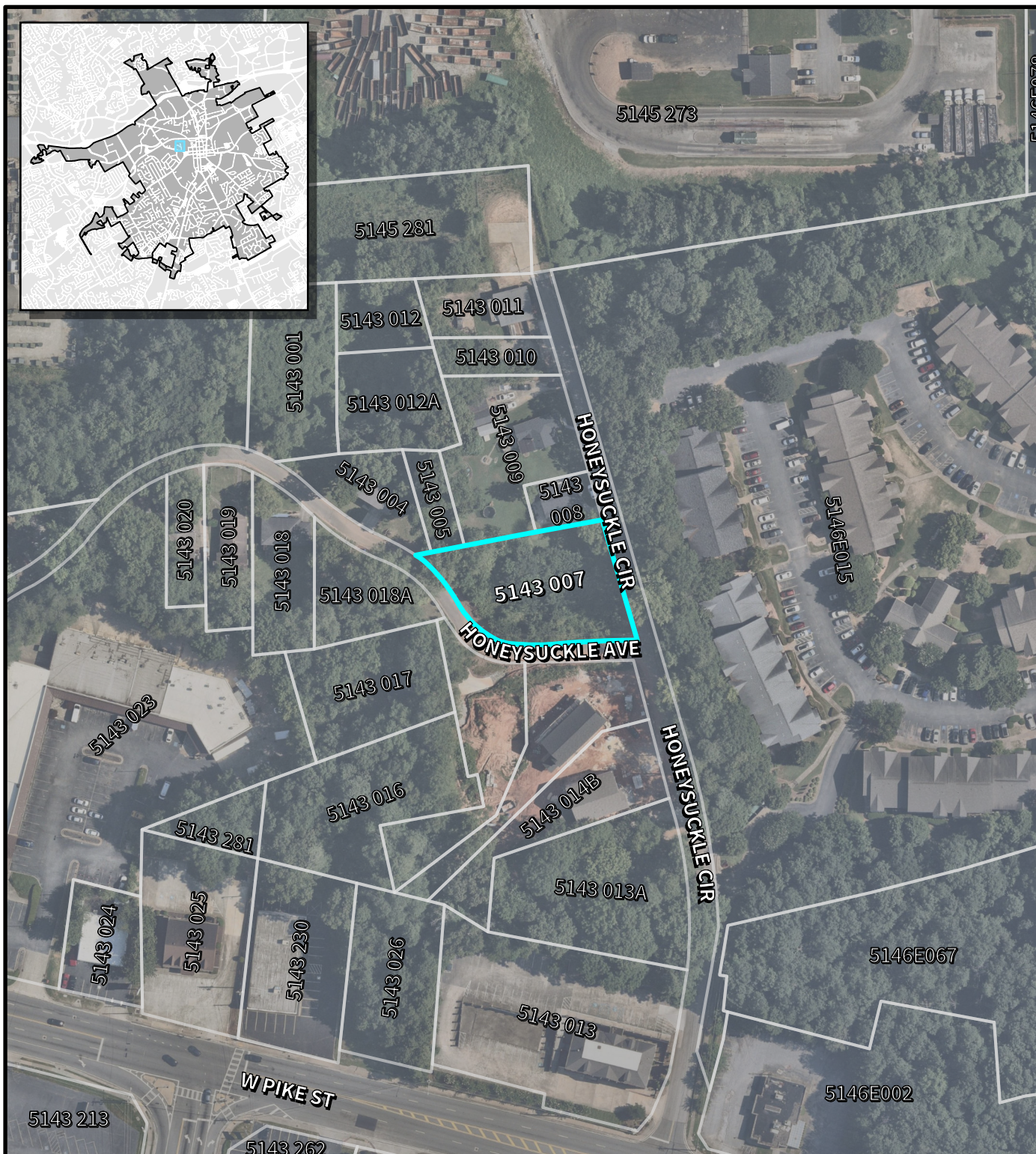
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL ~~PLANNING AND DEVELOPMENT~~

RECOMMENDED CONDITIONS - 1204~~1~~2025

RZR2025-00031

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a two car garage. ~~or covered carport that accommodates two cars.~~
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** 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.

R2025-00031_M&C REC CNDS_12042025

2. To satisfy the following site development considerations:

- A.** Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** 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.
- ~~E.F.~~** Within 60 days of approval of zoning, dedicate all right-of-way and easements for the Honeysuckle Avenue Improvements project.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	SUP2025-00119; Sultan Hassan; 715 Paper Creek Drive
Department:	Planning and Development
Date of Meeting:	Wednesday, February 11, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit for an accessory structure larger than 400 square feet in area
Planning & Development Recommendation:	Denial
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for 715 Paper Creek Drive to allow for a Residential Accessory Structure exceeding 400 square feet in area; the applicant intends to install a ground-mounted solar system approximately 484 square feet in area. The subject property is an approximately 0.56-acre parcel zoned RS-150 (Single-Family Residential District) located at the southwestern right-of-way of Paper Creek Drive and Paper Creek Court, identified as Lot 39 of the Paper Mill Subdivision, Unit 3.

Attachments/Exhibits:

- SUP2025-00119_REPORT_12182025
- SUP2025-00119_P&D REC CNDS_12182025
- SUP2025-00119_ATTCHMNTS_12012025
- SUP2025-00119_ATTCH2_02022026



LAWRENCEVILLE

Planning & Development

3.

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00119

APPLICANT(S): SULTAN HASSAN

PROPERTY OWNER(S): DAVID PHUNG

LOCATION(S): 715 PAPER CREEK DRIVE

PARCEL IDENTIFICATION NUMBER(S): R5180 371

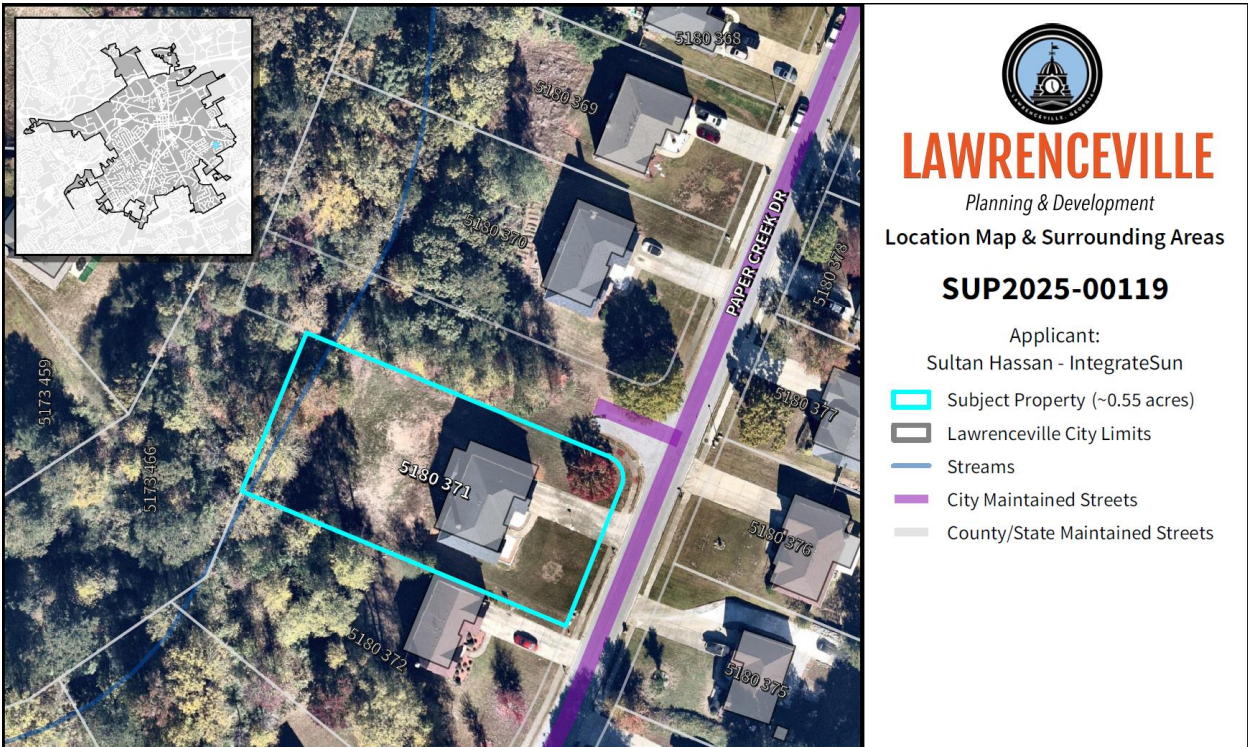
APPROXIMATE ACREAGE: 0.56 ACRES

CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: ALLOW ACCESSORY STRUCTURE (FREESTANDING SOLAR PANEL SYSTEM) TO BE LOCATED IN A FRONT YARD AREA

DEPARTMENT RECOMMENDATION: **DENIAL**

VICINITY MAP



ZONING HISTORY

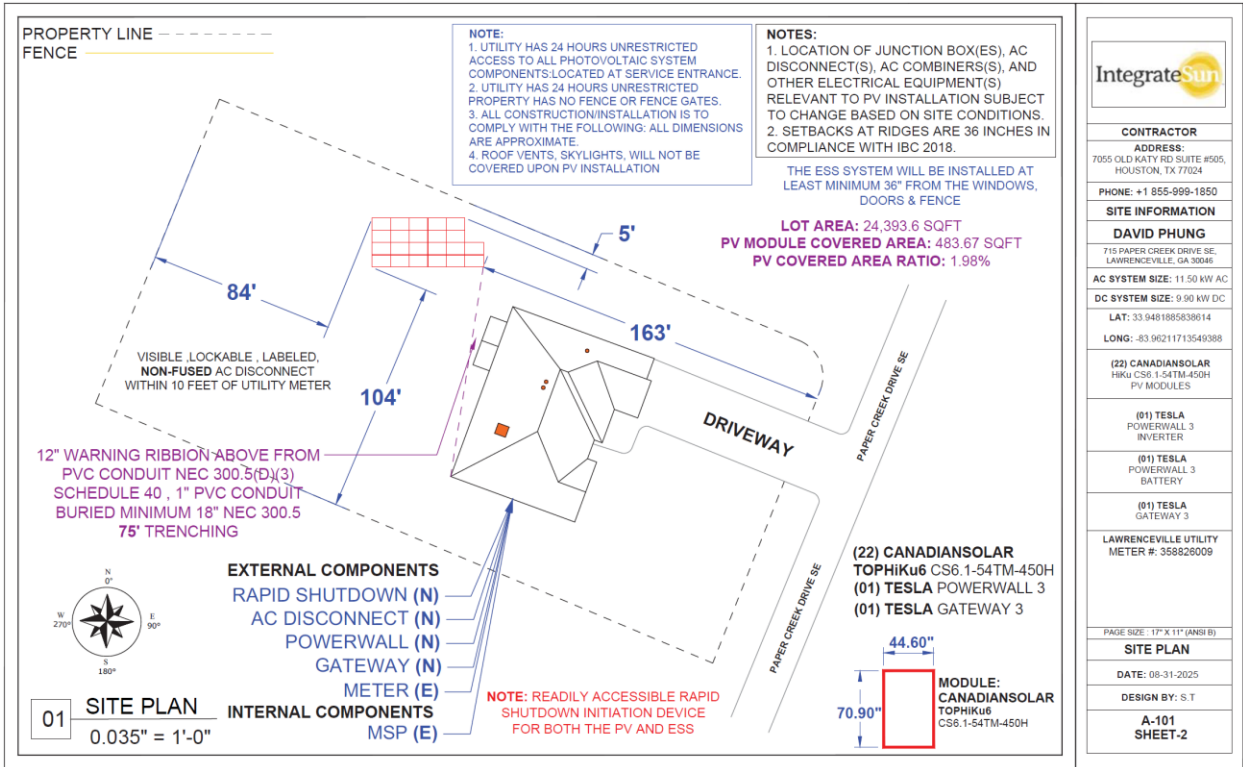
The earliest zoning records on file for the subject property circa 1960 show the property zoned RS-120 (Single-Family Residential District). It was reclassified to its current zoning district (RS-150 - Single-Family Residential) in a citywide rezoning between the years 1987 and 2002.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow an Accessory Structure (Freestanding Solar Panel System) exceeding 400 square feet in area; the applicant intends to install a ground-mounted solar system approximately 484 square feet in area. The subject property is an approximately 0.56-acre parcel zoned RS-150 (Single-Family Residential District) located at the southwestern right-of-way of Paper Creek Drive and Paper Creek Court, identified as Lot 39 of the Paper Mill Subdivision, Unit 3.

PROPOSED SITE PLAN

The applicant proposes locating the Accessory Structure (Freestanding Solar Panel System) in the front yard area along the right-of-way of Paper Creek Court.



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of a 3,703 square-foot two-story single-family dwelling, constructed in 2003.

Article 2, Section 200.3., Subsection 200.3.1. – Accessory Buildings and Structures reads as follows:

A. Limited to one Accessory Building or Structure per zoning lot, provided that each of the following conditions is met:

- 1. A Principal Permitted Use has already been permitted and constructed on the zoning lot.*
- 2. It has a maximum height of 18 feet.*
- 3. No Accessory Building or Structure can cover more than 400 square feet and shall be limited to one Accessory Building/Structure on the same zoning lot. Accessory buildings/structures over 400 square feet shall require the approval of a Special Use Permit.*
- 4. It is located in the Rear Yard; and*
- 5. The Accessory Building or Structure shall be constructed from a wood frame with wood siding, including hardy plank style siding, masonry, stucco, or some combination thereof and shall be constructed to match the primary structure in percentage and type of materials. 6. A permit for the Accessory Building or Structure is required.*

Article 2, Section 200.3., Subsection 200.3.72.A.3. - Solar Panel reads as follows:

If freestanding, the solar panel system shall:

- a. Not extend more than 10 feet above the existing grade in residential districts. In all other districts, the maximum height of a solar panel system will be determined on a case-by-case basis upon plan review.*
- b. Not be located in a front yard.*
- c. Not be located in any required side or rear yard setback areas for accessory uses.*

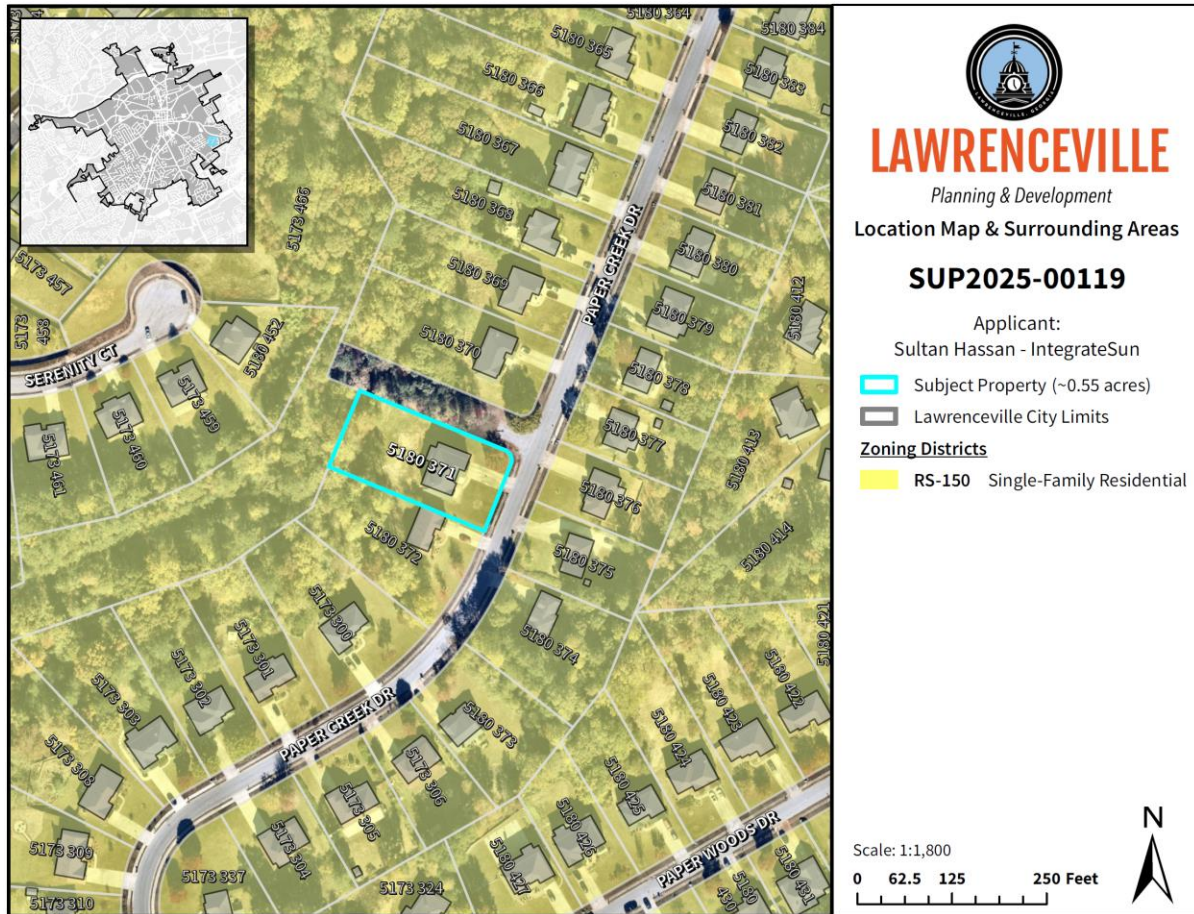
- d. Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.*
- e. Be landscaped at the base and the back of the panel structure if the structure is visible from neighboring property.*

CURRENT SITE CONDITIONS

Staff identified potential zoning and development nonconformities near stream areas during review of the property. Aerial imagery indicates that substantial tree clearing occurred on the property between approximately 2020 and 2021. Based on the recorded subdivision plat and available geographic data, a stream appears to be located generally coincident with the rear property line. If confirmed, these conditions may indicate disturbance within the required fifty-foot (50') undisturbed stream buffer and potential encroachment into a FEMA-designated flood hazard area. These findings were preliminarily corroborated through an on-site inspection.

Final determination of the stream location, buffer limits, and floodplain boundaries shall be established through a certified survey and appropriate environmental review, and any required restoration or remediation shall be completed prior to the issuance of land disturbance or building permits.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

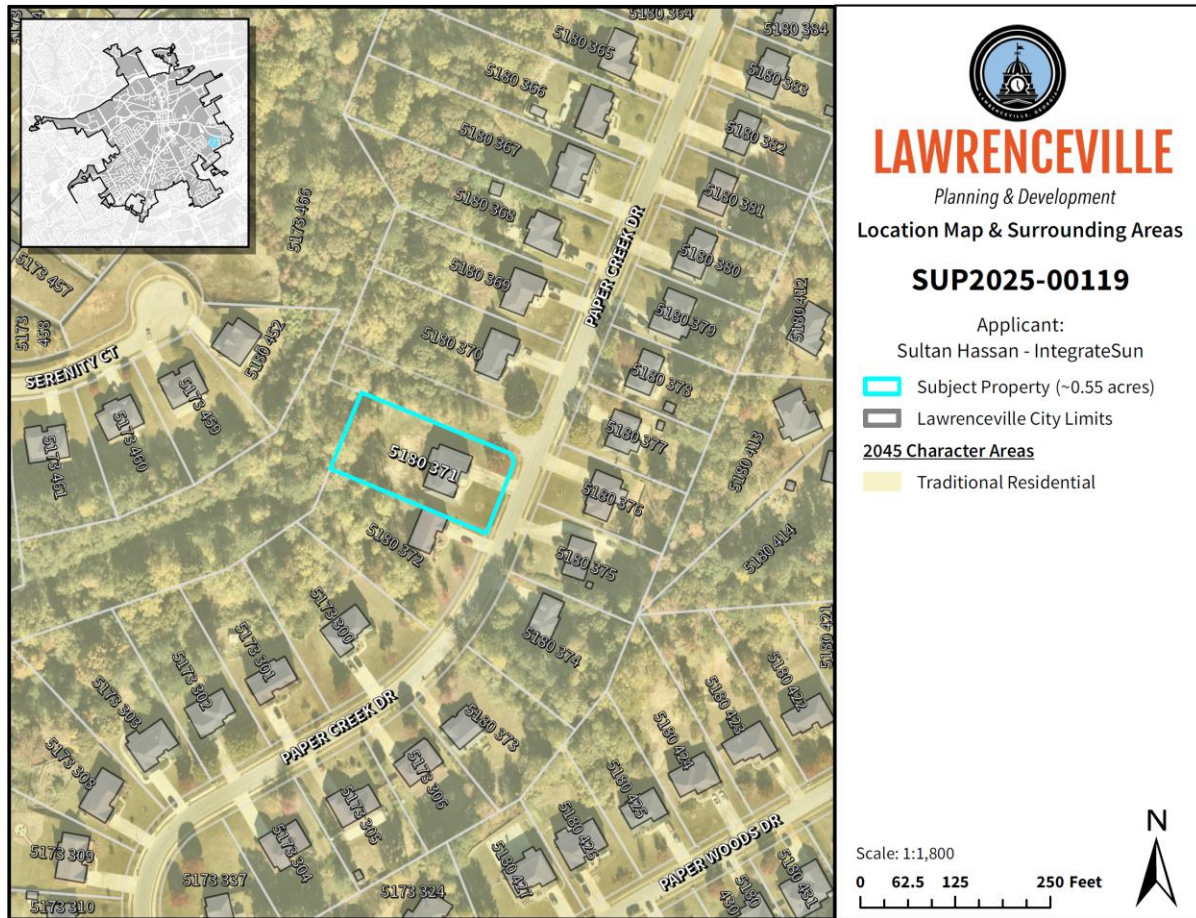


SURROUNDING ZONING AND USE

The area around the subject property is characterized entirely by single-family land uses and zoning districts (RS-150) comprising the residential subdivisions of Paper Mill, Arlington Point, and Saddle Shoals.

An Accessory Building or Structure (Freestanding Solar Panel System) are generally compatible with single-family uses but must meet location requirements to protect neighborhood character.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Traditional Residential character area, defined as such:

Traditional Residential character areas preserve the charm of Lawrenceville's housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.

The 2045 Comprehensive Plan emphasizes the preservation of neighborhood aesthetics and suburban design. Front-yard installation of an Accessory Building or Structure (Freestanding Solar Panel System) would be inconsistent with the visual character of the area.

STAFF RECOMMENDATION

Accessory Buildings and Structures (Freestanding Solar Panel Systems) are not allowed in front yards under the City's Zoning Ordinance. The applicant's request for a Special Use Permit to install a Accessory Building or Structure (Freestanding Solar Panel System) in the front yard area would therefore violate the ordinance. While the system is a low-impact accessory use that supports renewable energy and is generally compatible with RS-150 zoning and surrounding residential development, approval in this front-yard location would conflict with the established residential character of the neighborhood. The property's corner-lot configuration and lack of a functional rear yard do not provide sufficient grounds to override this ordinance requirement. Additionally, potential environmental constraints would need to be addressed for future installations, including stream buffers and FEMA-designated flood hazard areas at the rear of the property, would need to be addressed for any future installation. The applicant may consider relocating the system to a side or rear yard, which could allow SUP review for the size exceedance, provided all height, setback, screening, and environmental requirements are met. Therefore, Staff recommends **DENIAL** of the Special Use Permit for the proposed Accessory Building and Structure (Freestanding Solar Panel System).

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

While an Accessory Building or Structure (Freestanding Solar Panel System) is generally a low-impact accessory use compatible with single-family neighborhoods, its proposed front-yard location is not permitted under Article 2 of the Zoning Ordinance. Therefore, the proposed location is not suitable in view of the use and development of adjacent and nearby properties and would be inconsistent with the established residential character.

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

The proposed front-yard placement could negatively impact the visual character of the neighborhood, conflicting with the streetscape and design standards of the surrounding RS-150 residential development. Although the system itself generates no noise or traffic, its location in the front yard would adversely affect the aesthetic compatibility with neighboring properties.

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

The property has reasonable economic use under its current RS-150 zoning designation. Denial of the Special Use Permit does not prevent the property owner from pursuing other compliant Accessory Building And Structures or relocating the Freestanding Solar Panel System to a side or rear yard.

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

The proposed freestanding solar panel system would not create excessive or burdensome demands on streets, utilities, schools, or other public infrastructure. The denial is based solely on location and zoning compliance, not service impacts.

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

The proposal is inconsistent with the 2045 Comprehensive Plan's Traditional Residential character area, which emphasizes preservation of neighborhood aesthetics and front-yard uniformity. Front-yard placement of an Accessory Building or Structure (Freestanding Solar Panel System) would conflict with the intent and policy of the Comprehensive Plan.

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

The subject property's corner-lot configuration and lack of a functional rear yard present a site-specific condition; however, this does not justify front-yard placement, which is expressly prohibited by the Zoning Ordinance. Additionally, potential environmental constraints, including stream buffers and FEMA-designated flood hazard areas near the rear of the property, further reinforce the need to deny front-yard placement and require any future installation to meet all applicable environmental regulations.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01052026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00119

Approval of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** The Special Use Permit shall be limited to an Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.
- B.** The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.
- C.** The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.
- D.** Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E.** The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.
- F.** The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.

- G.** All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights-of-way.
- H.** This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.

2. To satisfy the following site development considerations:

- A.** Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.
- B.** If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.
- C.** Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SULTAN HASSAN</u>	NAME: <u>DAVID PHUNG</u>
ADDRESS: <u>7055 Old Katy Rd Suite #505</u>	ADDRESS: <u>715 Paper Creek Drive SE,</u>
CITY: <u>Houston</u>	CITY: <u>Lawrenceville,</u>
STATE: <u>TX</u> ZIP: <u>77024</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>346-642-5814</u>	PHONE: <u>678-770-3883</u>
CONTACT PERSON: <u>SULTAN HASSAN</u> PHONE: <u>346-642-5814</u>	
CONTACT'S E-MAIL: <u>pm14@INTEGRATESUN.COM</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RS-150</u>	ACREAGE: <u>0.56</u>
PARCEL NUMBER(S): <u>5-180-371</u>	
ADDRESS OF PROPERTY: <u>715 Paper Creek Drive SE, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>GROUND MOUNT PV MODULE COVERED AREA: 483.67 SQFT</u>	

11/06/2025

SIGNATURE OF APPLICANT

DATE

Sultan Hassan

TYPED OR PRINTED NAME

*SEE ATTACHED NOTARIAL CERTIFICATE.

11/06/2025

NOTARY PUBLIC

DATE

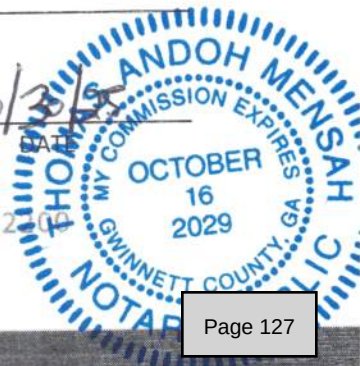
10/30/25

SIGNATURE OF OWNER

DATE

David Phung

TYPED OR PRINTED NAME

NOTARY PUBLIC


SUP2025-00119 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200

RECEIVED NOVEMBER 7, 2025 770.963.2414 • www.lawrencevillega.org

PLANNING & DEVELOPMENT DEPARTMENT

DESCRIPTION OF ATTACHED DOCUMENTTitle or Type of Document: Certificate of AcknowledgementDocument Date: 11/06/2025Number of Pages (including notarial certificate): 7

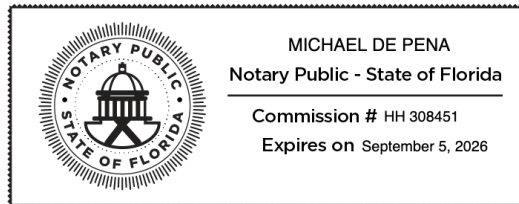
State of Florida

County of Broward

This foregoing instrument was acknowledged before me by means of online notarization,
this 11/06/2025 by Sultan Hassan.



Michael De Pena



___ Personally Known OR ___ ☒ Produced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

SUP2025-00119
RECEIVED NOVEMBER 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? ^N _____
Y/N

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

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

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

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

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

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



Property Tax > View Pay Your Ta...

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :

R5180 371

Property Type :

Real Property

Site Address :

715 PAPER CREEK DR
LAWRENCEVILLE 30046

Mailing Address :

PHUNG DAVID H
715 PAPER CREEK DR
LAWRENCEVILLE GA 30046-5330

[Change Mailing Address](#)

Legal :

L39 BB PAPER MILL #2

District :

LAWRENCEVILLE

Last Update :

11/29/2025 08:28 PM

No payment due for this account.

Tax Bills

 [Click here](#) to view and print your 2025 tax bill.

2025	\$5,155.98	\$5,155.98	\$0.00	\$0.00	\$0.00	11/15/2025	\$0.00
2024	\$4,690.24	\$4,690.24	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
2023	\$3,995.06	\$3,995.06	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$4,483.76	\$4,483.76	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
2021	\$3,354.62	\$3,354.62	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$3,636.35	\$3,636.35	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$3,257.11	\$3,257.11	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$3,024.38	\$3,024.38	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00

2017	\$3,054.02	\$3,054.02	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$0.00

Email tax@gwinnettcountry.com to request other years.

02:41

[Understanding Your Property Tax Bill.](#)

04:28

[How to Pay Your Property Taxes Online](#)

Select Language ▼

Powered by  Google Translate

SUP2025-00119
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Real Estate

View Bill

[View bill image](#)

As of	12/1/2025
Bill Year	2024
Bill	8548
Owner	PHUNG DAVID H
Parcel ID	R5180 371

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/14/2024	\$627.63	\$627.63	\$0.00	\$0.00	\$0.00
TOTAL		\$627.63	\$627.63	\$0.00	\$0.00	\$0.00

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SUP2025-00119
RECEIVED NOVEMBER 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 12/1/2025

Bill Year	2024
Bill	8548

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/9/2024	10/10/2024	1989142	David Phung	\$627.63

[Return to view bill](#)

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SUP2025-00119
RECEIVED NOVEMBER 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

To:

City of Lawrenceville
70 S Clayton Street P.O. Box 2200 Lawrenceville, GA 30046, USA

From

IntegrateSun

Subject: Letter of Intent

Project Address: 715 Paper Creek Drive Southeast, Lawrenceville, GA, 30046

We are submitting this Letter of Intent for the proposed solar photovoltaic (PV) and energy storage system to be installed at [Property Address].

Project Details:

- System Type: Ground Mount Solar PV + Battery Energy Storage
- System Size: 9.90 kWp (DC)
- PV Modules: 22 × Canadian Solar TOPHiKu6 CS6.1-54TM-450H (450 W each)
- Energy Storage: 1 × Tesla Powerwall 3
- Backup Gateway: 1 × Tesla Gateway
- PV Module Covered Area: 483.67 sq. ft.
- Installation Location: Backyard (rear side of the house)

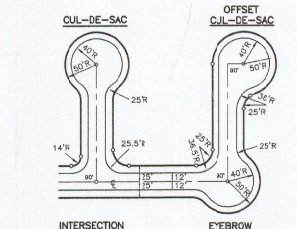
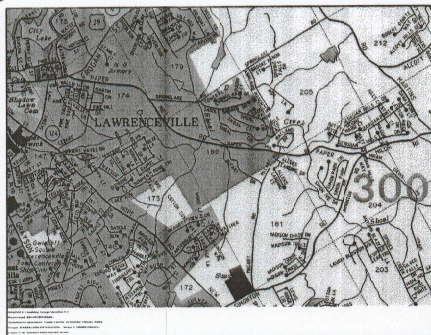
The proposed system will be installed at the back of the house in compliance with applicable codes and standards. This installation aims to enhance the property's energy efficiency, reduce grid dependency, and promote renewable energy utilization.

Please consider this letter as formal notification of our intent to proceed with the project pending all necessary reviews and approvals.

Should you require any additional information or documentation, please feel free to contact us.

SUP2025-00119
RECEIVED NOVEMBER 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

All that tract or parcel of land lying and being in Land Lot 180 of the 5th District of Gwinnett County, Georgia and being Lot 39, Block B, Paper Mill Subdivision, Unit II, as per plat recorded in Plat Book 90, page 92, Gwinnett County, Georgia records.



TYP. R/W & PAVING LAYOUT

R/W & PAVING DIMENSIONS HOLD FOR ALL INTERSECTIONS & CUL-DE-SACS UNLESS LABELED OTHERWISE ON PLAN.

SURVEYORS ACKNOWLEDGMENT
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND IN TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF LAWRENCEVILLE, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 363.33 FEET AND AN ANGULAR ERROR OF 0.32" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 363.33 FEET AND CONTAINS A TOTAL OF 18-84.83 ACRES. EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS 303 AND A STEEL TAPE, DATE OF BOUNDARY SURVEY: 10-2-98, DATE OF AS-BUILT SURVEY: 6-7-01.

Walter C. McNally
LOYD C. McNALLY, GA. R.L.S. No. 2044

FIRE DEPARTMENT APPROVAL
DATED THIS 10th DAY OF July 2001.
Wayne Dixon
(GWINNETT COUNTY FIRE DEPARTMENT)

SANITARY SEWER APPROVAL
DATED THIS 3rd DAY OF July 2001.
James Young
(GWINNETT COUNTY PUBLIC UTILITIES)

CERTIFICATION OF PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND USE PLAN, AND THE CITY OF LAWRENCEVILLE SUBDIVISION AND ZONING REGULATIONS.
DATED THIS 9th DAY OF August 2001.
Bradford P. Bennett
(PLANNING DIRECTOR)

CERTIFICATION OF CITY ENGINEER
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.
DATED THIS 31st DAY OF July 2001.
Don Martin
(FOR THE CITY OF LAWRENCEVILLE)

OWNERS ACKNOWLEDGMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.
(OWNED)
James Hargis

CERTIFICATION OF CITY
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.
DATED THIS 8th DAY OF August 2001.
Boston Jenkins
(FOR THE CITY OF LAWRENCEVILLE)

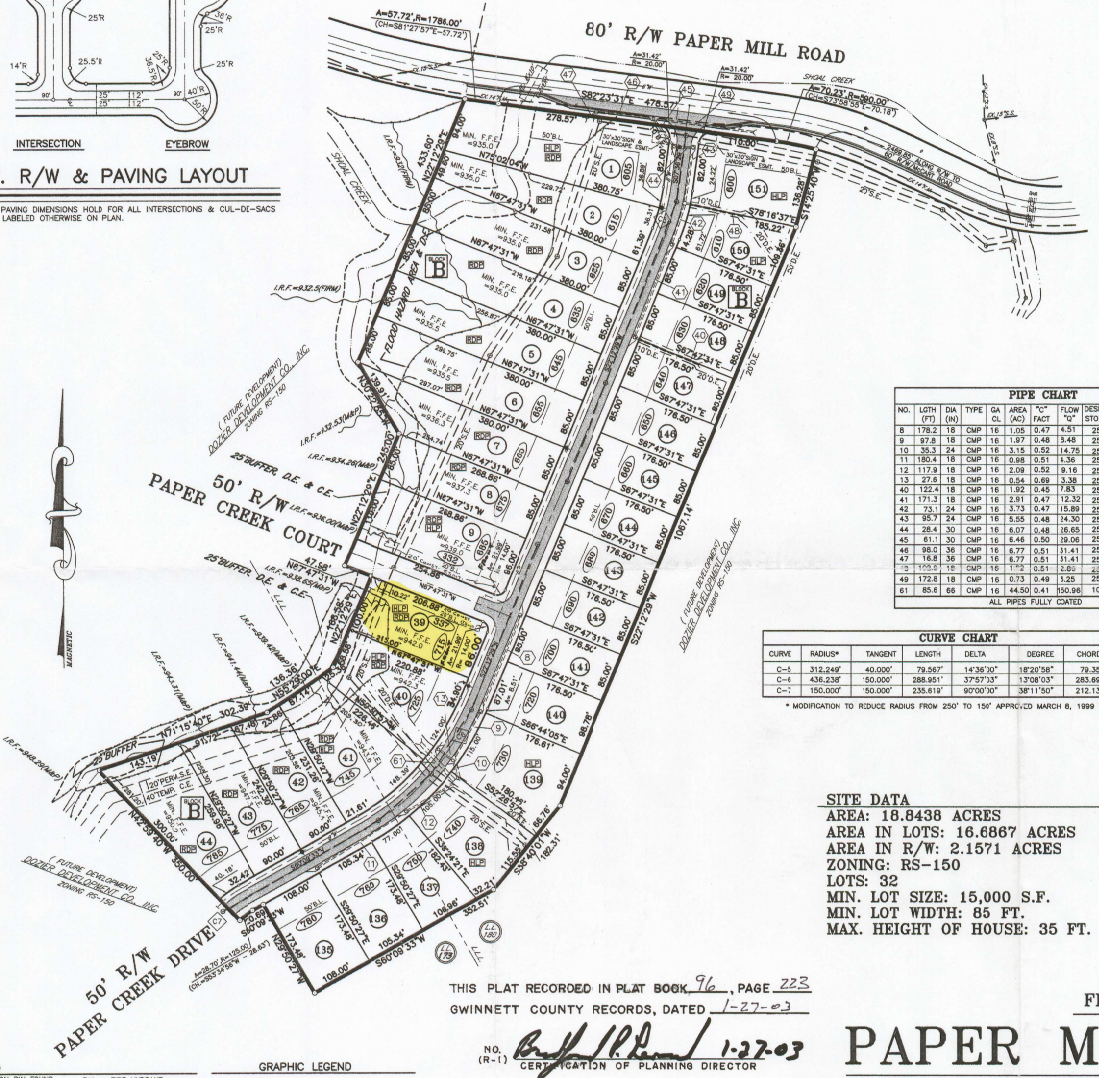
PROTECTIVE COVENANTS
LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN EFFECT UNTIL THE 31st DAY OF MARCH, 2019.
1. LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED.
3. NO BUILDING SHALL BE ERRECTED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
4. NO SIGN OR SIGNAGE, EXCEPT STANDARD REAL ESTATE, SHALL BE PLACED OR ERRECTED ON ANY LOT.
5. C.D. = CENTER LINE
6. B.L. = BUILDING LINE
7. L.L. = LAND LOT LINE
8. F.E. = FINISH FLOOR ELEV.
9. S.E. = SEWER EMB.
10. C.E. = CONSTRUCTION EMB.
11. S.S. = SANITARY SEWER
12. R/W = RIGHT OF WAY

LEGEND
P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
P.L. = PROPERTY LINE
C.D. = CENTER LINE
B.L. = BUILDING LINE
L.L. = LAND LOT LINE
F.E. = FINISH FLOOR ELEV.
S.E. = SEWER EMB.
C.E. = CONSTRUCTION EMB.
S.S. = SANITARY SEWER
R/W = RIGHT OF WAY
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
H.W. = HEADWALL
D.R. = DRAIN
D.E. = DRAINAGE EMB.
S.E. = SEWER EMB.
C.E. = CONSTRUCTION EMB.
S.S. = SANITARY SEWER
R/W = RIGHT OF WAY

McNally & Patrick
1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770) 963-8520 FAX: (770) 963-3984
LAND SURVEYORS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

OWNER / DEVELOPER
DOZIER DEVELOPMENT CO., LLC
5984 NORCROSS-TUCKER ROAD
NORCROSS, GA. 30093
770/448-1277
DENNIS HERFORD

GENERAL NOTES
1. FOR THIS SET OF ALL LOT CORNERS (MIN. 1/2" DIA.)
2. UTILITIES PROVIDED BY:
WATER - CITY OF LAWRENCEVILLE
SEWAGE DISPOSAL - SANITARY SEWER - GWINNETT CO.
3. ALL AREAS WITHIN THE 100' YEAR FLOOD LIMIT AND ALONG WATER COURSES, HANDICAP CURBS SHALL BE MAINTAINED BY THE HOMEOWNERS.
4. A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "TOP" OR "BUT" RESPECTIVELY. REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
5. A RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED BY THE ENGINEERING DEPARTMENT ON LOTS 1 THRU 6 AND 36 THRU 44 "BT".
6. A HOUSE LOCATION PLAN (HLP) IS REQUIRED BY THE DEVELOPMENT DEPARTMENT ON LOTS 1, 36, 40, 41, 136, 138, 150 & 151 "BT".
7. A CITY OF LAWRENCEVILLE DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
8. THE 25' FOOT STREAM BUFFER AS REQUIRED UNDER ARTICLE V, SECTION 15 OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND SHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
9. A 25' FOOT UNDISTURBED BUFFER ADJACENT TO ALL STREAMS, CREEKS, LAKES, PONDS, ETC. IS REQUIRED TO BE MAINTAINED BY THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE (ARTICLE 4 SECTION 4.3 PARAGRAPH 15) AN EXEMPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MAJOR LAND-DEVELOPING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE SECTION 3.1 PARAGRAPH 3).
10. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF INTERNAL STREETS AS PER GWINNETT CONDITION NO. 2C. SIDEWALKS SHALL BE CONSTRUCTED ON A LOT IF LOT BASIS. SIDEWALKS ARE TO BE 2 FT. FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4 FT. IN WIDTH AND 4 IN. THICK. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 3000 PSI AT 28 DAYS. HANDICAP CURB RAMP ARE REQUIRED ON SIDEWALKS ON CORNER LOTS.
11. CUL-DE-SAC & EYEBROW TURNAROUNDS: RAMP MUST BE IN PLACE PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY ON EACH INDIVIDUAL LOT. SIDEWALK SYSTEM MUST BE COMPLETED BY THE DEVELOPER PRIOR TO THE 2 YEAR MAINTENANCE BOND BEING RELEASED.
12. THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD CITY OF LAWRENCEVILLE COMMUNITY PANEL, INC. 13000R 0020R.



PIPE CHART										
NO.	LOTH	DA	TYPE	GA	AREA	"C"	FLOW	DESIGN	I.E.	I.E.
8	178.2	18	CMP	16	1.05	0.47	4.51	25	998.9	948.4
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100	178.2	18	CMP	16	1.05	0.47	4.51	25	948.9	948.4
ALL PRESS. 150 LBS										

PROPERTY LINE ———
FENCE ———

NOTE:

1. UTILITY HAS 24 HOURS UNRESTRICTED ACCESS TO ALL PHOTOVOLTAIC SYSTEM COMPONENTS LOCATED AT SERVICE ENTRANCE.
2. UTILITY HAS 24 HOURS UNRESTRICTED PROPERTY HAS NO FENCE OR FENCE GATES.
3. ALL CONSTRUCTION/INSTALLATION IS TO COMPLY WITH THE FOLLOWING: ALL DIMENSIONS ARE APPROXIMATE.
4. ROOF VENTS, SKYLIGHTS, WILL NOT BE COVERED UPON PV INSTALLATION

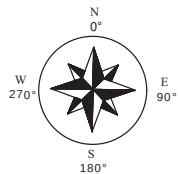
NOTES:

1. LOCATION OF JUNCTION BOX(ES), AC DISCONNECT(S), AC COMBINERS(S), AND OTHER ELECTRICAL EQUIPMENT(S) RELEVANT TO PV INSTALLATION SUBJECT TO CHANGE BASED ON SITE CONDITIONS.
2. SETBACKS AT RIDGES ARE 36 INCHES IN COMPLIANCE WITH IBC 2018.

THE ESS SYSTEM WILL BE INSTALLED AT
LEAST MINIMUM 36" FROM THE WINDOWS,
DOORS & FENCE

LOT AREA: 24,393.6 SQFT
PV MODULE COVERED AREA: 483.67 SQFT
PV COVERED AREA RATIO: 1.98%

12" WARNING RIBBON ABOVE FROM
PVC CONDUIT NEC 300.5(D)(3)
SCHEDULE 40 , 1" PVC CONDUIT
BURIED MINIMUM 18" NEC 300.5
75' TRENCHING



01

SITE PLAN

0.035" = 1'-0"

EXTERNAL COMPONENTS

RAPID SHUTDOWN (N)

AC DISCONNECT (N)

POWERWALL (N)

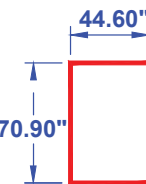
GATEWAY (N)

METER (E)

INTERNAL COMPONENTS

MSP (E)

**NOTE: READILY ACCESSIBLE RAPID
SHUTDOWN INITIATION DEVICE
FOR BOTH THE PV AND ESS**



MODULE:
CANADIANSOLAR
TOPHiKu6
CS6.1-54TM-450H

**CONTRACTOR****ADDRESS:**

7055 OLD KATY RD SUITE #505,
HOUSTON, TX 77024

PHONE: +1 855-999-1850

SITE INFORMATION**DAVID PHUNG**

715 PAPER CREEK DRIVE SE,
LAWRENCEVILLE, GA 30046

AC SYSTEM SIZE: 11.50 kW AC

DC SYSTEM SIZE: 9.90 kW DC

LAT: 33.9481885838614

LONG: -83.96211713549388

(22) CANADIANSOLAR
HiKu CS6.1-54TM-450H
PV MODULES

(01) TESLA
POWERWALL 3
INVERTER

(01) TESLA
POWERWALL 3
BATTERY

(01) TESLA
GATEWAY 3

LAWRENCEVILLE UTILITY
METER #: 358826009

(22) CANADIANSOLAR
TOPHiKu6 CS6.1-54TM-450H
(01) TESLA POWERWALL 3
(01) TESLA GATEWAY 3

PAGE SIZE : 17" X 11" (ANSI B)

SITE PLAN

DATE: 08-31-2025

DESIGN BY: S.T

A-101
SHEET-2



LAWRENCEVILLE

Planning & Development

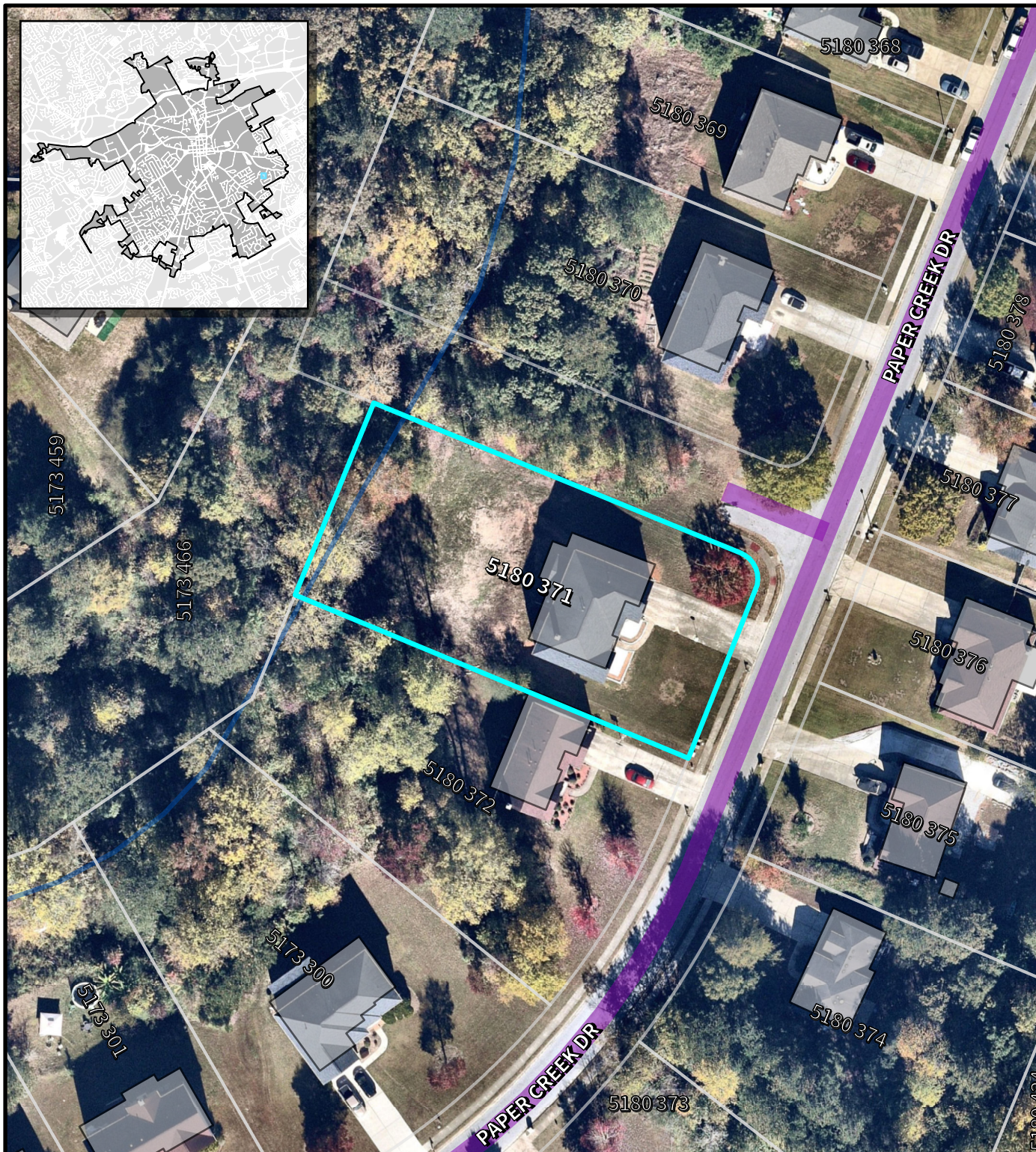
Location Map & Surrounding Areas

SUP2025-00119

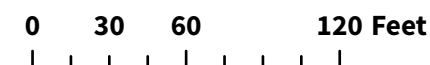
Applicant:

Sultan Hassan - IntegrateSun

-  Subject Property (~0.55 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

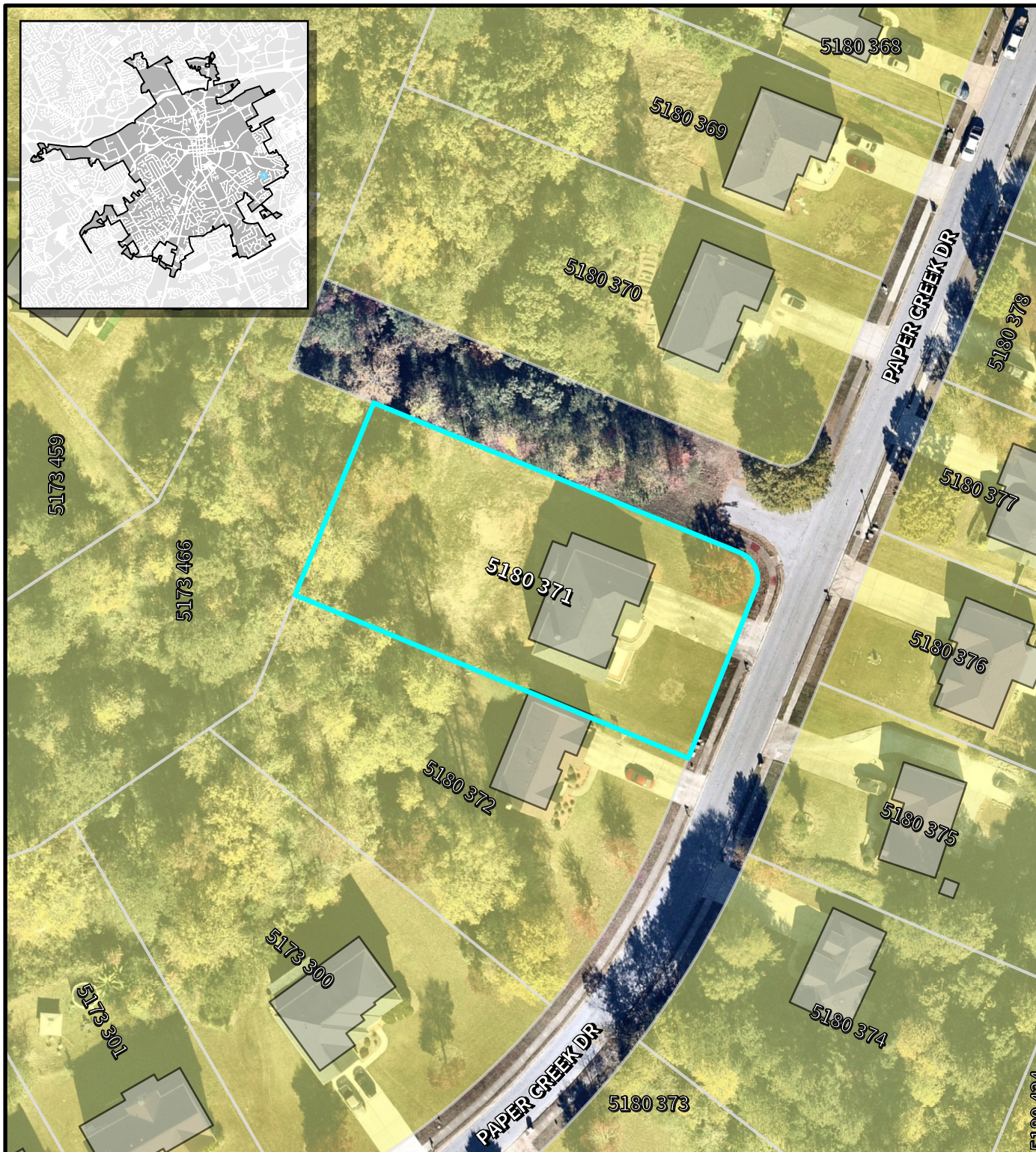
Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

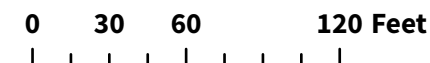
 Lawrenceville City Limits

Zoning Districts

 RS-150 Single-Family Residential



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

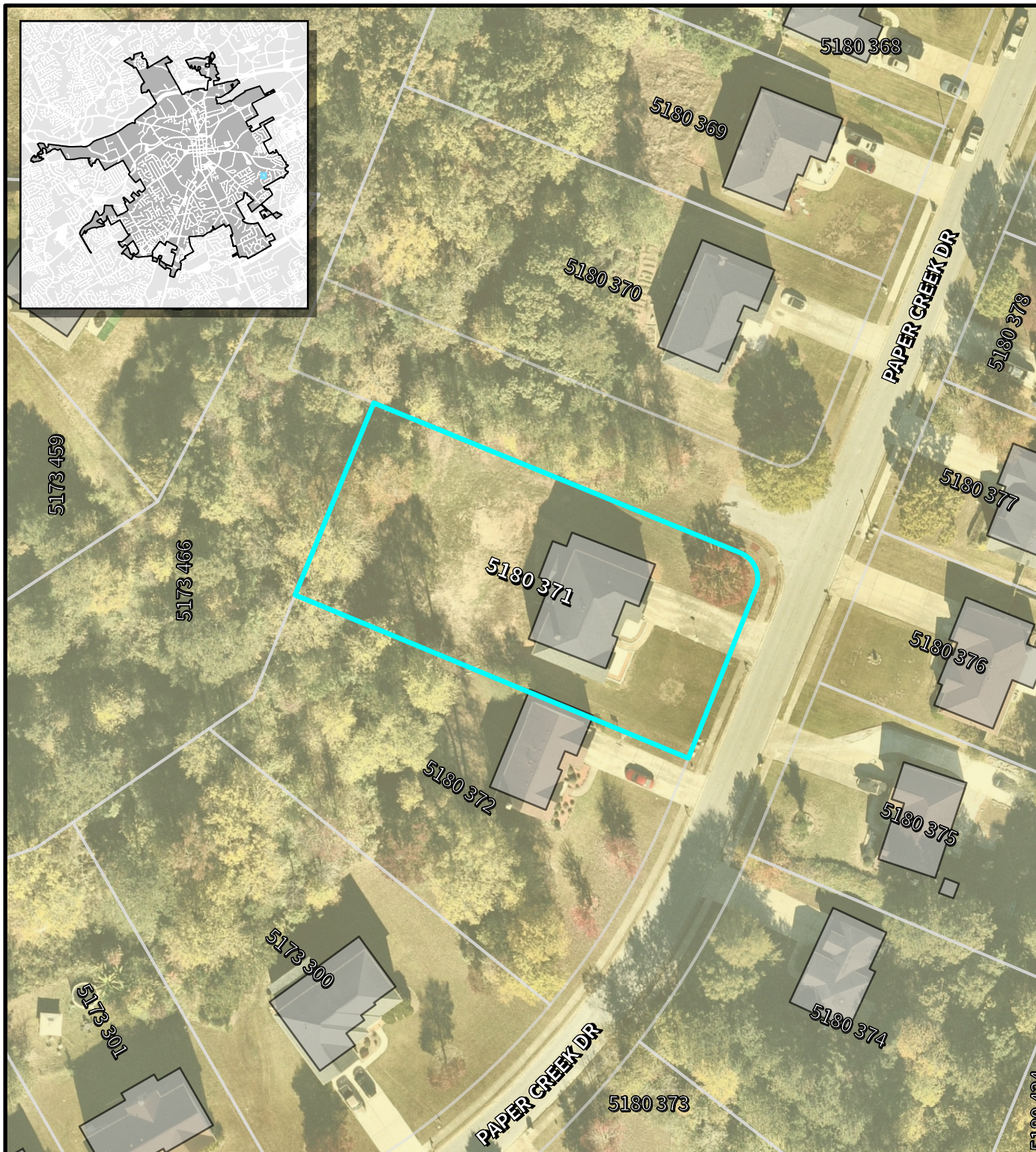
Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

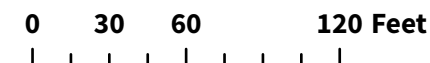
 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential



Scale: 1:900





LAWRENCEVILLE

Planning & Development

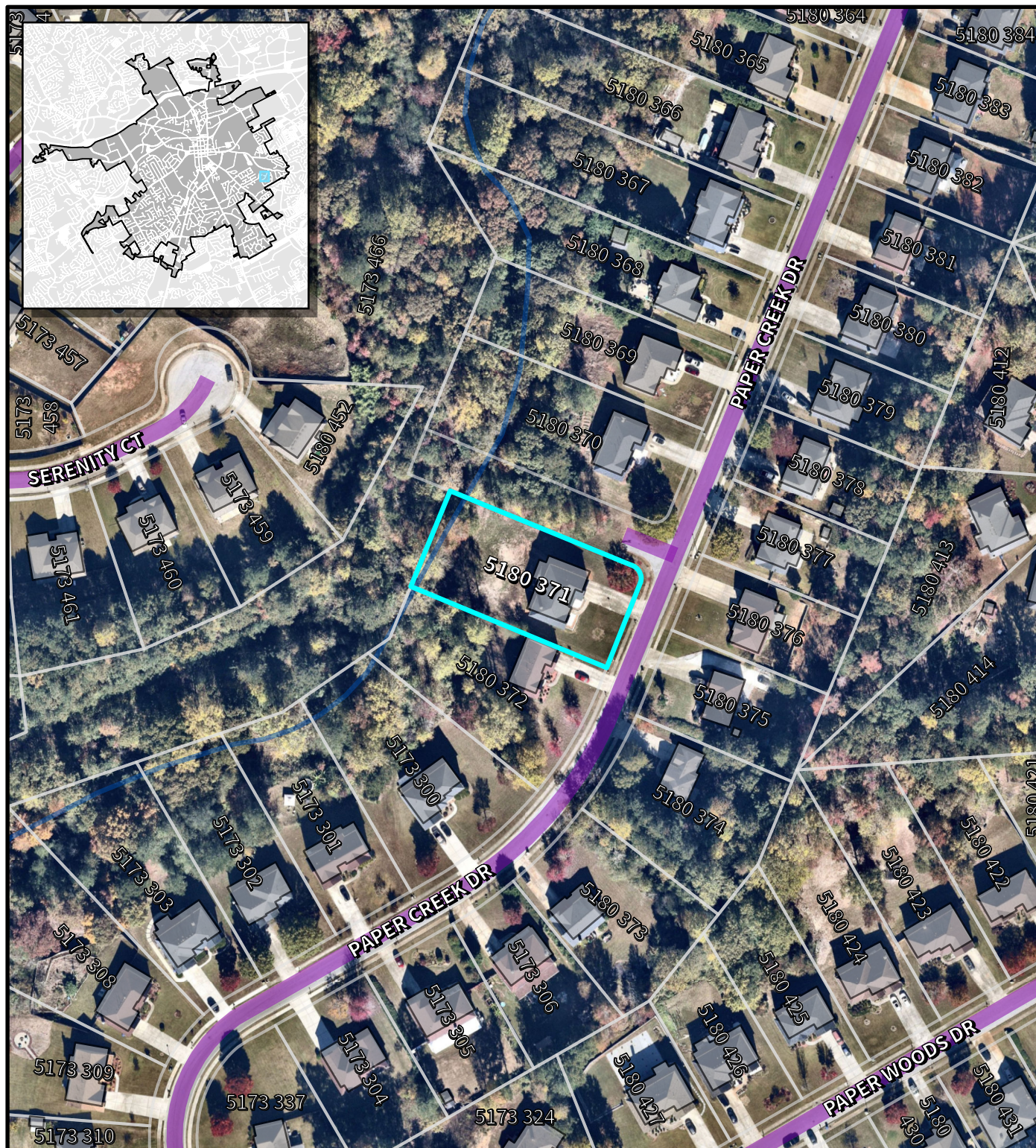
Location Map & Surrounding Areas

SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

-  Subject Property (~0.55 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet



Page 141



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

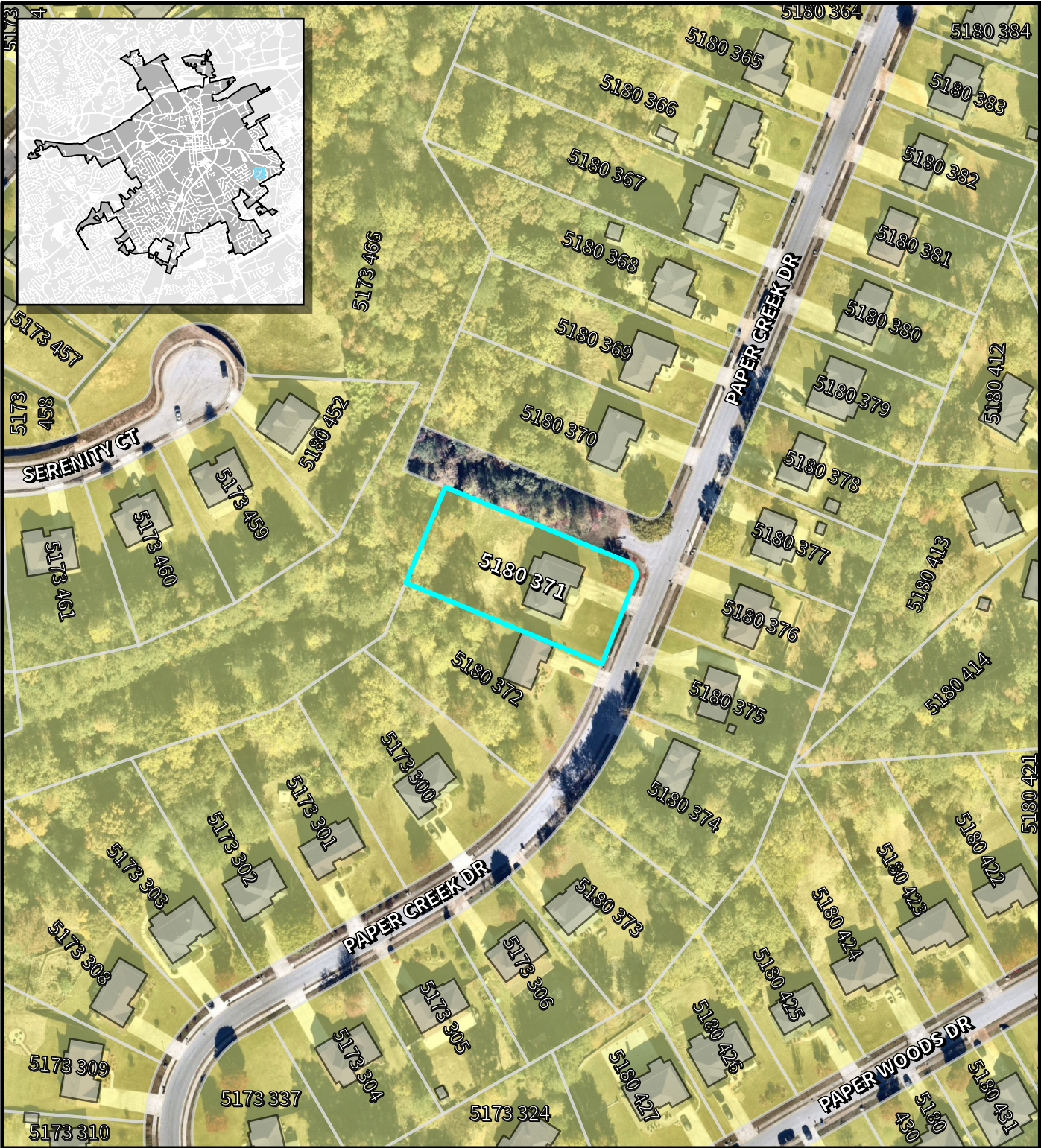
Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

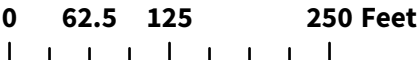
 Lawrenceville City Limits

Zoning Districts

 RS-150 Single-Family Residential



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

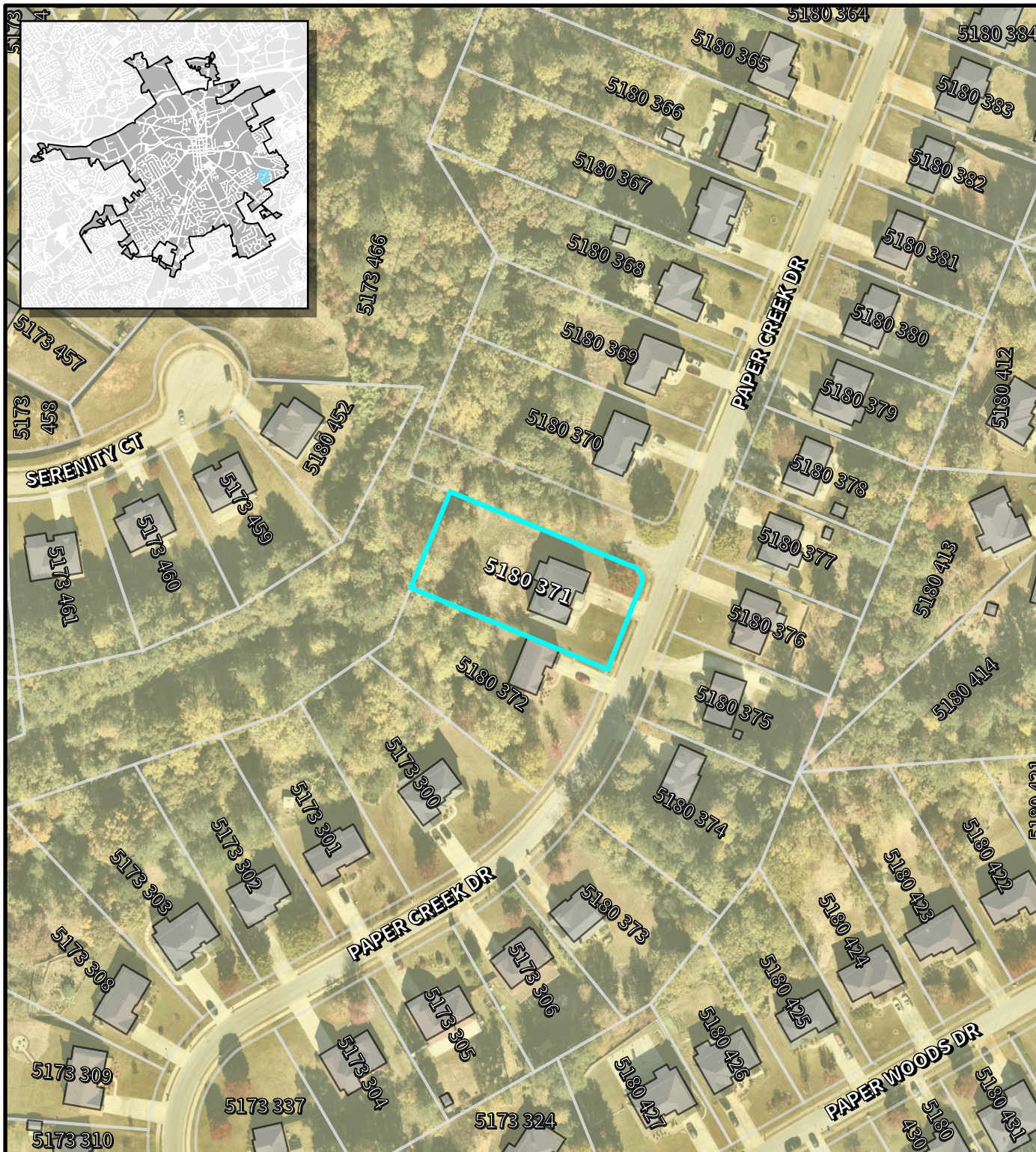
Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

Subject Property (~0.55 acres)

Lawrenceville City Limits

Streets

Streams

Stream Buffers (Approximate)

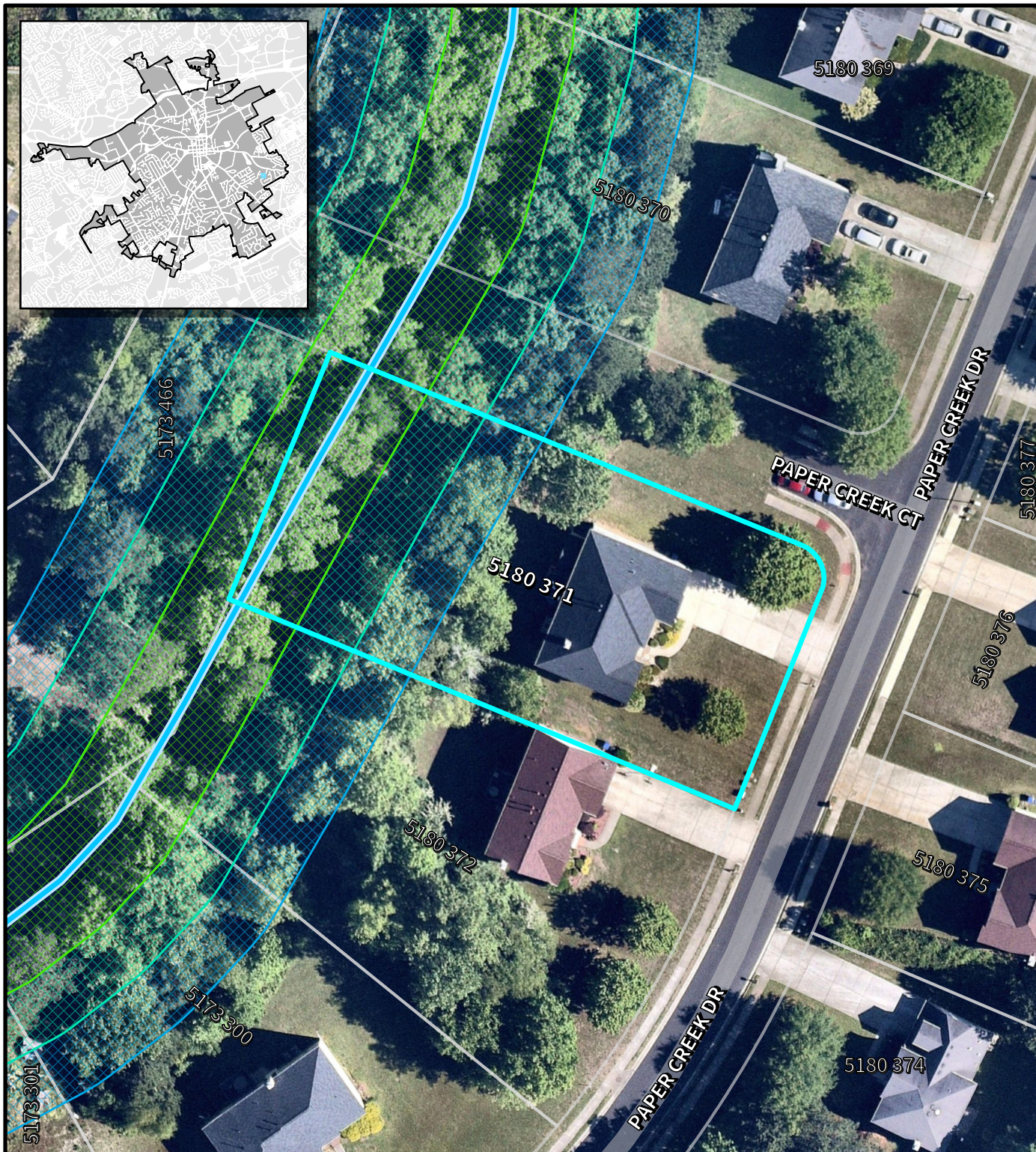
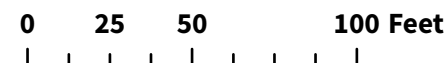
25 ft

50 ft

75 ft

Imagery Date: 5/10/2020

Scale: 1:700





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

 Lawrenceville City Limits

 Streets

 Streams

Stream Buffers (Approximate)

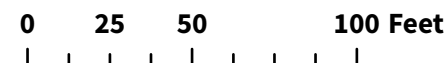
 25 ft

 50 ft

 75 ft

Imagery Date: 5/21/2021

Scale: 1:700





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

 Lawrenceville City Limits

 Streets

 Streams

Flood Hazard Area

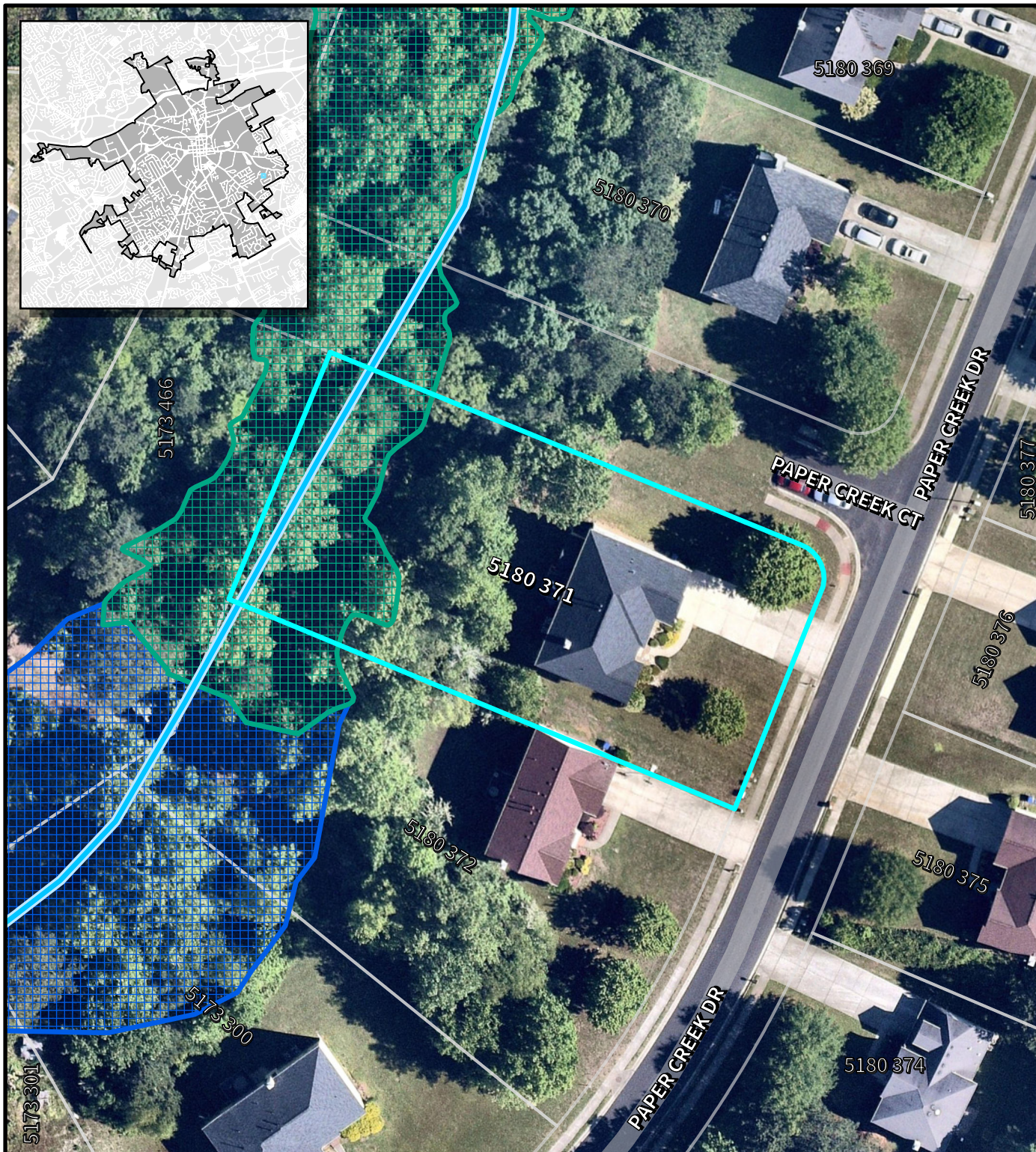
 Flood Zone A

 Flood Zone AE

Imagery Date: 5/10/2020

Scale: 1:700

0 25 50 100 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

 Lawrenceville City Limits

 Streets

 Streams

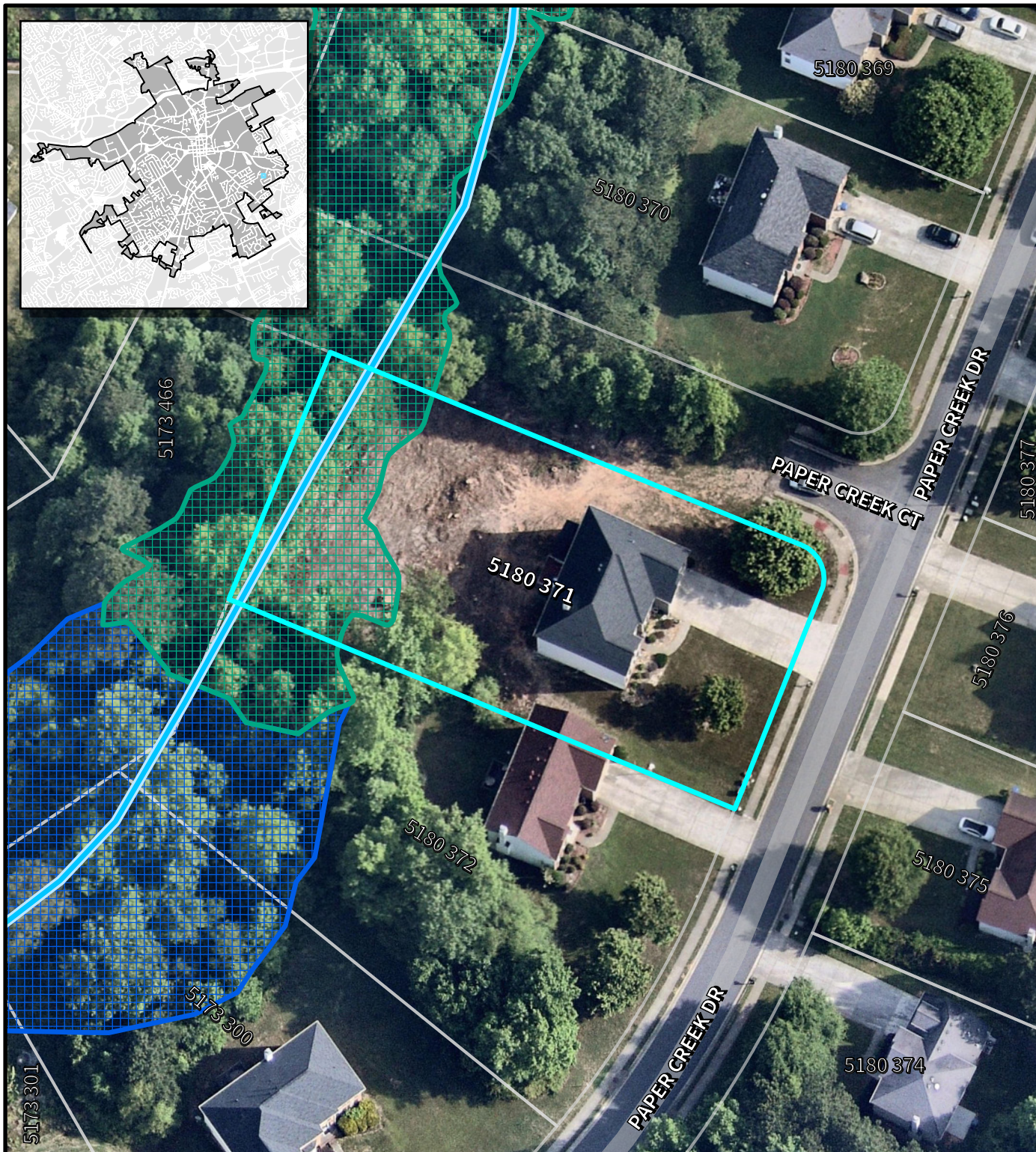
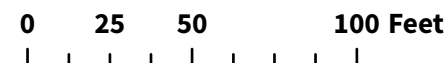
Flood Hazard Area

 Flood Zone A

 Flood Zone AE

Imagery Date: 5/21/2021

Scale: 1:700





LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_0210252026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00119

Approval-Denial of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, ~~subject to the following enumerated conditions:~~

1. To restrict the Special Use Permit as follows:

- ~~A. The Special Use Permit shall be limited to an Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.~~
- ~~B. The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.~~
- ~~C. The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.~~
- ~~D. Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.~~
- ~~E. The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.~~
- ~~F. The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.~~

~~G. All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights of way.~~

~~H. This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.~~

~~2. To satisfy the following site development considerations:~~

~~A. Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.~~

~~B. If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.~~

~~C. Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.~~



DATE: Thursday, February 5, 2026
Mayor David R. Still
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris
Board Member Bruce Johnson
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Interpretation - Yard Designation of Corner Lots

CC: Chuck Warbington, City Manager
Barry Mock, Assistant City Manager

This Letter of Interpretation is issued pursuant to the authority granted to the Director of Planning and Development to interpret and administer the City of Lawrenceville Zoning Ordinance.

The Zoning Ordinance defines and regulates yards based on their relationship to public street right-of-way lines. Lots abutting multiple streets are subject to front yard regulations along each street frontage. Yard designations are applied consistently with ordinance definitions, adopted plats, and approved site plans.

The Zoning Ordinance establishes that yards abutting a public street right-of-way are regulated as front yards.

1. A corner lot is a lot bounded on two or more adjacent sides by street right-of-way lines.
2. Due to its configuration, a corner lot necessarily contains two front yards, one along each street frontage.
3. The ordinance does not guarantee the existence of a rear yard on a corner lot.
4. For administrative purposes, the primary front yard is typically identified by the addressed street, primary vehicular access, or orientation shown on an approved subdivision plat or site plan.



5. A rear yard may exist only where a yard opposite the primary front yard does not abut a public street right-of-way.

Based on the ordinance provisions and the findings above, the Director interprets the Zoning Ordinance as follows:

- Any yard abutting a public street right-of-way shall be designated and regulated as a front yard, regardless of building orientation or entrance location.
- On a corner lot, this results in two front yards.
- The primary front yard is determined by the addressed street, primary access, or the orientation depicted on an approved plat or site plan.
- A rear yard is the yard opposite the primary front yard only if that yard does not abut a public street right-of-way.
- Where all remaining yards abut a street right-of-way, the lot is considered to have no rear yard for zoning purposes.

It is the determination of the Director that, under the City of Lawrenceville Zoning Ordinance, yard designations on corner lots are governed by street frontage. Corner lots are regulated as having two front yards, and a rear yard exists only where a yard opposite the primary front yard does not abut a public street. This interpretation shall be applied consistently for zoning compliance, permit review, and enforcement purposes unless superseded by future ordinance amendment or judicial determination.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

thargrave@lawrencevillega.org

678.407.6563



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	SUP2025-00120; Marco Burgos; 725 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, February 11, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Special Use Permit to Allow an Automobile Wash (Carwash) in a BG (General Business) Zoning District
Planning & Development Recommendation:	Denial
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit to allow a manual Automobile Wash (Carwash) facility at the subject property. The subject property is an approximately 3.1-acre parcel zoned BG (General Business District) located at the southwestern right-of-way of Grayson Highway (State Highway 20), just south of its intersection with Farmer Court.

Attachments/Exhibits:

- SUP2025-00120_STFF RPRT_02022026
- SUP2025-00120_ATTCH2_02022026



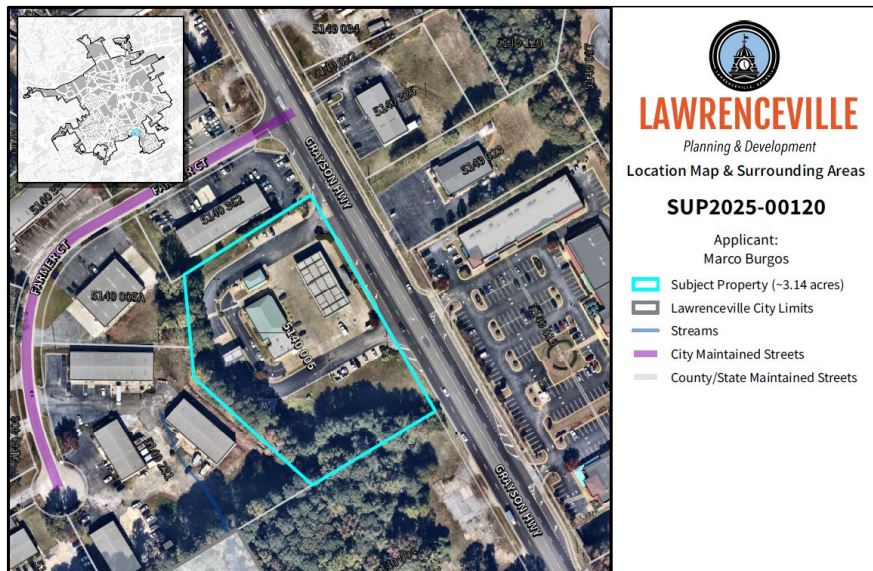
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	SUP2025-00120
APPLICANT(S):	MARCO BURGOS
PROPERTY OWNER(S):	NAYEF ABUAISHEH
LOCATION(S):	725 GRAYSON HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	R5140 005
APPROXIMATE ACREAGE:	3.1 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	AUTOMOBILE WASH (CARWASH)
DEPARTMENT RECOMMENDATION:	DENIAL

VICINITY MAP



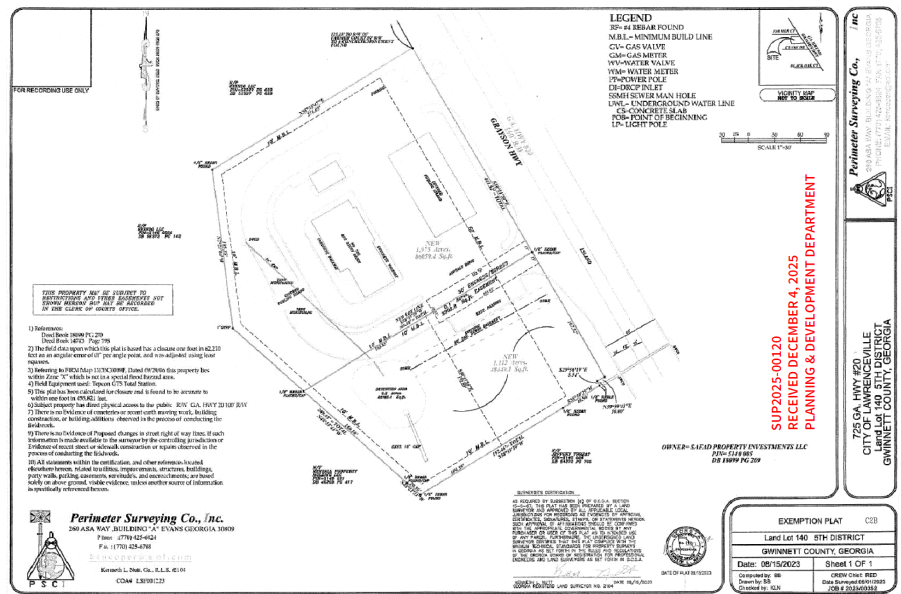
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as Gwinnett County R-75 (Single-Family Residential District). It was annexed in the City of Lawrenceville and rezoned to its current zoning district (BG – General Business) sometime between the years of 1987 and 2002.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow a manual Automobile Wash (Carwash) facility at the subject property. The subject property is an approximately 3.1-acre parcel zoned BG (General Business District) located at the southwestern right-of-way of Grayson Highway (State Highway 20), just south of its intersection with Farmer Court.

SURVEY



Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Wash (Carwash)	Special Use Permit	Special Use Permit	Approval w/ Conditions

Article 2, Section 200.3., Subsection 200.3.9. – Automobile Wash – Automatic and Self Service reads as follows:

Metal building facades are prohibited; and
Prefabricated awning type structures are only permitted at automatic facilities

No variances or adjustments are necessary for approval; however, the parcel will need to be subdivided, dedicated parking spaces for the facility need to be allocated, and inter-parcel access agreements must be established. Further, a change of occupancy for the facility (from automated to manual carwash) will require that the structure be renovated in compliance with all current building, and life/safety codes.

Special Use Permits have been granted in the recent past for Automobile Washes in BG (General Business) zoning districts, see below:

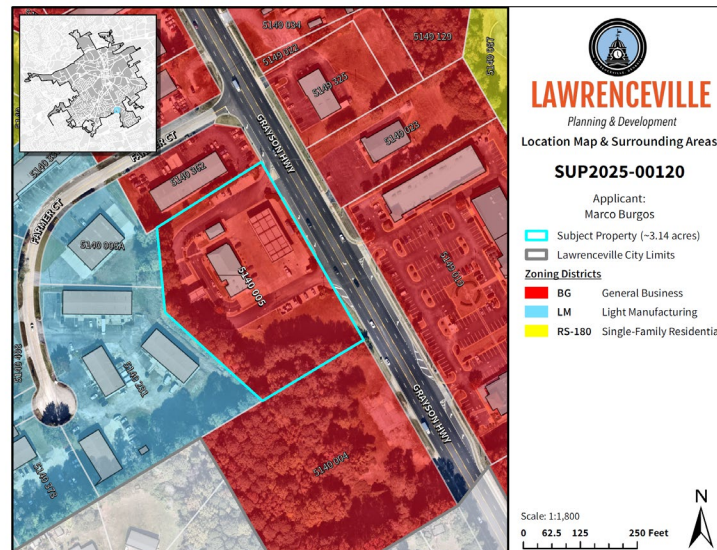
- SU-18-09, approved August 6, 2018, for an automated carwash at 425 Grayson Highway – developed as Tidal Wave Auto Spa in 2019
- RZC2019-00002 & SUP2019-00001, approved March 4, 2019, for an automated carwash at 865 Scenic Highway – developed as Tommy’s Express in 2022
- ANNX2025-00013, RZC2025-00065 & SUP2025-00102, approved April 23, 2025, for a Convenience Store, with Fuel Pumps, and a Special Use Permit for an automated accessory carwash at the northeast intersection of Sugarloaf Parkway and Old Snellville Road.

To date, the City Council has not approved a manual carwash facility, either as a primary or accessory use, within the BG zoning district. The City’s prior approvals for automobile washes have been limited to automated facilities, which operate with defined throughput, limited on-site activity, and predictable circulation patterns.

Manual carwash operations differ materially from automated facilities and introduce land-use and site-planning considerations that include extended on-site activity, increased employee presence, outdoor work areas, vehicle queuing and stacking, and potential circulation conflicts. These characteristics represent a greater operational intensity than that contemplated by prior approvals and are not consistent with the manner in which automobile wash uses have historically been implemented within the BG zoning district.

Based on these factors, the proposed manual carwash use is inconsistent with established precedent, does not align with the intended operational characteristics of automobile wash uses previously approved by the City Council, and is not compatible with the surrounding development pattern when evaluated against applicable zoning standards and planning objectives. As such, the request does not meet the criteria for approval of a Special Use Permit and is not supported from a land-use and planning perspective.

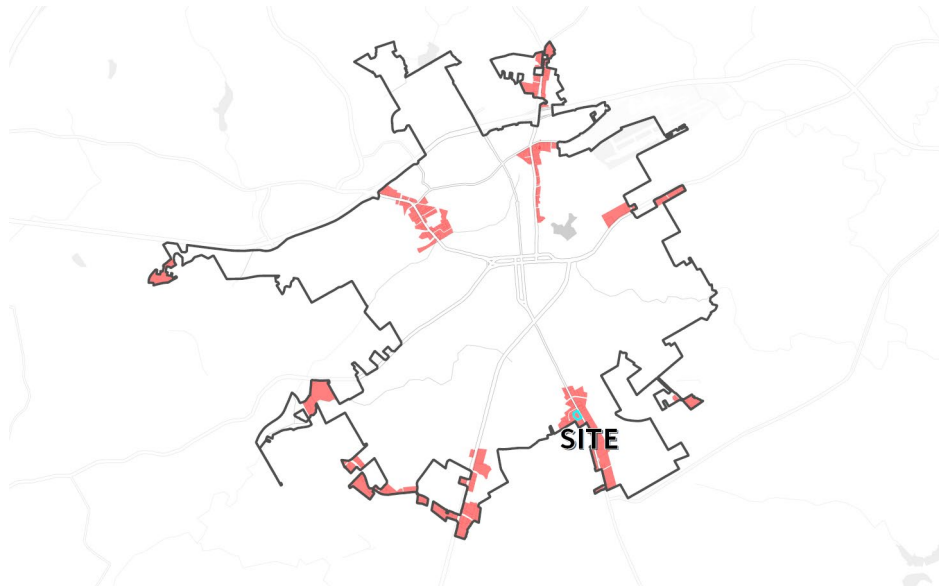
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized mostly by general retail and light industrial uses and zoning districts. The properties along Grayson Highway are zoned BG (General Business District) and contain uses such as auto service garages, a medical office, and a strip shopping center. The properties to the rear of the subject property along Farmer Court are zoned LM (Light Manufacturing District) and contain uses such as auto service garages, office/warehouse units, and general manufacturing/processing facilities. The greater area includes single-family residential uses and zoning districts, such as the unincorporated Lockridge Estates subdivision to the southwest, but none of these single-family residential uses directly abut the subject property. Considering the area's predominantly commercial/industrial nature, the proposed Special Use Permit may be appropriate.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Commercial Corridor character area, defined as such:

The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include but are not limited to: 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

This character area is intended to accommodate auto-oriented uses such as car washes, dealerships, and other vehicle-related services. If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it would align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a Special Use Permit to allow a manual automobile wash facility at an existing convenience store along Grayson Highway in the BG (General Business) zoning district. The subject property is currently developed with a convenience store as the primary use, with accessory fuel pumps and a defunct automated carwash structure. The proposal would convert the existing automated carwash building into a manually operated wash and detailing business functioning as a separate primary use on the site.

While automobile washes are permitted in the BG zoning district with an approved Special Use Permit, recent City Council approvals have been limited to purpose-built, standalone automated carwash facilities serving as the primary use on their respective properties, as well as standalone convenience stores with accessory fuel pumps and automated accessory carwash facilities. To date, the City Council has not approved a manual carwash facility, either as a primary or accessory use, within the BG zoning district.

As proposed, the introduction of a manual carwash as an independent primary use would result in a multi-use site with multiple operational activities relying on shared access, circulation, and parking areas. Manual carwash operations introduce operational characteristics distinct from automated facilities, including increased on-site activity, employee presence, vehicle queuing, and circulation demands. These factors raise unresolved concerns related to site circulation, parking availability, access management, and overall site functionality.

Therefore, Staff recommends **DENIAL** of the requested Special Use Permit. Although the proposal is generally consistent with auto-oriented uses envisioned in the Commercial Corridor character area, staff finds that the proposed manual carwash is inconsistent with established approval precedent, introduces operational impacts not previously evaluated or approved by the City Council, and does not demonstrate that the subject site can safely and efficiently accommodate the use as proposed.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed manual automobile wash would operate as a separate primary use on a site currently developed with a convenience store and accessory fuel pumps. While automobile-oriented uses are common along Grayson Highway, the proposal is not consistent with the development pattern of adjacent and nearby properties or with recent approvals for standalone automated carwash facilities and convenience stores with accessory automated carwashes. The use is therefore not considered suitable in this context.

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

The proposed manual carwash introduces operational characteristics—including increased on-site activity, vehicle queuing, and circulation conflicts—that may adversely affect surrounding properties. The site’s existing constraints, combined with overlapping traffic patterns from the convenience store, fuel pumps, and manually operated carwash, could limit safe and efficient operation for both the subject property and nearby development.

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

The property has a reasonable economic use under its current zoning and development. It is currently occupied by an operating convenience store with accessory fuel pumps and a defunct automated carwash, which is permitted under existing regulations. The requested Special Use Permit is not required for the property to maintain a viable economic use.

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

The proposal may create burdens on internal site circulation and access points due to overlapping traffic patterns associated with fuel sales, retail activity, and a manually operated carwash, particularly along a heavily traveled state highway corridor.

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

Although the Commercial Corridor character area anticipates auto-oriented uses, the proposal does not align with the Plan’s intent for carefully planned, standalone vehicle service facilities. The manual carwash introduces operational and site-planning issues that are inconsistent with Comprehensive Plan guidance regarding circulation, access management, and compatibility with surrounding development.

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

Recent Special Use Permits for automobile washes in BG zoning districts have been limited to standalone automated facilities or convenience stores with accessory automated carwash structures, all functioning as primary uses. The proposed conversion to a manually operated carwash, functioning independently within an existing convenience store and fuel station, represents a departure from this precedent and introduces unresolved operational, circulation, and site-planning challenges. These factors provide supporting grounds for denial of the request.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02022026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00120

Approval of the Special Use Permit to allow a manual Automobile Wash (Carwash) facility in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** The Special Use Permit shall be limited to the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.
- B.** The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.
- C.** The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.
- D.** The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.
- E.** A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life-safety codes, including accessibility requirements.
- F.** Hours of operation for the manual carwash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- G.** 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.
- H.** Peddlers and/or any parking lot sales shall be prohibited.
- I.** Outdoor storage shall be prohibited.

- J. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.
- L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

2. To satisfy the following site development considerations:

- A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:
 - i. Dedicated parking spaces for the manual carwash operation;
 - ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and
 - iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.
 - iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.
- B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.
- C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

SUP2025-00120
 RECEIVED DECEMBER 4, 2025
 PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Marco Burgos</u>	NAME: <u>NAYEF ABUAISHEH</u>
ADDRESS: <u>1760 Lake Parkway #101</u>	ADDRESS: <u>1920 Double springs church Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Monroe</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30656</u>
PHONE: <u>(678) 499-8984</u>	PHONE: <u>404.219.5831</u>
CONTACT PERSON: <u>Marco Burgos</u> PHONE: <u>(678) 499-8984</u>	
CONTACT'S E-MAIL: <u>Janicgarr@gmail.com</u> <u>(404) 915-0811</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>C-3</u> ACREAGE: <u>3.1</u>	
PARCEL NUMBER(S): <u>R5140005</u>	
ADDRESS OF PROPERTY: <u>725 Grayson Hwy, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>TO operate a hand car wash and detailing business using the existing car wash bay No structural changes are proposed.</u>	

[Signature] 11/06/25
 SIGNATURE OF APPLICANT DATE
Marco Burgos
 TYPED OR PRINTED NAME

[Signature] Nov. 6, 2025
 SIGNATURE OF OWNER DATE
NAYEF ABUAISHEH
 TYPED OR PRINTED NAME



[Signature] 11-7-2025
 NOTARY PUBLIC DATE

[Signature] Nov. 6, 2025
 NOTARY PUBLIC DATE



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

SUP2025-00120
RECEIVED DECEMBER 4, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

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

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

Top Wave Hand Car Wash LLC

1760 Lake Parkway, No. 1211

Lawrenceville, GA 30043

Phone: (678) 499-8984 | (404) 915-0811

Email: janicgarr@gmail.com

November 07, 2025

City of Lawrenceville Planning and Development Department

70 S. Clayton Street

Lawrenceville, GA 30046

RE: Letter of Intent – Hand Car Wash at 725 Grayson Highway

To Whom It May Concern,

Top Wave Hand Car Wash LLC requests approval for a **Special Use Permit** to operate a **hand car wash and detailing business** in the existing car wash bay at the **BP gas station, 725 Grayson Highway, Lawrenceville, GA.**

The bay was previously used as an automatic car wash but is no longer active. We plan to reopen it as a **hand wash and detailing business**, using the same structure with **no changes or updates**. Services will be performed using **portable pressure washers and vacuums** only.

All work will be done **by hand** using eco-friendly, water-efficient methods and biodegradable cleaning products. No automated systems will be used, ensuring a quiet, clean operation that fits with nearby businesses.

Business hours will be **Monday–Sunday, 9:00 a.m. to 5:00 p.m.** during winter, with **three to five local employees**. Our goal is to **revive an unused space**, create jobs, and contribute to the local economy while meeting all city, zoning, and safety rules.

We appreciate your time and consideration.

Sincerely,

Marco Burgos

Owner

Top Wave Hand Car Wash LLC

Phone: (678) 499-8984 | (404) 915-0811

Email: janicgarr@gmail.com

SUP2025-00120**RECEIVED DECEMBER 4, 2025****PLANNING & DEVELOPMENT DEPARTMENT**

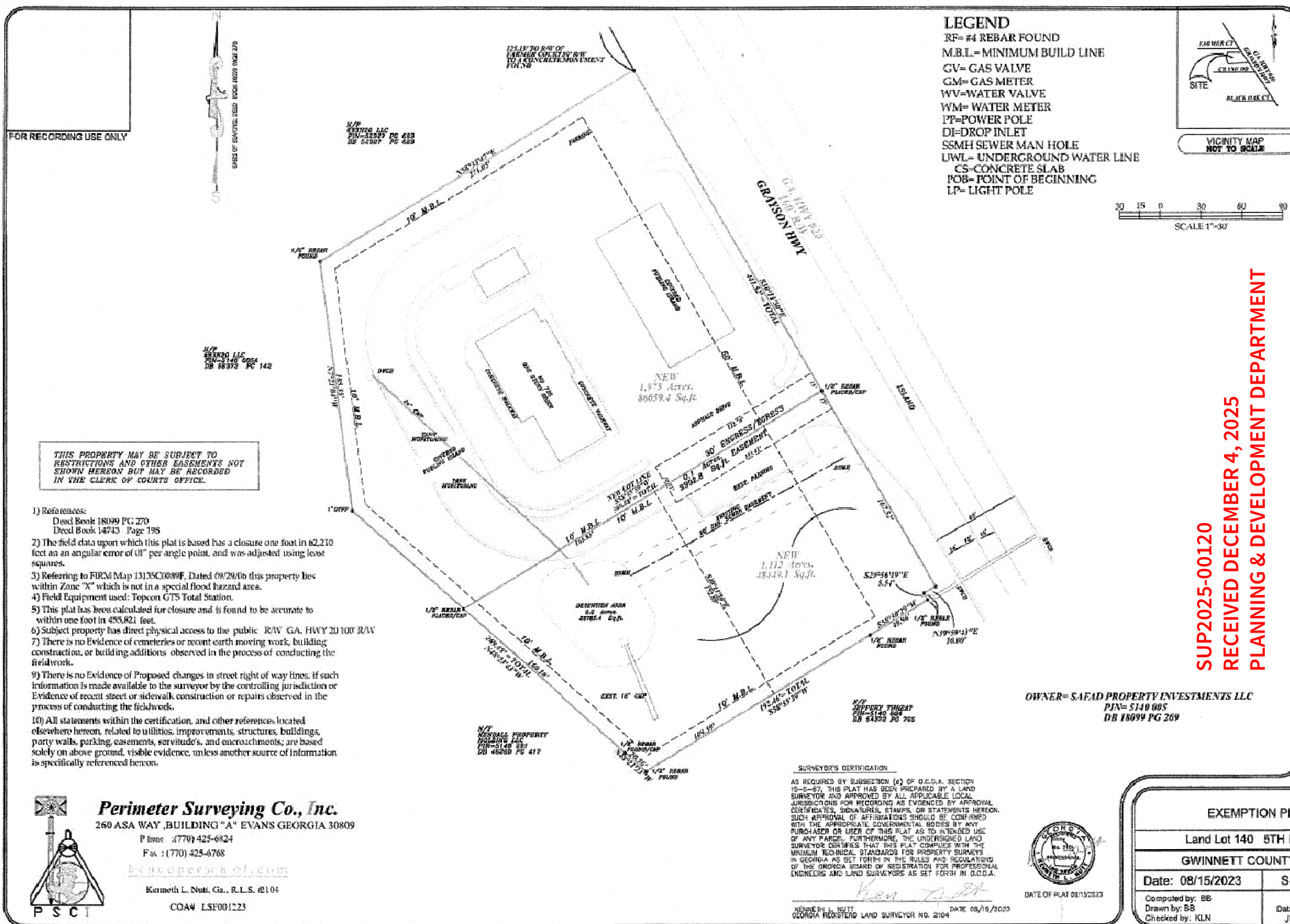
All that lot, tract or parcel of land lying, situate and being in Land Lot 140, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being all that property shown on a survey for "Safad Enterprises," dated January 26, 1999, prepared by James C. Jones, Georgia Registered Land Surveyor, being shown to contain 3.1 acres according to said survey and being more fully described as follows:

BEGINNING at an iron pin found on the southwestern right of way of Georgia Highway 20 (100 foot right of way), said iron pin being located 125.13 feet as measured along the southwestern right of way of Georgia Highway 20 from the southwest right of way of Farmer Court (50 foot right of way). Thence from said beginning iron pin running along the southwestern right of way of Georgia Highway 20 south 29 degrees 56 minutes 19 seconds east 441.56 feet to a concrete monument found; thence leaving said right of way and running south 59 degrees 59 minutes 43 seconds west 10 feet to an iron pin set; thence running south 29 degrees 56 minutes 19 seconds east 5.54 feet to an iron pin set; thence running south 58 degrees 30 minutes 29 seconds west 49.96 feet to an iron pin found; thence running south 58 degrees 30 minutes 29 seconds west 192.45 feet to an iron pin found; thence running north 48 degrees 25 minutes 44 seconds west 290.35 feet to an iron pin found; thence running north 07 degrees 16 minutes 57 seconds west 185.50 feet to an iron pin found (said iron pin being located 1.58 feet from the southeast corner of the concrete monument found); thence running north 58 degrees 33 minutes 47 seconds east 273.05 feet to the beginning iron pin.

This begin the same property in the Warranty Deeds from James R. Brown to Coback Investments Limited Partnership dated September 2, 1997, recorded in Deed Book 14743, page 197 through 198 and dated April 9, 1998, and recorded in Deed Book 15795, pages 40-41, Gwinnett County, Georgia Deed Records.

SUP2025-00120
RECEIVED DECEMBER 4, 2025
PLANNING & DEVELOPMENT DEPARTMENT

725 GA. HWY #20
CITY OF LAWRENCEVILLE
Land Lot 140 5TH DISTRICT
GWINNETT COUNTY, GEORGIA





LAWRENCEVILLE

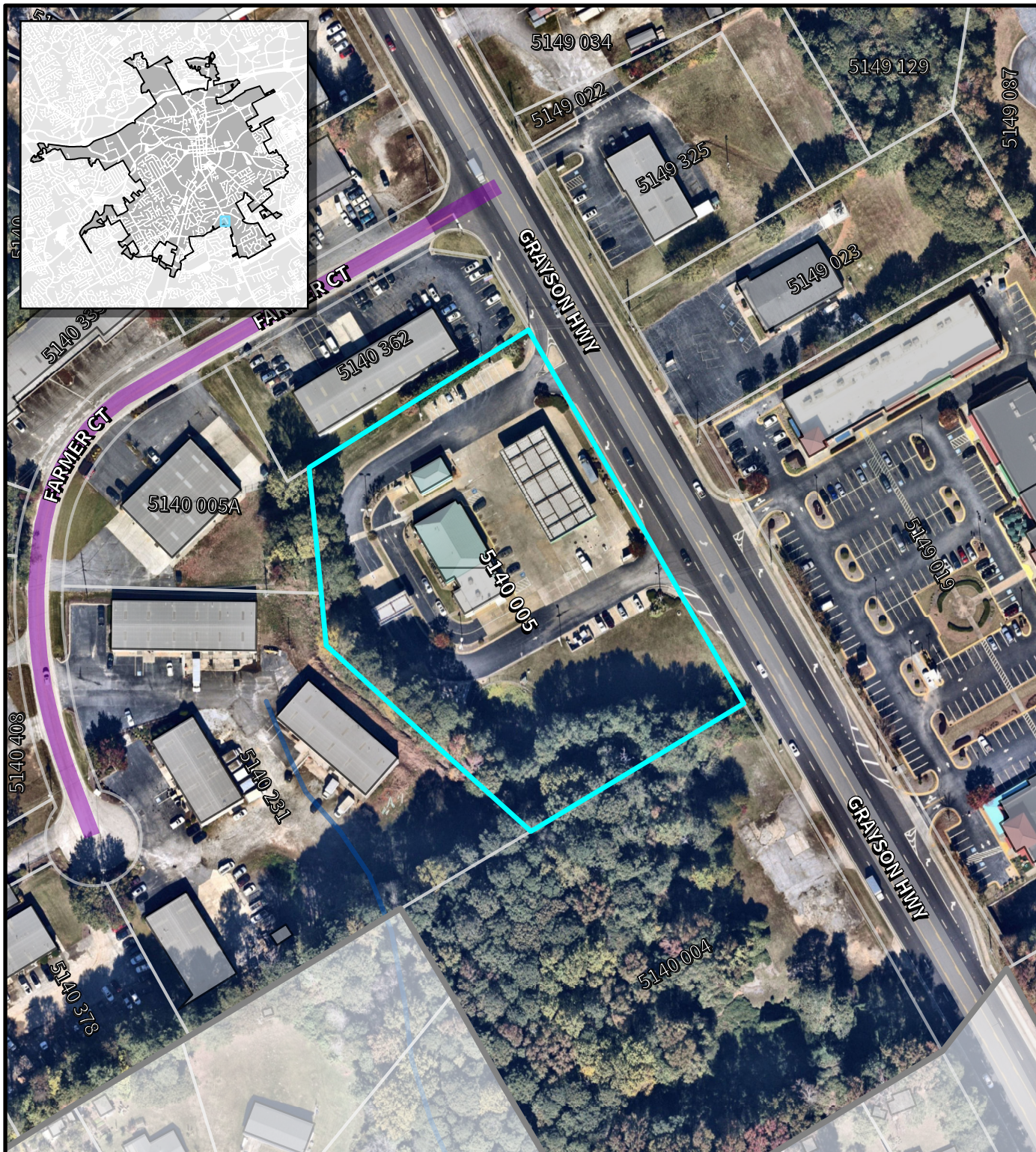
Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

-  Subject Property (~3.14 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

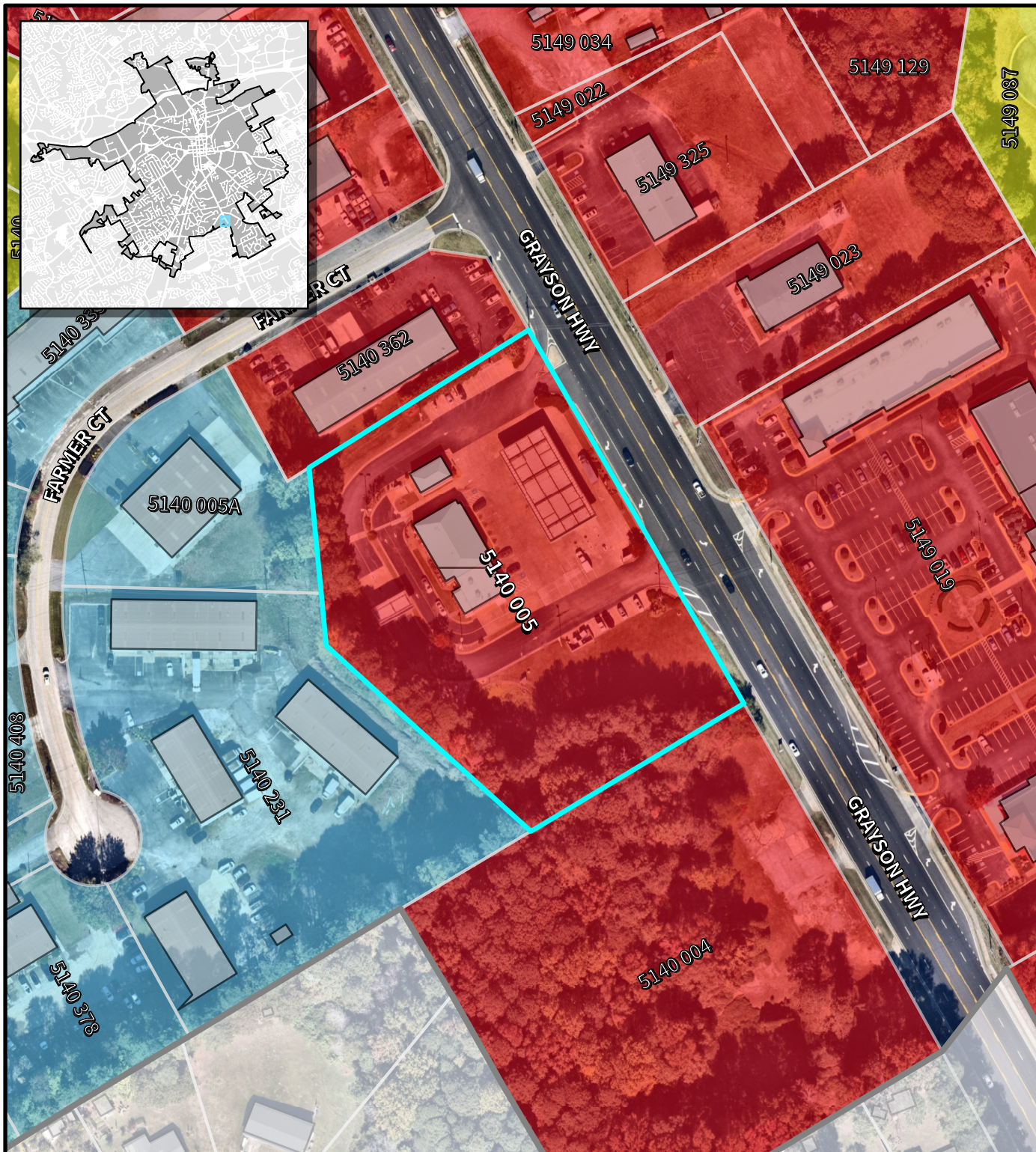
 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **LM** Light Manufacturing

 **RS-180** Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

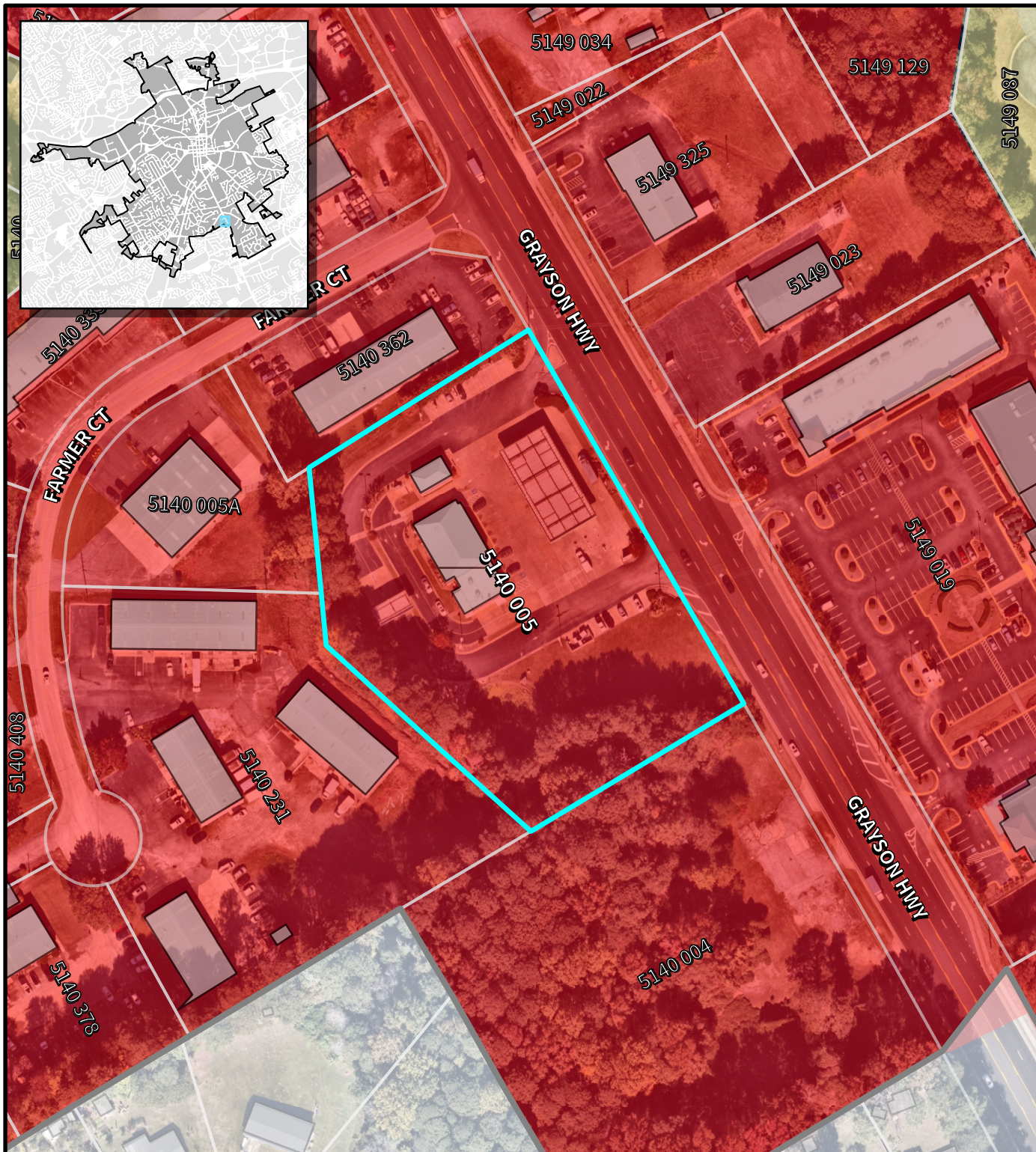
 Subject Property (~3.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

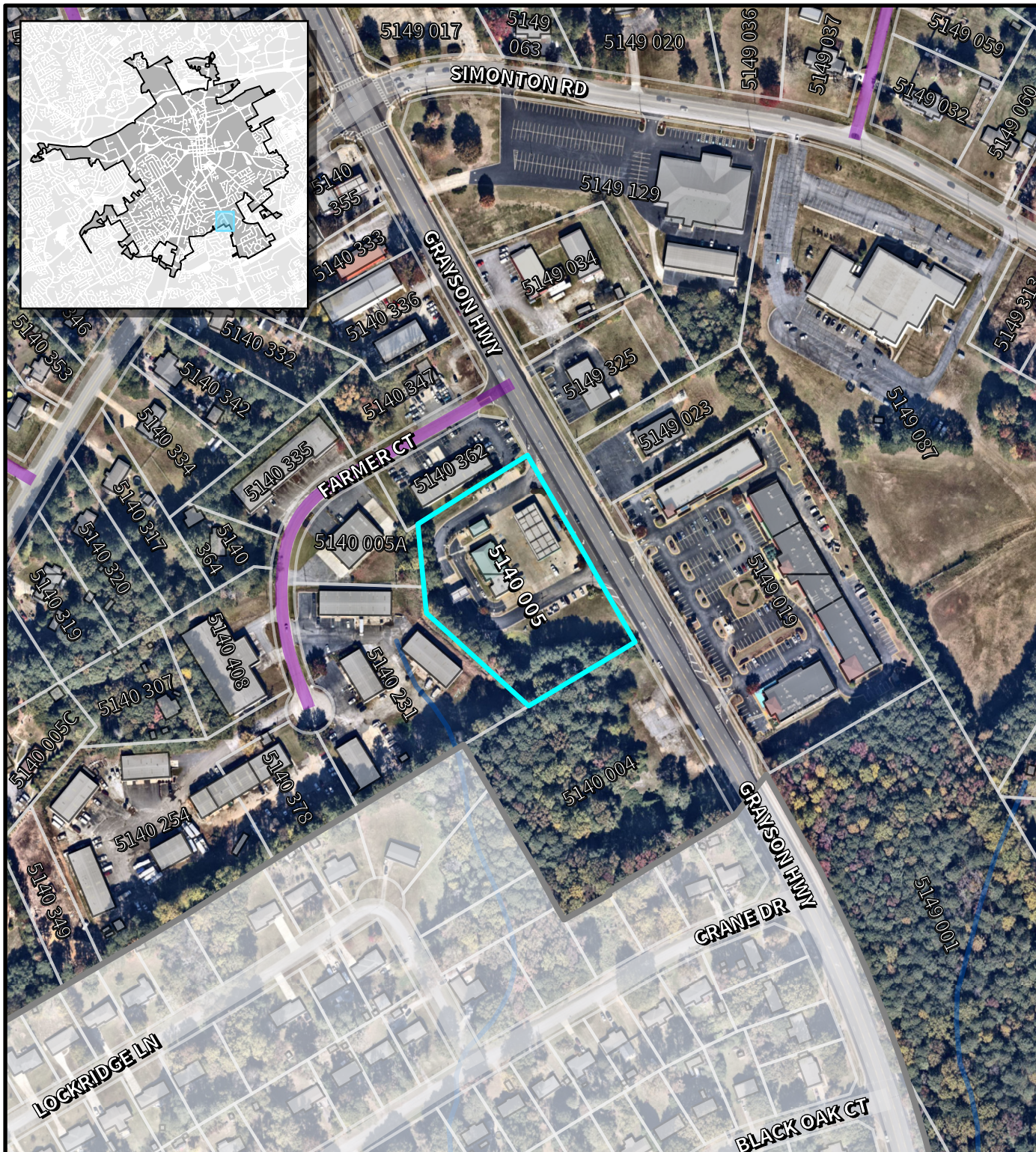
Planning & Development

Location Map & Surrounding Areas

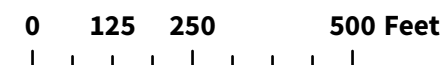
SUP2025-00120

Applicant:
Marco Burgos

- Subject Property (~3.14 acres)
- Lawrenceville City Limits
- Streams
- City Maintained Streets
- County/State Maintained Streets



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

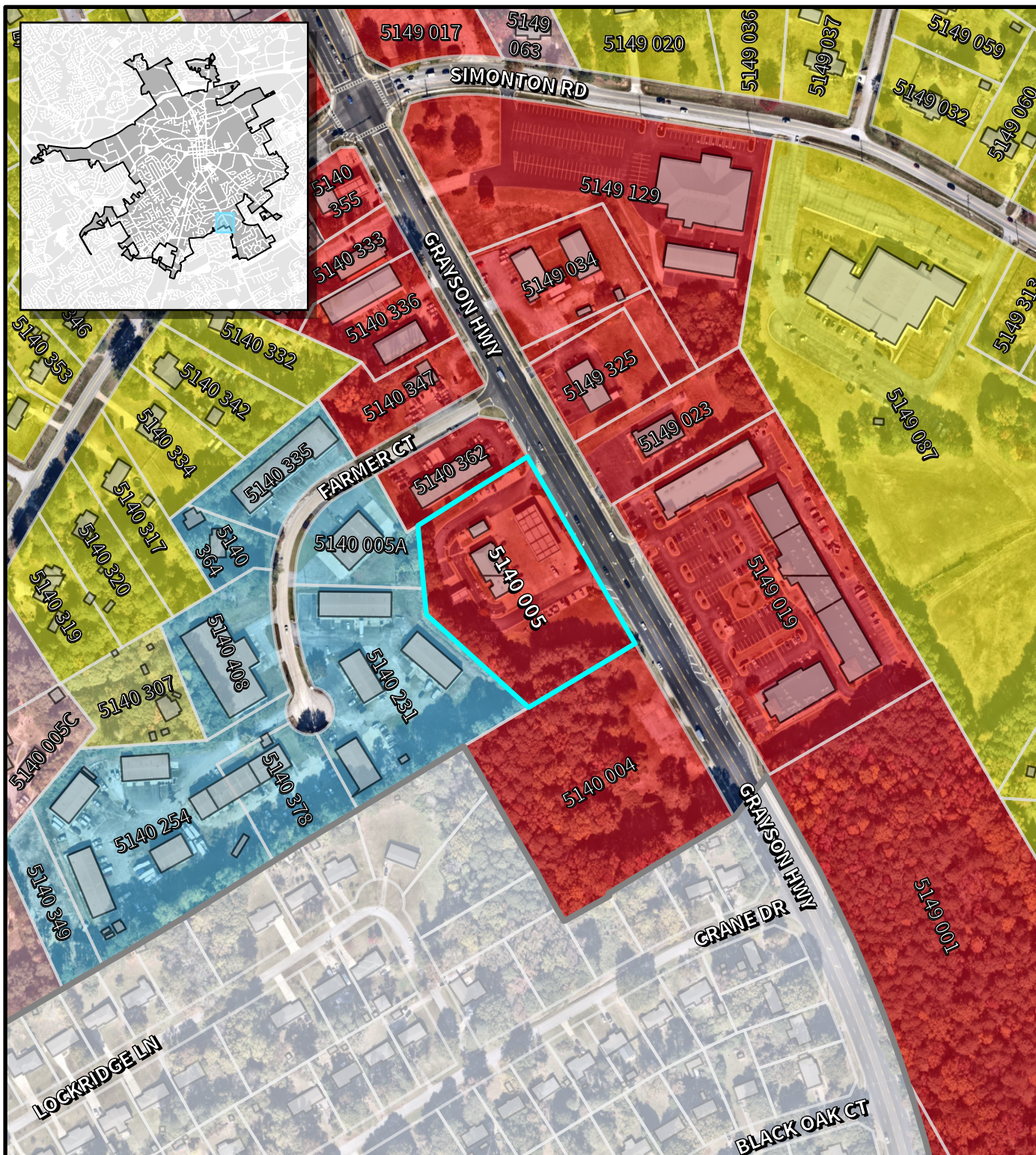
Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

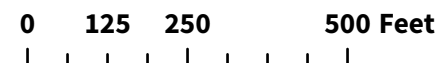
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	OI	Office/Institutional
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

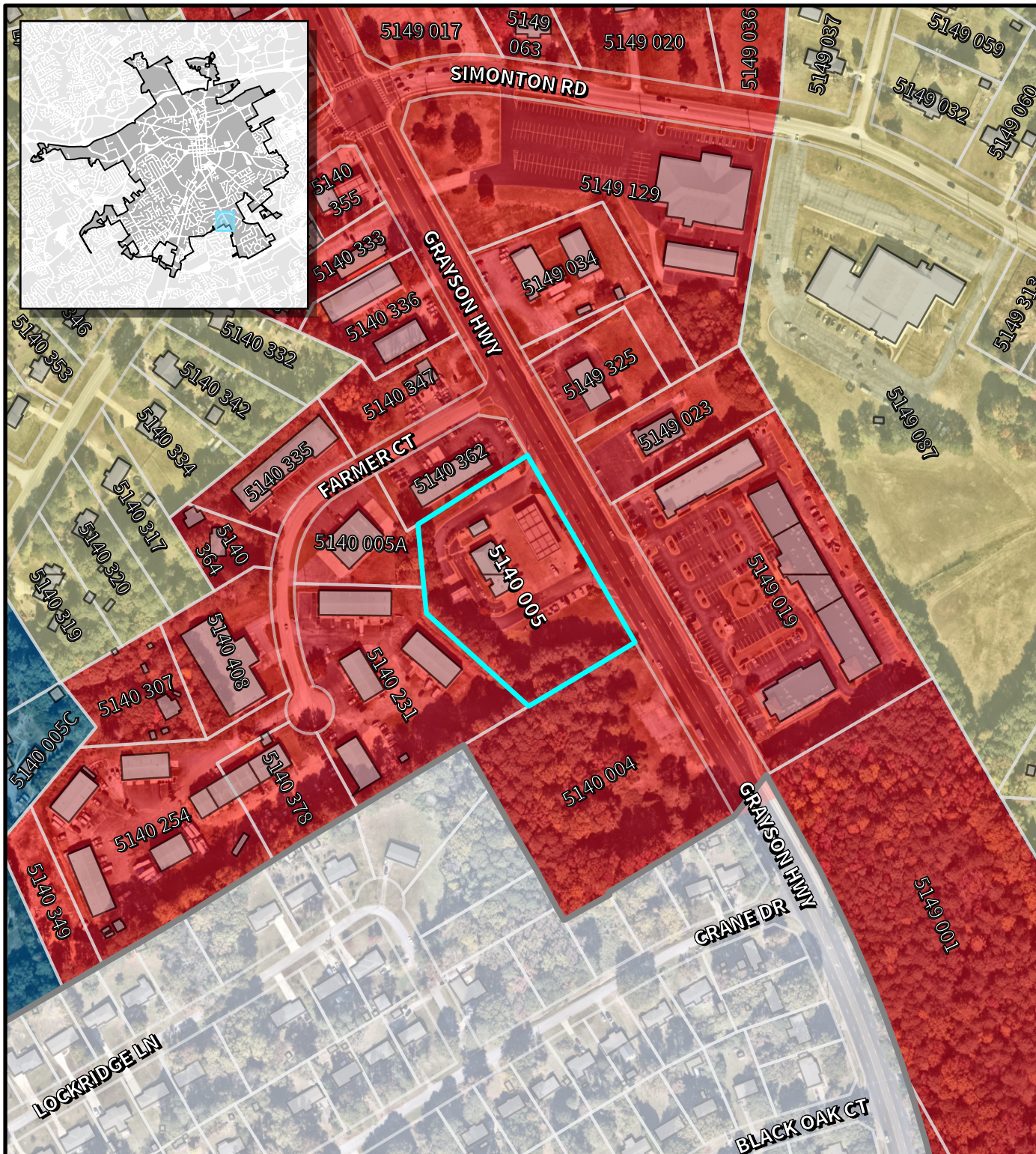
 Lawrenceville City Limits

2045 Character Areas

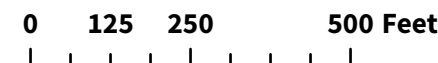
 Traditional Residential

 Commercial Corridor

 Education Center



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00120

~~Denial~~Approval of the Special Use Permit to allow a manual Automobile Wash (Carwash) facility in a BG (General Business) zoning district, ~~subject to the following enumerated conditions:~~

~~1. To restrict the Special Use Permit as follows:~~

~~A. The Special Use Permit shall be limited to the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.~~

~~B. The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.~~

~~C. The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.~~

~~D. The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.~~

~~E. A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life safety codes, including accessibility requirements.~~

~~F. Hours of operation for the manual carwash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.~~

~~G. 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.~~

~~H. Peddlers and/or any parking lot sales shall be prohibited.~~

P2025-00120_PC RECO CNDS_02022026

~~I. Outdoor storage shall be prohibited.~~

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

~~K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.~~

~~L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.~~

~~**2. To satisfy the following site development considerations:**~~

~~A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:~~

- ~~i. Dedicated parking spaces for the manual carwash operation;~~
- ~~ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and~~
- ~~iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.~~
- ~~iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.~~

~~B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.~~

~~C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.~~



DATE: Thursday, February 5, 2026

Mayor David R. Still

Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris

Board Member Bruce Johnson

Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Environmental Impact Statement – Hand Carwash Operation

CC: Chuck Warbington, City Manager

Barry Mock, Assistant City Manager

As part of the evaluation of the proposed hand carwash operation, staff have considered potential environmental impacts associated with the use and disposal of wash water and related chemicals.

Hand carwash operations generate wastewater that may contain soaps, detergents, degreasers, waxes, oils, grease, sediment, and other automotive-related contaminants. If not responsibly managed, these substances could adversely affect the sanitary sewer system, interfere with downstream wastewater treatment processes, or contribute to water pollution. Because hand carwash activities often rely on manual washing methods, there is an increased potential for inconsistent wastewater handling compared to fully enclosed or automated systems.

To mitigate these potential impacts, the operation must comply with all applicable sanitary sewer use regulations and requirements. This includes review and approval by the Gwinnett County Department of Planning and Development Department, Water & Sewer Plan Review Section and the installation and maintenance of any required pretreatment measures, such as oil/grit separators or other approved best management practices.

Provided that all applicable sewer use regulations, pretreatment requirements, and operational controls are satisfied, potential environmental impacts associated with wastewater discharge can be minimized. Continued compliance and maintenance will be necessary to ensure the long-term protection of public infrastructure and water quality.



LAWRENCEVILLE

Planning & Development

4.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

thargrave@lawrencevillega.org

678.407.6563



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	BFR2025-00003; Amit Gupta; 377 West Pike Street
Department:	Planning and Development
Date of Meeting:	Wednesday, February 11, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Buffer Reduction Between the Subject Property Zoned BG (General Business District) and Neighboring Properties Zoned RS-150 (Single Family Residential) From 75 Feet to 0 Feet.
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Buffer Reduction to allow for the removal of trees and the replacement of a failing retaining wall at the subject property. The subject property is an approximately 2.73-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Avenue.

Attachments/Exhibits:

- BFR2025-00003_STFF RPRT_02022026
- BFR2025-00003_ATTCH2_02022026



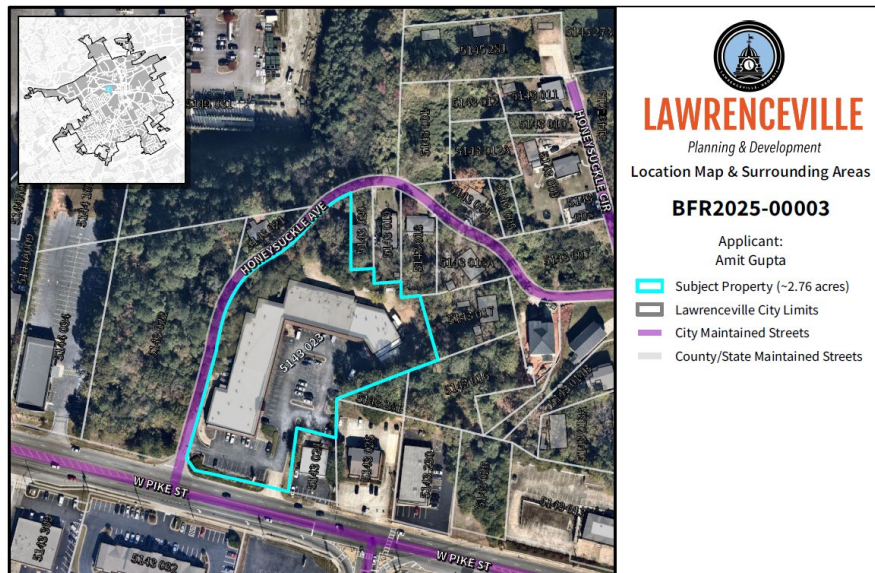
LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S):	BFR2025-00003
APPLICANT(S):	AMIT GUPTA
PROPERTY OWNER(S):	AMIT GUPTA
LOCATION(S):	377 WEST PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	R5143 023
APPROXIMATE ACREAGE:	2.73 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSAL:	REDUCTION OF 75' UNDISTURBED BUFFER
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

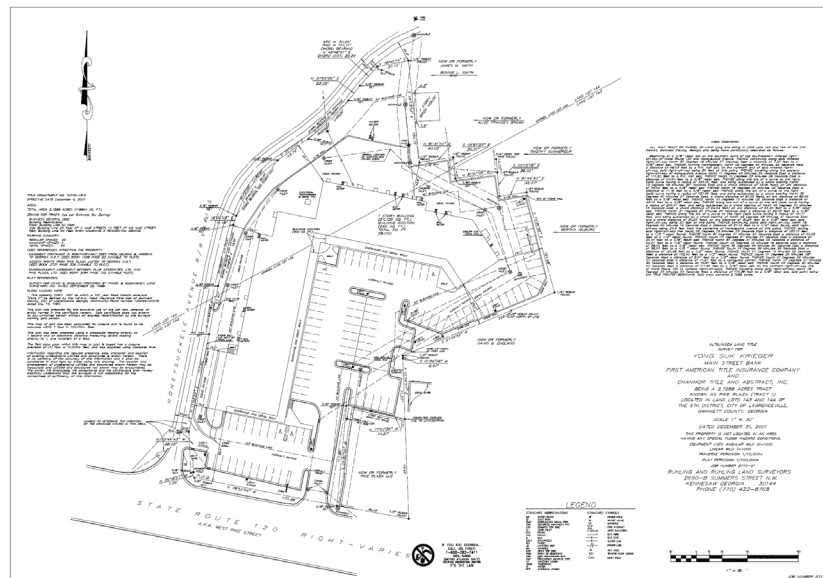
The earliest zoning record on file for the subject property show the property zoned as its current zoning district, BG (General Business District) in 1960. There is one zoning case on

file, SU-06-04, a Special Use Permit approved in 2006 that allowed an Automotive Parts Store (with installation) at the subject property.

PROJECT SUMMARY

The applicant requests a Buffer Reduction to allow for the removal of trees and the replacement of a failing retaining wall at the subject property. The subject property is an approximately 2.73-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Avenue.

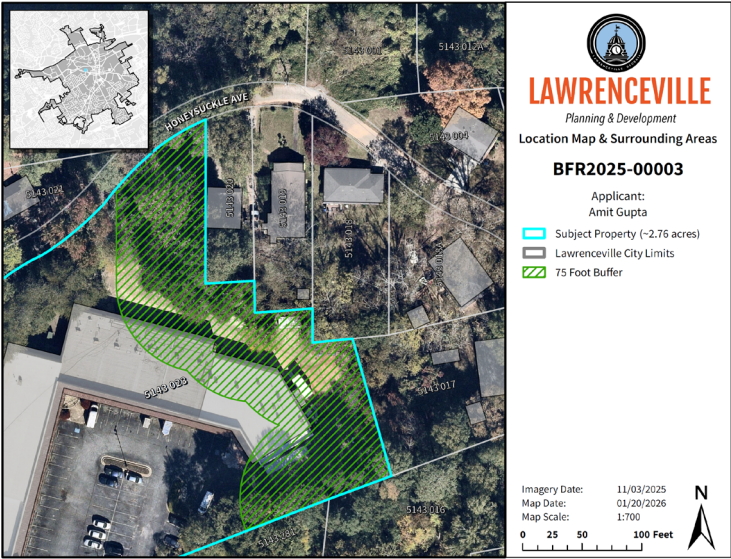
SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of a 28,456 square-foot multitenant retail facility constructed in the year 1987. The property also contains accessory driveways, parking, retaining walls, and an entrance monument sign.

The applicant proposes to eliminate the 75-foot undisturbed buffer required between BG (General Business District) and RS-150 (Single-Family Residential District) zoning districts as of the 2020 Lawrenceville Zoning Ordinance. According to the applicant, this is necessary to replace the failing cross tie retaining wall located along the northern extent of the subject property.



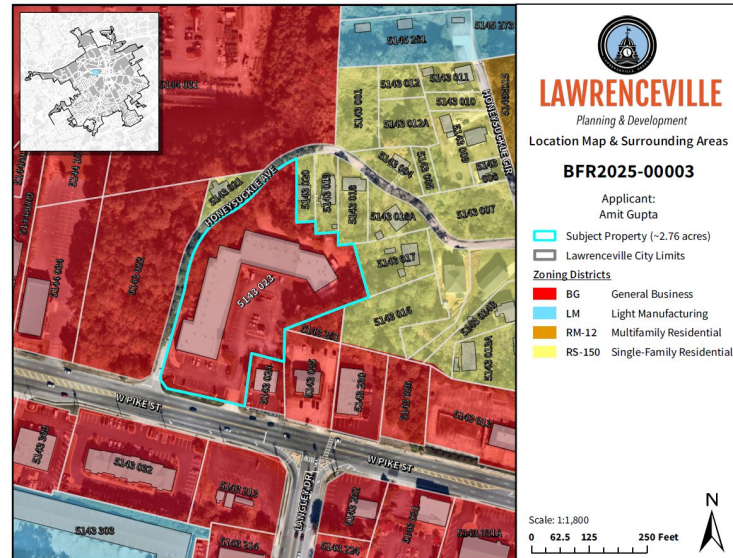
Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
BG – RS-150	75 feet	0 feet	Approval w/ Conditions

The property was developed prior to the adoption of current buffer requirements; as such, nearly the entirety of the northern retaining wall and portions of the paved area and primary retail structure falls into a 75-foot undisturbed buffer where the subject property borders RS-150 parcels. While property and its structures are considered existing nonconforming under the definitions provided in the Lawrenceville Zoning Ordinance, Article 3 - Nonconformities, they may only be altered or replaced in conformity with current zoning requirements. As such, the replacement of the retaining wall and the associated land disturbance activity may require a reduction or wholesale elimination of the current buffer standards.

Approval of the proposed buffer reduction shall be conditioned in a way that mitigates off-site impacts and ensures some degree of separation between the existing commercial and residential uses. The proposed accessory structure (wall) should be a minimum of five (5) feet from any property line, and outside of all utility easements. In addition, the construction of the wall shall be subject to rules and regulations of the International Building Code; Development Regulations, etc. Approval of a Land Disturbance Permit (LDP) shall be subject to receiving an agreement between property owners allowing off-site land disturbance. Further, final approval of all plans shall be contingent on the approval of a landscape plan that adequately replaces any trees and shrubbery removed during the land disturbance activities.

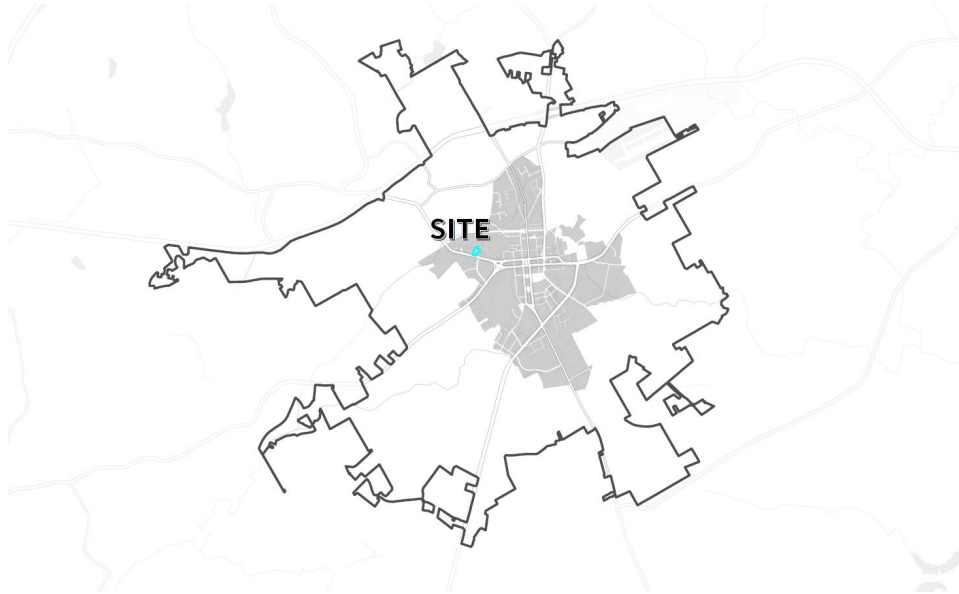
OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized by a mixture of retail and office uses along West Pike Street as well as single-family residential along Honeysuckle Avenue. Nearby commercial uses include an auto service garage, medical offices, and general offices zoned BG (General Business District). The properties to the rear (north and east) of the subject property, along Honeysuckle Avenue, are zoned RS-150 (Single-Family Residential District); these properties are the subject of this buffer reduction request. Given the reasoning provided in the prior section, the buffer reduction request may be appropriate, if properly conditioned.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it may align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a Buffer Reduction for an approximately 2.73-acre property zoned BG (General Business District) to allow for the removal of existing trees and the replacement of a failing retaining wall along the northern property line, where the site abuts RS-150 (Single-Family Residential District) properties. The subject site is developed with a multi-tenant retail building constructed prior to the adoption of current buffer requirements, resulting in existing nonconforming conditions where the required 75-foot undisturbed buffer overlaps with existing structures, pavement, and the retaining wall. The requested buffer reduction to zero feet is intended to facilitate necessary structural repairs and ensure continued safe use of the property.

Given the pre-existing nonconforming development, the functional necessity of the retaining wall replacement, and the commercial context of the site along West Pike Street, staff find the request to be reasonable if appropriately conditioned. Staff recommend **APPROVAL WITH CONDITIONS**, including requirements that the replacement retaining wall maintain minimum setbacks from property lines and utilities, comply with applicable building and development regulations, and that any land disturbance be accompanied by an approved landscape plan to mitigate impacts to adjacent residential properties. Additional conditions related to land disturbance permitting and off-site agreements, if required, should be satisfied prior to final plan approval to ensure adequate buffering and compatibility between commercial and residential uses.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

The extents of the area of disturbance must be delineated in detail (for tree removal). Does the applicant intend to clear cut the entire 75' buffer area?

If tree stumps are removed, the bank will be destabilized. Erosion, Sedimentation, and Pollution Control Plan must be presented.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The request supports continued use of an existing commercial development in a mixed commercial–residential area and is limited to replacing a failing retaining wall, which is a necessary site improvement rather than an expansion of use.

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

With appropriate conditions for setbacks, construction standards, and landscape replacement, the buffer reduction is not expected to adversely affect the existing use or usability of adjacent residential properties.

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

The property has a reasonable economic use as currently zoned; however, the buffer reduction is necessary to maintain the structural integrity and safety of existing improvements on the site.

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

The proposal does not increase intensity of use and will not result in additional or burdensome impacts on streets, transportation facilities, utilities, or schools.

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

The request is consistent with the 2045 Comprehensive Plan’s Downtown character area, which supports reinvestment and maintenance of existing commercial properties when appropriately mitigated.

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

The property was developed prior to current buffer standards, creating existing nonconforming conditions that constrain site improvements; replacement of the failing retaining wall is necessary to prevent further deterioration, protect adjacent properties, and ensure long-term site stability, providing supporting grounds for approval with conditions.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02022026

BFR2025-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to zero (0) feet solely for the purpose of removing and replacing the existing failing retaining wall and completing associated site improvements.
- B. The buffer reduction shall not authorize expansion of the existing building footprint, parking areas, or any additional commercial structures within the reduced buffer area.
- C. Approval of this Buffer Reduction shall apply only to the specific retaining wall replacement and shall not be construed as a waiver of buffer requirements for any future development or redevelopment of the property.
- D. All land disturbance activity within the reduced buffer area shall be limited to the minimum necessary to complete the retaining wall replacement and related construction activities.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

2. To satisfy the following site development considerations:

- A. The replacement retaining wall shall be located a minimum of five (5) feet from any property line and shall be constructed outside of all recorded utility easements, unless otherwise approved by the appropriate utility provider.
- B. The retaining wall shall be designed and constructed in accordance with the International Building Code, City of Lawrenceville Development Regulations, and all applicable engineering standards.

- C.** Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall obtain and submit any required agreements or easements from adjacent property owners allowing for off-site access or disturbance, if applicable.
- D.** Final plans for the retaining wall and associated grading shall be subject to review and approval by the Planning Director, City Engineer, and all applicable departments.
- E.** A landscape plan shall be submitted and approved prior to issuance of an LDP, demonstrating replacement of any trees or shrubs removed during construction with appropriate screening vegetation along the shared property line, to the maximum extent practicable.
- F.** All landscaping and screening shall be installed prior to final inspection and shall be maintained in a healthy condition for the life of the development.



LAWRENCEVILLE

GEORGIA

5.

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Amit Gupta</u>	NAME: <u>Amit Gupta</u>
ADDRESS: <u>6410 Sunbriar Drive</u>	ADDRESS: <u>6410 Sunbriar Drive</u>
CITY: <u>Cumming</u>	CITY: <u>Cumming</u>
STATE: <u>GA</u> ZIP: <u>30040</u>	STATE: <u>GA</u> ZIP: <u>30040</u>
PHONE: <u>404.245.5880</u>	PHONE: <u>404.245.5880</u>
CONTACT PERSON: <u>Amit Gupta</u> PHONE: <u>404.245.5880</u>	
CONTACT'S E-MAIL: <u>amitgupta@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG003</u> ACREAGE: <u>2.770</u>	
PARCEL NUMBER(S): <u>R5143 023</u>	
ADDRESS OF PROPERTY: <u>377 West Pike Street Lawrenceville GA</u>	
PROPOSED BUFFER: <u>reduce tree removal buffer to zero</u>	

SIGNATURE OF APPLICANT

DATE

AMIT GUPTA

TYPED OR PRINTED NAME

SIGNATURE OF OWNER

DATE

AMIT GUPTA

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

12/05/2025

RECEIVED DECEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

NOTARY PUBLIC

DATE

12/05/2025

GABRIELA MIRABAL

NOTARY PUBLIC

Gwinnett County

State of Georgia

My Comm. Expires Nov. 14, 2028



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

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

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

BK56076PG0280

Return Recorded Document to:
 Stephen R. Lewis, Attorney at Law, LLC
 1805 Herrington Road
 Bldg. 3, Suite C
 Lawrenceville, GA 30043

FILED AND RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 2018 AUG 16 PM 2:00
 RICHARD ALEXANDER, CLERK

LIMITED
 WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF Gwinnett

FILE #: SL180255

THIS INDENTURE made this 14th day of August, 2018, between MOJA PLAZA, LLC of the County of and State of, as party or parties of the first part, hereinafter called Grantor, and DEVARIANA1, LLC and DEVARIANA2, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 AND 144 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO THOSE EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING THOSE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

PARCEL ID: R5143 023

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

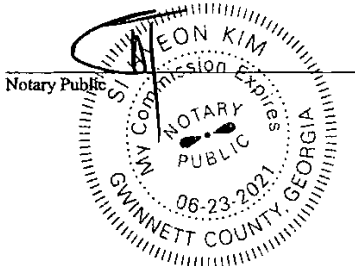
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

 Witness

MOJA PLAZA, LLC

 BY: HYO S. CHI, MANAGING MEMBER (SEAL)



PT-61 # 67-2018-022402
 GWINNETT CO. GEORGIA
 REAL ESTATE TRANSFER TAX
 \$ 1500.00
 RICHARD T. ALEXANDER, JR. CLERK OF
 SUPERIOR COURT

0073219

BFR2025-00003

RECEIVED DECEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

BK56076PG0281

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 143 and 144 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 5/8" rebar set at the southern point of the southeastern mitered right-of-way of State Route 120 and Honeysuckle Avenue; THENCE continuing along said mitered right-of-way North 35 Degrees 18 Minutes 57 Seconds West a distance of 7.25 feet to a 5/8" rebar set; THENCE running Northeasterly North 02 Degrees 46 Minutes 43 Seconds West a distance of 48.03 feet to a P.K. Nail set, at the northern end of said mitered right-of-way, said right-of-way being 20 feet at this point; THENCE traveling along the easterly right-of-way of Honeysuckle Avenue North 11 Degrees 43 Minutes 29 Seconds East a distance of 117.20 feet to a P.K. Nail set; THENCE North 10 Degrees 33 Minutes 28 Seconds East a distance of 57.40 feet to a 5/8" rebar set; THENCE along the arc of a curve to the right, (said curve having a radius of 335.00 feet and being subtended by a chord bearing North 13 Degrees 58 Minutes 34" Seconds East and a chord distance of 73.96 feet), an arc distance of 74.00 feet to a 5/8" rebar set; THENCE North 18 Degrees 06 Minutes 03 Seconds East a distance of 11.18 feet to a 5/8" rebar set; THENCE along the arc of a curve to the right (said curve having a radius of 127.96 feet, and being subtended by a chord bearing North 36 Degrees 40 Minutes 37 Seconds East, a chord distance of 81.52 feet), an arc distance of 82.96 feet to a 5/8" rebar set; THENCE North 55 Degrees 15 Minutes 02 Seconds East a distance of 43.79 feet to a 5/8" rebar set; THENCE along the arc of a curve to the left (said curve having a radius of 209.57 feet, and being subtended by a chord bearing of North 46 Degrees 20 Minutes 15 Seconds East, a chord distance of 64.94 feet) an arc distance of 65.20 feet to a 5/8" rebar set; THENCE North 37 Degrees 25 Minutes 26 Seconds East a distance of 22.02 feet to a 5/8" rebar set; THENCE along the arc of a curve to the right (said curve having a radius of 161.11 feet, and being subtended by a chord bearing of North 42 Degrees 48 Minutes 41 Seconds East and a chord distance of 30.25 feet), an arc distance of 30.29 feet to a 5/8" rebar set, said right-of-way being 20 feet at this point; THENCE continuing along said right-of-way North 78 Degrees 40 Minutes 14 Seconds East a distance of 37.10 feet to a 1/4" rebar found, said right-of-way being 25.3 feet from the centerline of Honeysuckle Avenue at this point; THENCE leaving said right-of-way line South 06 Degrees 13 Minutes 53 Seconds East a distance of 120.15 feet to a 1/2" rebar found; THENCE North 81 Degrees 41 Minutes 50 Seconds East a distance of 40.02 feet to a 1/2" rebar found; THENCE South 05 Degrees 21 Minutes 27 Seconds East a distance of 25.01 feet to a 5/8" rebar set; THENCE North 81 Degrees 47 Minutes 09 Seconds East a distance of 50.07 feet to a 1/2" rebar found; THENCE South 05 Degrees 12 Minutes 18 Seconds East a distance of 28.05 feet to a 5/8" rebar set; THENCE North 81 Degrees 44 Minutes 30 Seconds East a distance of 32.07 feet to a 1/2" rebar found; THENCE South 15 Degrees 36 Minutes 32 Seconds East a distance of 121.98 feet to a 1/2" rebar found; THENCE South 67 Degrees 19 Minutes 52 Seconds West a distance of 192.95 feet to a 1/2" rebar found; THENCE South 01 degrees 26 Minutes 58" Seconds West a distance of 2.97 feet to a 1/2" rebar found; THENCE South 01 degrees 56 Minutes 57 Seconds East a distance of 71.27 feet to a computed corner; THENCE North 77 Degrees 07 Minutes 39 Seconds West a distance of 70.27 feet to a 5/8" rebar set; THENCE South 05 Degrees 30 Minutes 50 Seconds West a distance of 117.86 feet to a 5/8" rebar set, on the northern right-of-way line of State Route 120 (a variable right-of-way); THENCE traveling along said right-of-way North 78 Degrees 55 Minutes 54 Seconds West a distance of 170.38 feet to a 5/8" rebar set, said point being the TRUE POINT OF BEGINNING. Said tract contains 2.7288 acres.

BFR2025-00003

RECEIVED DECEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

BK56076PG0282

EXHIBIT "B"Permitted Exceptions

1. All ad valorem real property taxes for the year 2018 and subsequent years a lien not yet due and payable.
2. CONVEYANCE OF ACCESS RIGHTS FROM PIKE PLAZA LIMITED TO GA DEPARTMENT OF TRANSPORTATION, DATED AUGUST 1, 1986, RECORDED IN DEED BOOK 3737, PAGE 338, GWINNETT COUNTY, GEORGIA RECORDS.
3. Those matters disclosed by that certain survey entitled "ALTA/ASCM Land Title Survey for Yong Suk Kreiger, Main Street Bank, First American Title Insurance Company and Chanmor Title and Abstract, Inc.," prepared by Ruhling and Ruhling Land Surveyors, bearing the seal and certification of Vance W. Ruhling, GRLS No. 2134, dated December 31, 2001.
4. All easements and restrictions of record.

BFR2025-00003
RECEIVED DECEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Planning & Development

Location Map & Surrounding Areas

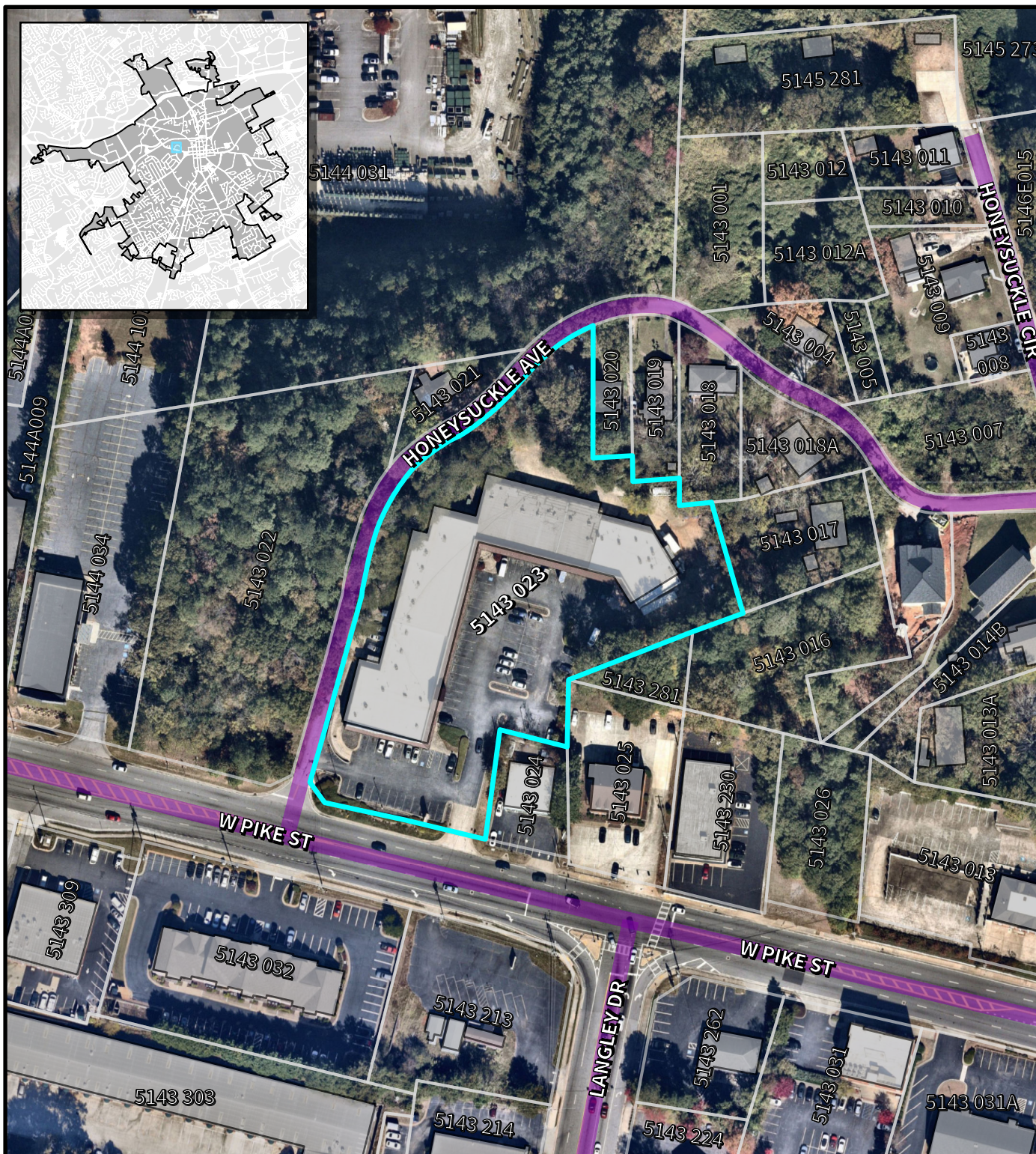
BFR2025-00003

Applicant:
Amit Gupta

-  Subject Property (~2.76 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet



Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

Applicant:
Amit Gupta

 Subject Property (~2.76 acres)

 Lawrenceville City Limits

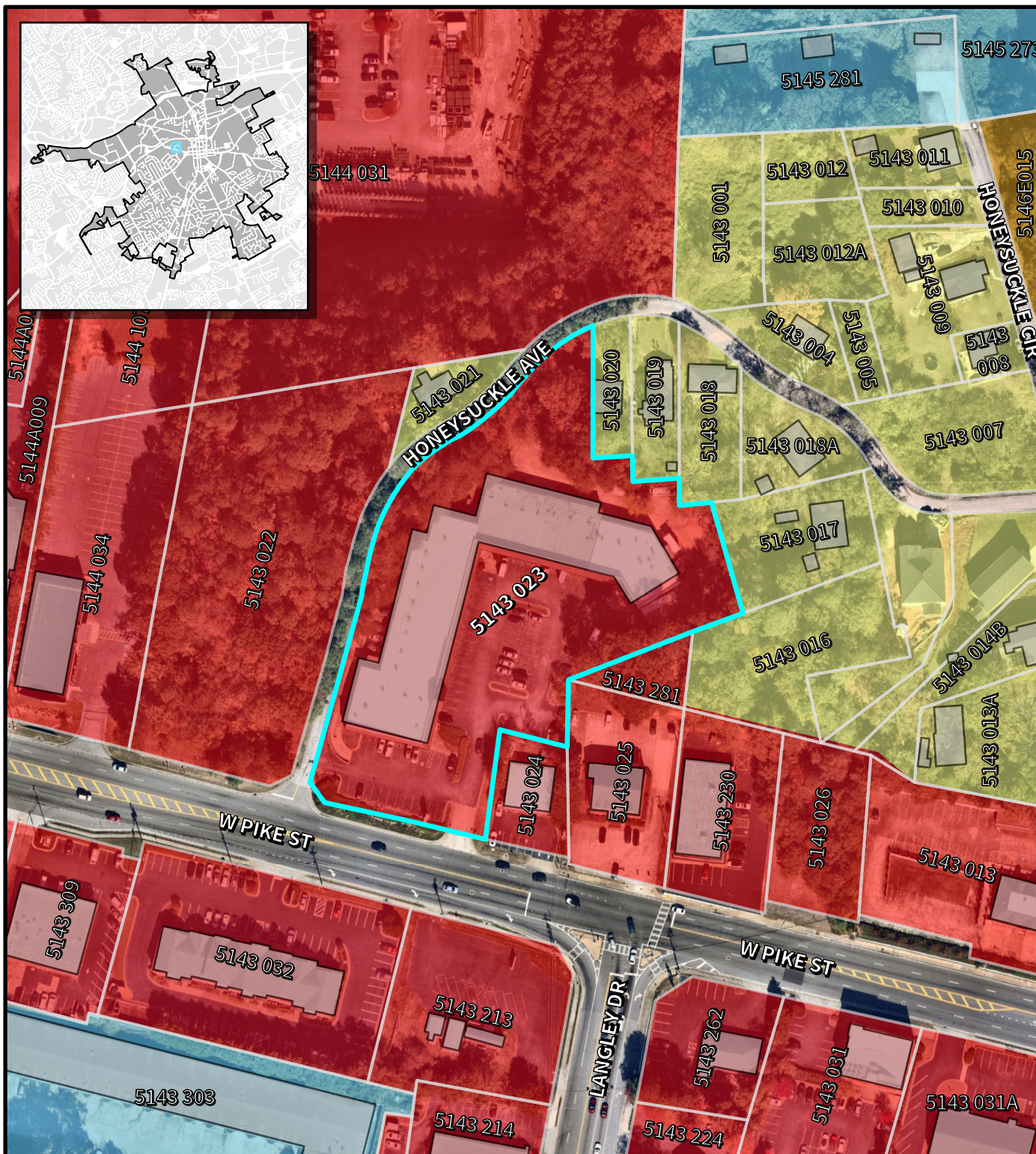
Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

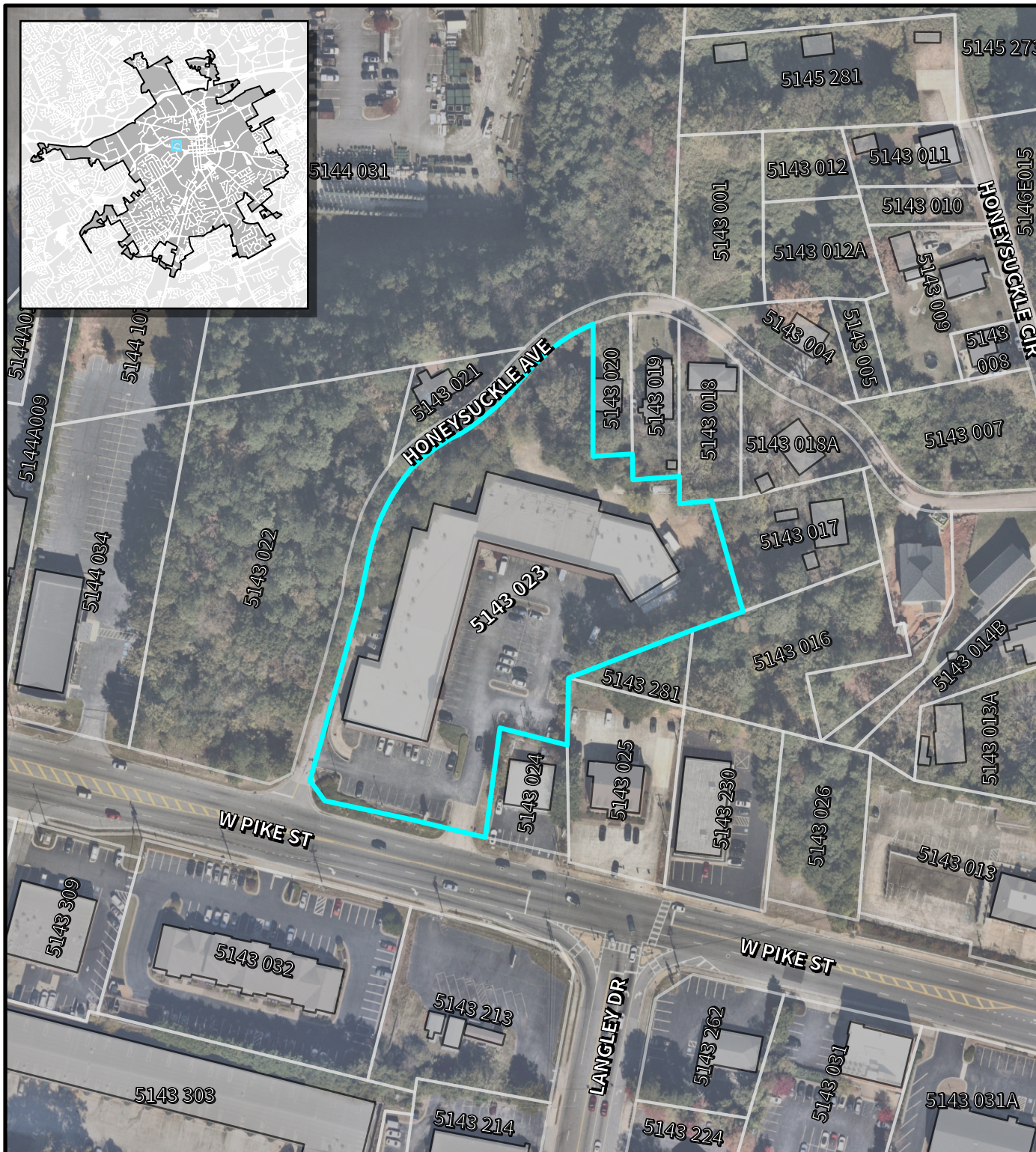
Applicant:
Amit Gupta

 Subject Property (~2.76 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet



Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

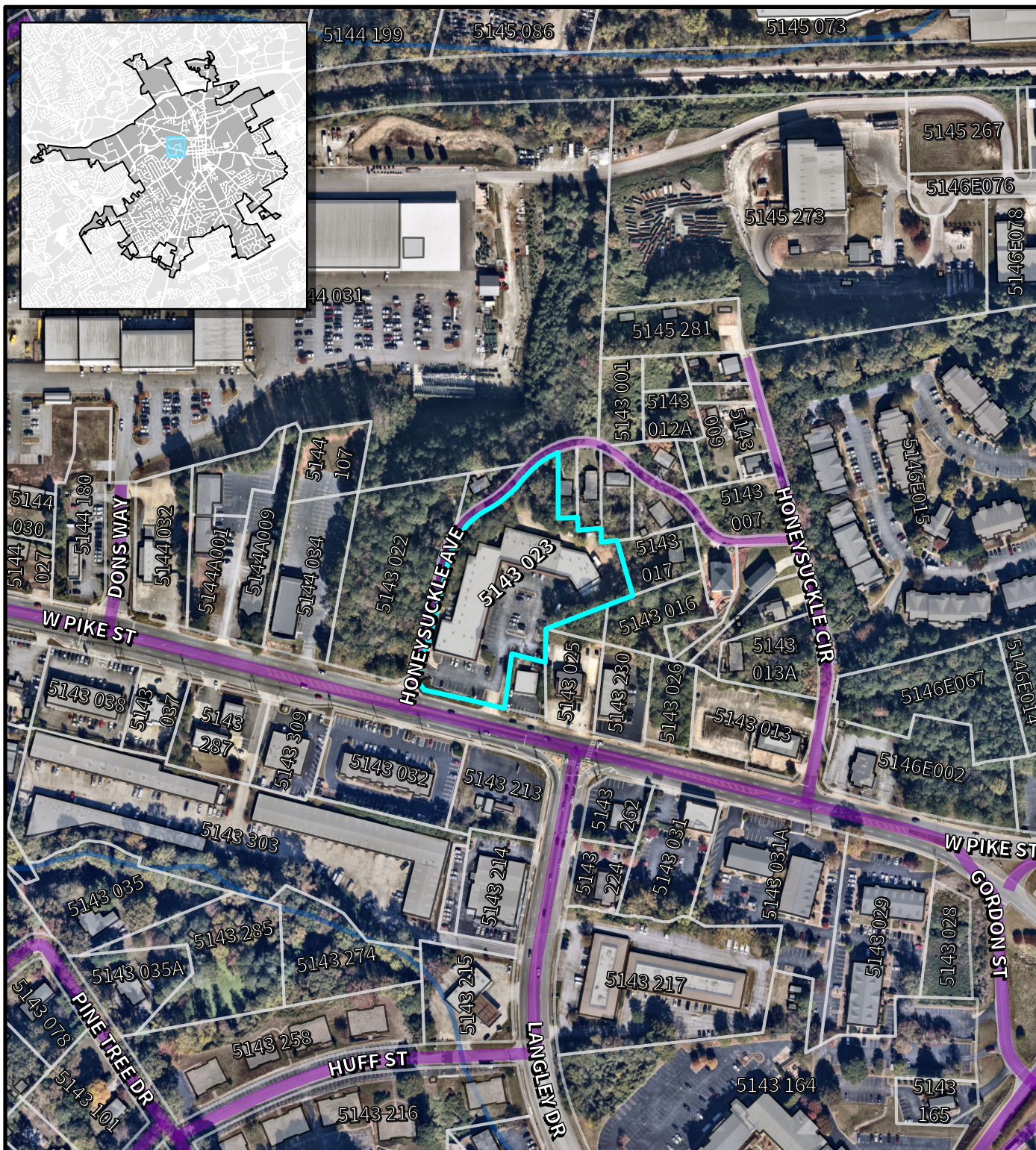
Applicant:

Amit Gupta

-  Subject Property (~2.76 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

Applicant:

Amit Gupta

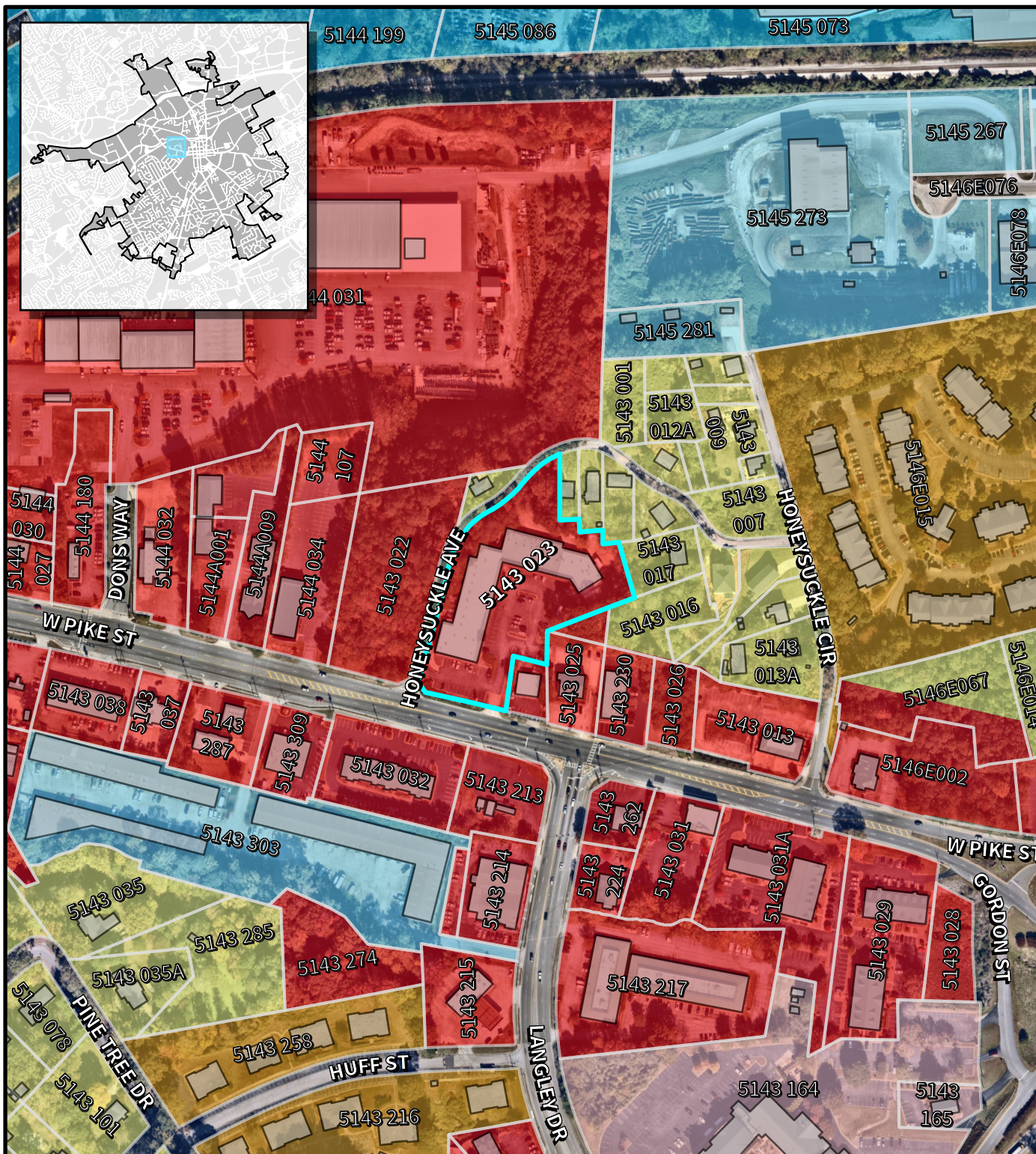
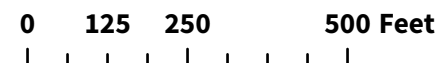
 Subject Property (~2.76 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

Applicant:
Amit Gupta

 Subject Property (~2.76 acres)

 Lawrenceville City Limits

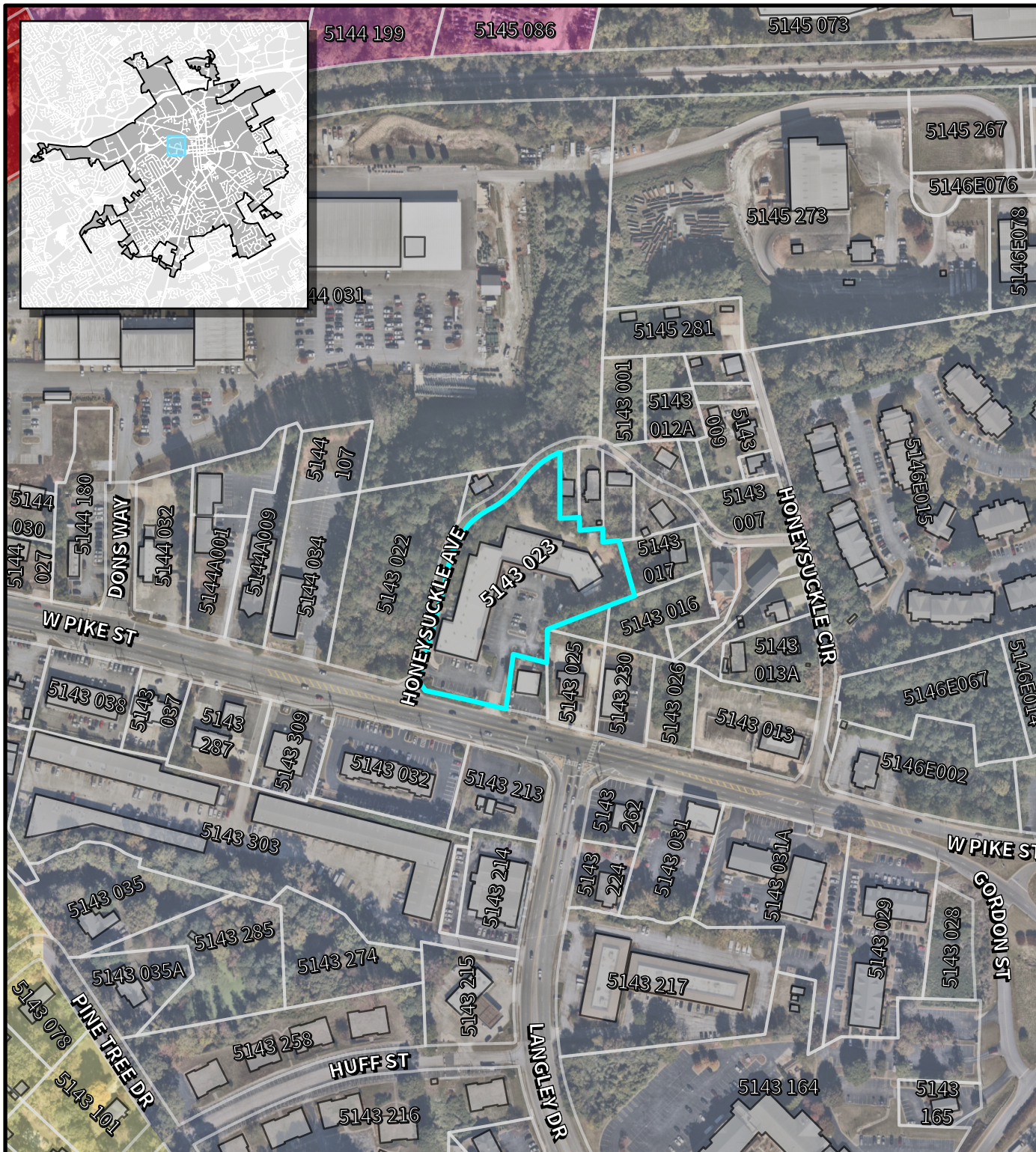
2045 Character Areas

 Downtown

 Traditional Residential

 Community Mixed Use

 Commercial Corridor



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

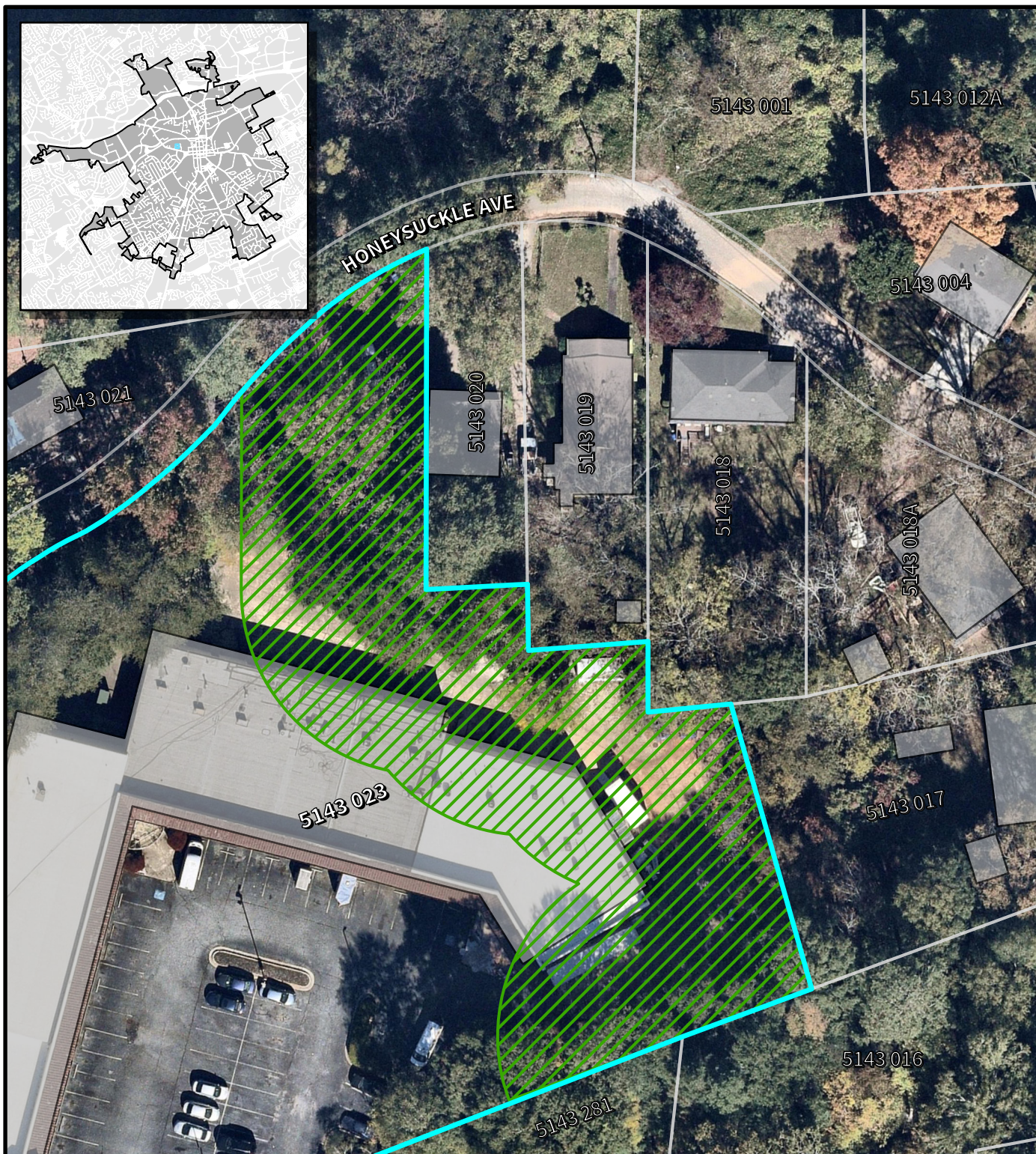
Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

Applicant:
Amit Gupta

-  Subject Property (~2.76 acres)
-  Lawrenceville City Limits
-  75 Foot Buffer



Imagery Date: 11/03/2025
Map Date: 01/20/2026
Map Scale: 1:700

0 25 50 100 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00003

Applicant:
Amit Gupta

 Subject Property (~2.76 acres)

 Lawrenceville City Limits

 75 Foot Buffer

Zoning Districts

 BG General Business

 RS-150 Single-Family Residential

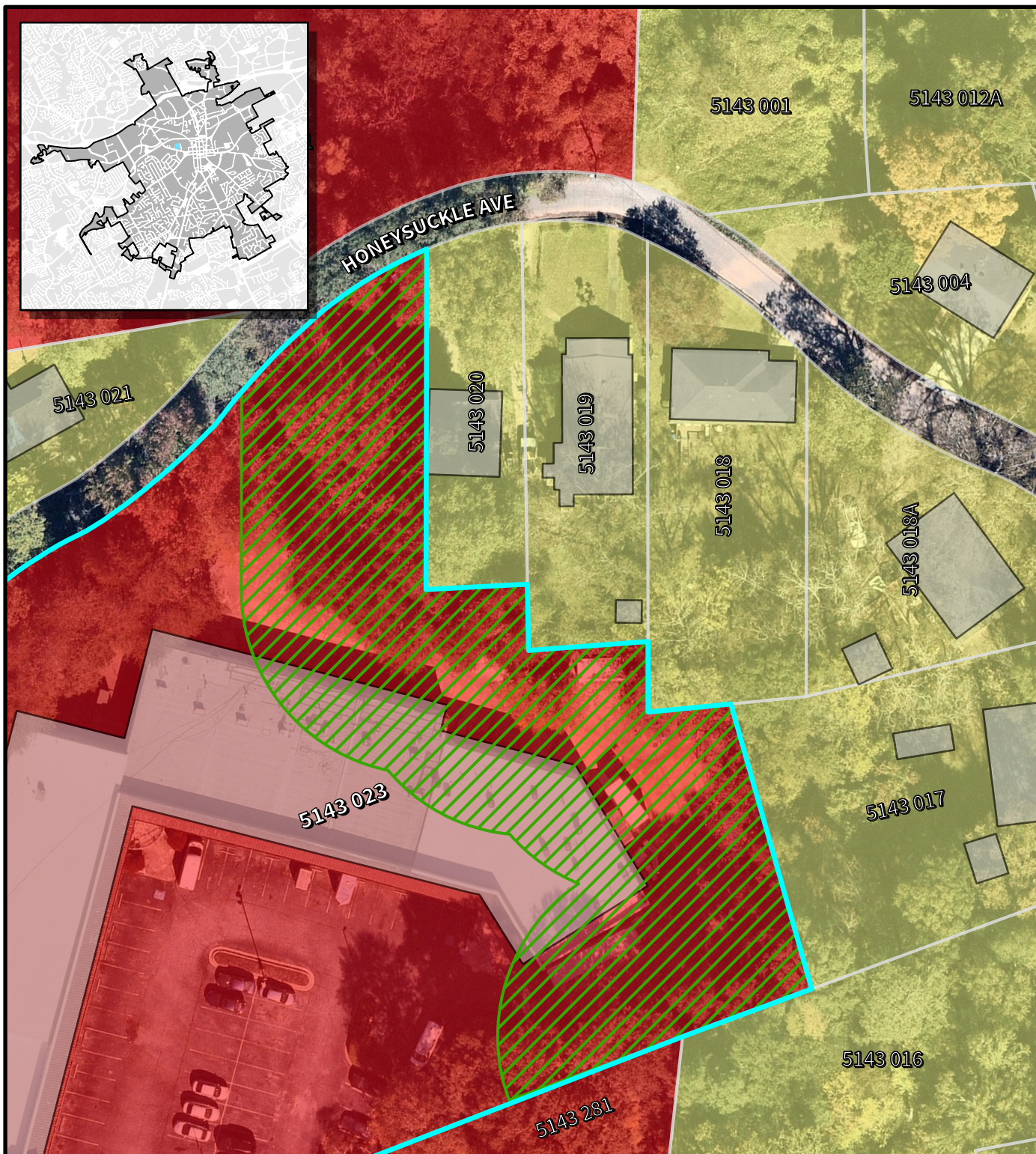
Imagery Date: 11/03/2025

Map Date: 01/20/2026

Map Scale: 1:700

0 25 50 100 Feet

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LAWRENCEVILLE

Planning & Development

5.

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

BFR2025-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to zero (0) feet solely for the purpose of removing and replacing the existing failing retaining wall and completing associated site improvements.
- B. The buffer reduction shall not authorize expansion of the existing building footprint, parking areas, or any additional commercial structures within the reduced buffer area.
- C. Approval of this Buffer Reduction shall apply only to the specific retaining wall replacement and shall not be construed as a waiver of buffer requirements for any future development or redevelopment of the property.
- D. All land disturbance activity within the reduced buffer area shall be limited to the minimum necessary to complete the retaining wall replacement and related construction activities.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

2. To satisfy the following site development considerations:

- A. The replacement retaining wall shall be located a minimum of five (5) feet from any property line and shall be constructed outside of all recorded utility easements, unless otherwise approved by the appropriate utility provider.
- B. The retaining wall shall be designed and constructed in accordance with the International Building Code, City of Lawrenceville Development Regulations, and all applicable engineering standards.

- C. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall obtain and submit any required agreements or easements from adjacent property owners allowing for off-site access or disturbance, if applicable.
- D. Final plans for the retaining wall and associated grading shall be subject to review and approval by the Planning Director, City Engineer, and all applicable departments.
- E. A landscape plan shall be submitted and approved prior to issuance of an LDP, demonstrating replacement of any trees or shrubs removed during construction with appropriate screening vegetation along the shared property line, to the maximum extent practicable.
- F. All landscaping and screening shall be installed prior to final inspection and shall be maintained in a healthy condition for the life of the development.

R2025-00003_PC REC CNDS_02022026



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Pedestrian Overpass Conceptual Designs
Department:	Engineering
Date of Meeting:	Wednesday, February 11, 2026
Fiscal Impact:	N/A
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	No action required – Presentation only

Summary: The City of Lawrenceville has requested Kimley Horn to provide a feasibility study to consider the viability of constructing underpass or overpass pedestrian structures in the vicinity of the following locations: SR 20/Buford Drive along the north side of the intersection with East Pike Street and East Crogan St along the east side of the intersection with East Pike St/Scenic Highway.

Kimley-Horn developed concept-level ADA-compliant geometry for the pedestrian overpass and associated ramps with consideration for GDOT requirements and minimizing potential right-of-way, property, and utility impacts. In addition, the feasibility study considered aesthetic value, such as branding/signage opportunities and visual impact on the surrounding community and stakeholders.

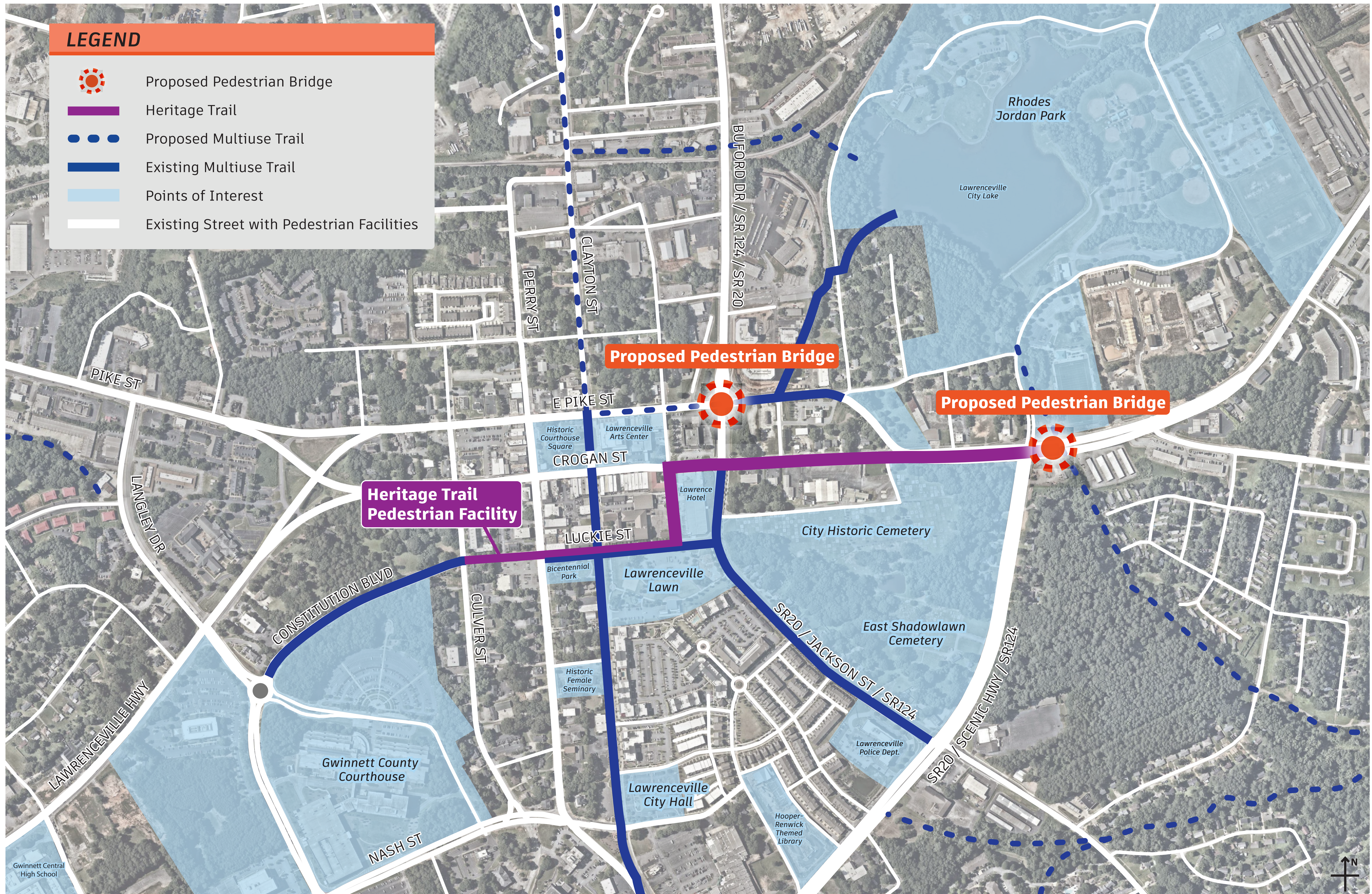
Attachments/Exhibits:

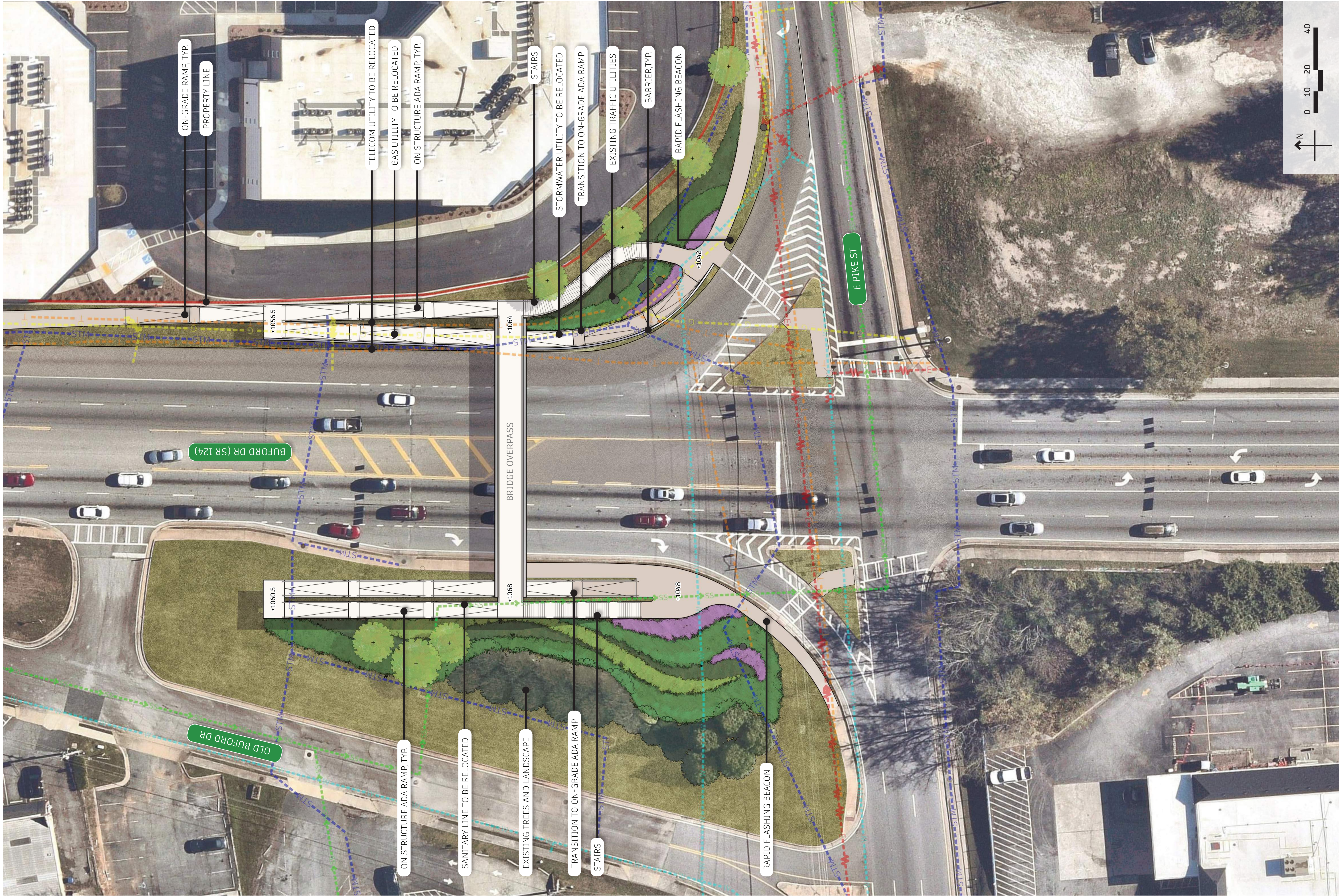
- Lawrenceville Ped Bridge_Concept Package_08-29-2025_rotated.pdf

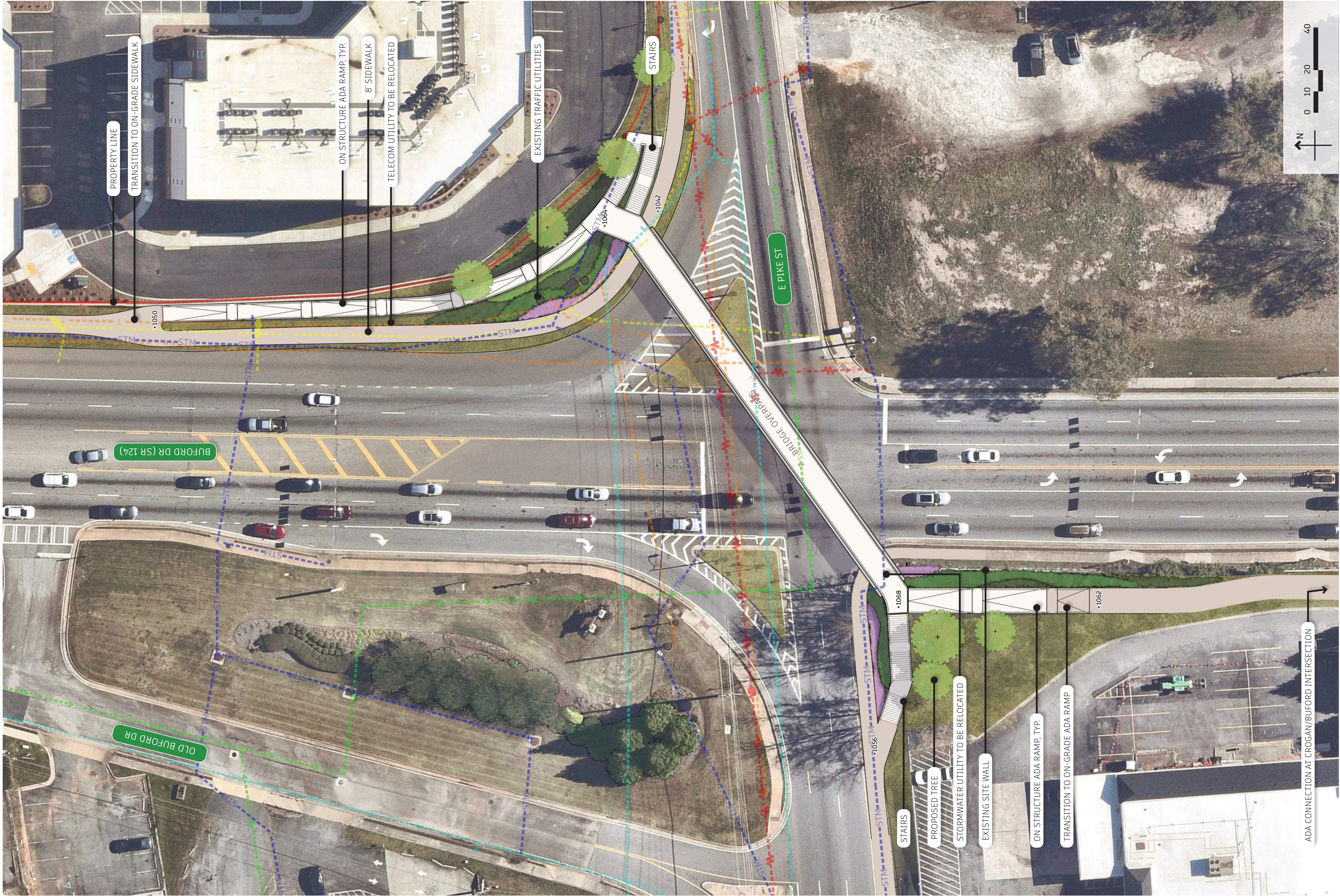
CITY OF LAWRENCEVILLE

PEDESTRIAN BRIDGE STUDY - CONCEPT PACKAGE | AUG 2025



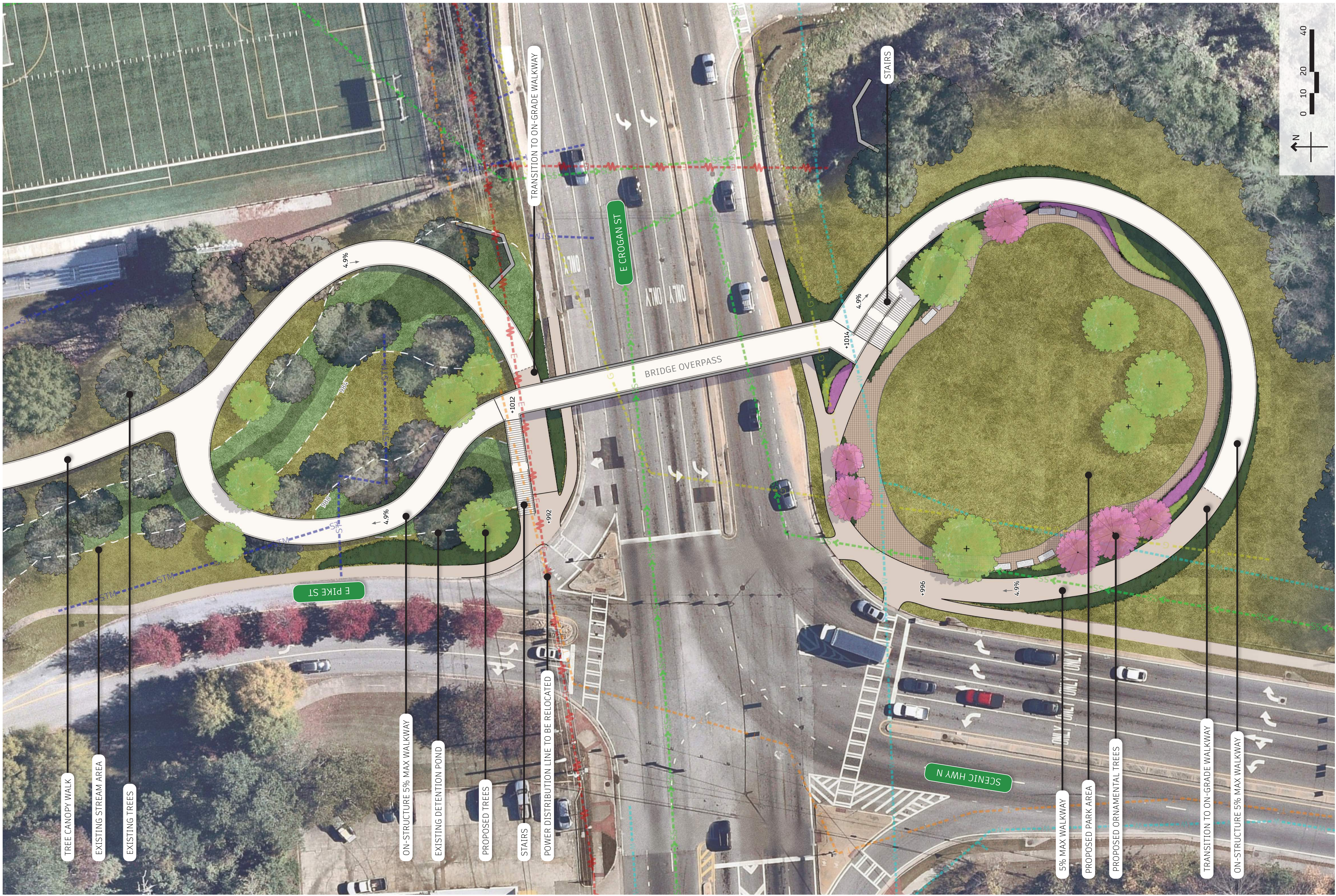






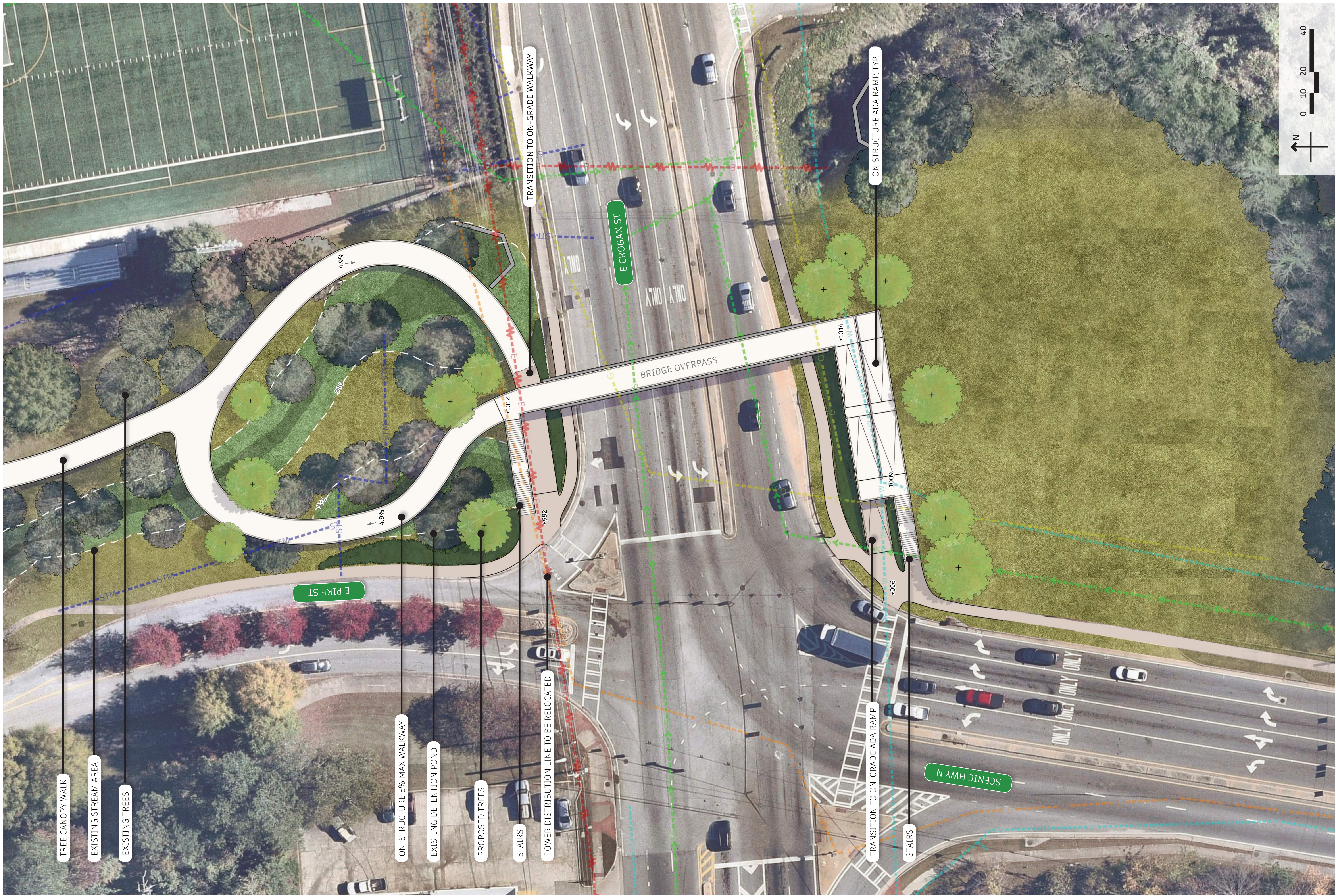
BUFORD DRIVE CONCEPT PLAN | OPT B - CROSS AT BUFORD & E PIKE

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY | AUG 2025



CROGAN STREET CONCEPT PLAN | OPT A - PARK WITH LOOP RAMP

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY | AUG 2025





BUFORD DRIVE CONCEPT PLAN | OPT A - CROSS AT BUFORD DRIVE | VIEW SOUTH

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



BUFORD DRIVE CONCEPT PLAN | OPT A - CROSS AT BUFORD DRIVE | BIRDS EYE VIEW

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



BUFORD DRIVE CONCEPT PLAN | OPT A - CROSS AT BUFORD DRIVE | VIEW NORTH

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



BUFORD DRIVE CONCEPT PLAN | OPT B - CROSS AT BUFORD & E PIKE | VIEW SOUTH

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



BUFORD DRIVE CONCEPT PLAN | OPT B - CROSS AT BUFORD & E PIKE | BIRDS EYE VIEW

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



BUFORD DRIVE CONCEPT PLAN | OPT B - CROSS AT BUFORD & E PIKE | VIEW NORTH

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



DRONE IMAGERY | BUFORD DRIVE PEDESTRIAN BRIDGE | VIEW NORTH

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



DRONE IMAGERY | CROGAN STREET PEDESTRIAN BRIDGE | VIEW EAST

LAWRENCEVILLE PEDESTRIAN BRIDGE STUDY - RENDERING | AUG 2025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Raised Intersection for Crogan St at Perry St and Clayton St at Pike St
Department:	Engineering
Date of Meeting:	Wednesday, February 11, 2026
Fiscal Impact:	\$1,671,581.75
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	Award Raised Intersection for Crogan St at Perry St and Clayton St at Pike St Project to the lowest, responsive, and responsible bidder, Lagniappe Development Co., Inc., amount not to exceed \$1,671,581.75. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The Lawrenceville Raised Intersections project is located at two (2) intersections, Pike Street and Clayton Street, and Crogan Street and Perry Street, in the heart of Lawrenceville, Georgia. The proposed project includes raising the intersections approximately 6" to have the intersection flush with the surrounding sidewalks. The intent is to raise the intersections while minimizing the disturbance to the existing sidewalks and brick pavers to slow traffic entering the intersections and create a safer environment for pedestrians.

The City of Lawrenceville issued Invitation to Bid SB013-26 in accordance with the City's procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to Lagniappe Development Co., Inc, which submitted the lowest, responsive, and responsible bid in the amount of \$1,591,982.62.

Lagniappe Development Co., Inc has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region. In addition to the base contract amount, staff

recommends authorizing a 5% contingency, bringing the total potential authorization to \$1,671,581.75, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed \$1,671,581.75. Base + alternate contract amount of \$1,591,982.62 and additional 5% contingency of \$79,599.13. This project is funded by the 2017 and 2023 SPLOST Funds, Project #SP-024.

Attachments/Exhibits:

- SB013-26 Tab.pdf
- SB013-26 Award Checklist.pdf

SB013-26

Raised Intersections for Crogan St @ Perry St and Clayton St @ Pike St
Engineering Department

			I.P. Construction, LLC*		Lagniappe Development Co., Inc.		Ohmshiv Construction, LLC	
ITEM #	DESCRIPTION	APPROX. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES & BONDS	1 LS	\$25,520.00	\$25,520.00	\$47,300.00	\$47,300.00	\$75,000.00	\$75,000.00
2	MOBILIZATION. INCLUDE 7' TEMPORARY CHAIN LINK FENCE AROUND WORK AREA.	2 LS	\$17,575.00	\$35,150.00	\$13,210.56	\$26,421.12	\$75,000.00	\$150,000.00
3	PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL (MOT)	2 LS	\$28,046.77	\$56,093.54	\$42,921.89	\$85,843.78	\$110,000.00	\$220,000.00
4	DEMOLITION & GRADING (GDOT 210-0100). SEE SHEET 6-01 NOTE.	2 LS	\$111,813.33	\$223,626.66	\$42,650.75	\$85,301.50	\$110,000.00	\$220,000.00
5	EROSION CONTROL PER PLANS (GDOT SECTION 163 & 165)	2 LS	\$5,050.00	\$10,100.00	\$15,447.85	\$30,895.70	\$15,000.00	\$30,000.00
6	UTILITY WORK (SEE UTILITY PLANS)	2 LS	\$20,200.00	\$40,400.00	\$17,325.00	\$34,650.00	\$5,000.00	\$10,000.00
7	GR AGGR BASE CRS, INCL MATL (GDOT 310-1101)	627 TN	\$50.50	\$31,663.50	\$83.09	\$52,097.43	\$40.00	\$25,080.00
8	CONCRETE HEADER CURB , 6IN, TP 2 (GDOT 441-5002)	10 LF	\$27.27	\$272.70	\$44.09	\$440.90	\$30.00	\$300.00
9	CONC CURB & GUTTER & TAPPER CURB, 6 IN X 30 IN, TP 2 (GDOT 441-6002)	206 LF	\$27.27	\$5,617.62	\$40.47	\$8,336.82	\$25.00	\$5,150.00
10	REVERSE CONC CURB & GUTTER, 6 IN X 30 IN, TP 2 (GDOT 441-6002)	10 LF	\$27.27	\$272.70	\$40.45	\$404.50	\$25.00	\$250.00
11	PVMT REINF FABRIC STRIPS, TP 2, 18 INCH WIDTH (GDOT 446-1100)	1030 LF	\$2.02	\$2,080.60	\$13.20	\$13,596.00	\$7.00	\$7,210.00
12	CLASS A CONCRETE (GDOT 500-3800). INCL REINF STEEL AND JOINTS	559 CY	\$454.50	\$254,065.50	\$525.00	\$293,475.00	\$525.00	\$293,475.00
13	CLASS B CONCRETE (GDOT 500-3200)	35 CY	\$353.50	\$12,372.50	\$608.04	\$21,281.40	\$500.00	\$17,500.00
14	SEAL CONC (GDOT 500-3700). PROSOCO SURE KLEAN WEATHER SEAL OR APPROVED EQUAL	43 CY	\$50.50	\$2,171.50	\$80.43	\$3,458.49	\$500.00	\$21,500.00
15	42" STEEL PAINTED (BLACK) DECORATIVE RAILING (GDOT 515-2020) WITH FOOTINGS	20 LF	\$303.00	\$6,060.00	\$137.50	\$2,750.00	\$250.00	\$5,000.00
16	STORM DRAIN PIPE, 15 IN, (GDOT 550-5150) INCLUDING PIPE BEDDING AND BACKFILL	38 LF	\$116.15	\$4,413.70	\$117.50	\$4,465.00	\$90.00	\$3,420.00
17	STORM DRAIN PIPE, 18 IN, CLASS III (GDOT 550-5180) INCLUDING PIPE BEDDING AND BACKFILL	167 LF	\$116.15	\$19,397.05	\$125.15	\$20,900.05	\$100.00	\$16,700.00
18	RECONSTR DROP INLET, GROUP 1 (GDOT 611-3010)	4 EA	\$5,050.00	\$20,200.00	\$4,857.09	\$19,428.36	\$4,000.00	\$16,000.00
19	RECONSTR STORM SEWER MANHOLE, TYPE 1 (GDOT 611-3030)	8 EA	\$5,050.00	\$40,400.00	4857.09	\$38,856.72	\$3,500.00	\$28,000.00
20	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE (GDOT 653-1501)	397 LF	\$1.01	\$400.97	\$1.34	\$531.98	\$1.00	\$397.00
21	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW (GDOT 653-1502)	353 LF	\$1.01	\$356.53	\$1.34	\$473.02	\$1.00	\$353.00
22	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE (GDOT 653-3501)	461 GLF	\$1.01	\$465.61	\$1.34	\$617.74	\$0.65	\$299.65
23	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW (GDOT 653-3502)	100 GLF	\$1.01	\$101.00	\$1.34	\$134.00	\$0.65	\$65.00
24	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE, STOP BAR	167 LF	\$10.10	\$1,686.70	\$7.12	\$1,189.04	\$7.00	\$1,169.00
25	THERMOPLASTIC 5" SOLID DOUBLE YELLOW LINE WITH SOLID YELLOW HATCH	11 SY	\$10.10	\$111.10	\$11.66	\$128.26	\$2.00	\$22.00
26	THERMOPLASTIC PAVEMENT MARKING FOR RAISED CROSSWALK (TYP.) SEE SHEET 40-02	24 EA	\$252.50	\$6,060.00	\$291.50	\$6,996.00	\$250.00	\$6,000.00
27	RAISED INTERSECTION SIGN: 30" X 30" DIAMOND YELLOW WITH BLACK LETTERS. 20" X 20" SPEED LIMIT SIGN. INCLUDING BREAKWAY GALVANIZED POST	9 EA	\$252.50	\$2,272.50	\$641.30	\$5,771.70	\$1,000.00	\$9,000.00

COST TABULATION

PAGE 2

7.

28	RAISED PAVEMENT MARKERS TP 1 (GDOT 654-1001)	4	EA	\$10.10	\$40.40	\$10.49	\$41.96	\$6.00	\$24.00
29	RAISED PAVEMENT MARKERS TP 3 (GDOT 654-1003)	14	EA	\$10.10	\$141.40	\$10.49	\$146.86	\$6.00	\$84.00
30	PREFORMED PLASTIC PVMT MKG ARROW, CONTRAST (BLACK-WHITE) TP 1 (GDOT 655-6020)	3	EA	\$252.50	\$757.50	\$595.10	\$1,785.30	\$2,500.00	\$7,500.00
31	PREFORMED PLASTIC PVMT MKG ARROW, CONTRAST (BLACK-WHITE) TP 2 (GDOT 655-6020)	6	EA	\$252.50	\$1,515.00	\$595.10	\$3,570.60	\$2,500.00	\$15,000.00
32	PREFORMED PLASTIC PVMT MKG ARROW, CONTRAST (BLACK-WHITE) TP 3 (GDOT 655-6030)	2	EA	\$252.50	\$505.00	\$1,195.70	\$2,391.40	\$2,995.00	\$5,990.00
33	DROP INLET, GP 1 (GDOT 668-2100)	7	EA	\$5,050.00	\$35,350.00	\$8,904.66	\$62,332.62	\$7,000.00	\$49,000.00
34	DROP INLET, GP 1 (GDOT 668-2100), ADDITIONAL DEPTH	2	LF	\$176.75	\$353.50	\$1,930.09	\$3,860.18	\$500.00	\$1,000.00
35	CATCH BASIN (GDOT 1033B)	1	EA	\$5,050.00	\$5,050.00	\$9,309.42	\$9,309.42	\$7,000.00	\$7,000.00
36	STORM SEWER MANHOLE, TP 1	3	EA	\$5,050.00	\$15,150.00	\$8,095.15	\$24,285.45	\$6,250.00	\$18,750.00
37	STORM SEWER MANHOLE, TP 1, ADDITIONAL DEPTH	4	LF	\$176.75	\$707.00	\$1,930.09	\$7,720.36	\$500.00	\$2,000.00
38	ADA TRUNCATED DOME PAVERS (GDOT 900-0039)	493	SF	\$46.46	\$22,904.78	\$36.85	\$18,167.05	\$40.00	\$19,720.00
39	INTERSECTION BRICK PAVERS (AROUND CENTER DESIGN) (GDOT 900-0039)	5400	SF	\$21.21	\$114,534.00	\$36.85	\$198,990.00	\$18.00	\$97,200.00
40	DECORATIVE CENTER INTERSECTION DESIGN (GDOT 900-0039)	2514	SF	\$25.25	\$63,478.50	\$47.30	\$118,912.20	\$15.00	\$37,710.00
41	BUFF CROSSWALK PAVERS (GDOT 900-0039)	1747	SF	\$21.21	\$37,053.87	\$36.85	\$64,376.95	\$20.00	\$34,940.00
42	ROSE BLEND SIDEWALK BRICK PAVERS (GDOT 900-0039)	886	SF	\$21.21	\$18,792.06	\$36.85	\$32,649.10	\$15.00	\$13,290.00
43	HEADER COURSE – ROSE BLEND SIDEWALK BRICK PAVERS (GDOT 900-0039)	954	SF	\$21.21	\$20,234.34	\$36.85	\$35,154.90	\$15.00	\$14,310.00
44	MORTAR SETTING BED (GDOT 999-9000)	92	TN	\$3.03	\$278.76	\$1.10	\$101.20	\$350.00	\$32,200.00
45	REMOVABLE STEEL BOLLARDS (GDOT 999-9000)	49	EA	\$1,010.00	\$49,490.00	\$3,300.00	\$161,700.00	\$2,200.00	\$107,800.00
TOTAL BASE BID				\$1,187,668.09		\$1,551,240.06		\$1,625,408.65	

BID ALTERNATE

				I.P. Construction, LLC*		Lagniappe Development Co., Inc.		Ohmshiv Construction, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	RECYCLED WARM MIX ASPHALTIC CONCRETE 12.5 MM SUPERPAVE, GP II ONLY, INCL BITUM MATL & H LIME (GDOT 410-0300) 165 LBS/SQFT TO BE USED ON LANES APPROACHING/LEAVING THE RAMPS WITHIN PROJECT AREA.THIS ITEM IS NOT SHOWN ON PLANS.	90	TN	\$252.50	\$22,725.00	\$300.00	\$27,000.00	\$295.00	\$26,550.00
2	MILL ASPH CONC PVMT, 1 ½ IN DEPTH (GDOT 432-0206) TO BE USED ON LANES APPROACHING/LEAVING THE RAMPS WITHIN PROJECT AREA. .THIS ITEM IS NOT SHOWN ON PLANS.	1074	SY	\$10.10	\$10,847.40	\$9.44	\$10,138.56	\$18.00	\$19,332.00
3	WATER VALVE RAISE (UTILITY WORK). THESE VALVES ARE NOT SHOWN ON THE PLANS BUT THEY ARE PART OF CURRENT GWINNETT DWR WATER MAIN REPLACEMENT PROJECT (M-0737-08) ON THE INTERSECTION OF CROGAN @ PERRY	4	EA	\$1,515.00	\$6,060.00	\$901.00	\$3,604.00	\$750.00	\$3,000.00
TOTAL BID ALTERNATE				\$39,632.40		\$40,742.56		\$48,882.00	
TOTAL BID (BASE BID + ALTERNATE BID)				\$1,227,300.49		\$1,591,982.62		\$1,674,290.65	

* Bid Withdrawn

Recommended Vendor:
Lagniappe Development CO., Inc.
1190 W. Shadbum Ave., Buford, GA 30518
bids@lagniappedev.com



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB013-26 Raised Intersection for Crogan St at Perry St and Clayton St at Pike St

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☐	N/A	☒
Bid Bond	Received	☒	N/A	☐
Bid Schedule	Received	☒	N/A	☐
Certificate of Insurance	Received	☒	N/A	☐
E-Verify	Received	☒	N/A	☐
Non-Collusion Affidavit	Received	☒	N/A	☐
Secretary of State Registered	Yes	☒	N/A	☐

Purchasing Signature 

Department / Stakeholder

Meets technical requirements as stated	Yes	☒	N/A	☐
References checked	Yes	☒	N/A	☐
Statement of Bidders Qualifications	Yes	☒	N/A	☐

Department Signature Eranildo Lustosa Alves Junior Digitally signed by Eranildo Lustosa Alves Junior
Date: 2026.01.28 09:45:26 -05'00'



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION MEETING, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Construction Inspection and Testing Services for Raised Intersection for Crogan St at Perry St and Clayton St at Pike St
Department:	Engineering
Date of Meeting:	Wednesday, February 11, 2026
Fiscal Impact:	\$136,777.26
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	Award Professional Construction Inspection and Testing Services for Raised Intersection for Crogan St at Perry St and Clayton St at Pike St to Atlas Technical Consultants, amount not to exceed \$136,777.26.

Summary: The City of Lawrenceville has requested Atlas Technical Consultants to provide Construction Inspection and Testing services for the construction of two (2) raised intersections located at Crogan St at Perry St and Clayton St at Pike St. The scope includes but is not limited to attending a pre-construction meeting, submittal reviews, stakeholders coordination, project documentation, construction inspections, contractor payment review, materials testing & geotechnical support, final inspection and completion documentation.

Fiscal Impact: Amount not to exceed \$136,777.26. This project is funded by the 2017 and 2023 SPLOST Funds, Project #SP-024.

Attachments/Exhibits:

- City of Lawrenceville - Raised Intersections (Crogan_Perry Clayton_Pike)(001).pdf



PROPOSAL FOR CONSTRUCTION ENGINEERING & INSPECTION SERVICES

Raised Intersections Project City of Lawrenceville, Georgia

Project Understanding

The City of Lawrenceville is planning construction of two raised intersections, including demolition, grading, storm drainage, concrete pavement, decorative brick pavers, ADA improvements, thermoplastic striping, signage, and traffic control. Construction will follow GDOT standards and specifications and is anticipated to be completed within 270 calendar days.

Atlas Technical Consultants understands that the project includes substantial coordination of traffic control (MOT), storm drainage reconstruction, concrete pavement, and decorative hardscape elements, requiring consistent construction inspection and periodic construction engineering oversight.

Scope of CEI Services

Atlas proposes to provide full Construction Engineering and Inspection services, including but not limited to:

Pre-Construction Phase

- Pre-construction conference attendance
- Review of construction schedule, MOT plans, and submittals
- Coordination with City staff and utility owners
- Establishment of project documentation and reporting protocols

Construction Phase

- Daily on-site construction inspection
- Verification of construction in accordance with GDOT standards and contract documents
- Inspection of:
 - Demolition, grading, and erosion control
 - Storm drainage systems (pipes, inlets, manholes)
 - Concrete curb, gutter, pavement, and raised intersection features
 - Brick pavers, decorative center features, and sidewalks
 - ADA truncated domes and crosswalk improvements
 - Traffic control and striping
- Review of contractor pay quantities and pay applications
- Weekly progress reporting
- Coordination meetings with City and Contractor
- Response to RFIs and field issues



Materials Testing & Geotechnical Support (As Needed)

- Review of subgrade conditions
- Coordination of concrete testing results
- Engineering support for unforeseen subsurface conditions

Project Close-Out

- Final inspection and punch list
- Substantial and final completion documentation
- Review of as-built quantities
- Final CEI report

Assumptions Used for Man-Hour Estimate

- Construction duration: 270 calendar days (~9 months)
- Average inspection coverage: 3 days per week, 8 hours per day
(Increased coverage during concrete, drainage, and paving operations)
- Two raised intersections constructed under a single contract
- Night work
- Materials testing performed under Atlas' existing contract or on an as-needed basis

Exclusions and Optional Services

The following services are not included but may be provided if requested:

- Full-time inspection (5 days/week)
- Laboratory materials testing
- Surveying services
- Public outreach support
- Claims analysis or expert testimony

Conclusion

Atlas Technical Consultants is well-qualified to provide CEI services for the City of Lawrenceville's Raised Intersections Project. Our team brings extensive experience with GDOT-funded roadway projects, decorative hardscape construction, and urban traffic control, ensuring the project is delivered in compliance with contract requirements, on schedule, and with a high standard of quality.

January 20, 2026



Raised Intersection (Crogan & Perry / Clayton & Pike)
 Construction Inspection and Testing Proposal
 City of Lawrenceville

PERSONNEL COSTS:	EST HRS	RATE/HR	COST(\$)	
CONSTRUCTION ENGINEERING AND INSPECTION				
PROJECT MANAGER	30	\$185.69	\$5,570.70	
CONSTRUCTION MANAGER	180	\$112.54	\$20,257.20	
CONSTRUCTION INSPECTOR	1140	\$78.78	\$89,809.20	
OFFICE ENGINEER	16	\$95.66	\$1,530.56	
GEOTECHNICAL ENGINEER	20	\$151.92	\$3,038.40	
		SUBTOTAL	\$120,206.06	
ROADWAY TESTING				
PROJECT MANAGER	20	\$185.69	\$3,713.80	
TECHNICIAN	80	\$78.78	\$6,302	
ASPHALT EXTRACTION TEST	2	\$250.00	\$500	
MODIFIED PROCTOR (GAB)	1	\$185.00	\$185	
STANDARD PROCTOR	1	\$150.00	\$150	
CYLINDER BREAKS	36	\$20.00	\$720	
		SUBTOTAL	\$11,571	
DIRECT COSTS				
		REPRODUCTION/PLOTTING		\$0
		TRAVEL AND MISC. DIRECT COSTS		\$5,000
		TOTAL DIRECT COSTS		\$5,000
		TOTAL COST		\$136,777.26



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Contract Award –Longleaf Greenfield Reconduct Project (SB011-26)
Department:	Electric
Date of Meeting:	Wednesday, February 11, 2026
Fiscal Impact:	\$119,816.68
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Approval to award a construction contract for the Electric Distribution Project (SB011-26) to the lowest responsive and responsible bidder, E and A Adventures, LLC for \$119,816.68, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid (SB011-26) for an Electric Distribution infrastructure project to support system reliability and ongoing operations. The Invitation to Bid was advertised and conducted in accordance with the City's Purchasing Ordinance. Bids were publicly opened and reviewed for responsiveness, contractor qualifications, experience, and pricing.

During the bid review process, staff discussed subsurface conditions with the apparent low bidder E & A Adventures, LLE. The bidder confirmed that any potential rock excavation was fully considered and included in their pricing. Rock excavation will not be a separate or compensable pay item, and the contractor has acknowledged that no additional payment will be requested for rock encountered during construction. This acknowledgment will be incorporated into the final contract documents to avoid ambiguity regarding subsurface conditions and compensation.

Based on the bid review and clarification, staff has determined the bid to be responsive and recommends award as submitted.

Background: The Electric Distribution Infrastructure Improvement Project (SB011-26) is part of the City's ongoing effort to maintain and improve the reliability and safety of the electric distribution system. The work includes, but is not limited to:

- Installation of underground electric conduit and duct bank
- Placement of primary and secondary electric cable
- Associated trenching, backfill, and surface restoration
- Coordination with existing utilities and field conditions
- All materials, labor, equipment, traffic control, and mobilization required to complete the project

The project scope requires contractors to anticipate subsurface conditions as part of their bid pricing.

Fiscal Impact: The total contract amount is within the project budget. Sufficient funding is available in the Electric Fund, and the award will not require additional appropriations.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- Copy of SB011-26 Tab (002).xlsx
- SB011-26 Bid Certification (MT).pdf

SB011-26

Longleaf Greenfield Reconduct Project
Electric Department

				E and A Adventures, LLC		Linetec Services, LLC		Over and Under General Contractor		Service Electric Co.		U-Tec Construction, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project													
1	Mobilization	1	LS	\$5,888.18	\$5,888.18	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$1,254.27	\$1,254.27	\$1,200.00	\$1,200.00
2	Traffic Control	1	LS	\$0.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$6,271.35	\$6,271.35	\$0.00	\$0.00
3	Warranty and Bonds	1	LS	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00	\$5,570.93	\$5,570.93	\$0.00	\$0.00	\$2,500.00	\$2,500.00
4	Installation of (I/O U.G. Primary)	3150	LF	\$1.00	\$3,150.00	\$1.75	\$5,512.50	\$2.40	\$7,560.00	\$4.39	\$13,828.50	\$1.19	\$3,748.50
5	Installation of 2" Conduit for (1/0 Primary)	3000	LF	\$19.00	\$57,000.00	\$42.00	\$126,000.00	\$16.00	\$48,000.00	\$31.36	\$94,080.00	\$17.81	\$53,430.00
6	Installation of (350 Triplex) From XMFR to UV-4	950	LF	\$1.25	\$1,187.50	\$1.75	\$1,662.50	\$2.40	\$2,280.00	\$2.26	\$2,147.00	\$1.46	\$1,387.00
7	Installation of 3" Conduit for (350 Triplex)	900	LF	\$19.00	\$17,100.00	\$42.00	\$37,800.00	\$7.67	\$6,903.00	\$33.87	\$30,483.00	\$19.06	\$17,154.00
8	Installation of (#6 Duplex) for S/Lights	400	LF	\$1.00	\$400.00	\$1.50	\$600.00	\$1.22	\$488.00	\$1.88	\$752.00	\$1.10	\$440.00
9	Installation of 2" Conduit for (#6 Duplex)	360	LF	\$19.00	\$6,840.00	\$42.00	\$15,120.00	\$7.67	\$2,761.20	\$30.10	\$10,836.00	\$17.81	\$6,411.60
10	Install Single Phase Transformers (24-100 KVA) with Concrete Pads and Grounding Assembly	11	EA	\$475.00	\$5,225.00	\$1,500.00	\$16,500.00	\$600.00	\$6,600.00	\$627.13	\$6,898.43	\$680.00	\$7,480.00
11	Primary Cable Termination (Elbows)	26	EA	\$100.00	\$2,600.00	\$100.00	\$2,600.00	\$49.00	\$1,274.00	\$156.78	\$4,076.28	\$101.00	\$2,626.00
12	Install UV-4 Pedestal with Grounding Assembly per C.O.I. Spec	9	EA	\$515.00	\$4,635.00	\$1,500.00	\$13,500.00	\$290.21	\$2,611.89	\$407.64	\$3,668.76	\$280.00	\$2,520.00
13	Install UV-2 Boxes at Existing and New Light Poles	10	EA	\$79.00	\$790.00	\$500.00	\$5,000.00	\$123.80	\$1,238.00	\$137.97	\$1,379.70	\$175.00	\$1,750.00
14	Install Grounding Assembly in Existing Padmount Transformer	2	EA	\$295.00	\$590.00	\$400.00	\$800.00	\$63.30	\$126.60	\$188.14	\$376.28	\$120.00	\$240.00
15	Install (um-2) Overhead to Underground Single Phase Terminations (Riser Poles)	4	EA	\$515.00	\$2,060.00	\$400.00	\$1,600.00	\$498.68	\$1,994.72	\$1,505.12	\$6,020.48	\$525.00	\$2,100.00
16	Remove (um-2) From Existing Riser Poles	5	EA	\$425.00	\$2,125.00	\$350.00	\$1,750.00	\$175.20	\$876.00	\$940.70	\$4,703.50	\$525.00	\$2,625.00
17	Remove Existing Transformer & Pad	15	EA	\$295.00	\$4,425.00	\$1,050.00	\$15,750.00	\$422.50	\$6,337.50	\$438.99	\$6,584.85	\$420.00	\$6,300.00
18	Hand Trenching and Digging	60	FT	\$12.00	\$720.00	\$25.00	\$1,500.00	\$48.60	\$2,916.00	\$15.05	\$903.00	\$24.00	\$1,440.00
19	Install Town and Country Lights (20) D.Bury	3	EA	\$527.00	\$1,581.00	\$1,250.00	\$3,750.00	\$293.97	\$881.91	\$250.85	\$752.55	\$325.00	\$975.00
SUBTOTAL				\$119,816.68		\$265,945.00		\$98,419.75		\$195,015.95		\$114,327.10	
OPTIONAL VARIABLE LINE ITEMS													

20	Add for Rock Bore	500	LF	\$0.00	\$0.00	\$275.00	\$137,500.00	\$85.00	\$42,500.00	\$125.43	\$62,715.00	\$226.95	\$113,475.00
21	Add for Blast/Hammer Rock	300	LF	\$0.00	\$0.00	\$275.00	\$82,500.00	\$290.00	\$87,000.00	\$75.26	\$22,578.00	\$135.00	\$40,500.00
TOTAL				\$119,816.68		\$485,945.00		\$227,919.75		\$280,308.95		\$268,302.10	

Recommended Vendor:



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB011-26 Longleaf Greenfield Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☒	N/A	☐
Bid Bond	Received	☒	N/A	☐
Bid Schedule	Received	☒	N/A	☐
Certificate of Insurance	Received	☐	N/A	☒
E-Verify	Received	☒	N/A	☐
Non-Collusion Affidavit	Received	☒	N/A	☐
Secretary of State Registered	Yes	☒	N/A	☐

Purchasing Signature Chris Duncan

Department / Stakeholder

Meets technical requirements as stated	Yes	☒	N/A	☐
References checked	Yes	☒	N/A	☐
Statement of Bidders Qualifications	Yes	☒	N/A	☐

Department Signature Michael Tatum



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	2026 Event Entertainment Consultant Contract
Department:	Community and Economic Development
Date of Meeting:	Wednesday, February 11, 2026
Fiscal Impact:	Not to exceed \$230,000
Presented By:	Jasmine Jackson, Community & Economic Development Director
Action Requested:	Approve the 2026 Event Entertainment Consultant Contract in the not to exceed amount of \$230,000, with the final contract to be prepared by staff and submitted to the City Clerk for the City Attorney's review and approval prior to execution.

Summary: The Community & Economic Development Department is seeking approval of the 2026 Event Entertainment Consultant Contract with BrioLIVE. In its fourth year, BrioLIVE continues to support booking entertainment for major events such as Lawrenceville Boogie, Summer Concerts, Prelude to the Fourth, Cultura, and will add additional support for the Lawrenceville Arts Center. These events require additional assistance when booking live entertainment, such as tribute bands and national acts, for city-sanctioned events. BrioLIVE is a consultant group that has served cities in the southern region, assisting with booking talent to best promote and highlight community events.

BrioLIVE provides thorough quality service, has a point of contact for all scheduled events, and continues to diversify entertainment as organized by the Community & Economic Development Department. Contract to be reviewed by City staff (Community & Economic Development Department, City Clerk, Risk Manager, Legal, and BrioLIVE).

Authorization is sought for the approval of the 2026 Event Entertainment Consultant Contract in the amount, not to exceed \$230,000, with the final contract to follow and to be prepared by staff and submitted to the City Clerk for the Attorney's review and approval prior to execution.

Fiscal Impact: Not to exceed \$230,000

Attachment:

- 2026 Brio Live Contract.docx



This Booking Agreement (the “Agreement”) is made on _____, by and between **BrioLIVE Production & Entertainment**, 118 West A Street, Suite A, Kannapolis, NC, 28081, United States (hereinafter “Consultant”), and "City of Lawrenceville", 70 South Clayton Street, Lawrenceville, GA 30046, United States (hereinafter “Purchaser”) (individually referred to as a “Party” or collectively referred to as the “Parties”).

It is understood and mutually agreed that the **Purchaser** engages the **Consultant** to provide the entertainment generally described as the “Performance” listed herein. The **Consultant** hereby agrees to provide the Purchaser with the “Performance” subject to all of the Terms and Conditions herein set forth.

1. Duties

Purchaser is desirous of hiring the **Consultant** to be the exclusive talent buyer for 2026 City Events hereinafter referred to as “City Events”, which shall consist of multiple individual concert dates to be mutually determined by the **Consultant** and **Purchaser** (each referred to as a “Concert”). The Event and Concerts shall be located in downtown Lawrenceville (“Premises”).

The duties of the **Consultant** will be: To conduct preliminary negotiations with artists and their representatives, assist in processing contracts, consult the Purchaser on how to meet all necessary requirements, excluding rider, as outlined in the contracts which have been approved by the **Purchaser**. **Consultant** and **Purchaser** will carry out their duties in a conscientious, diligent, and responsible manner, at all times protecting each other’s integrity and reputation so that the image to the public will be of the highest caliber. For the purposes of this Agreement, all so-called “free” or unpaid talent shall not be secured by the **Consultant**.

2. Payments

The total contract shall not exceed \$230,000 for the year, which includes all compensation to any artist and to the **Consultant** for all acts/artists booked for the **Purchaser** (the “Consultant’s Fee”). Upon acceptance of any offer submitted by the **Consultant**, **Purchaser** shall be responsible for paying fifty percent (50%) of the artist and consultant’s fee. The remaining balance due of the consultant fee and the artist fee shall be paid seven (7) days before the Event. The consultant Fee may not represent the total remuneration received by **Consultant**, which may realize additional revenue from services such as sponsorships, ticketing, promotions, marketing initiatives, and block buys.

Deposit of funds are due 30 days of invoice date, after the invoice is issued payable to the Consultant.

Fed ID 81-2955693

For the deposit and final payment, an EFT Transfer will be issued to the **Consultant**. The agency fee is included in the deposit and is considered earned upon execution of the contract and is non-refundable.

3. Security

The **Purchaser** shall commit to having proper security to ensure and maintain the orderliness of the event.

4. Facilities and Personnel

Purchaser shall furnish on the Premises, at its sole expense unless otherwise agreed to within an agreement with the **Consultant**, (a) a suitable stage with adequate heated/air-conditioned dressing room (s), areas for sound and light controls, areas for spotlights and such other facilities as are necessary or appropriate, and will furnish and pay for all its own expenses necessary for proper presentation of the event on the date and time of the above-mentioned performance, to include sound equipment, lighting, rigging, stage operation crew, and other equipment. Additional stage-hands to load-in/load-out are subject to approval per **Purchaser**. In addition, **Purchaser** shall furnish to the personnel and performers free admission to the Premises and access to all areas necessary or convenient for the performances contemplated herein.

5. Intellectual Property

The Purchaser shall not itself, nor shall it permit others, to the best of its ability, to record, broadcast, or televise, photograph, or otherwise reproduce the visual and/or audio performances hereunder, or any part thereof. Segments, less than 15 seconds of any performance may be posted on social media as this is a public event. Consultant will work with artists to obtain approval for Purchaser to be permitted to record portions of the event or performance and use such recordings for promotional purposes.

6. Merchandising

Artist(s) shall have the exclusive right to sell all types of artist-related merchandise including, but not limited to, articles of clothing (i.e., T-shirts-hats, etc.), posters, CDs, stickers, or other merchandise on the premises of the Place of Performance during the Date of the Performance. The artist will retain 100% of the gross revenue from merchandise sales.

7. Right to Likeness

Purchaser shall be entitled to advertise and promote the appearance of the artist at the performance solely for the purpose of increasing attendance at the performance.

8. Term and Termination

- a. **Term.** This agreement shall stay in effect through and including the final engagement date in the 2026 calendar year.
- b. **Termination.** If, on or before the Date of Performance, **Purchaser** has failed, neglected, or refused to perform any contract with any other performer for any other engagement, or if the financial standing or credit of **Purchaser** fails or refuses to make such payment forthwith, **Consultant** shall have the right to cancel this Agreement by notice of a minimum of 30 days to **Purchaser** to that effect, and to retain any amounts theretofore paid to **Consultant** by **Purchaser**.

9. Force Majeure

The Parties shall be excused from their obligations under this Agreement in the event of proven sickness, accident, riot, strike, epidemic, act of God, or any other force majeure event or occurrence beyond their respective control. In this situation, the deposit can be transferred to a mutually-agreeable date within 365 days of the original date. If the **Purchaser** cancels the event outright outside of governmental regulations for shutdown, the deposit will be forfeited as it's considered earned by the **Consultant** for holding the date.

10. INDEMNITY AND INSURANCE.

Consultant will indemnify and hold the **Purchaser** and its employees, officers, and agents, harmless from any claims, liabilities, damages, costs, and expenses arising out of the performance of or failure to perform the **Consultant's** duties, or any acts or omissions of the **Consultant**, whether occurring within or outside the scope of representative's agency, employment or duties and that is not otherwise the result of **Purchaser** or **Purchaser's** representative's gross negligence or willful misconduct. **Consultant** shall keep in force during the duration of this Agreement all customary forms of insurance, including comprehensive general liability (with a limit to be no less than one million dollars \$1,000,000.00), or any additional amount agreed upon by **Consultant** and artist's representative, and shall ensure that all **Consultant** employees are protected by worker's compensation as required by law. Certificates of such insurance containing a non-cancellation without notice clause will be furnished to the **Purchaser** upon request. **Purchaser** assumes full responsibility for the operation of the Premises where the Event will take place and all facilities and equipment thereon.

11. Governing Law

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Gwinnett County, Georgia. The parties agree that the jurisdiction and venue of any legal proceeding shall be in Gwinnett County, Georgia

12. Assignment/Transfer

Neither **Consultant** nor **Purchaser** may assign or transfer this Agreement or any other rights or obligations hereunder without the mutual written consent of both the **Consultant** and **Purchaser** and such assignment contains the complete understanding of the Parties respecting the subject matter hereof. No term, provision, or condition of this agreement may be altered, amended, or added except upon the execution of a written agreement by the Parties hereto. Any notices provided herein shall be in writing and personally served or mailed to each Party at the addresses provided.

14. Entire Agreement

This Agreement contains the complete understanding and agreement of the parties and no representations, inducements, promises, agreements, or undertakings, whether oral or written, express or implied, shall have any force or effect. No modification or amendment may be made except by writing executed by both parties. If any covenant, term, or provision of this Agreement is deemed to be contrary to law, that covenant, term or provision will be deemed separable from the remaining covenants, terms and provisions of this Agreement and will not affect the validity, interpretation or effect of the remainder of this Agreement. The parties represent and warrant that they have the authority to bind their respective organizations to this Agreement.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this **CONTRACT** to be signed, sealed, and delivered.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

LAWRENCEVILLE, GEORGIA

BY: _____
David Still, Mayor
City of Lawrenceville, Georgia

ATTEST:

Karen Pierce, City Clerk
City of Lawrenceville

APPROVED AS TO
FORM:

City of Lawrenceville Attorney
Pereira, Kirby, Kinsinger & Nguyen, LLP

SERVICE PROVIDER: BrioLIVE Entertainment

BY: _____
Signature

Print Name

Title

ATTEST:

Signature

Print Name

Title

(Corporate Seal or Notary Seal)