



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, June 10, 2026
5:05 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.](#) ANN2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
- [2.](#) RZM2026-00004; JCT Construction Group c/o LJA Engineering; 737 Grayson Highway
- [3.](#) RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway
- [4.](#) Insurance Program Transition Recommendation
- [5.](#) Approval of Revised ACCG Retirement Services Schedule “B” Fee Schedule and Schedule “F” Authorized Signer Designations for the City’s 401(a) and 457(b) Retirement Plans
- [6.](#) Contract with Blue Line Solutions for Automated Speed Enforcement Cameras with Flock Safety in School Zone

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** ANN2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
- Department:** Planning and Development
- Date of Meeting:** Wednesday, June 10, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Annex Property and Rezone from R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City of Lawrenceville Townhouse Residential District)
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:** Approval with Conditions

Summary: The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

Attachments/Exhibits:

- ANN2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026.pdf



LAWRENCEVILLE

Planning & Development

ANNEXATION, REZONING, AND SPECIAL USE PERMIT

CASE NUMBER(S): ANN2026-00002, RZM2026-00006, & SUP2026-00006

APPLICANT(S): OWEN HERBERT

PROPERTY OWNER(S): ZIANNA GROUP LLC – ASIF DHANANI

LOCATION(S): 0 SUGARLOAF PARKWAY

PARCEL IDENTIFICATION NUMBER(S): 5078 003

APPROXIMATE ACREAGE: 6.61 ACRES

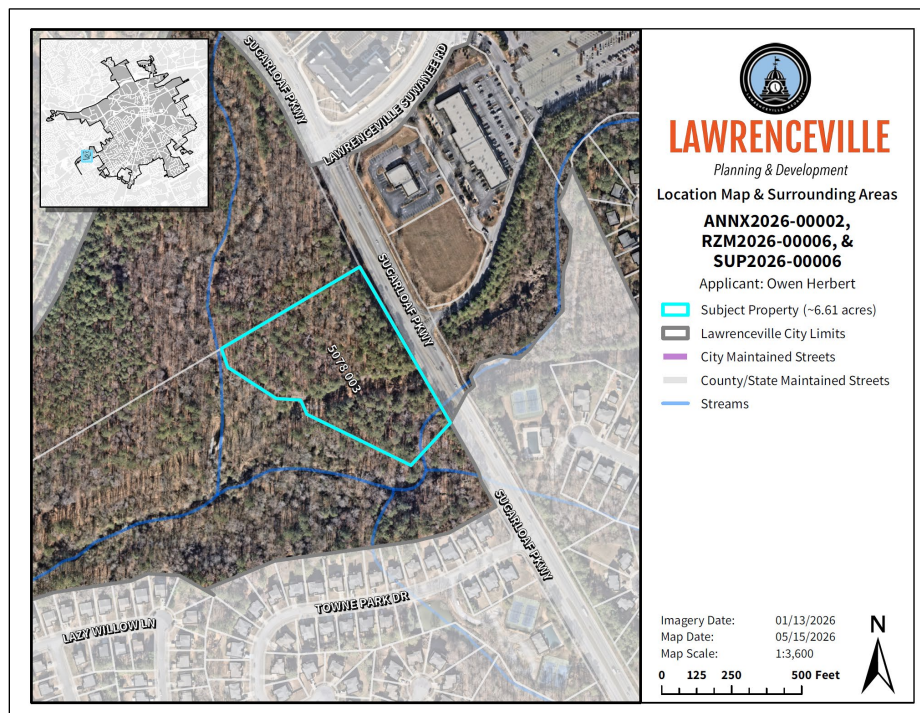
CURRENT ZONING: R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)

PROPOSED ZONING: RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 39 TOWNHOMES W/ SUP FOR FRONT-ENTRY

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



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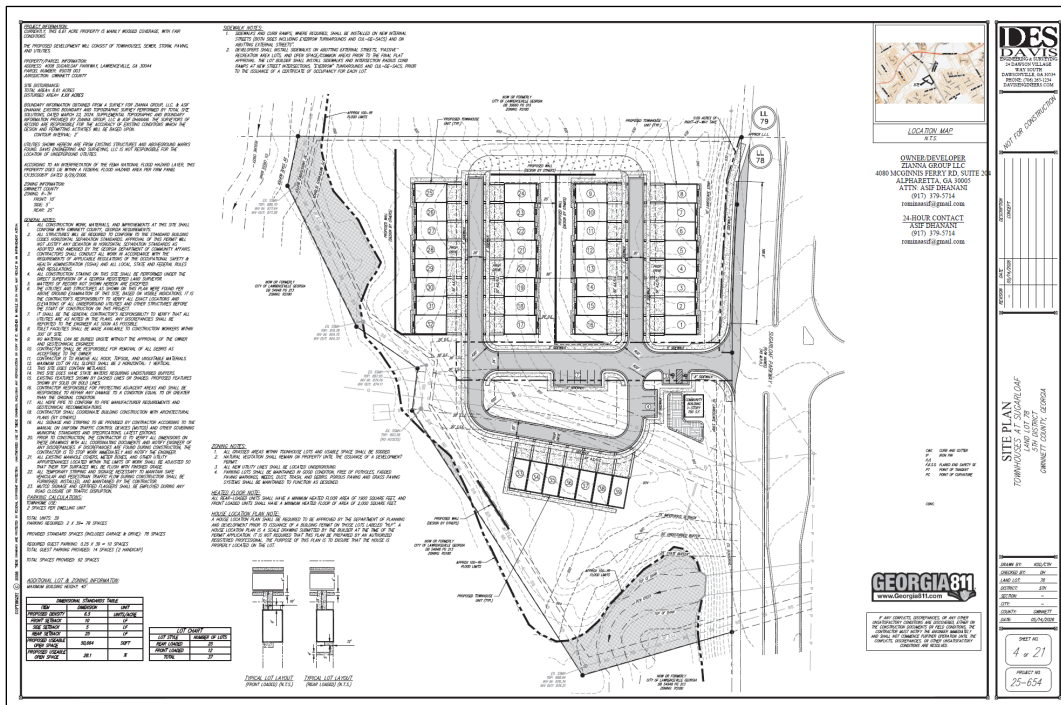
ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned R-TH (Single-Family Townhouse District).

PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed development generally reflects the development pattern and residential intensity previously approved for the subject property (Gwinnett County - RZM2023-00004) under Gwinnett County's R-TH zoning district. The proposed RM-8 district permits townhouse residential development at a moderate density compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional evaluation.

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The applicant seeks to develop thirty-nine (39) townhomes on the subject property, of which the eight (8) units fronting Sugarloaf Parkway are rear-entry and the remaining balance of thirty-one (31) units internal to the development are front-entry. The proposed development includes five separate rows of townhomes consisting of seven to eight units per row. Common space includes a central ~10,500 square foot neighborhood green as well as a 750 square foot community building.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	5 acres	6.61 acres	N/A
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	40 ft	40 ft	N/A
Ext. Side Setback	20 ft	20 ft	N/A
Ext. Rear Setback	20 ft	20 ft	N/A
Min. Heated Area	See Table Below	See Table Below	N/A
Max. Lot Coverage	40%	Not Listed	N/A
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	Not Listed	N/A

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	N/A	Variance
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,900-2,000 square feet (100%)	
4-bedroom	1,600 sq. ft (10%)		

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

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	<i>3 units</i>	<i>7 units</i>	<i>N/A</i>
Max. Units Per Row (UPR)	<i>8 units</i>	<i>8 units</i>	<i>N/A</i>
Private Drive Width	<i>24 ft</i>	<i>20 ft</i>	Variance
Sidewalk Width	<i>5 ft</i>	<i>5 ft</i>	<i>N/A</i>
Rear Setback from Private Drive	<i>27 ft</i>	<i>27 ft</i>	<i>N/A</i>
Rear-Entry Units	<i>39 units (100%)</i>	<i>8 units (21%)</i>	Special Use Permit
Adjacency to Public Green Space	<i>20 units (51%)</i>	<i>7 units (18%)</i>	Variance
Min. Public Green Space	<i>3,000 SF</i>	<i>~10,500 SF</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / RS-180	<i>50 ft</i>	<i>26 ft</i>	Variance

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	<i>4 spaces per unit (156 spaces)</i>	<i>4.36 spaces per unit (170 spaces)</i>	<i>N/A</i>

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

The proposed townhouse development may be appropriate given the subject property’s location along the Sugarloaf Parkway corridor and its relationship to surrounding commercial, residential, and future open space uses. The property was previously approved for townhouse residential development under Gwinnett County’s R-TH zoning district, establishing a precedent for attached residential use on the site. The proposed density of approximately six (6) units per acre remains moderate in scale and may serve as a

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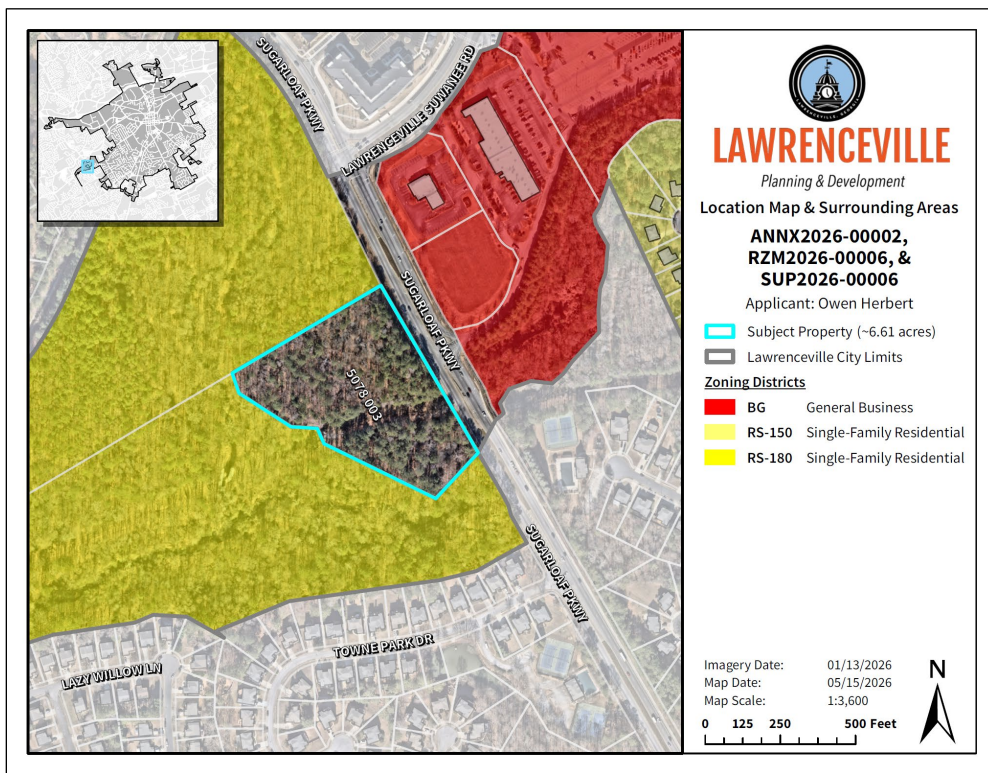
compatible residential transition between nearby commercial development and adjacent lower-density residential areas.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers. While some requested deviations exceed typical RM-8 development standards, the proposal generally maintains the townhouse residential development pattern previously approved for the property under Gwinnett County zoning.

The requested deviations should nevertheless be considered in light of the City’s intended townhouse design standards. Staff finds that some deviations may be mitigated by the site’s transitional context, adjacency to undeveloped City-owned properties, and environmental constraints associated with nearby floodplain areas. Staff finds the request may be appropriate if properly conditioned.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by a mix of commercial, residential, and undeveloped open-space properties. Properties directly adjacent to the site are zoned RS-180 (Single-Family Residential District) and consist primarily of undeveloped City-owned properties associated with Pew Creek and Redland Creek. Commercial properties zoned BG (General

Business District) are located across Sugarloaf Parkway and are developed with retail and banking uses. Nearby residential subdivisions within unincorporated Gwinnett County are primarily zoned R-75 (Single-Family Residence District).

Given the surrounding development pattern, the proposed townhouse development may serve as a buffering residential development pattern between the commercial corridor along Sugarloaf Parkway and nearby lower-density residential areas and future park/open-space properties.

2045 COMPREHENSIVE PLAN

Although the subject property is currently outside the City limits of Lawrenceville, the site is identified within Gwinnett County’s 2045 Comprehensive Plan as part of the Traditional+ daily community, which supports residential development with access to sewer infrastructure and includes townhouse residential development as an appropriate land use.

The subject property is also adjacent to areas identified within Lawrenceville’s 2045 Comprehensive Plan as Parks and Commercial Corridor character areas. The nearby City-owned properties associated with Pew Creek and Redland Creek have been identified for potential future trail and park development, while the Sugarloaf Parkway corridor is intended to accommodate more intensive commercial development patterns.

Given the site’s location between the commercial corridor and future open-space areas, the proposed townhouse development may serve as an appropriate transitional residential use consistent with the broader planning objectives of both Gwinnett County and the City of Lawrenceville.

STAFF RECOMMENDATION

The proposed annexation, rezoning, Special Use Permit, and associated variances may be appropriate given the subject property’s existing townhouse residential entitlement under Gwinnett County’s R-TH zoning district and its location along the Sugarloaf Parkway corridor. The proposed townhouse development may serve as a moderate-density residential transition between nearby commercial development, future open-space and park properties, and surrounding lower-density residential areas.

While the proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers, Staff finds that some deviations may be mitigated by the site’s transitional context, adjacency to undeveloped City-owned properties, and existing environmental constraints associated with nearby floodplain areas. Additionally, the proposal includes enhanced architectural materials, open-space amenities, sidewalks, and parking accommodations that may support compatibility with surrounding development patterns.

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Based on the foregoing analysis, Staff recommends **APPROVAL WITH CONDITIONS** of the requested annexation, rezoning, Special Use Permit, and associated variances.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will not 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 annexation and rezoning may permit residential townhouse use that is suitable in view of the surrounding development pattern along the Sugarloaf Parkway corridor. The subject property is located adjacent to commercial development, undeveloped City-owned open-space properties, and nearby single-family residential neighborhoods. The proposed townhouse development may serve as an intermediate residential use between these varying land use intensities.

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

The proposed rezoning may not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential and commercial uses, and the proposed development is generally consistent with the townhouse residential character previously approved for the property under Gwinnett County zoning. Additionally, adjacent City-owned properties associated with Pew Creek and Redland Creek remain largely undeveloped and constrained by floodplain conditions.

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

The subject property likely retains reasonable economic use under its existing Gwinnett County R-TH zoning classification, which already permits townhouse residential development. However, the requested annexation and rezoning to RM-8 would allow the property to develop under the City of Lawrenceville’s zoning framework while generally maintaining a similar residential development pattern and density.

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- 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 townhouse development may increase demand on existing streets, utilities, and public services; however, the scale and density of the development do not appear excessive given the property’s location along Sugarloaf Parkway and its access to existing transportation and utility infrastructure. Access improvements, including a deceleration lane, are proposed to support traffic circulation and site access.

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

The proposed rezoning may be consistent with the general policy direction and intent of both Gwinnett County’s and the City of Lawrenceville’s comprehensive planning documents. The property is located within Gwinnett County’s Traditional+ daily community and adjacent to Lawrenceville character areas associated with commercial corridors and future parks/open space uses. The proposed townhouse development may therefore function as an appropriate transitional residential use within the area.

- 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;

Existing and changing conditions affecting the property include the site’s prior approval for townhouse residential development under Gwinnett County zoning, the continued development of the Sugarloaf Parkway corridor, and the presence of adjacent City-owned properties associated with future trail and park opportunities. Additionally, environmental constraints related to nearby floodplain areas may limit the development potential of adjoining properties and support the proposed transitional residential land use pattern.

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

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

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

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

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

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

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

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IT IS SO ORDAINED, this DATEth day of MONTH 2026.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still

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LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A. Townhouse dwelling units at a maximum of thirty-nine (39) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled “Townhouses at Sugarloaf.” dated “May 18, 2026,” prepared by “DES - Davis Engineering & Surveying” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled “Townhouses at Sugarloaf by Zianna,” dated received “April 1, 2026,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

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

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- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. 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.
- H. All underground utilities shall be provided throughout the development.

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 B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).
- D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be thirty-one (31).

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LAWRENCEVILLE

GEORGIA

ANNEXATION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Owen Herbert</u>	NAME: <u>Zianna Group LLC - Asif Dhanani</u>
ADDRESS: <u>24 Dawson Village Way S</u>	ADDRESS: <u>4080 McGinnis Ferry Rd, Ste 20</u>
CITY: <u>Dawsonville</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30534</u>	STATE: <u>GA</u> ZIP: <u>30005</u>
CONTACT PERSON: <u>Owen Herbert</u> PHONE: <u>706-926-0074</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>R-TH</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5078-003</u> ACREAGE: <u>6.61</u>	
ADDRESS OF PROPERTY: <u>Sugarloaf Parkway, Lawrenceville, GA 30044</u>	

Chander N. Herbert, P.E.
SIGNATURE OF APPLICANT DATE

Owen Herbert
TYPED OR PRINTED NAME

Aij 3/5/2021
SIGNATURE OF OWNER DATE

Zianna Group LLC - Asif Dhanani
TYPED OR PRINTED NAME



Prutor 3/4/20
DATE

[Signature] 03/05/2021
NOTARY PUBLIC DATE



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

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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.

March 4, 2026

City of Lawrenceville
70 S Clayton Street, Lawrenceville, GA 30046

RE: Letter of Intent - Annexation Request | Sugarloaf Parkway (Parcel R5078-003)

To Whom It May Concern,

Please accept this Letter of Intent submitted on behalf of the property owner, Zianna Group LLC, requesting annexation of approximately 6.61 acres located along Sugarloaf Parkway (Parcel No. R5078-003) into the City of Lawrenceville.

The subject property is currently located in Gwinnett County and is zoned R-TH (Townhouse Residential). The property was rezoned from C-2 (General Business) to R-TH in March 2023 to allow for residential development. The Applicant is proposing the development of a 40-unit townhome community consistent with that previously approved zoning and development intent.

As part of the annexation into the City of Lawrenceville, the property will be assigned a City zoning district. The Applicant proposes that the property be designated RM-8 (Multi-Family Residential), which reflects zoning requirements comparable to the existing Gwinnett County R-TH classification and is appropriate for the proposed 40-unit townhome development. This is not a separate rezoning request, but rather the establishment of the applicable City zoning district upon annexation.

Annexation into the City is necessary to facilitate connection to the City of Lawrenceville's water and sanitary sewer systems to adequately serve the proposed development. Municipal service through the City will allow for coordinated infrastructure planning and ensure the project is constructed in compliance with the City's development standards and regulations.

The subject property is also located within an area identified in the City's long-range plans for future expansion of the municipal boundaries. Annexation of this parcel promotes logical and orderly growth of the City limits and supports the City's planning objectives for residential development along the Sugarloaf Parkway corridor.

The proposed 40-unit townhome community will:

- Provide quality residential housing in a planned development setting;
- Be consistent with the previously approved residential zoning in Gwinnett County;
- Utilize existing and planned infrastructure efficiently; and

The Applicant respectfully requests favorable consideration of this annexation request and the assignment of the RM-8 zoning district upon incorporation into the City of Lawrenceville.

We appreciate your time and consideration and look forward to working with City staff throughout the annexation review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

Charles N. Herbert, III, P.E.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 78 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at a point where the southwesterly right-of-way of Sugarloaf Parkway (right-of-way varies) intersects with the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, which is the point of beginning, thence running along said right-of-way of Sugarloaf Parkway south 26 degrees 08 minutes 25 seconds east a distance of 88.60 feet to a point, thence continuing along said right-of-way and following the curvature of an arc distance of 194.73 feet said arc having a radius of 2,914,789 feet and being subtended by a chord having a bearing of south 28 degrees 03 minutes 15 seconds east, a chord distance of 194.69 feet to a point, thence continuing along said right-of-way south 29 degrees 56 minutes 17 seconds east a distance of 367.12 feet to a point; thence leaving said right-of-way and running south 43 degrees 53 minutes 05 seconds west a distance of 204.59 feet to a point; thence running north 62 degrees 47 minutes 08 seconds west a distance of 413.85 feet to a point; thence running north 22 degrees 43 minutes 17 seconds west a distance of 56.03 feet to a point; thence running north 85 degrees 43 minutes 49 seconds west a distance of 87.20 feet to a point; thence running north 56 degrees 05 minutes 17 seconds west a distance of 206.00 feet to a point; thence running north 17 degrees 54 minutes 06 seconds west a distance of 66.65 feet to a point located on the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, Georgia; thence running along said lot line north 60 degrees 08 minutes 58 seconds east a distance of 583.47 feet to an iron pin set which is the point of beginning.

Said tract of land containing 6.6169 acres and being designated as Tract I as shown on a plat of survey for MEA Family Investments, LP prepared by McNelly & Patrick dated September 16, 2008, which plat is incorporated herein by reference for a more particular description.

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SANITARY SEWER MANHOLES	
TOP	INVERT
①	886.83 877.73
②	893.17 IN ACCESSIBLE
③	897.52 875.07
④	890.49 IN ACCESSIBLE
⑤	886.80 IN ACCESSIBLE

NUMBERED CALLS		
Course	Bearing	Distance
L1	S 26°09'43" E	88.60'

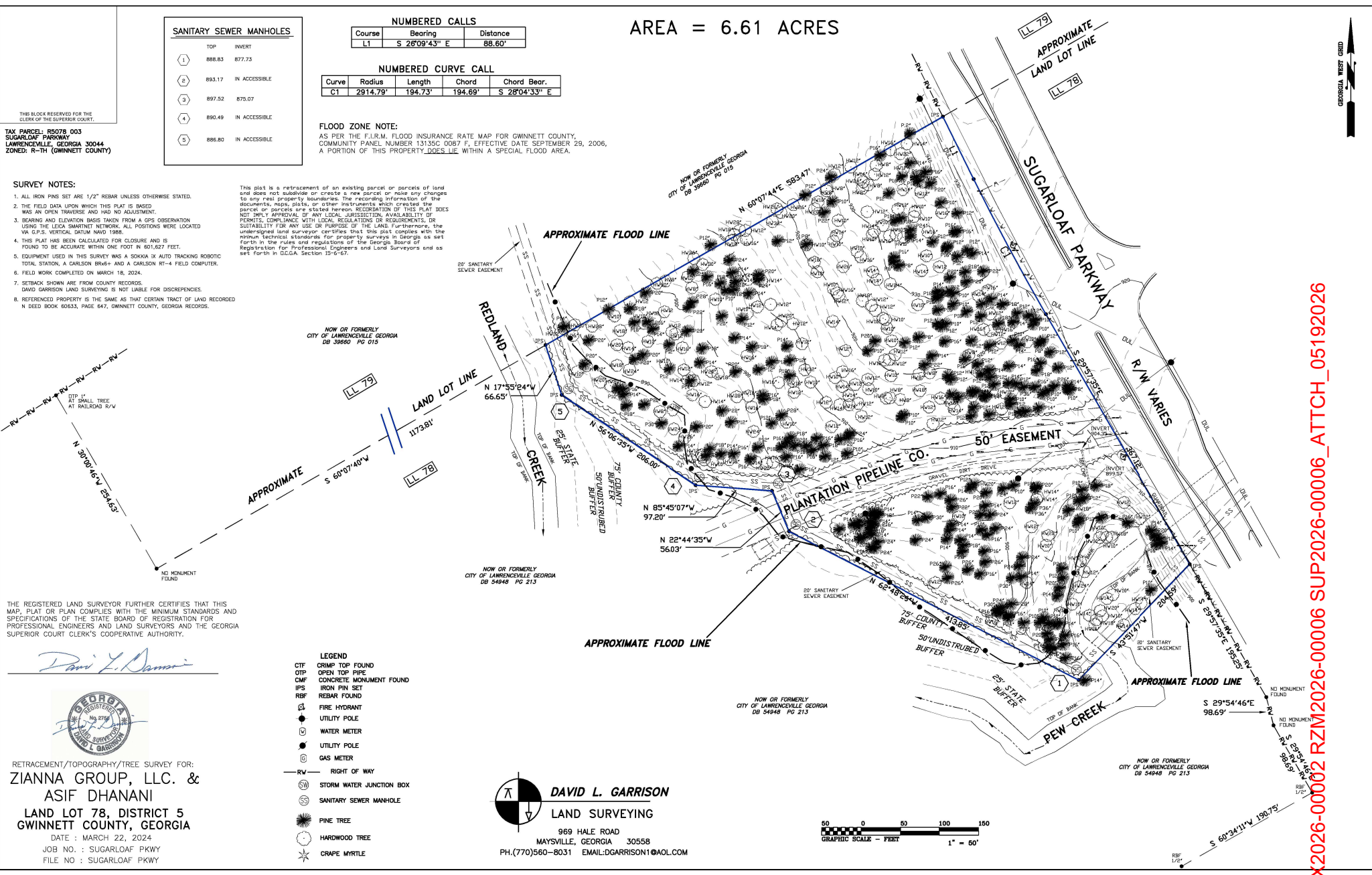
NUMBERED CURVE CALL				
Curve	Radius	Length	Chord	Chord Bear.
C1	2914.79'	194.73'	194.69'	S 28°04'33" E

AREA = 6.61 ACRES

FLOOD ZONE NOTE:
 AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, COMMUNITY PANEL NUMBER 1313SC 0087 F, EFFECTIVE DATE SEPTEMBER 29, 2006, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD AREA.

- SURVEY NOTES:**
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
 - BEARING AND ELEVATION BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. VERTICAL DATUM NAD 1983.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 601,627 FEET.
 - EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA X AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRK4+ AND A CARLSON RT-4 FIELD COMPUTER.
 - FIELD WORK COMPLETED ON MARCH 18, 2024.
 - SETBACK SHOWN ARE FROM COUNTY RECORDS.
 - DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
 - REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 62633, PAGE 647, GWINNETT COUNTY, GEORGIA RECORDS.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

David L. Garrison

- LEGEND**
- CTF CRIMP TOP FOUND
 - OTF OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - IPS IRON PIN SET
 - RFB REBAR FOUND
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ UTILITY POLE
 - ⊙ GAS METER
 - RW — RIGHT OF WAY
 - ⊙ SW STORM WATER JUNCTION BOX
 - ⊙ SS SANITARY SEWER MANHOLE
 - ⊙ PINE TREE
 - ⊙ HARDWOOD TREE
 - ⊙ GRAPE MYRTLE



RETRACEMENT/TOPOGRAPHY/TREE SURVEY FOR:
ZIANNA GROUP, LLC. & ASIF DHANANI
 LAND LOT 78, DISTRICT 5
 GWINNETT COUNTY, GEORGIA
 DATE : MARCH 22, 2024
 JOB NO. : SUGARLOAF PKWY
 FILE NO. : SUGARLOAF PKWY

DAVID L. GARRISON
 LAND SURVEYING
 969 HALE ROAD
 MAYSVILLE, GEORGIA 30558
 PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM



INX-2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SENIOR, STORM, PAVING AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: P0378 003
JURISDICTION: GWINNETT COUNTY

SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= .33X ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNIA GROUP, LLC & ASIF DHANANI, EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 02, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNIA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

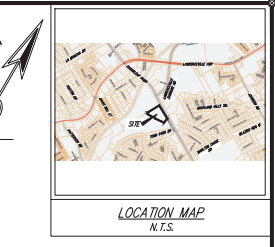
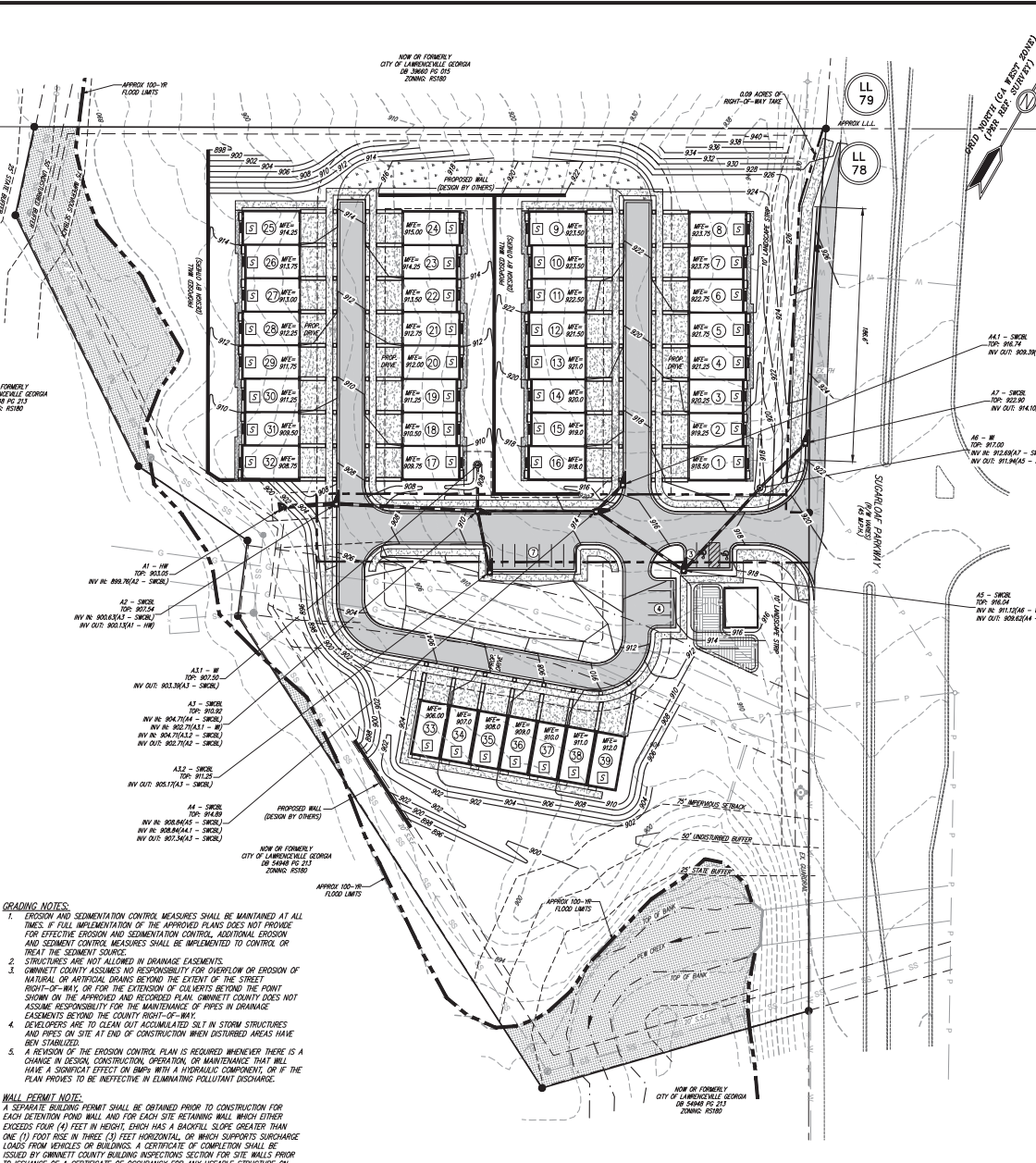
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 131000007Q UNL02/02/2006.

ZONING INFORMATION:
GWINNETT COUNTY
ZONING: R-10
FRONT: 10'
SIDE: 5'
REAR: 25'

GENERAL NOTES:

- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH GWINNETT COUNTY, GEORGIA REQUIREMENTS.
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON SHALL BE BASED ON HOUSING INDICATORS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 500 FEET OF SITE.
- NO MATERIAL CAN BE BURIED ON-SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSATISFACTORY MATERIALS.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- EXISTING FEATURES SHOWN BY DASHED LINES OR SHADDED PROPOSED FEATURES SHOWN BY SOLID OR DOTTED LINES.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- ALL WORK SHALL CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS. LATEST EDITIONS.
- BEFORE CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- ALL EXISTING HAZARDOUS COVERS, WATER BODIES, AND OTHER UTILITY APPEARANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADVERTISED SO THAT THEIR TOP SURFACES WILL BE PROTECTED.
- ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- MUTED SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DIVERSION.

- GRADING NOTES:**
- CUT FOR FILL SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, AND DELETERIOUS MATERIAL.
 - NO CUT OR FILL SLOPES STEEPER THAN 2:1 ARE ALLOWED.
 - ALL REINFORCED CONCRETE (RCC) SHALL BE CLASS B UNLESS OTHERWISE NOTED. ALL CORRUGATED METAL PIPE (CMP) SHALL BE 16 GAUGE MINIMUM AND ASPHALT OR ALUMINUM COATED.
 - ALL MANHOLE TOPS SHALL BE SET FLOOR WITHIN 2" OF FINISH GRADE.
 - TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-1557) METHOD. A BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS OR DEBRIS. MATERIAL CONTAINING MORE THAN 10% FINE SAND SHALL BE COMPACTED TO NO LESS THAN 90% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-1557) METHOD. PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 - AREAS INTENDED TO SUPPORT PAVEMENT OR NEW FILL SHALL BE PROOF ROLLED WITH A 20 TO 30 TON LOADED TRUCK OR OTHER PNEUMATIC-TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE NEARBY OR EXISTING WEAK MATERIALS AREAS WHICH FILL WHILE PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 - CRUSHED STONE AGGREGATE (CSA) IN ROADWAY/PARKING AREAS SHALL CONFORM WITH SECTION 815 OF THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHALL MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.
 - ALL STORM MAIN PIPES ARE TO BE COMPLETELY CLEANED OF ALL SILT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
 - NOY MUST BE SUBMITTED BY THE CONTRACTOR 14 DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL CLEARLY MARK AND MAINTAIN PROPERTY CORNER MONUMENTS AND BENCHMARKS AND IS RESPONSIBLE FOR THE COST OF REPLACEMENT IF DISTURBED. THE CONTRACTOR IS ALSO ADVISED TO PROTECT ALL ADJACENT LANDS FROM DAMAGE AND WILL BE RESPONSIBLE TO RETURN ANY DISTURBED OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
 - ALL VEGETATION, ROOT SYSTEMS, TOPSOIL, ROTUSOLS, AND OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND REUSED LATER AT THE OWNER'S DISCRETION.
 - ALL NECESSARY PERMITS FOR DRAINAGE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
 - ALL STRUCTURES TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED ABOVE AND BELOW GRADE INCLUDING APPLICABLE SERVICE LINES. STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.



OWNER/DEVELOPER
ZIANNIA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominasi@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominasi@gmail.com

- LEGEND**
- | | | | |
|------|---------------------------|-------|--------------------------|
| ⊙ | POWER POLE (PP) | CGS | CURB AND GUTTER |
| HP | HIGH POINT | CP | CONCRETE |
| IN | INLET | P/A | PROPERTY LINE |
| JN | JUNCTION BOX | F/S | FENCED IN SAFETY SECTION |
| US | UTILITY CONTROL STRUCTURE | PT | POINT OF TANGENT |
| DCB | DOUBLE WING CATCH BASIN | PC | POINT OF CURVATURE |
| HP | HEADWALL | OC | OUTLET CONTROL STRUCTURE |
| RCP | REINFORCED CONCRETE PIPE | ELEV | ELEVATION |
| CMF | COMBINED METAL PIPE | HP | HIGH POINT |
| HDPE | HIGH DENSITY POLYETHYLENE | R/W | RIGHT OF WAY |
| UGD | UNDERGROUND DRAINAGE | LL | LAND LOT LINE |
| BM | BOUNDARY BENCHMARK | CONC | CONCRETE |
| EX | EXISTING | NY | NYR |
| PROP | PROPOSED | OSP | EDGE OF PAVEMENT |
| PIV | PIPE INVERT | TYP | TYPICAL |
| NY | NON-YIELD | FENCE | FENCE |
| NY | NON-YIELD | ST | STREET |
| DP | DUCTILE IRON PIPE | CE | CHEMICAL ELECTRIC |
| PVC | POLYVINYL CHLORIDE | SOLE | SOLE |
| BS | BRICK | SS | SEWER SERVICE LINE |
| FT | FOOT CURE | BL | BUILDING SETBACK LINE |
| FIN | FINISH FLOOR ELEVATION | EB | EXISTING BUFFER |
| | | INT | INTERLINE |

GRADING NOTES:

- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET.
- SOFT-OF-BANK OR FOR THE EXTENSION OF CHANNELS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- DEVELOPERS ARE TO CLEAN OUT ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNRESOLVED CONDITIONS ARE IDENTIFIED EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNRESOLVED CONDITIONS ARE RESOLVED.

GRAPHIC SCALE

1 inch = 40 feet

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
W. SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN
TOWNHOUSES AT SUGARLOAF

REVISION DATE 05/14/2026

DRAWN BY: RDD/CJH
CHECKED BY: OH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: GWINNETT
DATE: 05/14/2026

SHEET NO. 5 OF 21
PROJECT NO. 25-0034

INX-202600002 RZM-26-00006 SUP-24-026-00006 ATTCH_05-192626



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



Townhouses at Sugarloaf
By Zianna
4008 Sugarloaf Parkway
Gwinnett County, GA

INX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View from Sugarloaf Parkway

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View of Site & Buildings

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View of façade at entrance

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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GWINNETT COUNTY
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1.24.2023



View of façade at entrance

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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GWINNETT COUNTY
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RECEIVED
1.24.2023



View of garage entrance

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

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LAWRENCEVILLE

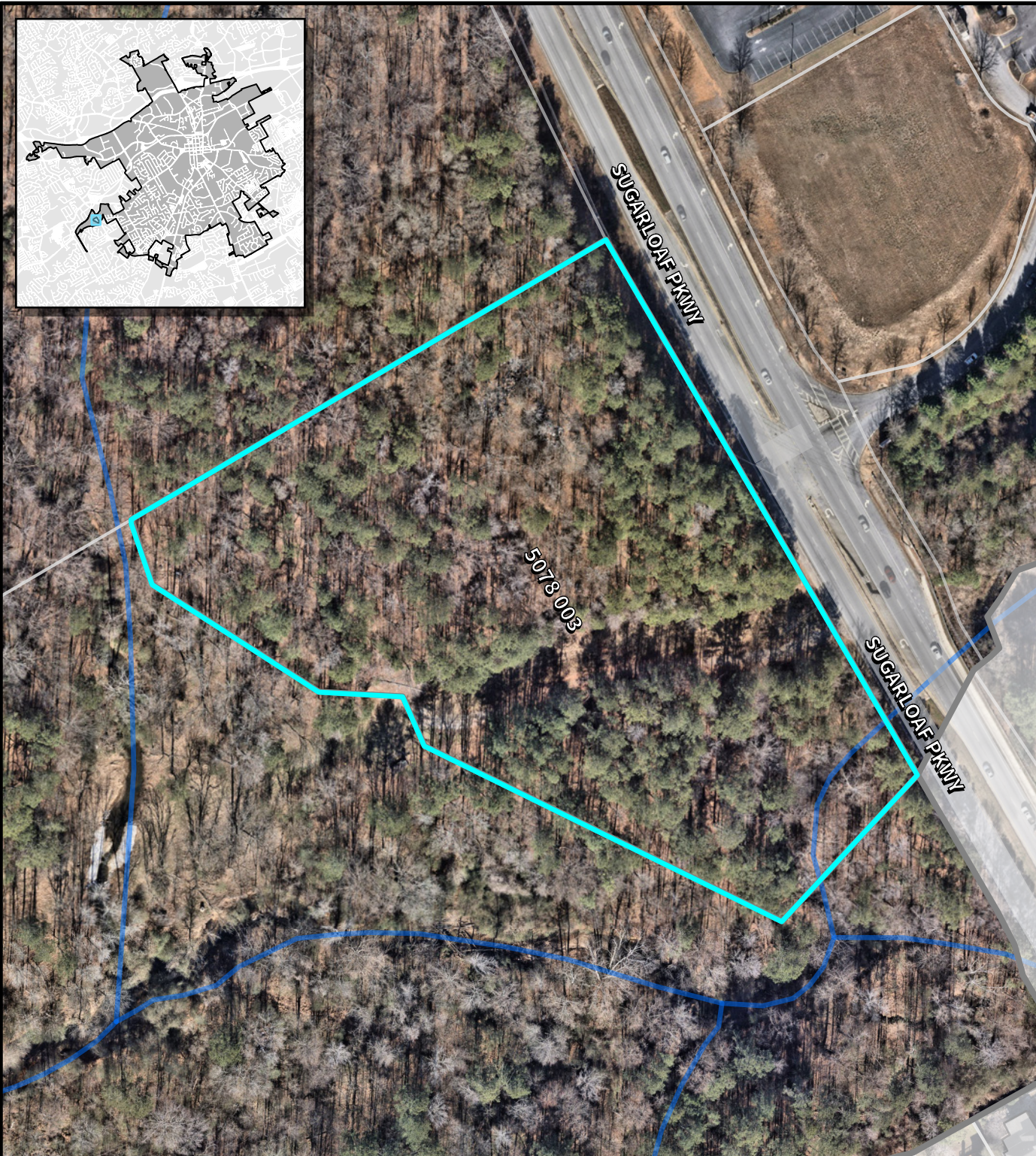
Planning & Development

Location Map & Surrounding Areas

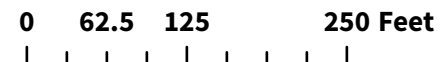
**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

-  Subject Property (~6.61 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Street
-  Streams



Imagery Date: 01/13/2026
 Map Date: 05/15/2026
 Map Scale: 1:1,800



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **RS-180** Single-Family Residential

Imagery Date: 01/13/2026

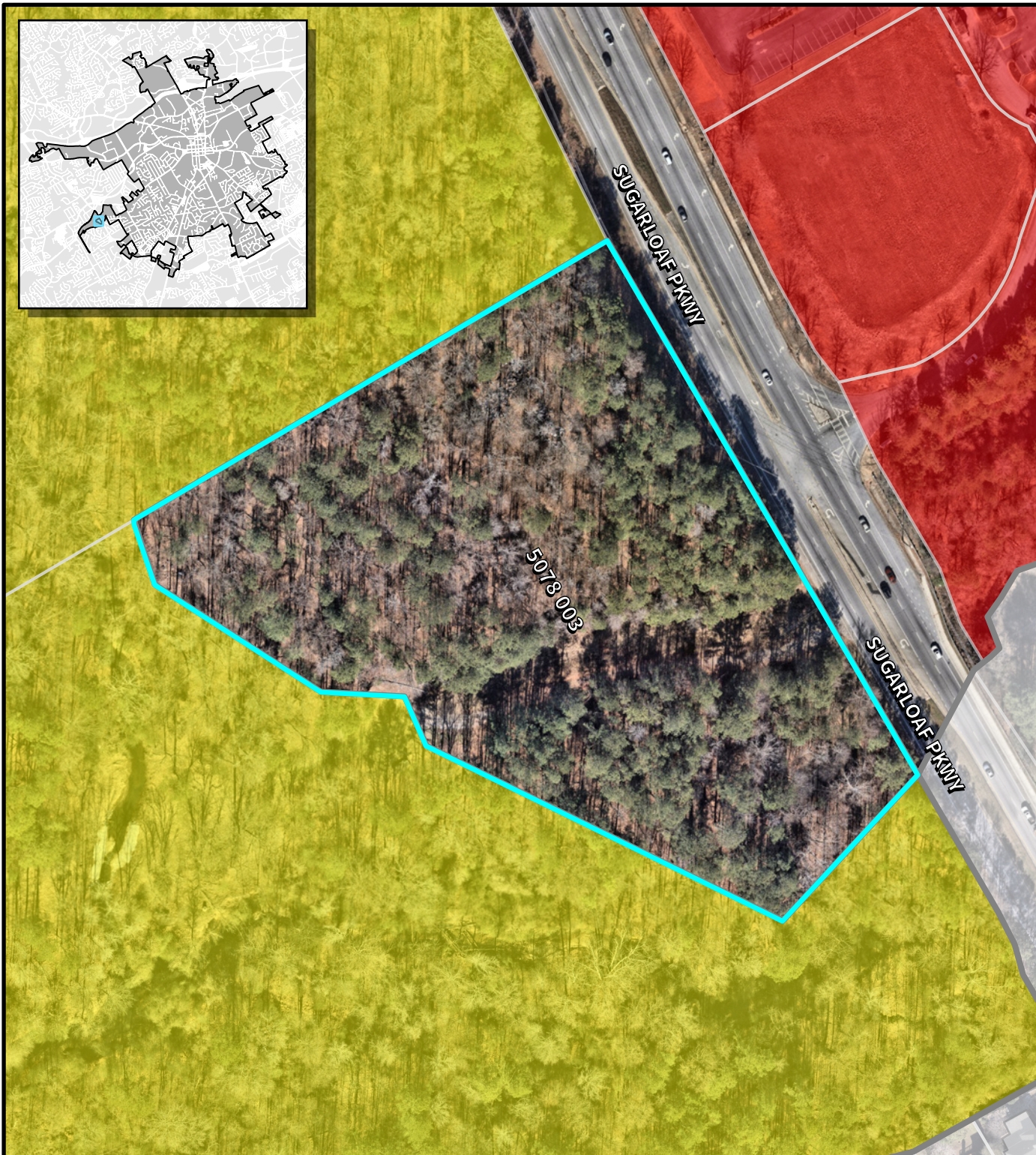
Map Date: 05/15/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor

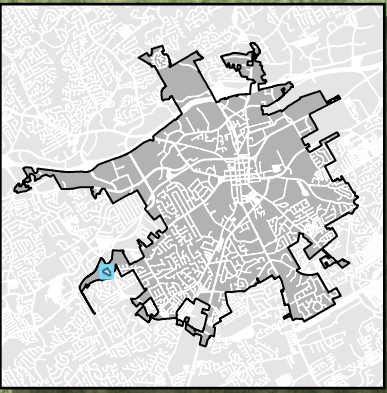
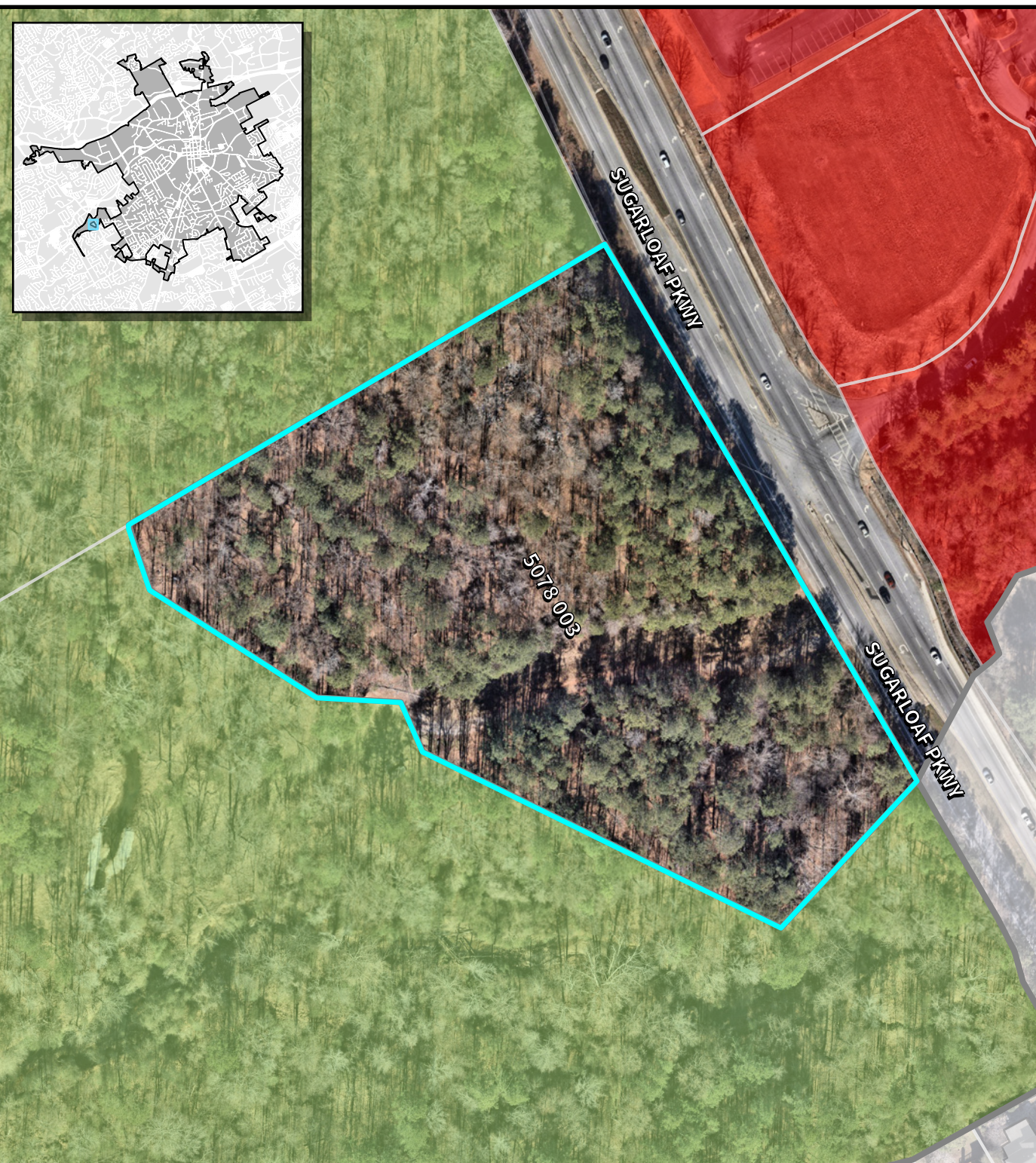
 Parks

Imagery Date: 01/13/2026

Map Date: 05/15/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026








LAWRENCEVILLE

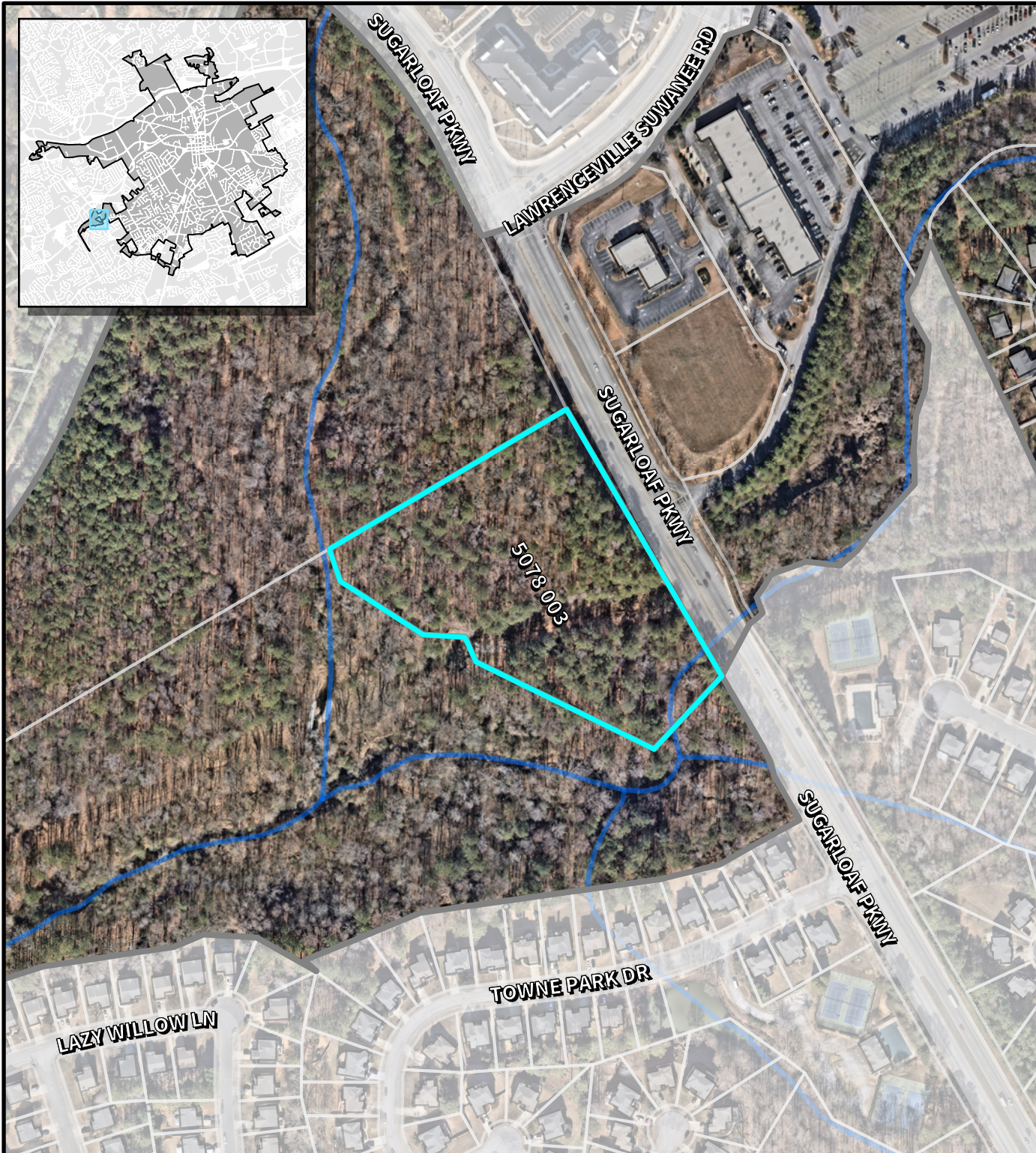
Planning & Development

Location Map & Surrounding Areas

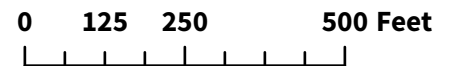
**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

-  Subject Property (~6.61 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 05/15/2026
 Map Scale: 1:3,600



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

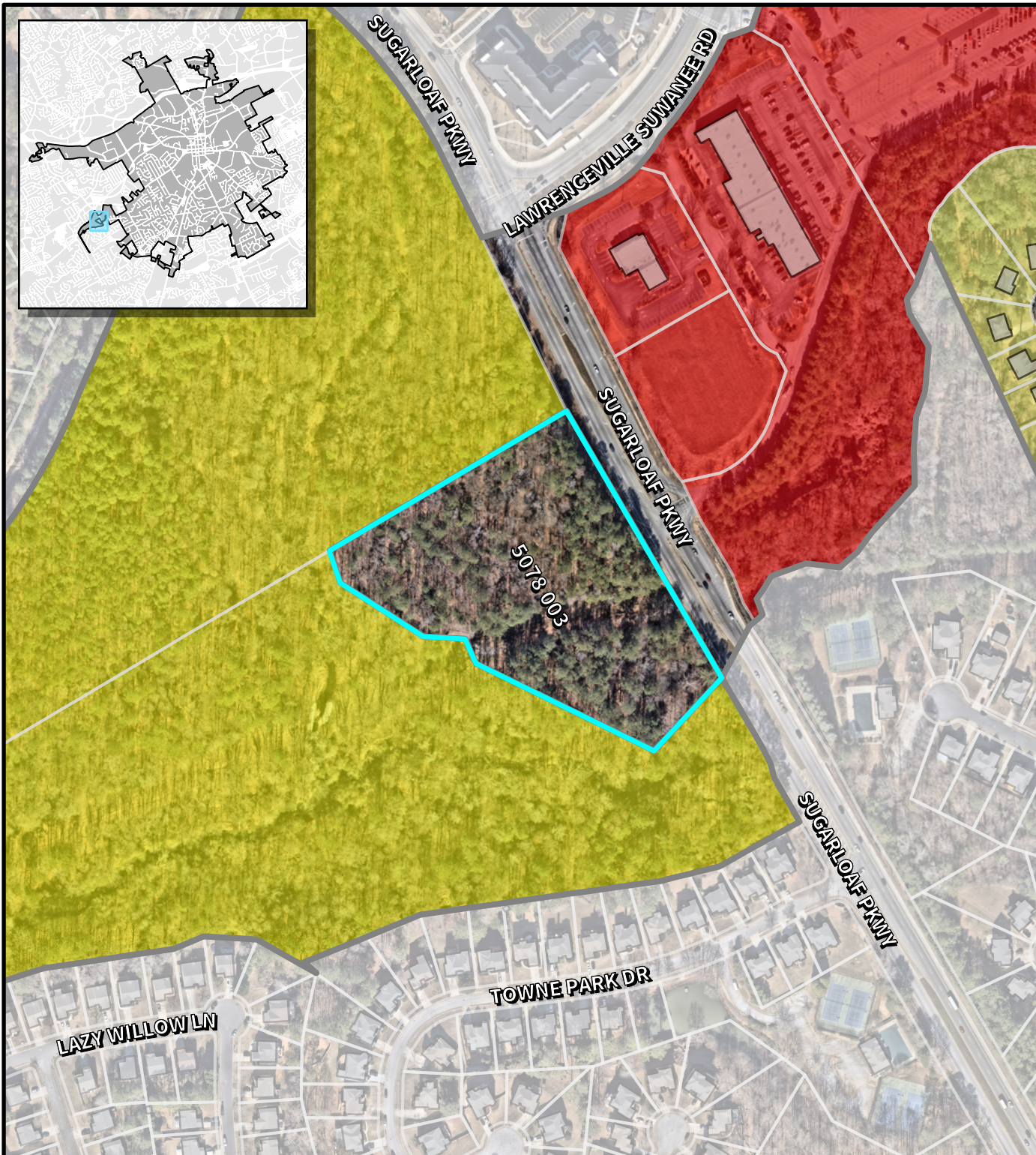
 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **RS-150** Single-Family Residential

 **RS-180** Single-Family Residential



Imagery Date: 01/13/2026

Map Date: 05/15/2026

Map Scale: 1:3,600

0 125 250 500 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**ANNX2026-00002,
RZM2026-00006, &
SUP2026-00006**

Applicant: Owen Herbert

Subject Property (~6.61 acres)

Lawrenceville City Limits

2045 Character Areas

Traditional Residential

Commercial Corridor

Parks

Imagery Date: 01/13/2026

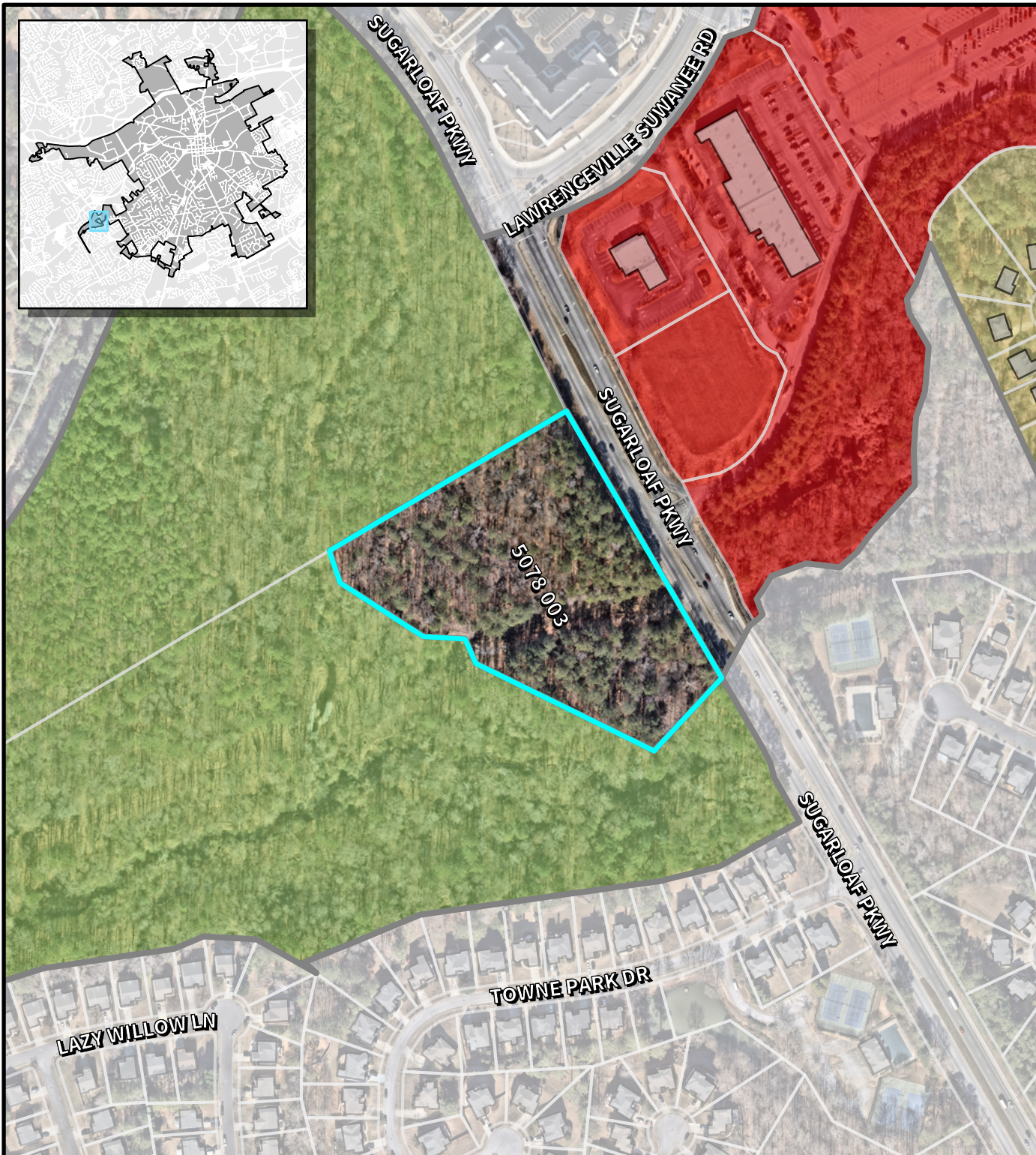
Map Date: 05/15/2026

Map Scale: 1:3,600

0 125 250 500 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH_05192026





May 8, 2026

The Honorable David Still, City Mayor
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 78 of the 5th District Tax Parcel Number: R5078 003

Applicant/Owner:

Table with 3 columns: Parcel, Owner, Applicant. Row 1: R5078 003, ZIANNA GROUP LLC, ZIANNA GROUP LLC

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation with respect to county facilities on the property located at 0 Sugarloaf Parkway, Lawrenceville, GA 30044 and determined that Gwinnett County does not own any facilities within the properties proposed for annexation.

Gwinnett County Department of Community Services (DoCS) determined that there are no facilities associated now or planned by the Department of Community Services known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Parks and Recreation Department determined that there are no facilities associated now or planned by the Parks and Recreation Department known to be upon or adjacent to this tract or affected by the annexation of this parcel.

Gwinnett County Department of Transportation ("GCDOT") also determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway is a GCDOT-maintained roadway and any access or work within the right-of-way is subject to prior review/approval by GCDOT. Maintenance responsibility for this roadway will remain with GCDOT regardless of this annexation.

Gwinnett County Department of Water Resources determined that the following infrastructure exists as depicted on the enclosed maps: a twelve (12) inch water main along the western right-of-way of Sugarloaf Parkway; a series of twenty inch (21), twenty-one (21) inch and thirty (30) inch gravity sewer interceptors discharging into a thirty-six (36) inch gravity sewer along the southwestern boundary of the subject site; a series of eighteen (18) inch stormwater closed conduits along the eastern right-of-way of Sugarloaf Parkway; a County-maintained ditch along

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the eastern boundary of the subject site; and a one hundred and fourteen (114) inch stormwater closed conduit crossing under Sugarloaf Parkway discharging into a stream on the southeastern boundary of the subject site. Any proposed work for water and sewer, and stormwater may be subject to prior review and approval by Gwinnett County Department of Planning and Development and Gwinnett County Department of Water Resources.

Gwinnett County Department of Planning and Development notes that the subject property is zoned R-TH (Single-Family Townhouse District). The subject property has a designation of Traditional+ on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcountry.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me on (770) 822-7000.

Sincerely,

Glenn P. Stephens
County Administrator

ANX2026-00005

CERTIFIED MAIL #: 9214 8902 9562 6590 1619 0107 15

C: Nicole L. Hendrickson, Commission Chairwoman
Jasper Watkins III, Commissioner, District 3
Buffy Rainey, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Chris Minor, Director of Parks & Recreation
Rebecca Shelton, Director of Water Resources

Edgardo Aponte, Director of Transportation
Ron Adderly, Director of Support Services
Lindsey Jorstad, Director of Community Services
Melanie F. Wilson, Senior Assistant County Attorney
Long Range files, ANX2026-00005

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LAWRENCEVILLE

LAWRENCEVILLE

SUGARLOAF PKWY

SUGARLOAF PKWY

KIRKLAND DR

TOWNE PARK DR

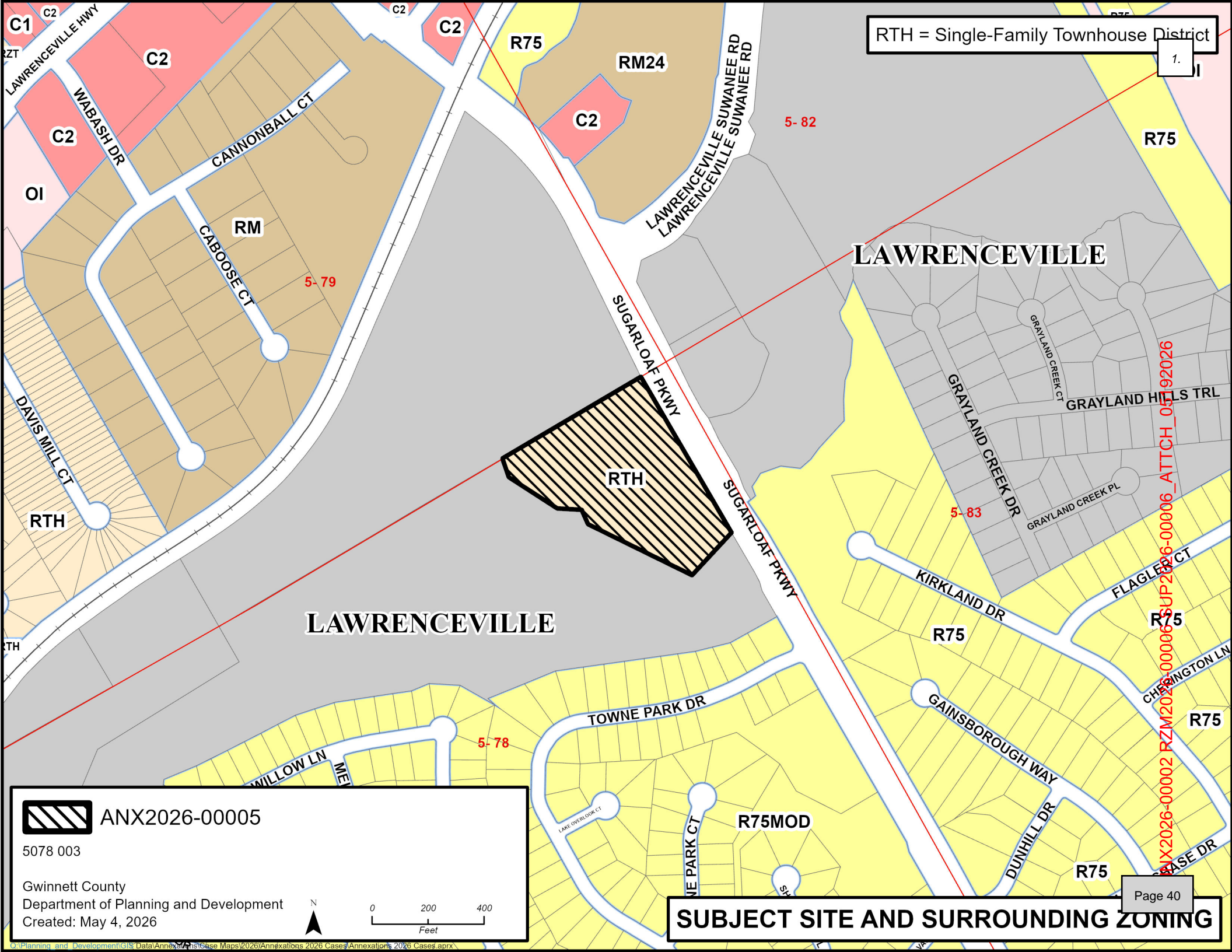
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5078 003

Gwinnett County
Department of Planning and Development
Created: May 4, 2026





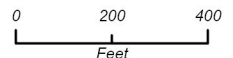
RTH = Single-Family Townhouse District

1.

LAWRENCEVILLE

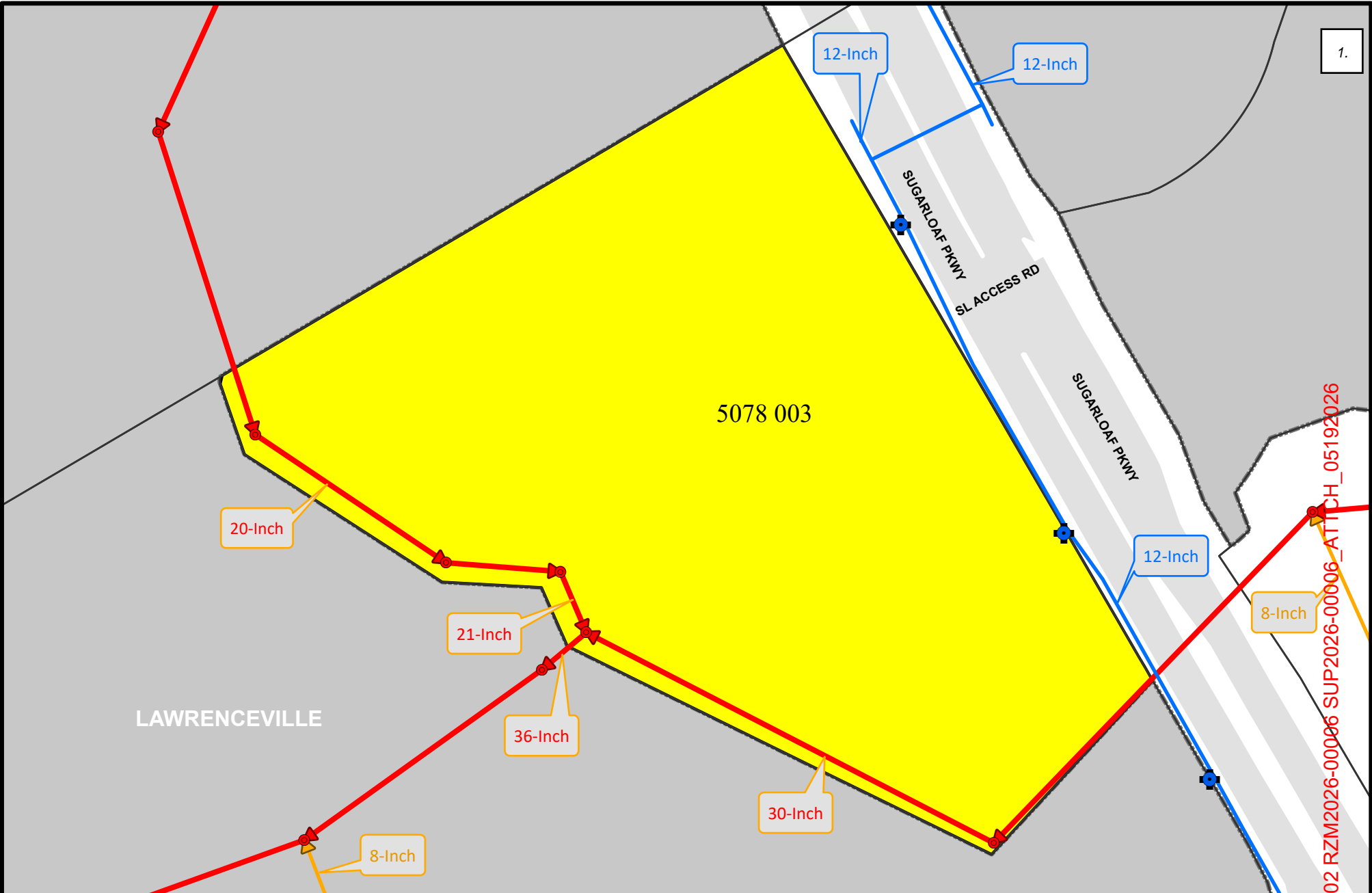
LAWRENCEVILLE

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 Gwinnett County
 Department of Planning and Development
 Created: May 4, 2026



SUBJECT SITE AND SURROUNDING ZONING

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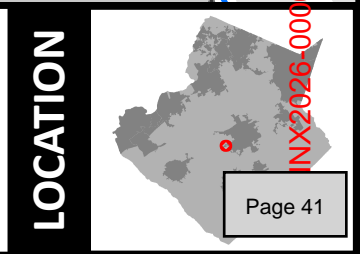
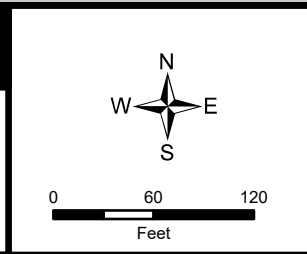
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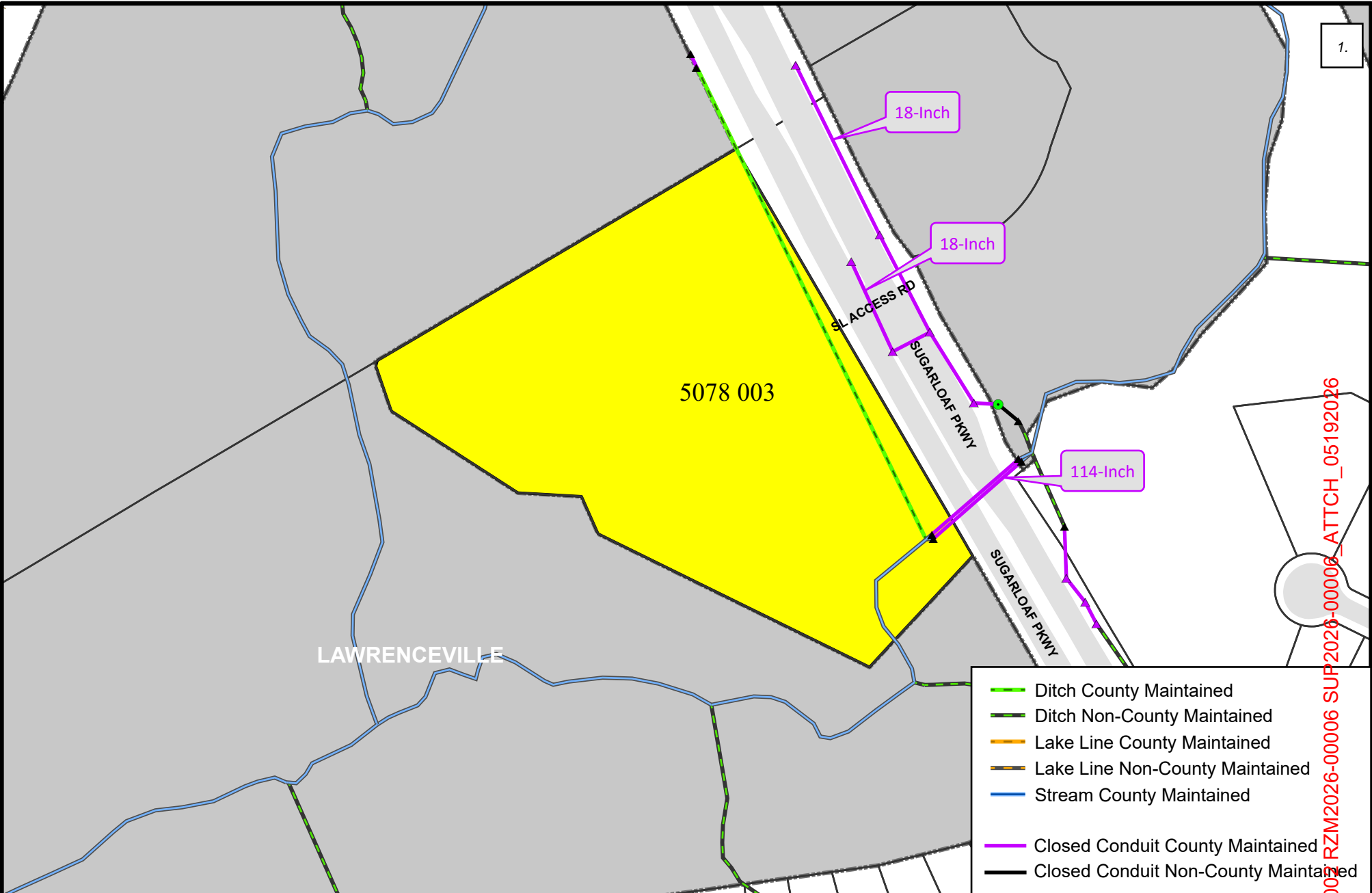
LEGEND	Proposed Annexation	Manhole
	City	Sewer Collector
	Water Main	Sewer Interceptor
	Hydrant	Pressure Main

ANX-2026-005

Water & Sewer

Utility Map





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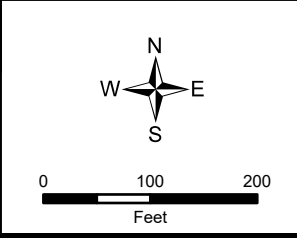
- Ditch County Maintained
- Ditch Non-County Maintained
- Lake Line County Maintained
- Lake Line Non-County Maintained
- Stream County Maintained
- Closed Conduit County Maintained
- Closed Conduit Non-County Maintained

LEGEND

 Proposed Annexation	■ Standpipe
+ City	▲ Headwall
▲ Catch Basin	■ Trench Drain
● Junction Box	● Flume
 Yard Inlet	● Weir

ANX-2026-005

***Stormwater
Utility Map***



LOCATION

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2026-00004; JCT Construction Group c/o LJA Engineering; 737 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, June 10, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Conditions

Summary: The applicant requests the rezoning of an approximately 4.03-acre property located at 737 Grayson Highway (Parcel ID Number: 5140 004) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop twenty-five (25) rear-entry townhome dwelling units at a density of approximately six and one-quarter (6.25) Units Per Acre (UPA). The subject property is located along the western right-of-way of Grayson Highway, between its intersections with Farmer Court and Crane Drive.

Attachments/Exhibits:

- RZM2026-00004_ATTCH_05192026.pdf



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZM2026-00004

APPLICANT(S): JCT CONSTRUCTION GROUP INC. C/O LJA ENGINEERING

PROPERTY OWNER(S): JEFFREY C THREAT

LOCATION(S): 737 GRAYSON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5140 004

APPROXIMATE ACREAGE: 4.03 ACRES

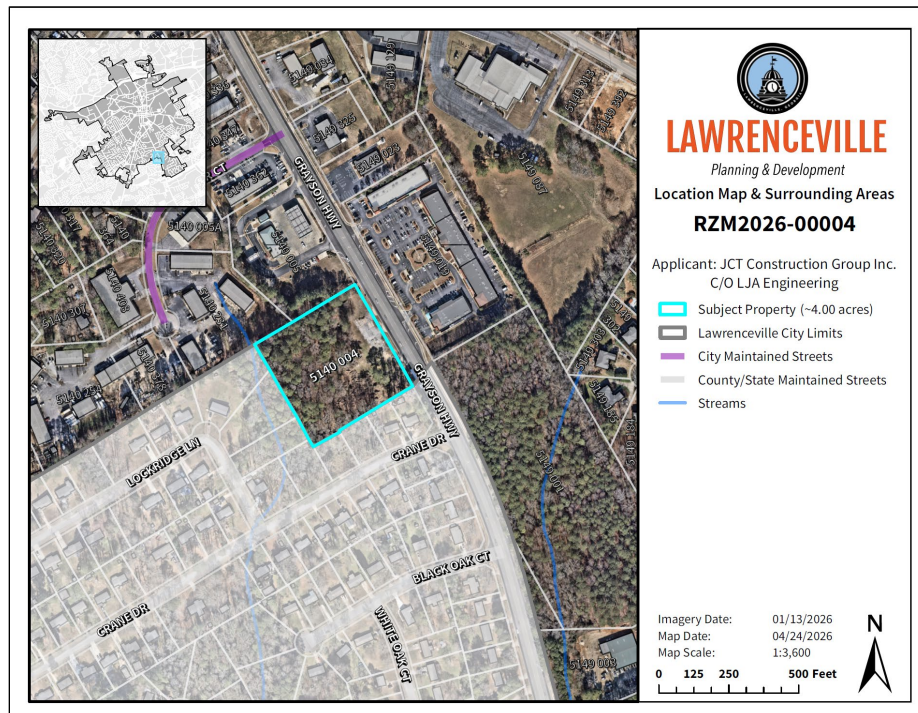
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 25 REAR-ENTRY TOWNHOMES

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



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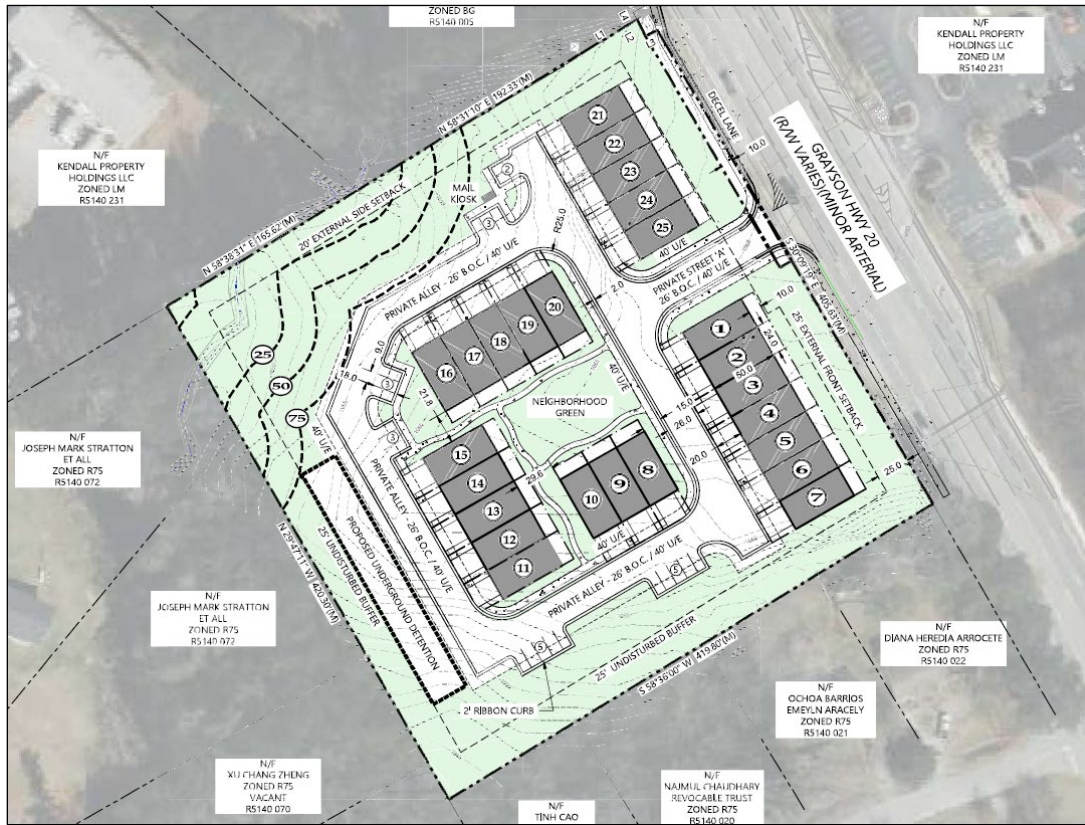
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG – General Business District (its current zoning district) at an unspecified time between the years of 1986 and 2002.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 4.03-acre property located at 737 Grayson Highway (Parcel ID Number: 5140 004) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop twenty-five (25) rear-entry townhome dwelling units at a density of approximately six and one-quarter (6.25) Units Per Acre (UPA). The subject property is located along the western right-of-way of Grayson Highway, between its intersections with Farmer Court and Crane Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed RM-8 district permits a comparable attached residential use that is generally compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City’s townhouse development standards require additional consideration.

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The applicant seeks to develop twenty-five (25) rear-entry townhomes on the subject property. The proposed development includes five separate rows of townhouses consisting of three to seven units per row. Two of these rows (consisting of twelve total units) directly face Grayson Highway, while the remaining three rows (consisting of thirteen units) face an approximately 10,000 square foot internal neighborhood green.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	5 acres	4 acres	See Staff Analysis
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	40 ft	25 ft	Variance
Ext. Side Setback	20 ft	20 ft	N/A
Ext. Rear Setback	20 ft	20 ft	N/A
Min. Heated Area	See Table Below	See Table Below	N/A
Max. Lot Coverage	40%	43.4%	Variance
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	43.7%	N/A

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	N/A	Variance
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,900-2,000 square feet (100%)	
4-bedroom	1,600 sq. ft (10%)		

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

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Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	3 units	3 units	N/A
Max. Units Per Row (UPR)	8 units	7 units	N/A
Private Drive Width	24 ft	26 ft	N/A
Sidewalk Width	5 ft	5 ft	N/A
Rear Setback from Private Drive	27 ft	20 ft	Variance
Rear-Entry Units	25 units (100%)	25 units (100%)	N/A
Adjacency to Public Green Space	13 units (52%)	13 units (52%)	N/A
Min. Public Green Space	3,000 SF	~10,000 SF	N/A

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	25 ft	25 ft	N/A
RM-8 / BG	N/A	N/A	N/A
RM-8 /LM	N/A	N/A	N/A

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	4 spaces per unit (100 spaces)	4.84 spaces per unit (121 spaces)	N/A

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

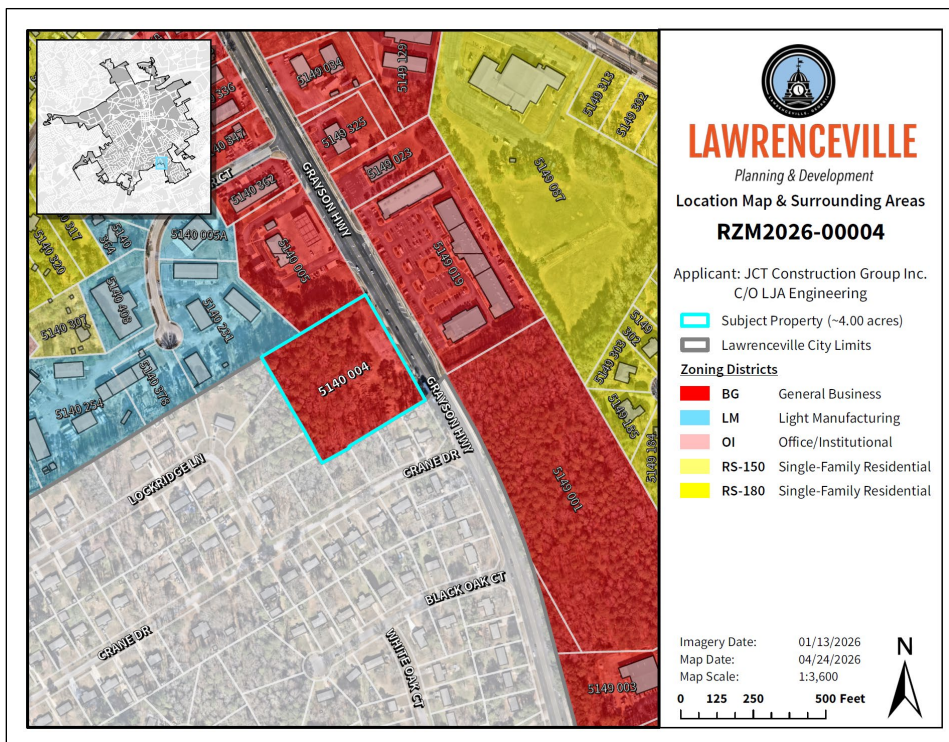
The proposed townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent residential neighborhoods to the south and west. The proposal

incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposed development generally complies with several RM-8 development standards; however, the request requires multiple variances and a text amendment related to minimum lot area, setbacks, lot coverage, and unit mix standards. Because the RM-8 district does not permit reductions to the minimum five-acre lot area through the variance process, approval of the request requires a text amendment to the Zoning Ordinance. Several requested variances exceed Staff’s typical administrative support threshold for dimensional deviations; however, Staff recognizes that many of the requested modifications are associated with the project’s overall site design, enhanced open space configuration, and rear-loaded development pattern. While policy concerns remain regarding reductions to established district standards, Staff finds that the overall site design and transitional corridor context support consideration of approval in this instance.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



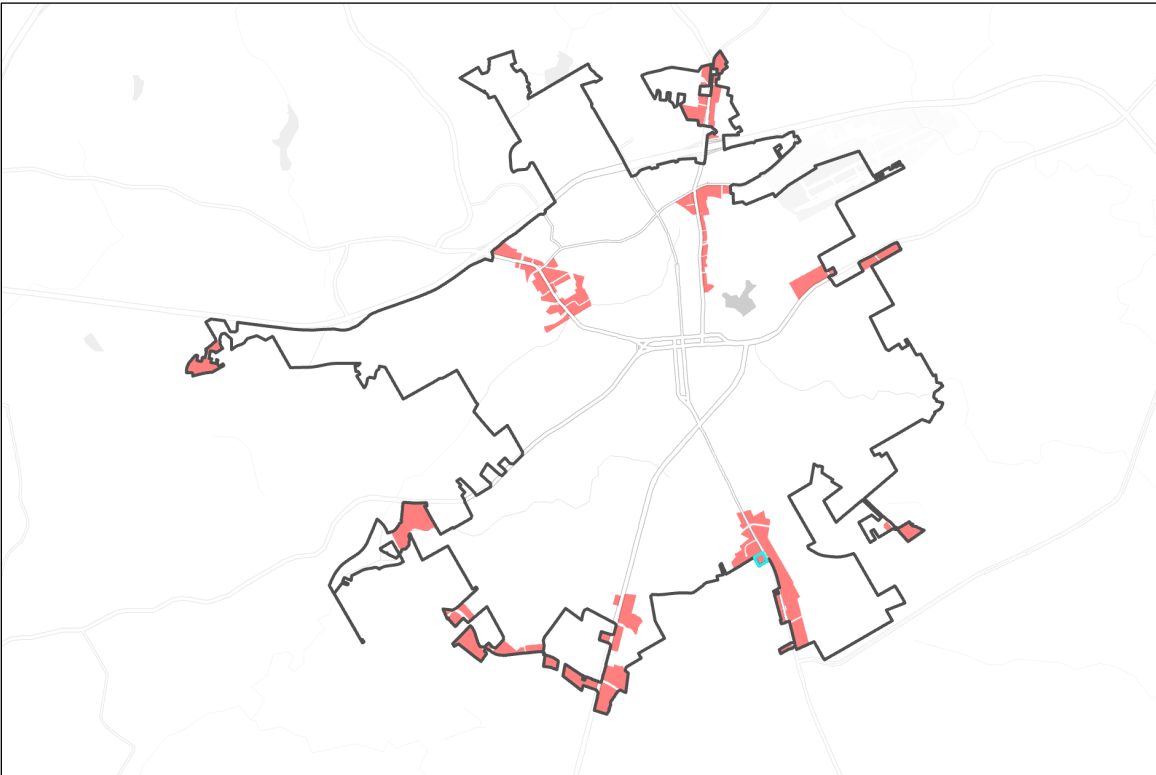
SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of commercial, light industrial, and single-family residential uses. Commercial uses are concentrated along the Grayson Highway corridor, including retail and convenience-oriented development,

while established single-family residential neighborhoods are located immediately south and west of the property. Office and warehouse use zoned LM Light Manufacturing District are located northwest of the site along Farmer Court.

The proposed townhouse development may serve as an appropriate transitional and compatible land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent lower-density residential neighborhoods. The proposal’s rear-loaded design enhanced open space, pedestrian-oriented layout, and moderate density may further improve compatibility with surrounding properties while supporting reinvestment within the corridor environment.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map designate the subject property within the Commercial Corridor character area, which is primarily intended to accommodate commercial, employment, and corridor-oriented development along major transportation routes. While the proposed townhouse development differs from the corridor’s traditional commercial emphasis, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial environments where such development may support transitional land use patterns, corridor reinvestment, and housing diversification.

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The subject property occupies a transitional location between existing commercial and light industrial uses along Grayson Highway and established single-family residential neighborhoods to the south and west. In this context, the proposed townhouse development may serve as an appropriate transitional land use between differing development intensities.

The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, reduced visual prominence of parking areas, and higher-quality architectural materials. The proposed density of approximately 6.25 units per acre is moderate for an attached residential product and is generally appropriate within the surrounding corridor environment.

While the proposal requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project’s overall site design, open space configuration, and rear-loaded development pattern. Overall, the proposal may be viewed as generally consistent with broader Comprehensive Plan objectives related to compatible transitional redevelopment and corridor reinvestment along Grayson Highway.

STAFF RECOMMENDATION

The proposed townhouse development represents a compatible residential redevelopment opportunity within the evolving Grayson Highway corridor. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density. The development may be an appropriate transitional land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west.

While the request requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project’s overall site design, open space configuration, and rear-loaded development pattern. Although the request warrants careful consideration regarding consistency with the intent of the RM-8 district standards, Staff finds that the proposal generally reflects a compatible and contextually appropriate redevelopment pattern within this corridor environment.

Based on the proposal’s transitional land use function, enhanced site design, moderate density, and housing diversification benefits, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and associated variances, subject to appropriate conditions of development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will service 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 townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

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

The proposed development is not anticipated to create substantial adverse impacts on adjacent properties due to the moderate density, proposed buffering, and overall site design. The proposal may provide an effective transition between higher-intensity commercial uses and nearby residential neighborhoods while supporting compatible redevelopment within the corridor environment.

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

The property retains reasonable economic use under its existing BG zoning classification due to its location along the Grayson Highway corridor and proximity to existing commercial development. However, the site’s transitional location and surrounding development pattern may also support consideration of attached residential redevelopment on the property.

- 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 townhouse development is not anticipated to create excessive impacts on existing streets, transportation facilities, utilities, or schools due to the moderate scale and density of the project and the availability of existing infrastructure along the corridor. Access improvements, including a proposed deceleration lane, are intended to support traffic circulation and site access.

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

The proposal is generally consistent with the broader policy direction of the 2045 Comprehensive Plan. While the Commercial Corridor character area primarily emphasizes commercial and employment-oriented uses, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial corridors that support transitional land use patterns, corridor reinvestment, and housing diversification.

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;

Existing and changing conditions affecting the property include the evolving redevelopment character of the Grayson Highway corridor and the transitional relationship between nearby commercial and residential uses. While the proposal requires several variances and a text amendment associated with the RM-8 district standards, Staff finds that the overall site design, moderate density, and transitional development pattern are generally compatible within this corridor environment.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A.** Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan titled “Zoning Plan,” dated “November 6, 2025,” prepared by “LJA Surveying Inc.” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations titled “JC Threat Townhouses”, dated and received “November 14, 2025,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

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

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All grassed areas shall be sodded.
- F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G.** 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.
- H.** All underground utilities shall be provided throughout the development.

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 B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- E.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.

M2026-00004_ATTCH_05212026

Applicant’s Letter of Intent

JCT Construction Group Inc.
 City of Lawrenceville
 Rezoning - BG to RM-8
 Attached Townhomes

JCT Construction Group, Inc. (“the Applicant”) respectfully submits this Letter of Intent requesting the rezoning of approximately 4.03 acres located at 737 Grayson Highway (Parcel R5140 004) from BG (General Business) to RM-8 (Townhouse Residential) to allow for the development of a high-quality, 25-unit townhouse community. The property is situated along Grayson Highway (SR-20), directly across from The Village shopping center, and is bordered by BG-zoned commercial property to the north, LM-zoned industrial property to the east, and established R-75 single-family neighborhoods to the west and south.

The Applicant proposes to develop 25 rear-loaded townhomes, each 24 feet by 50 feet in size, resulting in a density of 6.2 units per acre, which is below the 8 units per acre permitted in the RM-8 zoning district. Each townhome will include a minimum of 2,000 square feet of heated space, with at least three bedrooms and three bathrooms, and will feature a two-car rear-entry garage with an additional two spaces in each driveway, providing four off-street parking spaces per unit. The architectural design will utilize brick and complementary high-quality exterior materials to ensure compatibility with the surrounding community and the overall character of the City of Lawrenceville. Access to the site will be provided via a private street connection to Grayson Highway, which will include a deceleration lane to enhance traffic safety. Internal circulation will be served by 26-foot private alleys and private streets designed to accommodate residents, visitors, public safety vehicles, and service access. Sidewalks with a 2-foot grass strip will be provided throughout the community, offering safe and convenient pedestrian connectivity. A mailbox kiosk will be located adjacent to the central green for easy resident access and postal service compliance. The proposed layout includes a significant amount common area, with 1.76 acres provided, or 43.7% of the site. A centrally located Neighborhood Green of more than 3,000 square feet will serve as the focal point of the community, and over half of the units will be situated adjacent to or directly across from common open space. Additional open space and vegetated areas include a 25-foot undisturbed buffer along all R-75 boundaries, ensuring privacy and compatibility with neighboring homes. The plan also respects all applicable stream buffers, including the 25-foot state buffer, 50-foot city buffer, and 75-foot impervious setback. Stormwater management will be addressed through an underground detention system, allowing the site to effectively manage runoff while preserving functional open space at the surface. Water and sewer service will be provided by Gwinnett County, with sanitary sewer accessible off-site. Two variances are requested in conjunction with this rezoning. First, the Applicant seeks a reduction in the minimum required lot size for RM-8 zoning from 5.0 acres to 4.03 acres. Second, the Applicant requests approval to increase maximum lot coverage from 40% to 43.4%. These variances are modest and necessary to support the rear-loaded alley system, underground stormwater facility, and enhanced open-space network that significantly exceeds ordinance requirements and improves compatibility with surrounding properties.

The Applicant believes that the proposed rezoning represents a logical and beneficial land use transition along the Grayson Highway corridor. The project replaces an underutilized commercial parcel with a thoughtfully designed residential community that offers high-quality for-sale housing, substantial open space, improved site access, modern stormwater infrastructure, and appropriate buffering for surrounding single-family homes. This development aligns with the City of Lawrenceville’s long-term goals and contributes positively to the continued growth and revitalization of this portion of the community.

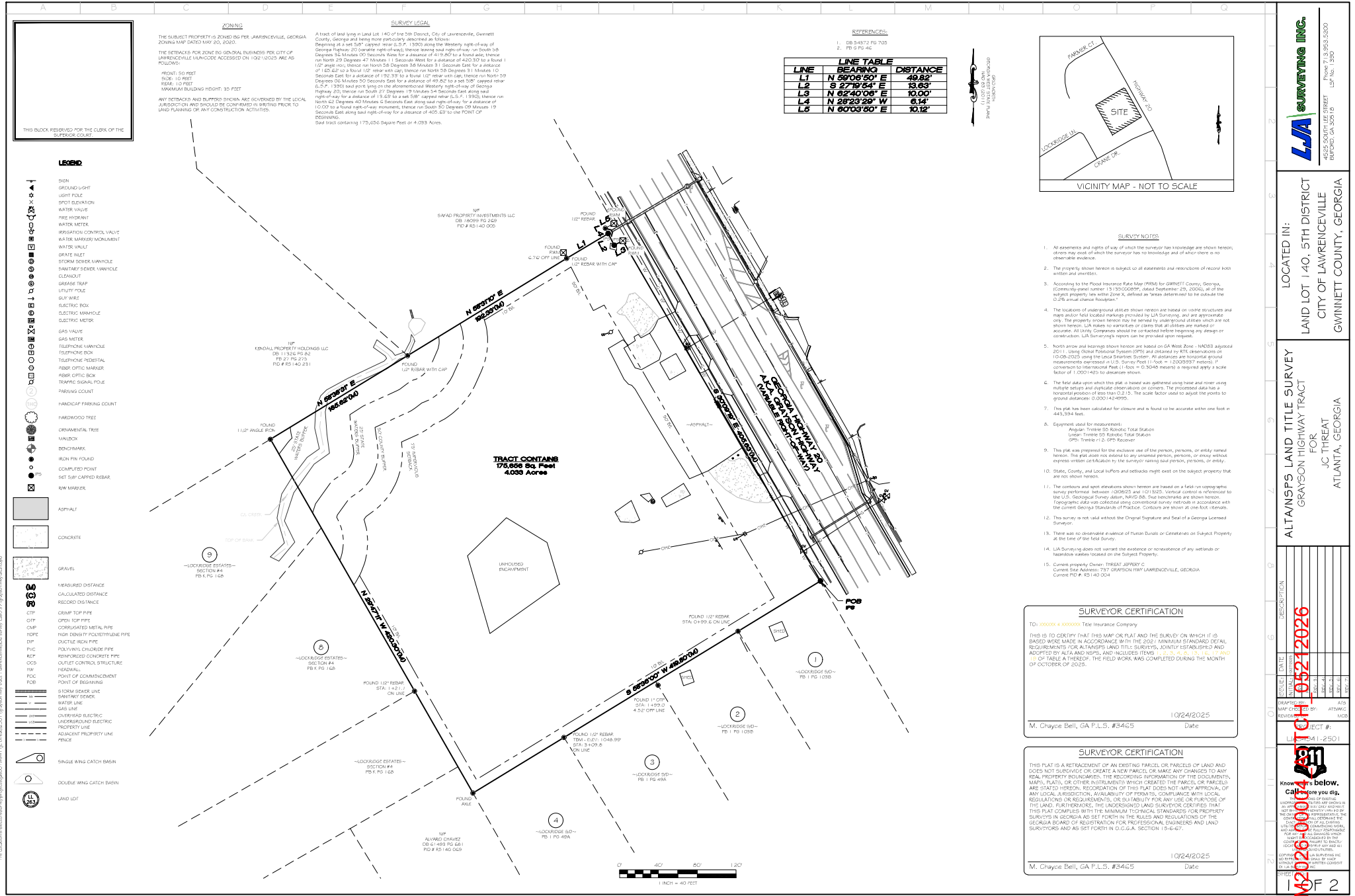
M2026-0001 ATTCH 0521 25

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

A tract of land lying in Land Lot 140 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a set 5/8" capped rebar (L.S.F. 1390) along the Westerly right-of-way of Georgia Highway 20 (variable right-of-way); thence leaving said right-of-way run South 58 Degrees 36 Minutes 00 Seconds West for a distance of 419.80' to a found axle; thence run North 29 Degrees 47 Minutes 11 Seconds West for a distance of 420.30' to a found 1 1/2" angle iron; thence run North 58 Degrees 38 Minutes 31 Seconds East for a distance of 165.62' to a found 1/2" rebar with cap; thence run North 58 Degrees 31 Minutes 10 Seconds East for a distance of 192.33' to a found 1/2" rebar with cap; thence run North 59 Degrees 06 Minutes 50 Seconds East for a distance of 49.82' to a set 5/8" capped rebar (L.S.F. 1390) said point lying on the aforementioned Westerly right-of-way of Georgia Highway 20; thence run South 27 Degrees 19 Minutes 54 Seconds East along said right-of-way for a distance of 13.63' to a set 5/8" capped rebar (L.S.F. 1390); thence run North 62 Degrees 40 Minutes 6 Seconds East along said right-of-way for a distance of 10.00' to a found right-of-way monument; thence run South 30 Degrees 09 Minutes 19 Seconds East along said right-of-way for a distance of 405.63' to the POINT OF BEGINNING.

Said tract containing 175,656 Square Feet or 4.033 Acres.



ZONING

THE SUBJECT PROPERTY IS ZONED R9 PER LAWRENCEVILLE, GEORGIA ZONING MAP DATED MAY 20, 2020.

THE SETBACKS FOR ZONE R9 GENERAL BUSINESS PER CITY OF LAWRENCEVILLE MUNICIPAL CODE ACCESSIBLE ON 1102-11025 ARE AS FOLLOWS:

FRONT, 50 FEET
 SIDE, 10 FEET
 REAR, 10 FEET
 MAXIMUM BUILDING HEIGHT, 35 FEET

ANY SETBACKS AND BUILDING FOOTPRINT ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED BY WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

SURVEY LEGAL

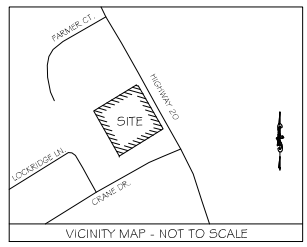
A tract of land lying in Land Lot 140 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows: Bounded as a 2nd 30' capped right-of-way (R.O.W.) along the westerly right-of-way of Georgia Highway 20 (hereinafter referred to as "Highway 20") on the South 58 Degrees 34 Minutes 50 Seconds West for a distance of 119.862 to a found stake then on North 29 Degrees 47 Minutes 11 Seconds West for a distance of 420.93 to a found 1/2" cap stake then on North 58 Degrees 34 Minutes 51 Seconds East for a distance of 120.62 to a found 1/2" cap stake then on North 58 Degrees 34 Minutes 51 Seconds East for a distance of 102.33 to a found 1/2" cap stake then on North 59 Degrees 00 Minutes 50 Seconds East for a distance of 49.26 to a set 30' capped stake (L-1) 1370' and from the above-described stake on the right-of-way of Georgia Highway 20, then on South 27 Degrees 19 Minutes 34 Seconds East along said right-of-way for a distance of 11.42 to a set 30' capped stake (L-2), 1393' then on North 42 Degrees 40 Minutes 5 Seconds East along said right-of-way for a distance of 100.00 to a found right-of-way monument, then on South 50 Degrees 00 Minutes 19 Seconds East along said right-of-way for a distance of 405.63 to the POINT OF BEGINNING.

Said tract containing 175,656 Square Feet or 4.033 Acres.

REFERENCES:

- DB 34572 PG 705
- PB 9 PG 46

LINE	BEARING	DISTANCE
L1	N 59°05'50" E	49.92'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'28" W	8.14'
L5	N 60°03'56" E	10.12'



- LEGEND**
- SIGN
 - GROUND LIGHT
 - LIGHT POLE
 - SPOT ELEVATION
 - WATER VALVE
 - PIKE HYDRANT
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - WATER MARKERS MONUMENT
 - WATER MAIN
 - GRATE INLET
 - STORM SEWER MANHOLE
 - SAWTOOTH SEWER MANHOLE
 - CLEANOUT
 - GREASE TRAP
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TELEPHONE PEDestal
 - FIBER OPTIC MARKER
 - FIBER OPTIC BOX
 - TRAFFIC SIGNAL POLE
 - PARKING COUNT
 - HANDICAP PARKING COUNT
 - HARDWOOD TREE
 - ORIENTAL TREE
 - SHRUBS
 - BONCHAM
 - IRON PIN FOUND
 - COMPUTED POINT
 - SET SURV CAPPED REBAR
 - R/W MARKER
 - ADPHANT
 - CONCRETE
 - GRAVEL
 - MEASURED DISTANCE
 - CALCULATED DISTANCE
 - RECORD DISTANCE
 - C/P
 - CRIMP TOP PIPE
 - OPEN TOP PIPE
 - CANP
 - CONCRETE METAL PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - D/P
 - DUCTILE IRON PIPE
 - PVC
 - POLYVINYL CHLORIDE PIPE
 - RCF
 - REINFORCED CONCRETE PIPE
 - ODS
 - OUTLET CONTROL STRUCTURE
 - REBAR
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - 3/4" IRON CORNER
 - SAWTOOTH CORNER
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - FENCE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - LAND LOT

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no other evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for GWINNETT County, Georgia, (commonly-referred to as "FIRM") dated September 29, 2005, all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain".
- The locations of underground utilities shown hereon are based on utility structures and maps and/or field located markings provided by LJA Surveying, and are approximate only. The property owner/tenant may be served by underground utilities which are not shown hereon. LJA makes no warranty or claims that all utilities are marked or accurate. All Utility Contractors should be contacted before beginning any digging or construction. LJA Surveying reports can be provided upon request.
- North arrow and bearings shown hereon are based on GA Mean Zone - NAD83 adjusted 2011, using Global Positioning System (GPS) and obtained as RTK observations on 10/26/2025 using the Leica StarLine System. All distances are horizontal ground measurements expressed in U.S. Survey Feet (1 foot = 1.000035737 meters), if conversion to International Feet (1 foot = 0.3048 meters) is required apply a scale factor of 1.000042 to distances shown.
- The field data upon which this plat is based was gathered using total station using multiple setups and duplicate observations on corners. The instrument data has a horizontal precision of less than 0.17". The scale factor used to adjust the points to ground distances is 0.0001424995.
- This plat has been calculated for closure and is found to be accurate within one foot in 443,534 feet.
- Equipment used for measurement:
 Leica Trimble S5 Robotic Total Station
 GPS: Trimble R2 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. The user does not extend to any unrelated person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local laws and ordinances may exist on the subject property that are not shown hereon.
- The contours and spot elevations shown hereon are based on a field-in-situ topographic survey performed between 10/26/21 and 10/18/25. Vertical datums are referenced to the U.S. Geodetic Survey datum, NAVD 83. Spot elevations are shown hereon. Elevation contours are shown hereon. Contour intervals are shown hereon. All contours are shown in accordance with the current Georgia Standards of Practice. Contours are shown at one-foot intervals.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There shall be no encumbrance in record of Easement or Easements on Subject Property at the time of this field survey.
- LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- Current property Owner: J.C. THEATRE
 Current Site Address: 737 GRAYSON HWY LAWRENCEVILLE, GEORGIA
 Current PID #: R2140-004

SURVEYOR CERTIFICATION

To: [REDACTED] Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAWAYS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE: 10/24/2025

M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY HOLDINGS. THE RECORDING INFORMATION OF THE SUBJECTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE LAYED HEREON. RECORDED ON THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LEGAL RESTRICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 11-0-67.

DATE: 10/24/2025

M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.

11000 WOODBRIDGE BLVD
 SUITE 100
 LAWRENCEVILLE, GA 30045-5200
 PHONE: 770.962.1200
 FAX: 770.962.1200
 WWW.LJASURVEYING.COM

LOCATED IN:
 LAND LOT 140, 5TH DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

ALTAWAYS LAND TITLE SURVEY
 GRAYSON HIGHWAY TRACT
 FOR
 JC THEATRE
 ATLANTA, GEORGIA

DATE	REVISION	BY	FOR
10/24/2025	1	ATWAK	MCS

Know what's below.
Call us or you dig.

162-026-0000

1 OF 2

A B C D E F G H I J K L M N O P Q

SITE DATA

ADDRESS: 737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA
RS140 004

PARCEL ID: R5140 004

JURISDICTION: CITY OF LAWRENCEVILLE

ACREAGE: ± 4.03 ACRES

EXISTING ZONING: BG - GENERAL BUSINESS

PROPOSED ZONING: RM-8 TOWNHOUSE RESIDENTIAL

TOTAL UNITS: 25 TOWNHOMES (24' x 50', REAR ENTRY)

GROSS DENSITY: 6.2 U/A

DISTRICT STANDARDS:

MIN. LOT AREA: 5.0 AC +

MAX BUILDING HEIGHT: 35'

MIN. LOT/UNIT WIDTH: 20'

MAX UNITS PER ROW: 8

MIN. UNITS PER ROW: 3

MAX IMPERVIOUS COVERAGE: 40%

PROPOSED IMP. COVERAGE: 43.4%*

MIN. EXTERNAL FRONT SETBACK: 25'

MIN. EXTERNAL REAR YARD S/B: 20' / 40' FT ON MAJOR ARTERIAL

MIN. SIDE YARD S/B: 0'

UNIT SETBACK: 20' FROM DRIVE, 20' FROM ALLEY

RIGHT-OF-WAY ACCESS/UTILITY EASEMENT STREET WIDTH: 26' BACK OF CURB-BACK OF CURB

SIDEWALKS: 5' WIDTH / 2' GRASS STRIP

COMMON AREA REQ'D: 15% OF TOTAL ACREAGE

COMMON AREA PROVIDED: 1.76 AC (43.7%)

REQ'D: 50% OF TOWNHOUSES MUST BE ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM THE COMMON AREA.

PROVIDED: > 50%

REQUIRED: GREEN, PARK OR SQUARE - 3,000 SF MIN.

PROVIDED: >3,000 SF NEIGHBORHOOD GREEN

PARKING DATA: 2 SPACE PER DRIVEWAY
2 SPACES PER GARAGE

GUEST SPACES: 21 SPACES

TOTAL RESIDENTIAL PARKING: 96 SPACES + 21 GUEST SPACES = 117 SPACES

* VARIANCE REQUESTS:

1. REDUCE MIN. LOT AREA FROM 5.0 ACRES TO 4.0 ACRES.
2. INCREASE LOT COVERAGE FROM 40% TO 43.4%.

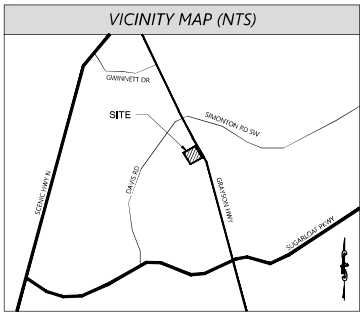
LEGEND

- 25' STATE STREAM BUFFER
- 50' CITY STREAM BUFFER
- 75' IMPERVIOUS SETBACK
- STREAM BUFFER
- UTILITY EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- COMMON AREA

LINE TABLE		
L1	N 59°06'50" E	49.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'29" W	6.14'
L5	N 60°03'50" E	10.12'

GENERAL NOTES

1. WATER SERVED BY GWINNETT COUNTY.
2. SEWER LOCATED OFF SITE, PROVIDED BY GWINNETT COUNTY.
3. THERE IS NO FLOODPLAIN LOCATED ON SITE ACCORDING TO FEMA MAP PANEL 13135C0089F, EFFECTIVE 9/29/2006.
4. ALTA SURVEY BY LJA SURVEYING INC., DATED 10/27/25 BY M. CHAYCE BELL, PLS #3465.
5. STORMWATER DETENTION WILL BE MANAGED UNDERGROUND.



NO.	DATE	DESCRIPTION
1		
2		
3		
4		NOT RELEASED FOR CONSTRUCTION
5		
6		
7		
8		
9		
10		
11		
12		

299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

CONCEPT PLAN FOR RM-8 TOWNHOMES

737 GRAYSON HWY
LAWRENCEVILLE, GEORGIA
PARCEL # R5140 004

ATTACH_05212026

M00260001

NORTH

SCALE: 1"=50'

DATE: 11/11/25

DRAWN BY: JTB

CHECKED BY: JTB

DATE: 11/06/25



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

JC THREAT TOWNHOUSES

M22600004_ATTACH_05212026

Issue	Date	Drawn By
1		
2		
3		
4		
5		
6		
7		
8		

FRONT ELEVATION








LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

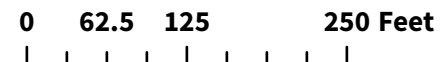
RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

-  Subject Property (~4.00 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 04/24/2026
 Map Scale: 1:1,800



RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004


Applicant: JCT Construction Group Inc.
C/O LJA Engineering

 Subject Property (~4.00 acres)

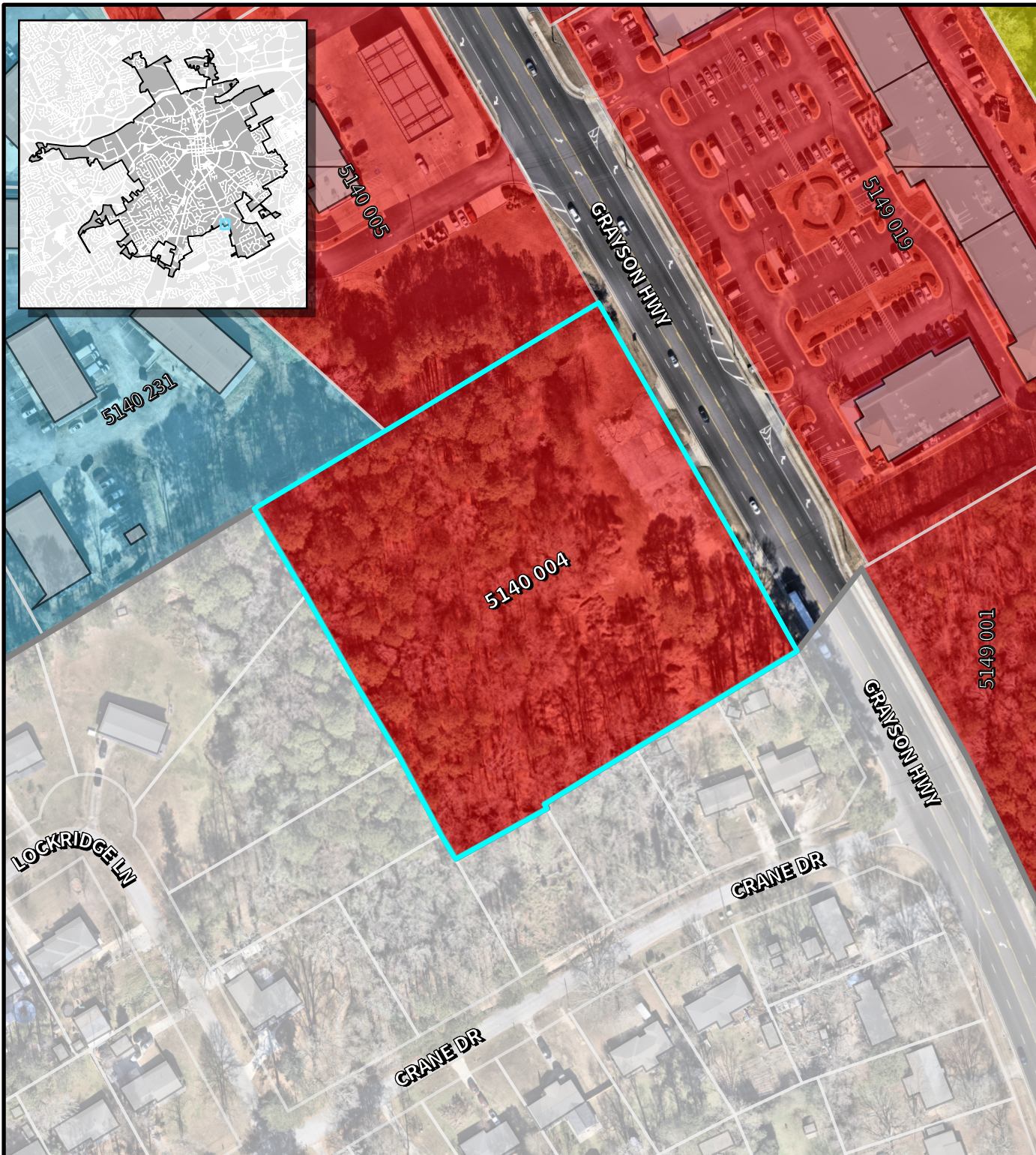
 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **LM** Light Manufacturing

 **RS-180** Single-Family Residential



Imagery Date: 01/13/2026

Map Date: 04/24/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

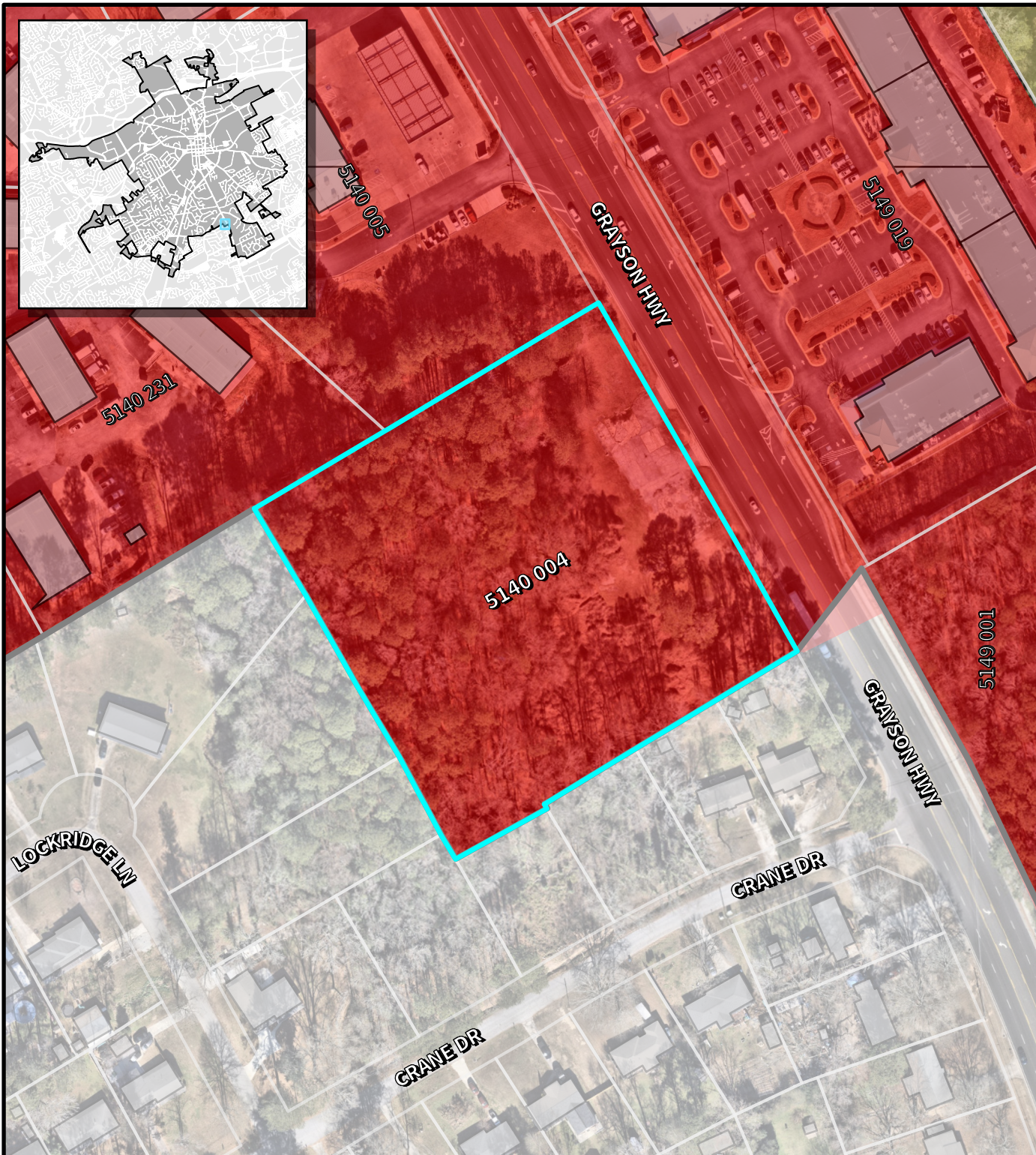
 Subject Property (~4.00 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor



Imagery Date: 01/13/2026

Map Date: 04/24/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00004_ATTCH_05212026










LAWRENCEVILLE

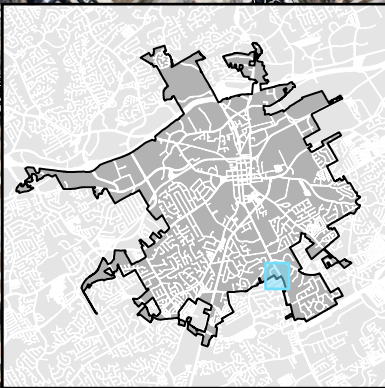
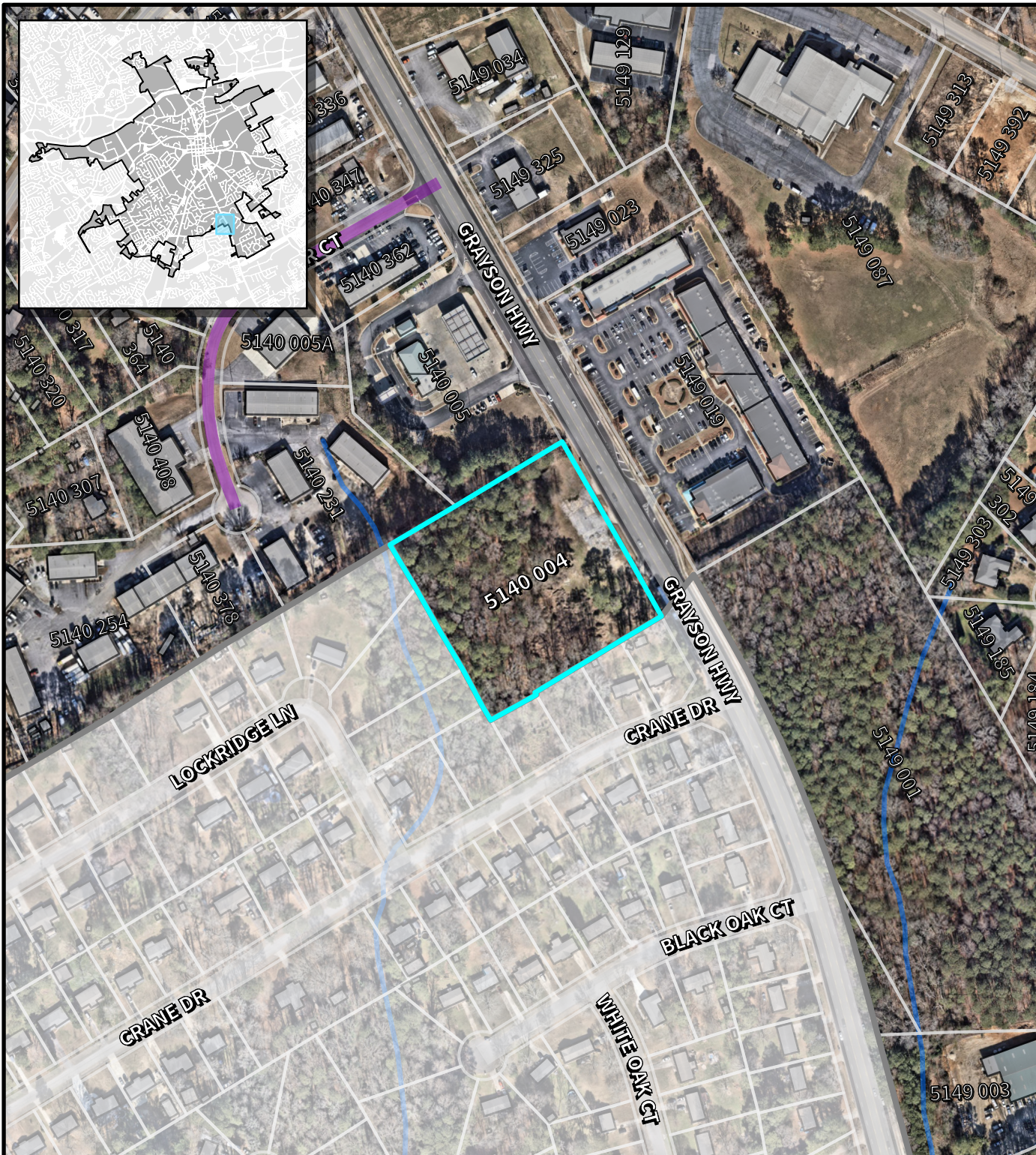
Planning & Development

Location Map & Surrounding Areas

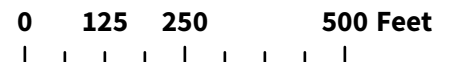
RZM2026-00004

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-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 04/24/2026
 Map Scale: 1:3,600



RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004


Applicant: JCT Construction Group Inc.
C/O LJA Engineering

 Subject Property (~4.00 acres)

 Lawrenceville City Limits

Zoning Districts

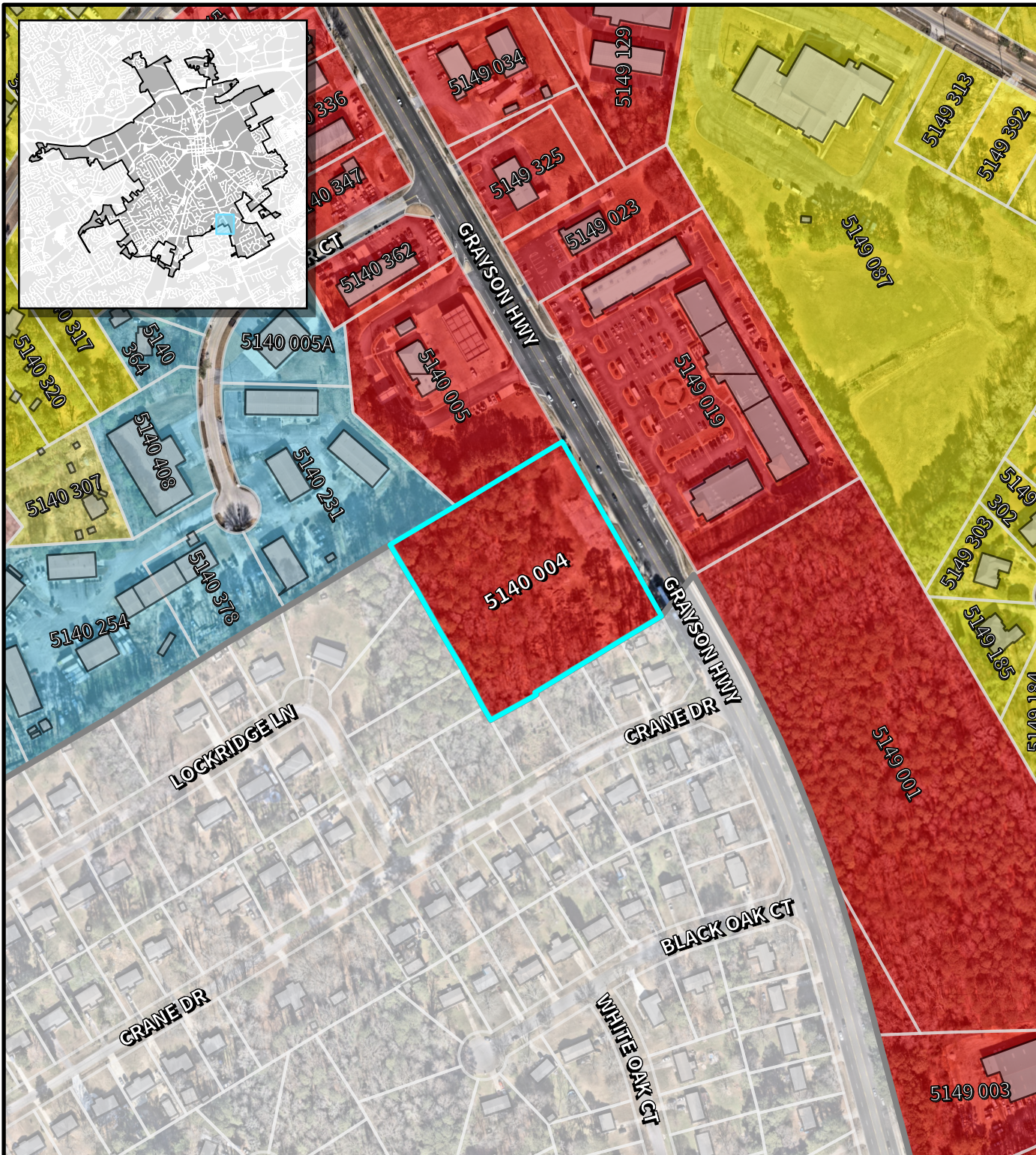
 **BG** General Business

 **LM** Light Manufacturing

 **OI** Office/Institutional

 **RS-150** Single-Family Residential

 **RS-180** Single-Family Residential



Imagery Date: 01/13/2026

Map Date: 04/24/2026

Map Scale: 1:3,600

0 125 250 500 Feet



RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway

Department: Planning and Development

Date of Meeting: Wednesday, June 10, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)

Planning & Development Recommendation: Denial

Planning Commission Recommendation: Denial

Summary: The applicant requests the rezoning of an approximately 1.28-acre property located at 3140 Sugarloaf Parkway (Parcel ID Number: 5085 692) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop six (6) townhouse dwelling units at a density of approximately five (5) Units Per Acre (UPA). The applicant also requests a Special Use Permit to allow front-entry townhouse units for the proposed development. The subject property is located along the eastern right-of-way of Johnson Road, south of its intersection with Sugarloaf Parkway.

Attachments/Exhibits:

- RZM2026-00005 SUP2026-00005_ATTCH_05192026.pdf



LAWRENCEVILLE

Planning & Development

REZONING AND SPECIAL USE PERMIT

CASE NUMBER(S): RZM2026-00005 & SUP2026-00005

APPLICANT(S): MANOJ PATEL

PROPERTY OWNER(S): MANOJ PATEL

LOCATION(S): 3140 SUGARLOAF PARKWAY

PARCEL IDENTIFICATION NUMBER(S): 5085 692

APPROXIMATE ACREAGE: 1.28 ACRES

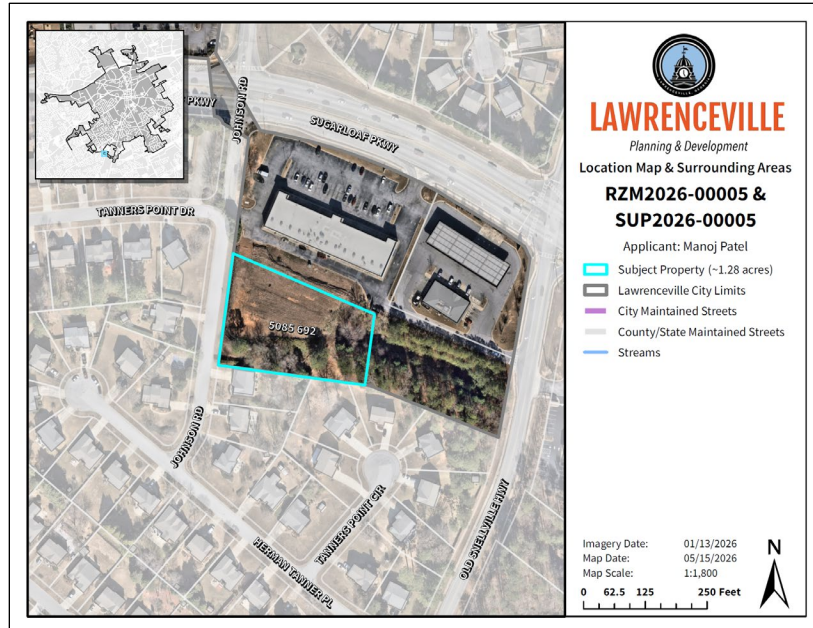
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 6 TOWNHOMES W/ SUP FOR FRONT-ENTRY

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP



M2026-00005 SUP2026-00005_ATTCH_05192026

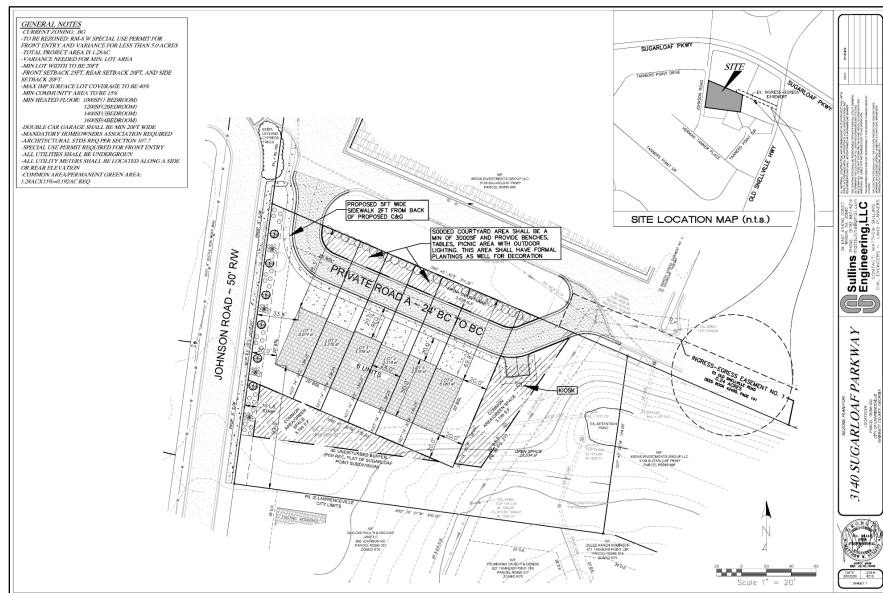
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG (General Business District), its current zoning classification, during the period of commercial development occurring along the Sugarloaf Parkway corridor in the late 20th century.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.28-acre property located at 3140 Sugarloaf Parkway (Parcel ID Number: 5085 692) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop six (6) townhouse dwelling units at a density of approximately five (5) Units Per Acre (UPA). The applicant also requests a Special Use Permit to allow front-entry townhouse units for the proposed development. The subject property is located along the eastern right-of-way of Johnson Road, south of its intersection with Sugarloaf Parkway.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed development incorporates a moderate-density attached residential housing type that may, in certain circumstances, serve as a transitional land use between commercial and detached residential areas. However, Staff finds that the specific configuration of the subject property, including its limited size, existing commercial subdivision pattern, and direct adjacency to commercial service functions, results in a development pattern that does not fully align with the intended framework of the RM-8 zoning district.

M2026-00005 SUP2026-00005_ATTCH_05192026

The applicant seeks to develop a single row of six (6) townhomes on the subject property, all of which are front-loaded. Each two-story townhome unit includes a minimum of 1,800 square feet of heated space, with at least three bedrooms. The architectural design for the townhomes will utilize brick and complementary high-quality exterior materials. Common space includes a central 3,038 square foot courtyard fronting the units as well as other ancillary green space.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	5 acres	1.28 acres	See Staff Analysis
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	25 ft	25 ft	N/A
Ext. Side Setback	20 ft	20 ft	N/A
Ext. Rear Setback	20 ft	20 ft	N/A
Min. Heated Area	See Table Below	See Table Below	N/A
Max. Lot Coverage	40%	40%	N/A
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	15%	N/A

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	N/A	Variance
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,800 sq. ft (100%)	
4-bedroom	1,600 sq. ft (10%)		

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

M2026-00005 SUP2026-00005_ATTCH_05192026

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	3 units	6 units	N/A
Max. Units Per Row (UPR)	8 units	6 units	N/A
Private Drive Width	24 ft	24 ft	N/A
Sidewalk Width	5 ft	5 ft	N/A
Rear Setback from Private Drive	27 ft	27 ft	N/A
Rear-Entry Units	6 units (100%)	0 units (0%)	Special Use Permit
Adjacency to Public Green Space	3 units (50%)	6 units (100%)	N/A
Min. Public Green Space	3,000 SF	~3,198 SF	N/A

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	25 ft	40 ft	N/A

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	4 spaces per unit (24 spaces)	4 spaces per unit (24 spaces)	N/A

Staff further notes that the requested reduction in the RM-8 minimum lot area requirement substantially exceeds the level of dimensional flexibility typically associated with variance relief. Staff finds the requested deviation constitutes a significant departure from the established dimensional framework and applicability standards of the RM-8 district and suggests that the subject property may not be suited for development under the intended framework of the district.

In the Letter of Intent, the applicant states that the requested variances are justified due to the limited size and fixed boundaries of the subject property, the relatively modest density of the proposed development, and the project’s potential to provide a transitional land use between nearby commercial and residential properties. The applicant further

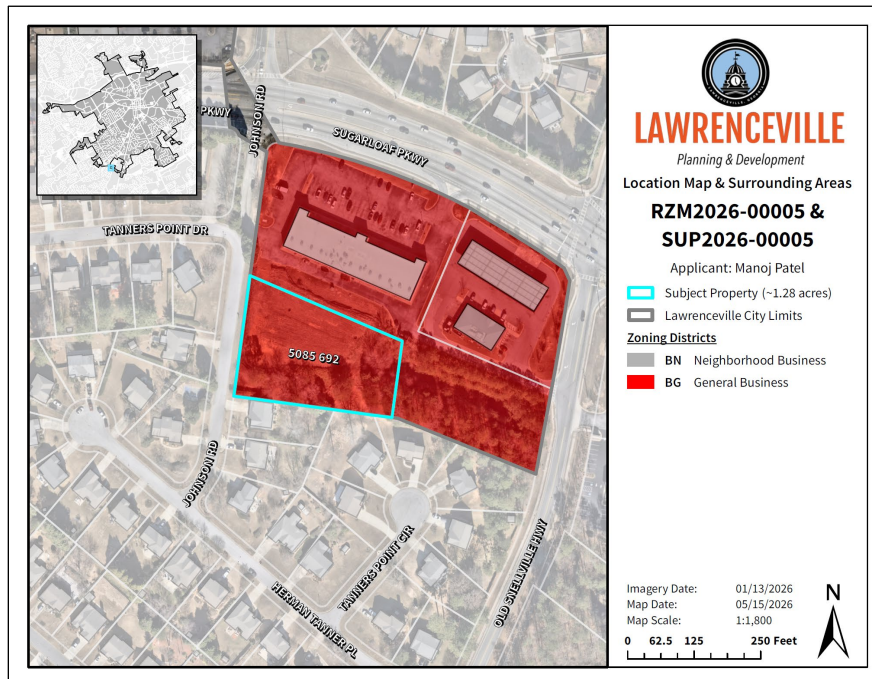
M2026-00005 SUP2026-00005_ATTCH_05192026

states that the proposal would allow for high-quality residential development on a currently undeveloped commercial parcel.

While Staff acknowledges the proposed attached residential development may, in certain circumstances, serve as an appropriate transition between commercial and detached residential uses, Staff finds that the proposal does not fully align with the intended development framework of the RM-8 zoning district. The subject property's limited size, existing commercial subdivision pattern, and reliance on front-entry townhouse units requiring approval of a Special Use Permit result in a development configuration that differs from the coordinated residential character generally envisioned within the RM-8 district. The RM-8 district is intended to accommodate larger-scale townhouse developments featuring integrated site design, residentially oriented development patterns, and rear-entry product types. In contrast, the proposed development introduces a compact townhouse configuration within an established commercial development environment originally designed to support commercial activity and circulation patterns.

Staff further notes that the proposal shares certain characteristics with the City's RS-TH INF (Single-Family Townhouse Infill Residential) district, which is intended to accommodate compact townhouse development in more urbanized and walkable areas near Downtown Lawrenceville. However, the subject property is not located within the geographic area where the RS-TH INF district is permitted and does not exhibit the surrounding development pattern, pedestrian orientation, or urban context typically associated with that district.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



RZM2026-00005 SUP2026-00005_ATTCH_05192026

SURROUNDING ZONING AND USE

The general area surrounding the subject property is characterized by a mixture of commercial and residential zoning districts and land uses. Properties along the Sugarloaf Parkway corridor are predominantly developed with automobile-oriented commercial uses, while detached single-family residential neighborhoods are located further from the corridor. The subject property directly abuts commercially zoned properties to the north and east, both zoned BG (General Business District), including a multitenant retail center and a convenience store with fuel pumps. The subject property is positioned directly adjacent to the rear service side of the existing retail center, including areas associated with utilities, deliveries, loading activity, refuse collection, and other operational commercial functions. A detention facility serving the surrounding commercial parcels is located immediately east of the property.

Properties to the south and west consist of detached single-family residential uses within the Tanner Pointe subdivision and nearby unincorporated Gwinnett County properties zoned R-75 (Single-Family Residence District).

While attached residential development may, in certain circumstances, provide an appropriate transitional land use between commercial and detached residential areas, Staff notes that the subject property was originally subdivided and configured as part of an integrated commercial development pattern. As a result, the surrounding site design, circulation, service infrastructure, and adjacent property orientation remain primarily commercial in nature rather than residential. The proposed townhouse units would directly orient front-entry residential facades toward the rear operational areas of the adjacent commercial center, raising compatibility and long-term residential livability considerations.

Furthermore, unlike a coordinated mixed-use or master-planned transition area, the proposal represents a relatively isolated residential insertion into an existing commercial node. Given the surrounding development pattern and the direct adjacency to active commercial service functions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended between townhouse residential development and nearby commercial activity.

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FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan designates the subject property within the Commercial Corridor character area, which is intended to accommodate automobile-oriented commercial development along major transportation corridors. The character area envisions larger-scale commercial uses and coordinated site planning designed to support retail, office, and service-oriented activity. While residential uses may, in certain circumstances, function as transitional land uses, the proposed townhouse development does not fully reflect the development pattern anticipated within this character area.

The subject property was originally developed and subdivided as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly oriented toward commercial activity. Adjacent properties contain commercial service and operational areas, including loading functions, utility infrastructure, and rear building elevations associated with the existing retail center. As proposed, the townhouse units would orient toward these commercial operational features, raising compatibility and long-term residential livability considerations that may not align with the intended character and function of the Commercial Corridor area.

Furthermore, the proposal represents the introduction of a relatively small-scale standalone residential development within an established commercial node rather than a coordinated mixed-use or master-planned transitional environment. The proposal could incrementally fragment the cohesive commercial development pattern envisioned along the Sugarloaf Parkway corridor. Given these factors, Staff finds that the proposal is not

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fully consistent with the intent and development framework of the Commercial Corridor character area as outlined in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

While townhouse developments may, in certain circumstances, serve as appropriate transitional land uses between commercial and detached residential areas, Staff finds that the specific configuration of the subject property limits its ability to support a residential environment consistent with the intent and development framework of the RM-8 district. The subject property was originally subdivided and designed as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly commercial in character, including adjacent service and operational areas associated with nearby retail uses. As proposed, the townhouse units would orient primary residential facades toward these commercial operational features, raising compatibility and long-term residential livability considerations.

Staff further finds that the proposal requires substantial deviation from the dimensional standards and development intent of the RM-8 district, including reduction of the minimum lot area from five (5) acres to approximately 1.28 acres, a standard that is not currently eligible for variance relief under the Zoning Ordinance. The proposal also relies entirely on front-entry townhouse units through a Special Use Permit rather than the rear-entry development pattern generally envisioned within the district.

Given the constrained nature of the site, the extent of the requested deviations, and the proposal’s limited consistency with the surrounding commercial development pattern and the Commercial Corridor character area of the 2045 Comprehensive Plan, Staff recommends **DENIAL** of the request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia 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

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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 townhouse development may serve as a transitional use between nearby commercial and detached single-family residential properties. However, the subject property was originally designed as part of an integrated commercial development pattern, and the proposed units would orient toward the rear service and operational areas of the adjacent retail center, including loading areas, utilities, deliveries, and other commercial functions. Given these conditions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended in relation to surrounding development patterns.

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

The proposal is not expected to substantially impair the current use of adjacent properties. However, introducing residential units immediately adjacent to active commercial service and operational areas may create long-term compatibility considerations related to noise, lighting, deliveries, odors, and other commercial activity. The proposal may also incrementally limit the long-term flexibility of surrounding commercial properties within the established corridor development pattern.

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

The property retains reasonable economic use under its existing BG zoning classification and may be developed with commercial uses consistent with the Commercial Corridor character area. The subject property was originally subdivided as part of a coordinated commercial development pattern and remains surrounded by viable commercial uses and infrastructure serving the Sugarloaf Parkway corridor.

- 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;

Given the relatively small scale of the proposed development, the request is not anticipated to create an excessive burden on existing streets, utilities, transportation facilities, or public infrastructure. Impacts on surrounding roadways and service systems are expected to be minimal.

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

The proposal is not fully consistent with the 2045 Comprehensive Plan, which designates the property within the Commercial Corridor character area intended primarily for automobile-oriented commercial development. While residential transition uses may be appropriate in certain circumstances, the proposal represents a relatively isolated residential insertion within an established commercial node rather than a coordinated mixed-use or master-planned development pattern envisioned for the corridor. The substantial deviation from the RM-8 district framework further suggests that the subject property may not be suited for development under the intended character and function of the district or the Commercial Corridor area.

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;

Several factors support disapproval of the request, including the substantial reduction in the RM-8 minimum lot area requirement, reliance on front-entry townhouse units through a Special Use Permit, and the site’s original configuration as part of an integrated commercial development pattern. Additionally, the direct adjacency between the proposed residential units and nearby commercial service and operational areas raises compatibility and long-term residential livability considerations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

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

RZM2026-00005

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A.** Townhouse dwelling units at a maximum of six (6) dwelling units on approximately 1.28 acres at a gross density of no more than five (5) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the Rezone Plan titled “3140 Sugarloaf Parkway,” dated “March 5, 2026,” prepared by “Sullins Engineering, LLC,” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the submitted elevations titled “4 Unit Townhouse,” dated “May 12, 2021,” prepared by “Intelligent Design,” predominantly four-side masonry on the lower level, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

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

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- B.** 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.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All grassed areas shall be sodded.
 - F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.
 - G.** 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.
 - H.** All underground utilities shall be provided throughout the development.
- 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 B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to one and twenty-eight hundredths (1.28) acres.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

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

SUP2026-00005

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be six (6).

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LETTER OF INTENT

Re: Rezoning and Variance Request

Property Address: 3140 Sugarloaf Pkwy, Lawrenceville, GA 30045

Applicant: Manoj Patel

To:

City of Lawrenceville Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

Introduction and Proposed Use

This Letter of Intent is submitted on behalf of the Applicant, Manoj Patel, in support of a request to rezone the property located at 3140 Sugarloaf Parkway from BG (Business General) to RM 8 (Residential Multifamily - 8 units/acre) to allow for the development of six (6) high end townhomes.

In addition to the rezoning request, the Applicant seeks a variance to permit townhomes to be developed on a parcel under five (5) acres, which is required due to the property's significantly smaller size and its unique transitional location.

The proposed townhomes will be premium, architecturally appealing units with high quality finishes, designed to enhance the corridor aesthetically and functionally.

Rezoning Justification (BG to RM 8)

1. Transitional Location - The site is situated between low density residential and commercial properties, making townhomes an ideal transitional housing type.
2. Compatible Use Pattern - RM 8 development fits the mixed use and transitional nature of Sugarloaf Parkway.

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3. High Quality Investment – The Applicant intends to construct high end townhomes with premium finishes.

Variance Request – Minimum Lot Size for Townhome Development (Under Five Acres)

The City’s standards require a minimum of five (5) acres for townhouse development. The property is significantly smaller and cannot meet this standard; therefore, a variance is requested.

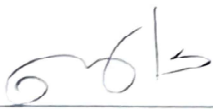
Justification:

- The property’s limited size and fixed boundaries create a unique hardship.
- The project proposes only six townhomes, ensuring modest density.
- Townhomes provide a logical land use buffer between commercial and residential zones.
- Allowing the variance enables high quality, visually appealing development.

Conclusion

The Applicant respectfully submits that the proposed rezoning to RM 8, along with the requested variance, represents the highest and best use of the property at 3140 Sugarloaf Parkway.

Signature



Manoj Patel

Applicant

Date: 3/4/26

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LEGAL DESCRIPTION

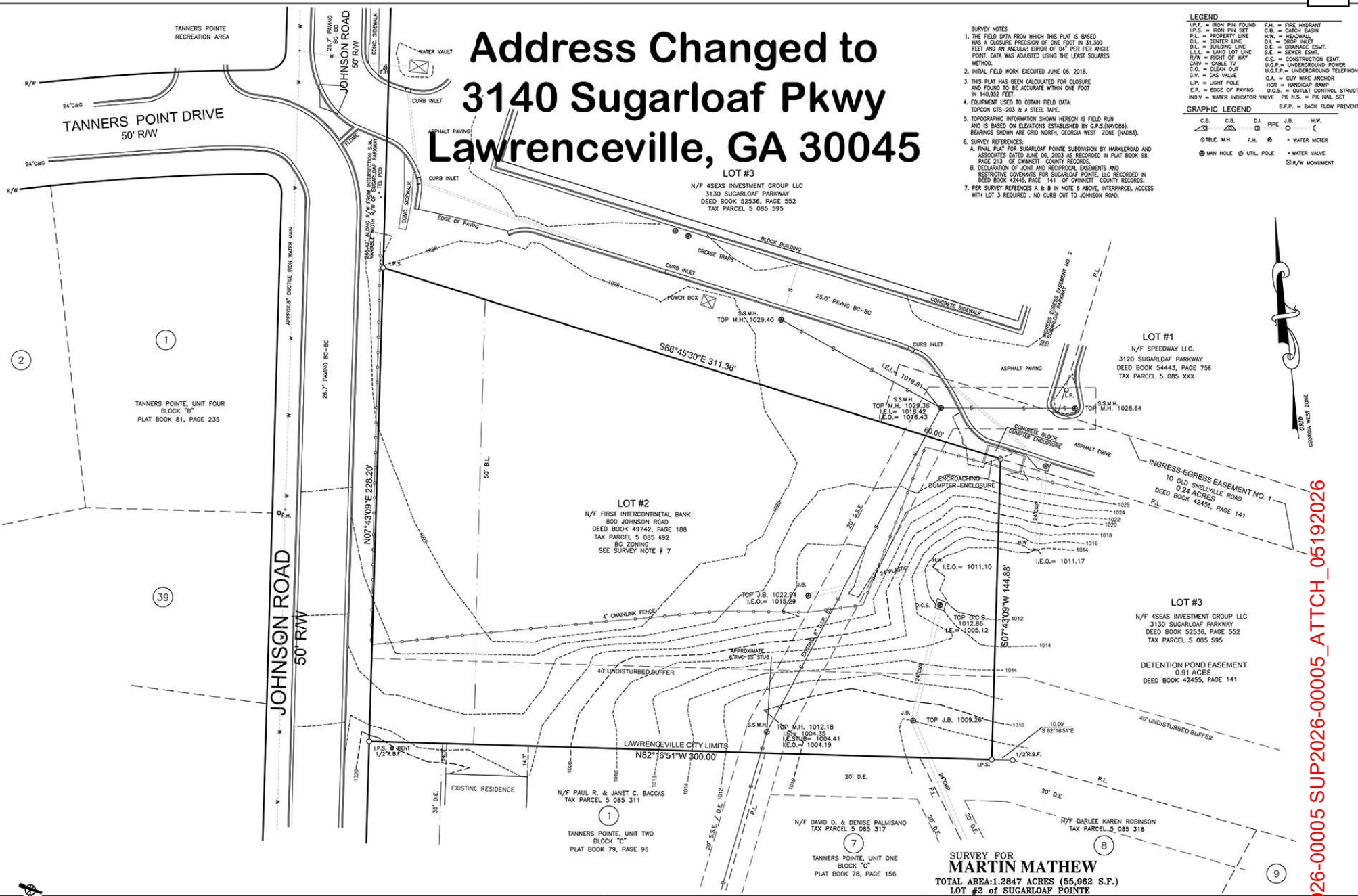
Lot #2

All that tract or parcel of land lying and being in Land Lot 85 of the 5TH District, City of Lawrenceville, Gwinnett County, Georgia, containing 1.28 acres as shown on plat of survey for Tree Lane, L.L.C. & Stewart Title Guaranty Company, dated December 12, 2002, last revised June 13, 2003, prepared by Harkleroad and Associates, certified to by Donald W. Harkleroad, G.R.L.S. No. 1578 and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the southerly right of way of Sugarloaf Parkway (said road having a right of way that varies) with the westerly right of way of Old Snellville Road (said road having a right of way that varies) if both roads were extended to form an angle; thence southerly for a distance of 20.00 feet to a point on the westerly right of way of Old Snellville Road; thence South 09 degrees 03 minutes 02 seconds West along the right of way of Old Snellville Road for a distance of 86.89 feet to a point; thence southerly along the right of way of Old Snellville Road along a curve to the right having a radius of 2824.79 feet and an arc length of 72.14 feet, being subtended by a chord bearing South 09 degrees 46 minutes 56 seconds West and a chord distance of 72.14 feet to a point; thence South 10 degrees 30 minutes 50 seconds West along the right of way of Old Snellville Road for a distance of 208.64 feet to a point; thence North 68 degrees 03 minutes 09 seconds West for a distance of 280.37 feet to a point; thence North 82 degrees 16 minutes 51 seconds West for a distance of 10.00 feet to a point and the TRUE POINT OF BEGINNING; thence North 82 degrees 16 minutes 51 seconds West a distance of 300.00 feet to a point on the easterly right of way of Johnson Road (said road having a 50 foot right of way); thence North 07 degrees 43 minutes 09 seconds East along the right of way of Johnson Road for a distance of 228.20 feet to a point; thence leaving said right of way of Johnson Road, North 66 degrees 45 minutes 30 seconds West a distance of 311.36 feet to a point; thence North 07 degrees 43 minutes 09 seconds East a distance of 144.88 feet to a point and the TRUE POINT OF BEGINNING.

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Address Changed to 3140 Sugarloaf Pkwy Lawrenceville, GA 30045



SURVEY NOTES

1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,300 FEET AND AN ANGULAR ERROR OF 04" PER PER ANGLE. POINT DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. INITIAL FIELD WORK EXECUTED JUNE 06, 2018.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,932 FEET.
4. EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON DT5-203 & A STEEL TAPE.
5. TOPOGRAPHIC INFORMATION SHOWN HEREIN IS FIELD RUN AND IS BASED ON ELEVATIONS ESTABLISHED BY G.P.S. (NAV808). BEARINGS SHOWN ARE GRID NORTH, GEORGIA WEST ZONE (NAD83).
6. SURVEY REFERENCES:
 - A. FINAL PLAT FOR SUGARLOAF PONTE SUBMISSION BY HARKERROAD AND ASSOCIATES DATED JUNE 06, 2013 AS RECORDED IN PLAT BOOK 98, PAGE 213 OF GWINNETT COUNTY RECORDS.
 - B. DECLARATION OF JOINT AND REDUCED EASEMENTS AND RESTRICTIVE COVENANTS FOR SUGARLOAF PONTE, LLC RECORDED IN DEED BOOK 42445, PAGE 141 OF GWINNETT COUNTY RECORDS.
 - C. PER SURVEY REFERENCES A & B IN NOTE 6 ABOVE, INTERPARCEL ACCESS WITH LOT 3 REQUIRED - NO CURB OUT TO JOHNSON ROAD.

LEGEND

I.P.S. = IRON PIN FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	N.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DRAIN INLET
B.L. = BUILDING LINE	S.E. = SPRAWLED ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
CAV = CABLE TV	U.G.P. = UNDERGROUND POWER
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	SA = SUMP WIRE ANCHOR
L.P. = LIGHT POLE	HR = HANDICAP RAMP
E.P. = EDGE OF PAVING	O.C.S. = OUTLET CONTROL STRUCTURE
IND.V. = WATER INDICATOR VALVE	PK N.S. = PK NAIL SET
	B.F.P. = BACK FLOW PREVENTOR

GRAPHIC LEGEND

C.B.	C.B.	D.I.	P.P.E.	J.R.	H.C.
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙

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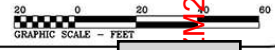
McNally & Patrick, Inc. 1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
 PHONE: (770)963-8520 FAX: (770)963-3984

LAND SURVEYORS
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS

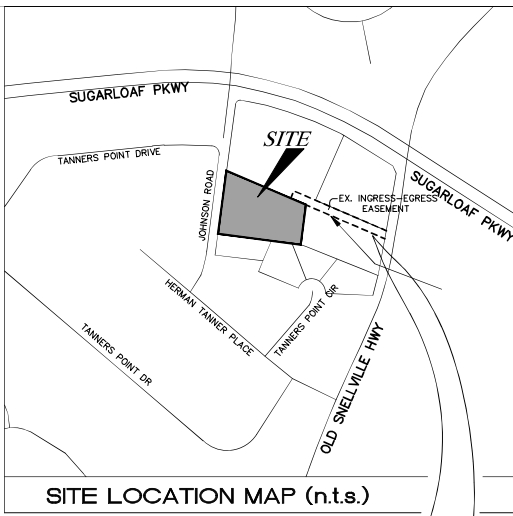
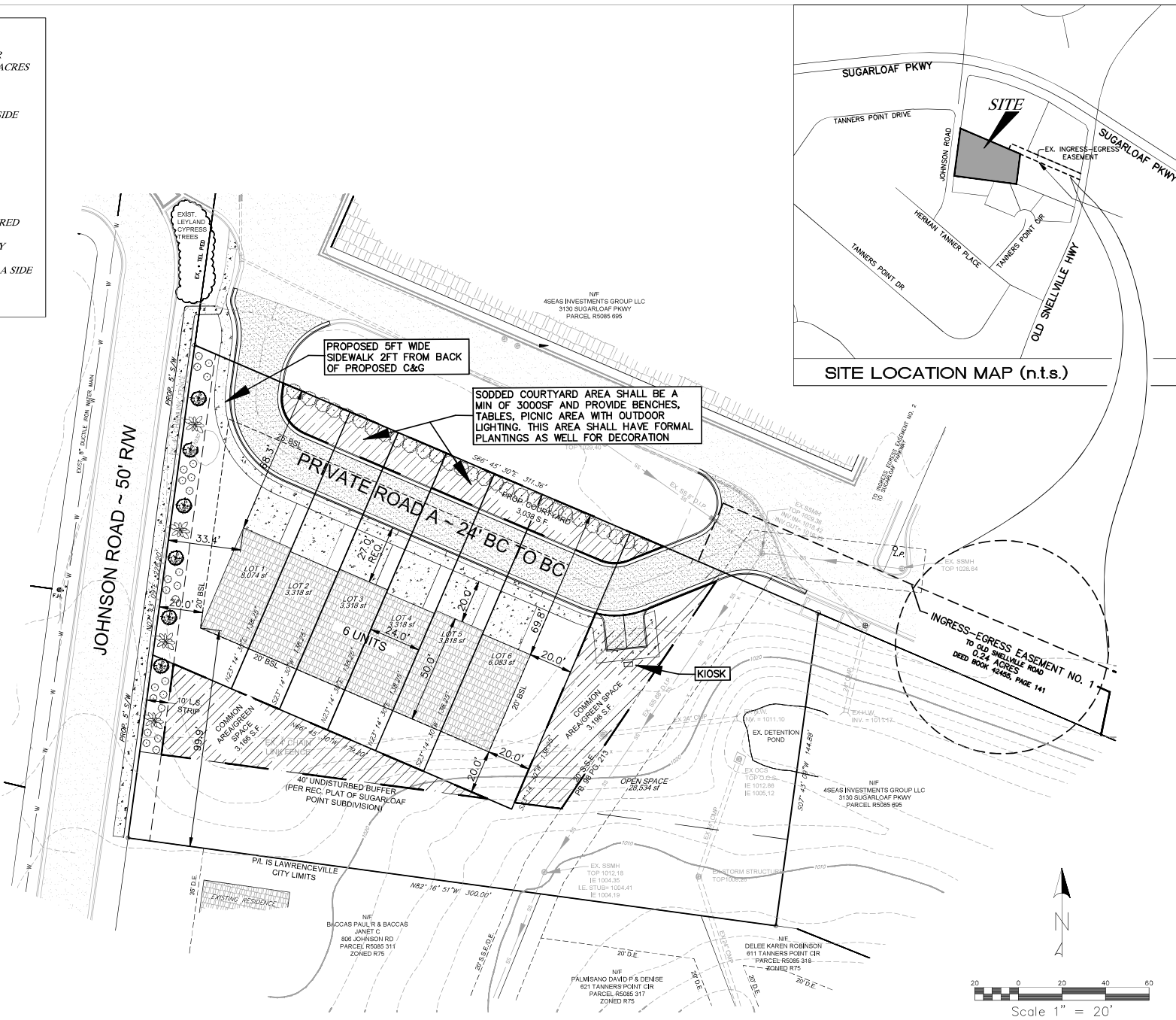
REVISIONS

1. REVISED 1-11-2018 TO CORRECT BUILDING LINE NOTATION AND ADD INVERTS TO O.C.S. & MH. N.E. CORNER.

**SURVEY FOR
 MARTIN MATHEW**
 TOTAL AREA: 1.2847 ACRES (55,982 S.F.)
 LOT #2 of SUGARLOAF PONTE
 CITY OF LAWRENCEVILLE
 LAND LOT 85 of the 5th DISTRICT
 GWINNETT COUNTY, GEORGIA
 DATE: JULY 05, 2018 SCALE: 1" = 20'



GENERAL NOTES
 -CURRENT ZONING: BG
 -TO BE REZONED: RM-8 W SPECIAL USE PERMIT FOR FRONT ENTRY AND VARIANCE FOR LESS THAN 5.0 ACRES
 -TOTAL PROJECT AREA IS 1.28AC
 -VARIANCE NEEDED FOR MIN. LOT AREA
 -MIN LOT WIDTH TO BE 20FT
 -FRONT SETBACK 25FT, REAR SETBACK 20FT, AND SIDE SETBACK 20FT
 -MAX IMP SURFACE LOT COVERAGE TO BE 40%
 -MIN COMMUNITY AREA TO BE 15%
 -MIN HEATED FLOOR: 1000SF(1 BEDROOM)
 1200SF(2BEDROOM)
 1400SF(3BEDROOM)
 1600SF(4BEDROOM)
 -DOUBLE CAR GARAGE SHALL BE MIN 20FT WIDE
 -MANDATORY HOMEOWNERS ASSOCIATION REQUIRED
 -ARCHITECTURAL STDS REQ PER SECTION 107.7
 -SPECIAL USE PERMIT REQUIRED FOR FRONT ENTRY
 -ALL UTILITIES SHALL BE UNDERGROUN
 -ALL UTILITY METERS SHALL BE LOCATED ALONG A SIDE OR REAR ELEVATION
 -COMMON AREA/PERMANENT GREEN AREA: 1.28ACX15%=0.192AC REQ



REVISION: _____ DATE: _____

26 EAST WALKER STREET
 WOODBRIDGE, VA 22191
Sullins Engineering, LLC
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS - LAND PLANNERS

REZONE PLAN FOR:
SUP-20-08-00000-001-001-002-0

LOCATED IN:
 PARCEL: R5085 511
 CITY: LAWRENCEVILLE
 COUNTY: GWINNETT COUNTY, GEORGIA

DATE: 3/5/2024 JOB #: 4210
 SHEET # 1

REVISION DATE:	INITIAL:
△	
△	
△	
△	

4 UNIT TOWNHOUSE

INTELLIGENT GENESIS 1.1
DESIGN
 2026-00005 SUN 05192026
 designtechsc@yahoo.com (843) 247-8040

DRAIN BY: CLENDEN
 CHECK BY:
 DATE: 5-12-21
 JOB No:

SHEET NO. 1
 OF 1

SHEET NO. 1
 OF 1

GENERAL NOTES ARCHITECTURAL

GENERAL REQUIREMENT.

The Architectural Construction Drawings and General Notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. Intelligent Design, LLC assumes no responsibility for the selection, fabrication or installation of any specific material, product or method.

CODE REQUIREMENTS: These plans were prepared using the 2018 IRC one and two Family Dwelling Code and comply with or exceed the minimum requirement of the following codes and amendments.

Miscellaneous site structures, swimming pools, spas, fences, site walls (including retaining walls), and gas storage tanks may require separate permits.

Contractor shall verify, coordinate and be responsible for all dimensions and layout on the job site. Do not scale plans. Dimensions as noted shall take precedence over scaled dimensions.

Contractor to coordinate these drawings with the heating and air conditioning sub contractor.

Establish and verify all openings and inserts for mechanical, electrical and plumbing subcontractors prior to construction.

Connect water, gas and electrical lines to existing utilities in accordance with local city and/or county building codes (whichever has precedence).

Finished grade shall slope 5 percent for a distance of 10'-0" to approved easle, drainage or water disposal area.

SECURITY NOTES:

Security doors are all exterior doors leading into a residence, including sliding glass doors, garage doors, doors from garage to residence and swinging doors. Keying shall be coordinated for all locks with one key. Locks to be re-keyed after C.O. for owner by contractor.

Exterior doors: All main or front entry doors shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view of not less than 180 degrees, or through windows.

All exterior swinging doors and utility door shall be of solid core or metal skin construction. Exterior glass insert doors shall be solid core or metal skin construction in non-glazed portion.

Open space between jack studs and wood exterior door jambs shall be solid shinned extending not less than 8 inches above and below the deadbolt strike plate. Deadbolt strike plates for exterior door locks shall be attached to wood jambs with not less than 6 nails and or screws.

Exterior doors with hinge pins exposed on the outside shall use hinges with non-removable pins or pin standard hinges to prevent removal of the door from exterior by removal of the hinge pins.

All exterior sliding doors shall be constructed and installed or equipped so as to prohibit the raising, sliding or removal of the sliding section from the track while in the closed and locked position. The stationary section shall not be removable from the outside.

Glass within 24" of a door shall be safety / tempered glass.

Wood panel doors shall have a minimum 4-9/8" stile width.

The active leaf of a pair of doors shall be equipped with a deadbolt on the lock shall be key operated from the exterior. Locks shall engage or disengage from the interior side of the door by a device not requiring a key or special knowledge or effort.

GARAGE DOORS: All garage doors not equipped with a power operated mechanism shall be equipped with a cylinder type lock. All garage doors shall be capable of being unlocked and operable from inside the garage without the use of electrical power.

ATTIC ACCESS: Access doors to the attic space shall be located in the interior of the dwelling unit within the garage, or as otherwise noted.
EXCEPTION: Where no interior location is available, an access door secured with a steel HASP and a heavy duty lock may be located on the exterior.

WINDOWS: Exterior windows shall be constructed and installed so as to prohibit raising, sliding or removal of the moving section while in the closed and locked position. A passive window panel shall have weather strip, mousing or glazing bead which is not easily removed from the outside to prevent removal of the window glass. Any locking device used on windows in a sleeping room shall be operable from the inside without use of a key or any special knowledge or effort.

ATTIC VENTILATION: Attic ventilation shall comply per 2018 IRC. All attic spaces to be provided with cross ventilation with the net free area being at least 1/80 of the area being ventilated. The net free ventilation area may be 1/60 of the space ventilated provided 80% of the required ventilating area is provided by vents located in the upper portion of the space to be vented at least three feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents or approved power alternative.



SYMBOLS:	
KEY NOTE REFERENCE:	① KEY NOTE NUMBER
REVISION REFERENCE:	△ REVISION NUMBER
FINISH WOOD	EARTH
PLYWOOD	CONCRETE
WOOD FRAMING	STUCCO
WOOD BLOCKING	BATT/BOARD INSULATION
	RIGID INSULATION

BUILDER INFO:

PROJECT INFO.:
BUILDING CODES: INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS 2018 EDITION
TYPE OF CONSTRUCTION: D2-V, COMBUSTIBLE NON-SPRINKLED
OCCUPANCY GROUP: RESIDENTIAL








LAWRENCEVILLE

Planning & Development

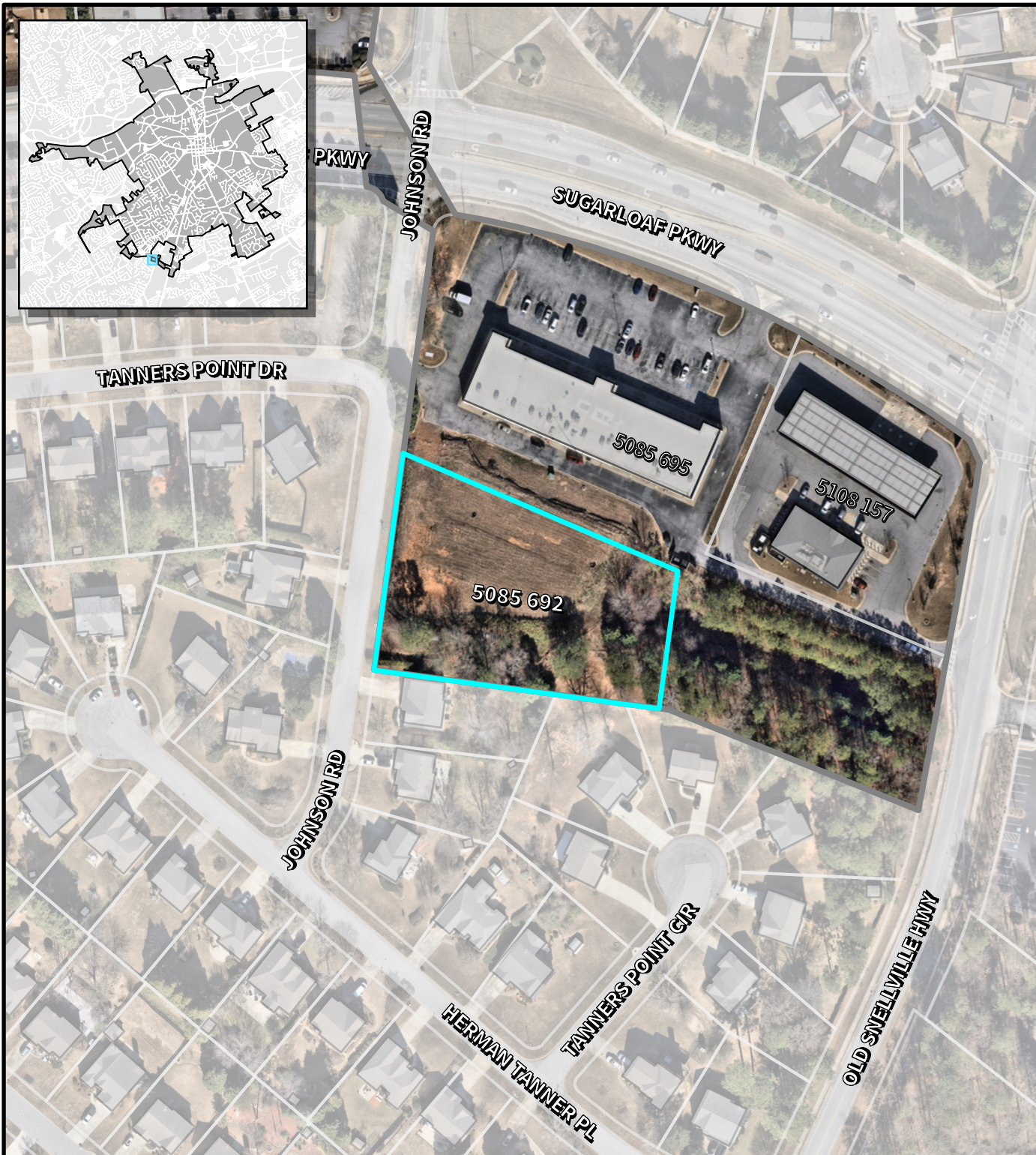
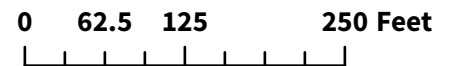
Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

-  Subject Property (~1.28 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
 Map Date: 04/23/2026
 Map Scale: 1:1,800



RZM2026-00005 SUP2026-00005_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

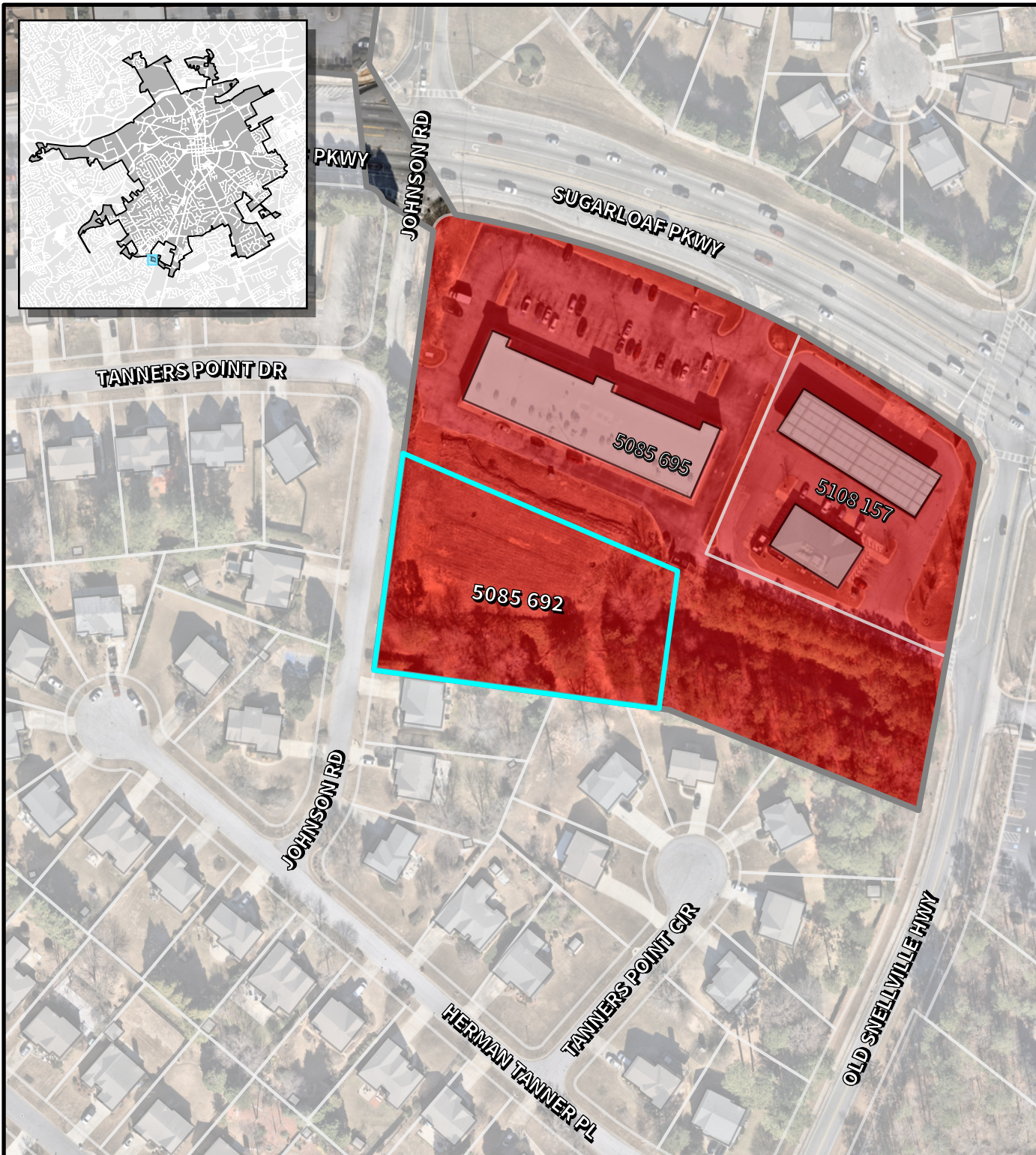
 Subject Property (~1.28 acres)

 Lawrenceville City Limits

Zoning Districts

 BN Neighborhood Business

 BG General Business



Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00005 SUP2026-00005_ATTCH_05192026





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

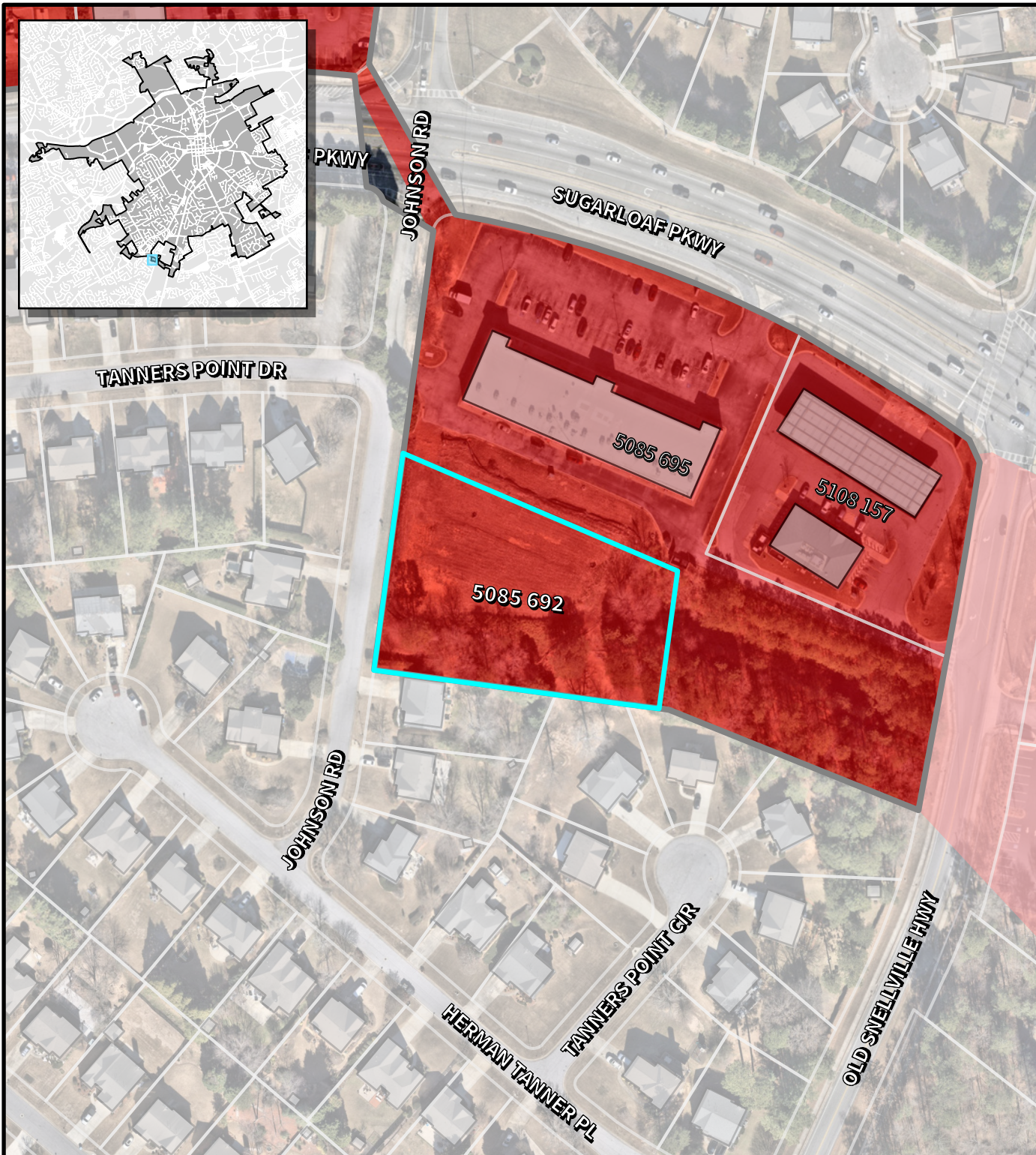
Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor



Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00005 SUP2026-00005_ATTCH_05192026








LAWRENCEVILLE

Planning & Development

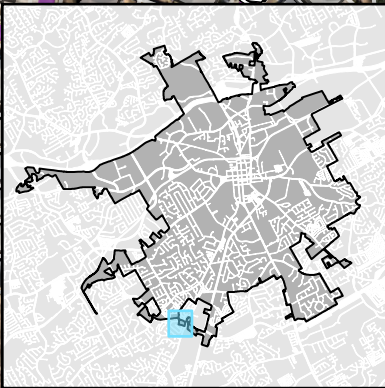
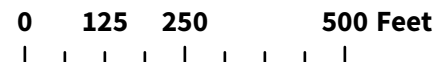
Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

-  Subject Property (~1.28 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
 Map Date: 04/23/2026
 Map Scale: 1:3,600



RZM2026-00005 SUP2026-00005_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





RZM2026-00005

Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

Zoning Districts

-  BN Neighborhood Business
-  BG General Business
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:3,600

0 125 250 500 Feet



RZM2026-00005 SUP2026-00005_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-00005

Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor

Imagery Date: 01/13/2026

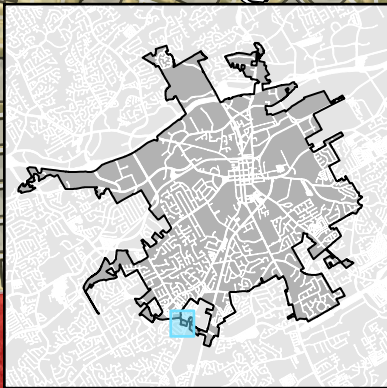
Map Date: 04/23/2026

Map Scale: 1:3,600

0 125 250 500 Feet



RZM2026-00005 SUP2026-00005_ATTCH_05192026





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item: Insurance Program Transition Recommendation

Department: Risk Management

Date of Meeting: Wednesday, June 10, 2026

Fiscal Impact: \$1,431,293

Presented By: Michael Fischer, Assistant City Manager
Gary Andrews, Risk Manager

Action Requested: Approval of Recommendation to transition the City of Lawrenceville’s property and liability insurance coverage from a traditional fully insured program to a self-insured program with excess coverage for loss events exceeding risk tolerance

Summary: Recommendation to transition the City of Lawrenceville’s property and liability insurance coverage from a traditional fully insured program to a self-insured program with excess coverage for loss events exceeding risk tolerance.

Background:

Recommend course of action will absorb and incorporate the currently separate workers’ compensation program with no changes to the structure of the current worker's compensation program.

Allocation of increased resources for internal loss control programming will be required.

Recommended course of action is expected to mitigate market driven program cost increases

Fiscal Impact: The recommended program saves the city more than \$400,000 compared to the cost of renewing the fully insured program.

Concurrences: Finance – Keith Lee

Attachments/Exhibits:

- Premium Summary and Comparison.pdf
- Proposal for stand-alone Worker’s Compensation Excess Insurance.pdf

Premium Summary and Comparison

Policy Term	2025-26 Expiring Premium	2026-27 Trident \$100K Deductible Option	2026-27 Safety National Self-Insured Option
Total GL & Auto Liability Limits Proposed	\$10M	\$5M	\$5M
General Liability	\$169,185	\$175,948	\$778,284
Public Officials' Liability	\$66,465	\$ 69,124	
Employment Practices Liability	\$193,856	\$201,608	
Law Enforcement Professional Liability	\$144,053	\$142,435	
Auto Liability	\$253,861	\$272,888	
Auto Physical Damage	\$207,698	\$263,733	\$95,357
Excess Liability	(\$9M) \$226,955	(\$4M) \$183,316	(\$4M) Included
Property	\$208,222	\$208,242	\$167,526
Equipment Breakdown	\$6,996	\$7,347	
Inland Marine (Equipment)	\$19,079	\$21,054	\$32,115
Drone Liability	\$5,319	\$5,254	\$5,254
Crime	\$4,331	\$4,331	\$4,331
Cyber Liability (\$2M)	\$33,681	\$36,597	\$36,597
Terrorism and Active Assailant	\$19,578	\$25,015	\$25,015
Program Total (excluding Work Comp)	\$1,559,279	\$1,616,892	\$1,144,479
Workers' Compensation	~\$148,000 (Not brokered thru Marsh McLennan)	~\$148,000 (estimated)	\$144,817
Third Party Claims Administrator- Casualty and Physical Damage	N/A	N/A	\$30,000
TPA Claims Admin. – Work Comp	Unknown	Unknown	\$12,000
Program Total (incl. Work Comp & TPA Fee)	~ \$1,707,279	~ \$1,764,892	\$1,331,296
Marsh McLennan Broker Fee	\$80,000	\$80,000	\$100,000*
TOTAL ANNUAL PAYABLE	~ \$1,787,279	~ \$1,844,892	\$1,331,296



CITY OF LAWRENCEVILLE

SPECIFIC & AGGREGATE EXCESS INSURANCE

TERM: July 1, 2026 to July 1, 2028
MIDWEST EMPLOYERS CASUALTY (A+ XV)

RENEWAL EXPIRING
2-year Term 2-year Term

SPECIFIC

Table with 3 columns: Description, RENEWAL, EXPIRING. Rows include Specific Limit, Specific Retention, Employers Liability Limit, and Retention.

AGGREGATE

Table with 3 columns: Description, RENEWAL, EXPIRING. Rows include Aggregate Limit, Minimum Agg. Retention, and Rete per \$100 Payroll.

DEPOSIT PREMIUM

Table with 3 columns: Description, RENEWAL, EXPIRING. Rows include 12 Month Estimated Payroll, Annual Deposit Premium, and Annual Broker Fee.

NOTE: Broker Fee of \$10,000 is guaranteed for July 1, 2026 – 2027 policy year and July 1, 2027 - 2028 policy year. (Above premium is at 0% commission).

July 1, 2026 rate decreased just over 30% and is guaranteed for the 2 yr term. 2026 Deposit Premium is based on estimated annual payroll of \$24,943,130, up 11% from 2024 payroll estimate, which 2024 & 2025 Deposit was based on. You recall we adjusted payroll in October 2024 to avoid large audits.

July 1, 2027 to July 1, 2028 terms and Deposit Premium/Broker Fee will be same as above.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Approval of Revised ACCG Retirement Services Schedule “B” Fee Schedule and Schedule “F” Authorized Signer Designations for the City’s 401(a) and 457(b) Retirement Plans
- Department:** City Manager, Finance, Human Resources
- Date of Meeting:** Wednesday, June 10, 2026
- Fiscal Impact:** The revised Schedule “B” establishes updated administrative fees for the City’s ACCG 401(a) and 457(b) retirement plans effective July 1, 2026. The City’s plan is currently in the \$50 million to \$75 million jurisdiction total asset range. Under the revised fee schedule, asset-based fees for that range are 40 basis points on the first \$5,000 of participant account balances, 40 basis points on the next \$5,000, 0 basis points on the next \$15,000, and 0 basis points on balances over \$25,000. The schedule also includes an annual participant fee of \$20.00 per participant, assessed quarterly.
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Authorize the City Manager, Mayor, or other appropriate City official to execute the revised ACCG Retirement Services Schedule “B” Fee Schedule and Schedule “F” Authorized Signer Form for the City’s ACCG 401(a) and 457(b) retirement plans, and designate Michael Fischer, Keith Lee, and Annette Crawford as authorized individuals under Schedule “F.”

Summary: Staff requests approval to execute two updated ACCG Retirement Services documents related to the City’s defined contribution retirement plans. The first document, revised Schedule “B,” establishes updated administrative fee rates for the City’s ACCG 401(a) and 457(b) retirement plans effective July 1, 2026. The second document, Schedule “F,” designates the individuals authorized to provide direction to ACCG for administration of the City’s 401(a) and 457(b) plans.

The proposed authorized individuals for Schedule “F” are Michael Fischer, Assistant City Manager; Keith Lee, Chief Financial Officer; and Annette Crawford, Human Resources Director. The Schedule “F” form states that only one designated individual must provide direction for ACCG to take action on behalf of the plan, and that ACCG may rely on those designations until written notice of termination of authority is provided.

Background: The City participates in ACCG Retirement Services defined contribution retirement plans, including 401(a) and 457(b) plans. ACCG notified plan sponsors that it is updating the DC Administrative Services Agreement revised fee schedule, with the new fee schedule effective July 1, 2026. ACCG indicated that Schedule “B” may be changed with at least 120 days’ prior written notice pursuant to the Administrative Services Agreement.

Staff worked with ACCG Retirement Services to evaluate plan costs and align fees with plan costs. The revised Schedule “B” reflects reduced administrative fees for the City’s plan asset range. The City’s plan is currently within the \$50 million to \$75 million jurisdiction total asset range, which results in lower asset-based fees than the prior fee structure described in the correspondence.

ACCG also advised that Schedule “F” should be updated to identify the individuals who may provide direction for the City’s 401(a) and 457(b) plans. ACCG’s correspondence notes that Schedule “F” will override the current authorized signer list, which currently includes Michael Fischer and Church.

The proposed Schedule “F” designates the following individuals:

- Michael Fischer, Assistant City Manager
- Keith Lee, Chief Financial Officer
- Annette Crawford, Human Resources Director

Fiscal Impact: The revised Schedule “B” will reduce certain administrative fee rates applicable to the City’s ACCG 401(a) and 457(b) retirement plans based on the City’s current \$50 million to \$75 million total plan asset range. Under the revised schedule, the asset-based fee is limited to the first \$10,000 of participant account balances within that asset tier, and no asset-based fee applies to balances above \$10,000 in that tier. An annual participant fee of \$20.00 per participant will continue to be assessed quarterly.

No additional City expenditure has been identified beyond the fees established in the revised Schedule “B.” Staff has not provided a specific dollar amount for the projected annual fiscal impact; therefore, the total budgetary impact should be confirmed before final approval.

Attachments/Exhibits:

- ACCG Retirement Schedule B.pdf
- ACCG Retirement Schedule F.pdf

SCHEDULE "B"
FEE SCHEDULE
(effective 7/1/2026)

Asset Based Fees

Asset -Based Fees Based on Jurisdiction’s Total Assets* (in basis points)

Participant Account Balances**	Jurisdiction Total Assets							
	Less than \$1M	\$1M - \$5M	\$5M - \$10M	\$10M - \$25M	\$25M - \$50M	\$50M - \$75M	\$75M - \$100M	Over \$100M
First \$5,000	200	175	150	115	90	40	25	0
Next \$5,000	175	150	125	90	60	40	25	0
Next \$15,000	25	20	15	10	5	0	0	0
Over \$25,000	0	0	0	0	0	0	0	0

*Total combined assets of the Plan(s) shall be evaluated at each calendar year end.

**Participant Account Balance is based on the average daily balance during the preceding quarter.

Other Fees

Annual Participant Fee:	\$20.00 per Participant assessed quarterly
Errors not caused by ACCG:	To be negotiated as needed
Employer Requested Special projects:	To be negotiated as needed

ACCG may once each calendar year amend this Schedule "B" upon one hundred and twenty (120) days prior written notice to the Employer.

We have read and understand the above Schedule "B" and agree to its terms as evidenced by the signatures set forth below.

EMPLOYER

Jurisdiction Management Approval

Jurisdiction: _____

By: _____

Title: _____

Date: _____

**ASSOCIATION COUNTY
COMMISSIONERS OF GEORGIA**



By: _____

Title: ACCG Executive Director

Date: February 27, 2026

SCHEDULE "F"

JURISDICTION NAME: City of Lawrenceville

DC Program 401(a) Plan 457(b) Plan Senior Management 401(a) Plan

Effective July 1, 2026, the Employer hereby designates the persons listed below as the individuals who may provide direction upon which ACCG may take action for the Plan(s). Only one such individual need provide any direction. The signature of each designated individual is also set forth below and certified to be such. The Employer hereby certifies that it has the authority to designate these individuals in accordance with any documents or laws which govern the operation and administration of the Plan(s).

1) Name: Michael Fischer

Title: Assistant City Manager

Email Address: michael.fischer@lawrencevillega.org

Signature: _____

2) Name: Keith Lee

Title: Chief Financial Officer

Email Address: keith.lee@lawrencevillega.org

Signature: _____

3) Name: Annette Crawford

Title: Human Resources Director

Email Address: annette.crawford@lawrencevillega.org

Signature: _____

ACCG may rely upon each designation set forth above until such future date as the Employer delivers written notice of the termination of authority of a designated individual.

JURISDICTION MANAGEMENT APPROVAL

By: _____

Title: Mayor

Date: _____



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 10, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Contract with Blue Line Solutions for Automated Speed Enforcement Cameras with Flock Safety in School Zone
- Department:** City Manager
- Date of Meeting:** Wednesday, June 10, 2026
- Fiscal Impact:** \$0.00
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Approval of Annual Contract with Blue Line Solutions for the Automated Speed Cameras with Flock Safety Cameras in the School Zones within the City limits.

Summary: This request is for approval for the annual contract with Blue Line Solutions for the Automated Speed Cameras with Flock Safety Cameras in the School Zones within the City limits.

Fiscal Impact: No cost to the City, the City will receive revenues generated by paid citations.

Attachments/Exhibits:

- EnterTextHere