



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, December 01, 2025
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. November 3, 2025 Planning Commission Meeting Minutes

Public Hearing New Business

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

2. ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway
3. RZM2025-00023; Curt Thompson; 464 West Pike Street
4. RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
5. RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway
6. SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way
7. An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist

Public Hearing Old Business

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: November 3, 2025 Planning Commission Meeting Minutes

Department: Planning and Development

Date of Meeting: Monday, December 1, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Approval of Prior Meeting Minutes

**Planning &
Development
Recommendation:** Approval

**Planning
Commission
Recommendation:**

Summary: Planning Commission Minutes for review and approval by the Planning Commission

Attachments/Exhibits:

- PC MEETING MINUTES_11032025



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, November 3, 2025

6:00 p.m.

CALL TO ORDER: 6:00 p.m.

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

Motion to **APPROVE THE AGENDA AS PRESENTED** by Council Member Huff, Seconded by Vice-Chairperson West.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Tuesday, September 2, 2025, Planning Commission Meeting Minutes by Council Member Henriksen and Seconded by Council Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

NEW BUSINESS

1. **RZR2025-00030** – Applicant: North DTL CC PH1, LLC; Owner: Carlton & Dolores Bohon; An application to rezone the subject property from BG (General Business District) to CMU (Community Mixed Use District) to allow for a housing master plan; Address: 854 North Clayton Street; Parcel Identification Number: R5145 063; Area: Approximately 0.58 Acres.

Motion made to recommend **APPROVAL of RZC2025-00030** as CMU (Community Mixed Use District) with Staff recommendations by Commission Member Huff and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Opposition: None

Proponent: Jody Charles Campbell, Blum & Campbell, Attorney at Law; Randy Travis

2. **SUP2025-00111 & SUP2025-00112** – Applicant: Mechanical Trades Institute; Owner: Lawrenceville Hand Properties, LLC; an application for a Special Use Permit for a Trade Or Vocational School and a Special Use Permit for Outdoor Storage; Address: 420 Grayson Highway; Parcel Identification Number: R5148 463; Area: Approximately 11.94 Acres.

Planning Commission: Commission Member Henriksen and Commission Member Ward – expressed concerns regarding the display of temporary signs along the Grayson Highway.

Staff Response: Zoning Ordinance, Article 7 Signs, Section 702.6 Temporary Signs are associated with a Temporary Outdoor Activity, which is defined as a for-profit event involving the temporary outdoor sale of goods or merchandise associated with an existing business. A Sign Location Permit will be required for a Temporary Sign. Outdoor activities proposed by the potential MTI (owner/tenant) would be limited to class instruction related to the school's educational program. These activities would not be open to the public and would not involve the sale of goods or merchandise.

Planning Commission: Commission Member Henriksen – expressed concerns relating to the outdoor storage of equipment and materials.

Applicant Response: Equipment – A forklift would be utilized for the transfer of material(s) from the external rear and side yard areas to the interior of the building. In addition, a crane would be used for training purposes quarterly or biannually during any given year. Materials – Outdoor storage would consist of pipe measured in increment of ten (10) feet in length. The pipe would be stacked neatly in the side or rear yard area behind an existing wall and fence with opaque screening.

Motion made to recommend **APPROVAL of SUP2025-00111** to allow a Trade or Vocational School as a special use with Planning Commission recommendations by Vice Chairperson West and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Motion made to recommend **APPROVAL of SUP2025-00112** to allow outdoor storage with Planning Commission recommendations by Vice Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Opposition: None

Proponent: Scott A. Haines (applicant representative), Kabir Small (applicant)

- 3. SUP2025-00113** – Applicant: Douglas Garcia; Owner: Vizueth Realty Holdings 1, LLC; An application for a Special Use Permit for an auto broker's office; Address: 899 Grayson Highway; Parcel Identification Number: R5140 180; Area: Approximately 0.39 Acres.

Planning Commission: Commission Member Huff and Commission Member Ward – requested details relating to Rezoning and Special Use Permit requirement.

Staff Response: The City Council has made a conscientious effort to limit vehicle related uses to the Buford Drive corridor. In addition, recent precedent established by the City Council relating specifically to a commercial vehicular mercantile facilities (e.g., maintenance, repair, sales, etc.) has resulted in the denial of similar requests throughout the city limits.

Opposition: Corrin M. Sorteberg – Expressed concerns relating to the preexisting and existing conditions of the property, which includes vehicular parking, lack of vegetation, removal of trees from a required buffer, property maintenance. Additionally, the opposition has concern with the installation and display of commercial signage.

Staff Response: The site and buffer are void of vegetation due to lack of proper enforcement of local rules and regulations. Therefore, the Planning and Development Department will submit a complaint to the Code Enforcement Unit to investigate exterior and interior property maintenance issues. In addition, the installation of signage will require the submittal of application requesting a Sign Location Permit.

Motion made to recommend **DENIAL of SUP2025-00113** to allow an Auto Broker as a special use with Planning Commission recommendations by Commission Member Ward and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Opposition: Corrin M. Sorteberg

Proponent: Douglas & Andrea Garcia (applicant)

- 4. SUP2025-00114** – Applicant: Precious Asoro – Edged Events; Owner: 3315 Sugarloaf, LLC; An application to renew the Special Use Permit for a Special Events Facility/Banquet Hall In Suite 15; Address: 3315 Sugarloaf Parkway; Parcel Identification Number: R5084 273; Area: Approximately 4.63 Acres.

Motion made to recommend **APPROVAL of SUP2025-00114** to renew a Special Use Permit to allow a Special Events Facility/Banquet Hall as a special use with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Opposition: None

Proponent: Precious Asoro (applicant)

- 5. SUP2025-00115** – Applicant: Yhana Rouse – The Nexxt Space; Owner: Central Landmark, LLC; An application to renew the Special Use Permit for a Special Events Facility/Banquet Hall in Suite 21; Address: 575 West Pike Street; Parcel Identification Number: R5144 001; Area: Approximately 2.70 Acres.

Motion made to recommend **APPROVAL of SUP2025-00115** to renew a Special Use Permit to allow a Special Events Facility/Banquet Hall as a special use with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Opposition: None

Proponent: Yhana Rouse (applicant)

FINAL ADJOURNMENT – 6:45 p.m.

Motion made to **ADJOURN** by Commission Member Huff, and Seconded by Vice Chairperson West

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway
Department:	Planning and Development
Date of Meeting:	Monday, December 1, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone Subject Property from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) to Allow for a Convenience Store w/Fuel Pumps
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the annexation and rezoning of an approximately 3.61-acre parcel assemblage from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) to develop a convenience store with fuel pumps. The subject property is located at the northern right-of-way of Buford Drive and Braselton Highway split, on the far northern extent of the Lawrenceville city limits.

Attachments/Exhibits:

- ANNX2025-00014 RZC2025-00073_FULL ATTCHMNTS_11212025



LAWRENCEVILLE

Planning & Development

ANNEXATION & REZONING

CASE NUMBER(S): ANNX2025-00014 & RZC2025-00073

APPLICANT(S): RACETRAC INC. C/O DILLARD SELLERS

PROPERTY OWNER(S): ROBERT H. HUMPHRIES & C.E. SMITH

LOCATION(S): 1011 & 1025 BUFORD DRIVE, 508 & 518
BRASELTON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): R7028A120, R7028A159, R7028A121, &
R7028A187

APPROXIMATE ACREAGE: 3.61 ACRES

CURRENT ZONING: GWINNETT C-2 (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: CONVENIENCE STORE W/ FUEL PUMPS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a 6,008 square foot convenience store with fuel pumps at the subject property. Ten fuel pumps are designated for passenger vehicles, and four fuel pumps are for commercial diesel vehicles. The parking lot is designed with a loop driveway and does not include long-term truck parking spaces.

The proposal meets the following standards established in the zoning ordinance:

Article 1 Districts, Section 102.13 BG – General Business District, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	20,000 sq. ft.	157,266 sq. ft.	N/A
Minimum Lot Width	100 feet	450 feet	N/A
Maximum Building Height	35 feet	35 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	15 feet	15 feet	N/A
Impervious Surface Coverage	95% 149,403 sq. ft.	69% 108,396 sq. ft.	N/A

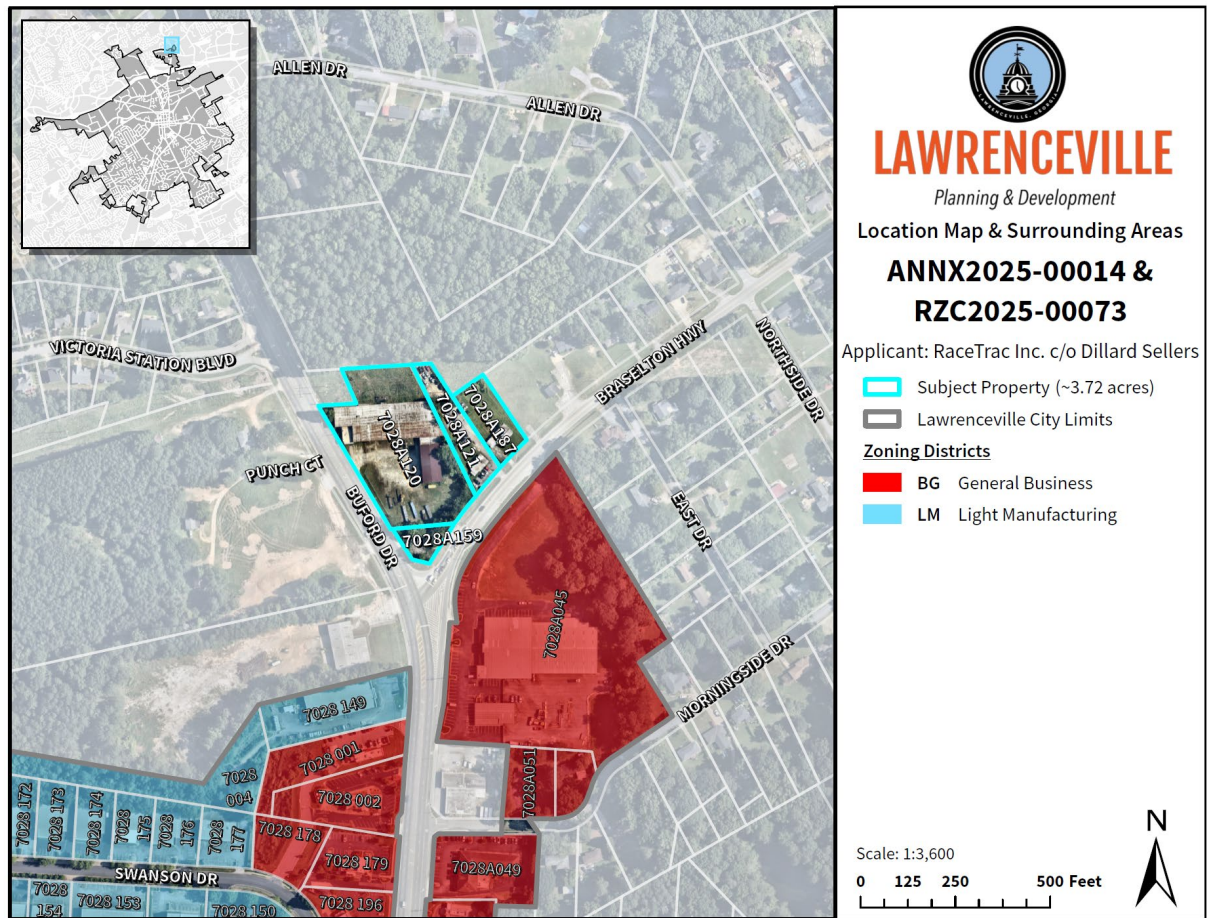
Article 5 Buffers, Section 403 – Buffers Table

Standard	Requirement	Proposal	Recommendation
BG / BG (C-2)	0 ft	0 ft	N/A

Article 5 Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Retail Sales and Service	1 parking space per 300 SF GFA (20 spaces)	1 parking space per 194 SF GFA (31 spaces)	N/A

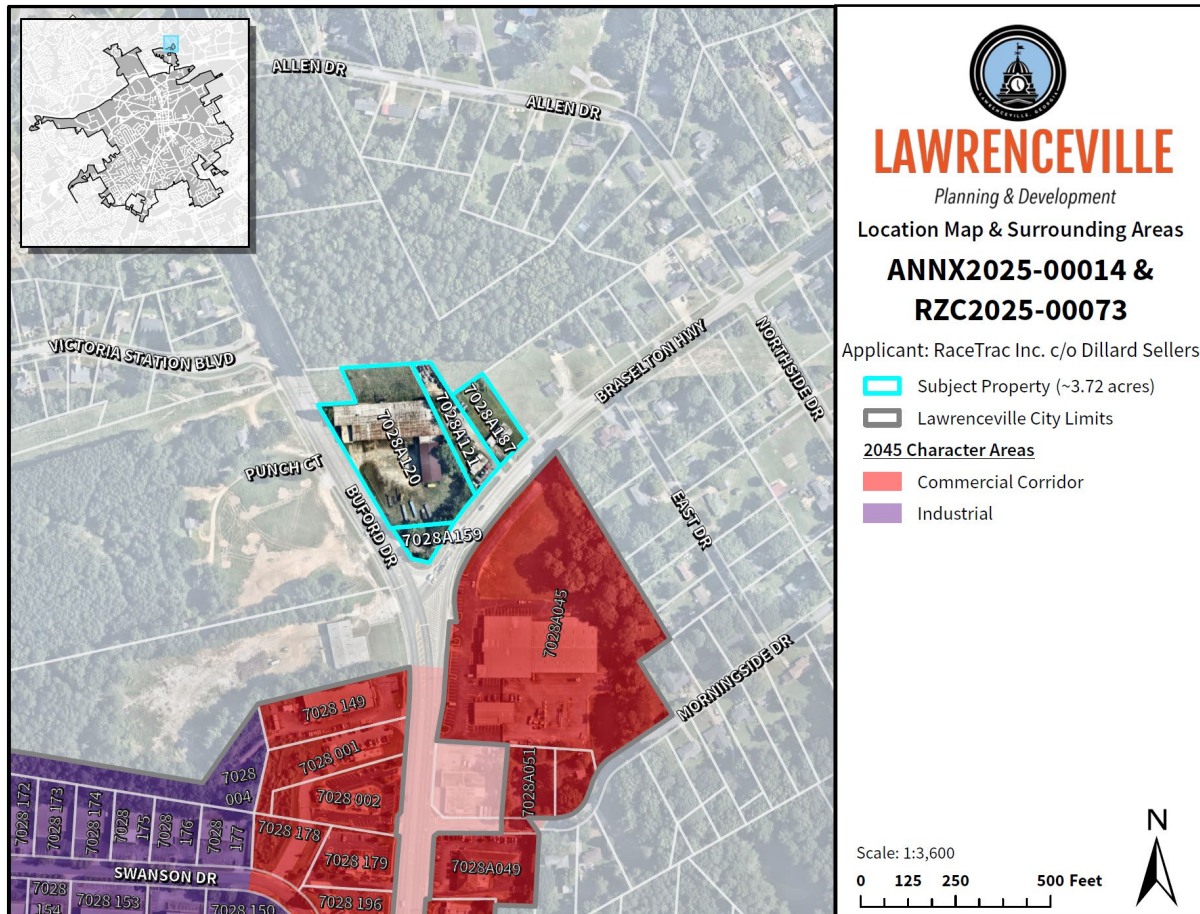
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area surrounding the subject property is mostly composed of commercial/retail uses and zoning districts. In fact, all directly adjacent properties are either zoned Lawrenceville BG (General Business District) or Gwinnett C-2 (General Business District), which are equivalent zoning districts, and are used for similar commercial purposes. The wider area includes unincorporated residential properties zoned from single-family (R-75/R-100), townhouse-family (R-TH), to multifamily (RM-24). Otherwise, there are Lawrenceville properties in the general vicinity along Swanson Drive zoned LM (Light Manufacturing District) used for various light industrial purposes. The proposed rezoning may be consistent with existing zoning/land uses in the area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

As the subject property is outside of the current city limits of Lawrenceville, it is not within a character area as defined by the Lawrenceville 2045 Comprehensive Plan and Future Development Map. According to Gwinnett's 2045 Comprehensive Plan and Future Development map, it is within the Traditional daily community, an equivalent concept to Lawrenceville's character areas. The Traditional daily community is defined as such:

Traditional neighborhood areas are similar to Traditional+ in that they are predominantly single family residential and within 1 mile of a Village Center or Urban Corridor. However, they differ in one significant way: they do not have sewer.

This lack of sewer curtails additional density from happening on many of these sites. It is also highly unlikely that these established neighborhoods will build sewer in the future due to high costs and disruption. But because they are near Village Centers, they are in priority pedestrian areas and should be encouraged to build out where lots may be very large and could be split.

The proposed rezoning may not be appropriate in light of Gwinnett’s 2045 Comprehensive Plan, especially in regard to a potential lack of sewer access. However, given that the applicant provided a sewer capacity letter as part of their application package, it appears availability may be accessed via an existing sewer manhole on Buford Drive despite this classification.

Based on Lawrenceville’s 2045 Comprehensive Plan and Future Development Map, the subject property is directly adjacent to the Commercial Corridor character, defined as such:

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

Based on this standard, the proposed development may be appropriate for this area.

STAFF RECOMMENDATION

Based on the submitted materials, the request to annex and rezone the 3.61-acre assemblage from Gwinnett County C-2 to City of Lawrenceville BG to develop a convenience store with fuel pumps appears appropriate, as the proposal is consistent with the surrounding commercial zoning and land-use pattern, meets all applicable BG development standards, and aligns with the intent of Lawrenceville’s Commercial Corridor character area. Although Gwinnett’s Comprehensive Plan classifies the area within a Traditional community with limited sewer expectations, the applicant has demonstrated sewer availability, removing a potential development constraint. Given these factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality site design, compliance with city development standards, and appropriate coordination with transportation and utility requirements.

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

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 convenience store with fuel pumps is suitable given that all immediately adjacent properties are already zoned BG or C-2 and developed with similar commercial uses, making the project consistent with the existing commercial development pattern along Buford Drive and Braselton Highway.

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

Because the surrounding area is already dominated by commercial and retail uses with compatible zoning classifications, the proposed development is unlikely to adversely affect the usability of adjacent properties, particularly since no residential uses directly abut the site and the proposal incorporates circulation and design features consistent with commercial corridors.

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

The property has a reasonable economic use under its current Gwinnett County C-2 zoning; however, annexation into Lawrenceville and rezoning to BG provides a functionally equivalent classification while enabling the City to apply its development standards and oversight for a use that aligns with both jurisdictions' commercial intent.

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 development is not expected to create excessive burdens on streets, utilities, or public services, as it is located on a major transportation corridor designed for high traffic volumes and the applicant has demonstrated sufficient sewer capacity despite Gwinnett's general expectations for the area.

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

Although Gwinnett's 2045 Plan classifies the area as a Traditional community generally characterized by limited sewer capacity, the applicant has verified sewer access, and the proposal aligns with Lawrenceville's Commercial Corridor character area, which expressly supports large-scale auto-oriented commercial uses such as convenience stores and fuel stations.

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 conditions—including strong surrounding commercial development, proximity to major roadways, and the continued commercial growth along Buford Drive—support approval of the zoning proposal; no changing conditions appear to weigh against the development, and the annexation allows the City to guide the site’s design quality through conditions.



LAWRENCEVILLE

Planning & Development

2.

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

ANNX2025-00014

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

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

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

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

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

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

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

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

Attest:

Karen Pierce, City Clerk

Mayor David R. Still



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

RZC2025-00073

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

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

- 1.** Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - a. Adult Bookstores or Entertainment
 - b. Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - c. Contractor's Offices
 - d. Emission Inspection Stations
 - e. Equipment Rental
 - f. Extended Stay Hotels or Motels
 - g. Recovered Materials Processing Facilities
 - h. Smoke Shops/Novelty Stores
 - i. Tattoo Parlors
 - j. Taxidermists
 - k. Yard Trimmings Composting Facilities

2. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated October 3, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on October 3, 2025.
3. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
4. Metal building facades are prohibited.
5. Prefabricated awning type structures are only permitted at automatic carwash facilities.

B. To satisfy the following site development considerations:

1. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Buford Drive and Braselton Highway).
2. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Buford Drive and Braselton Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.
5. Provide a 5-foot concrete sidewalk along the road frontages of Buford Drive and Braselton Highway.
6. Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully

surrounded by the same materials, matching the building's architectural treatments.

- 7.** New billboards or oversized signs shall be prohibited.
- 8.** Outdoor storage shall be prohibited.
- 9.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- 10.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- 11.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- 12.** Peddlers and/or parking lot sales shall be prohibited.
- 13.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.



LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG (General Business).

Address of Property to be annexed: 1011 & 1025 Buford Dr.; 508 & 518 Braselton Hwy.

Area: 3.61 acres _____ acres or _____ square feet.

Tax Map Number: 7028A120 & 7028A159, Robert H. Humphries (1095 Buford Dr., Lawrenceville, GA 30043)

Two Owners: 7028A121 & 7028A187, C. E. Smith (963 Buford Dr., Suite C, Lawrenceville, GA 30043)

Owners of Property: _____

Address if different from Property: _____ Phone: _____

Applicant Name and Address: RaceTrac Inc. c/o Dillard Sellers Phone: 404-665-1224
1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

[Signature] 9/30/25
Signature of Applicant Date

Signature of Owner Date

Justen Giambalvo 9/30/25
Print Name of Applicant Date

Print Name of Owner Date

[Signature] 9/30/25
Signature of Notary Date

Signature of Notary Date



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



LAWRENCEVILLE

GWINNETT - METRO ATLANTA

2.

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):


Signature of Applicant

9/30/25
Date

Justen Gumbalvo
Print Name of Applicant

Signature of Applicant's Attorney or Representative

Print Name of Applicant's Attorney or Representative

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



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____

Case File #: ANX _____

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_____ YES

X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Signature of Applicant

Date

10/1/2025

Print Name of Applicant

Signature of Applicant's Attorney or Representative

R. Baxter Russell For David Sellers
Print Name of Applicant's Attorney or Representative

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



LAWRENCEVILLE

WINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

 9/30/25

Signature of Applicant Date

Signature of Owner Date

Justin Grambalvo 9/30/25

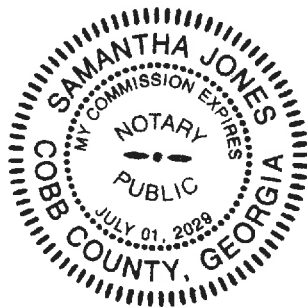
Print Name of Applicant Date

Print Name of Owner Date

 9/30/25

Signature of Notary Public Date

Stamp:





LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG (General Business).

Address of Property to be annexed: 1011 & 1025 Buford Dr.; 508 & 518 Braselton Hwy.

Area: 3.61 acres _____ acres or _____ square feet.

Tax Map Number: 7028A120 & 7028A159, Robert H. Humphries (1095 Buford Dr., Lawrenceville, GA 30043)

Two Owners: 7028A121 & 7028A187, C. E. Smith (963 Buford Dr., Suite C, Lawrenceville, GA 30043)

Owners of Property: _____

Address if different from Property: _____ Phone: _____

Applicant Name and Address: RaceTrac Inc. c/o Dillard Sellers Phone: 404-665-1224
1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

Signature of Applicant _____ Date _____

Justith J. Humphries
Signature of Owner Date 9-29-25

Print Name of Applicant _____ Date _____

Justith J. Humphries
Print Name of Owner Date _____

Signature of Notary _____ Date _____

Susan Peters
Signature of Notary Date 9/29/25

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025

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



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Judith J. Humphries

Signature of Owner Date 9-29-25

Print Name of Applicant Date

Judith J. Humphries

Print Name of Owner Date 9-29-25

Signature of Notary Public Date

Stamp:



LAWRENCEVILLE

WINNETT • METRO ATLANTA

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Lawrenceville, GA 30046
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1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

Signature of Applicant _____ Date _____

CE Smith
Signature of Owner _____ Date _____

Print Name of Applicant _____ Date _____

CE Smith
Print Name of Owner _____ Date _____

Signature of Notary _____ Date _____

Susan Peters 9/29/25
Signature of Notary _____ Date _____

Susan Peters
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Signature of Applicant Date

Print Name of Applicant Date

Signature of Notary Public Date

Stamp:

C.E. Smith

Signature of Owner Date

C.E. Smith

Print Name of Owner Date



LAWRENCEVILLE

Planning & Development

2.

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>3.61 acres</u>	
7028A120, 7028A121,	
PARCEL NUMBER(S): <u>7028A159, 7028A187</u>	
ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

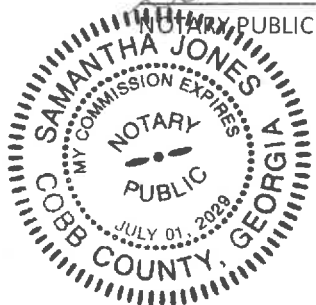
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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



LAWRENCEVILLE

Planning & Development

2.

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? _____
Y/N

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

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

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

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

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

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


SIGNATURE OF APPLICANT
DATE 9/30/25
Justen Giambalvo
TYPED OR PRINTED NAME 9/30/25

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



LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

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NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
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PARCEL NUMBER(S): <u>7028A120, 7028A121, 7028A159, 7028A187</u>	
ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Judith J. Humphries
SIGNATURE OF OWNER DATE 9-29-25

Judith J. Humphries
TYPED OR PRINTED NAME

Jan Peto 9/29/25
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Susan Peters
NOTARY PUBLIC
ANNO 2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
My Commission Expires 10/12/2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

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ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
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ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT _____ DATE _____

TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025
ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



October 21, 2025

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 28 of the 7th District Tax Parcel Numbers: R7028A120, R7028A121,
R7028A159, & R7028A187

Applicant/Owner:

Parcel	Owner	Applicant
R7028A159	Robert H. Humphries	RaceTrac Inc.
R7028A120	Robert H. Humphries	RaceTrac Inc.
R7028A121	CE Smith Family Properties LLC	RaceTrac Inc.
R7028A187	CE Smith Family, LLC	RaceTrac Inc.

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the properties proposed for annexation with respect to county facilities located at 1011 Buford Drive, 1025 Buford Drive, 508 Braselton Hwy, and 518 Braselton Hwy, Lawrenceville, GA 30043 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 no facilities associated now or planned by the Department of Community Services are 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 the approved 2018 Gwinnett Trails Master Plan and recommendations from a study for the Piedmont Pathway indicates a future trail/ side path at the subject parcels (See Exhibit 1). The Department recommends that the owner of the subject parcel be required to dedicate adequate space within the right-of-way to accommodate a future 12-foot-wide trail/ side path in coordination with Gwinnett County DOT and Georgia DOT at the appropriate distance from the edge of the road, as required by development guidelines.

Gwinnett County Department of Transportation (GCDOT) determined that there are no GCDOT facilities located within the properties proposed for annexation. SR 20/Buford Drive and SR 124/Braselton Highway are maintained by Georgia DOT and any access or work in the right-of-

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

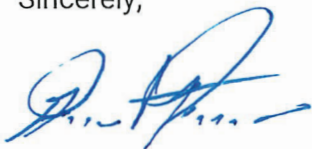
way is subject to prior review/approval by Georgia DOT. Maintenance responsibility for this roadway will remain with Georgia DOT regardless of the annexation.

Gwinnett County Department of Water Resources (DWR) determined that the following infrastructure exists as depicted on the map enclosed as Exhibit 2: a twelve (12) inch water main on the western right-of-way of Buford Drive interconnected in front of the subject site to a twelve (12) inch water main on the eastern right-of-way of Braselton Highway; an eight (8) inch gravity sewer on parcel 7028A045 across Braselton Highway; a series of County-maintained eighteen (18) inch closed conduits along the eastern right-of-way of Buford Drive; a series of County-maintained eighteen (18) inch closed conduits crossing Buford Drive and continuing south along the western right-of-way of Buford Drive; and a series of County-maintained ditches along the northern right-of-way of Braselton Highway, flowing towards parcel 7028A045 across the subject site. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by GC Department of Planning and Development and Department of Water Resources.

Gwinnett County Department of Planning and Development notes that the subject properties are zoned C-2 (General Business) and reside within an Activity Center/Corridor Overlay Zoning District (Mall of Georgia Overlay District). The subject properties are designated 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 at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2025-00018

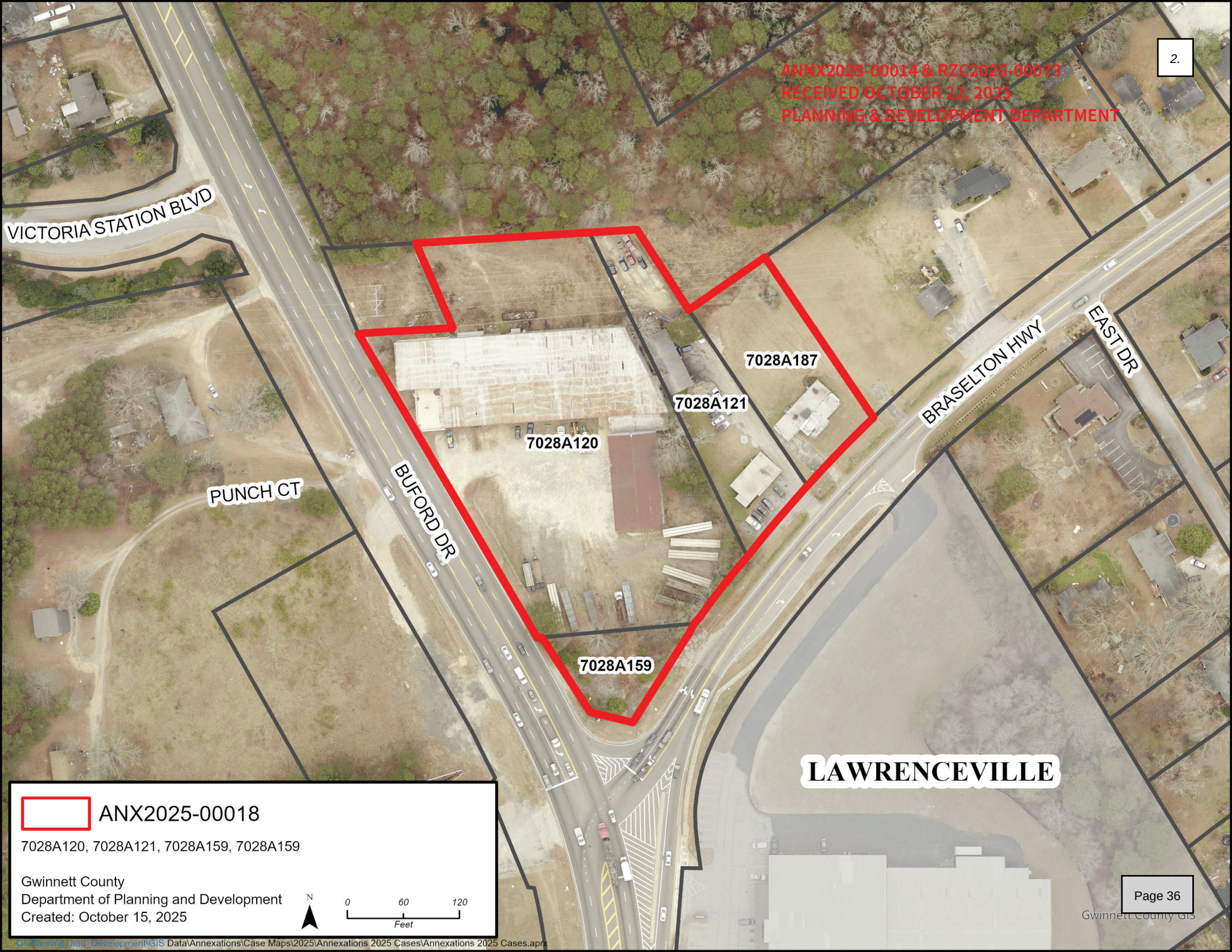
CERTIFIED MAIL #: 9214 8902 9562 6590 1614 0850 60

C: Nicole L. Hendrickson, Commission Chairwoman
Matthew Holtkamp, Commissioner, District 4
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, ANX2025-00018

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

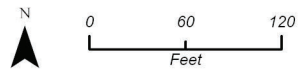
ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT



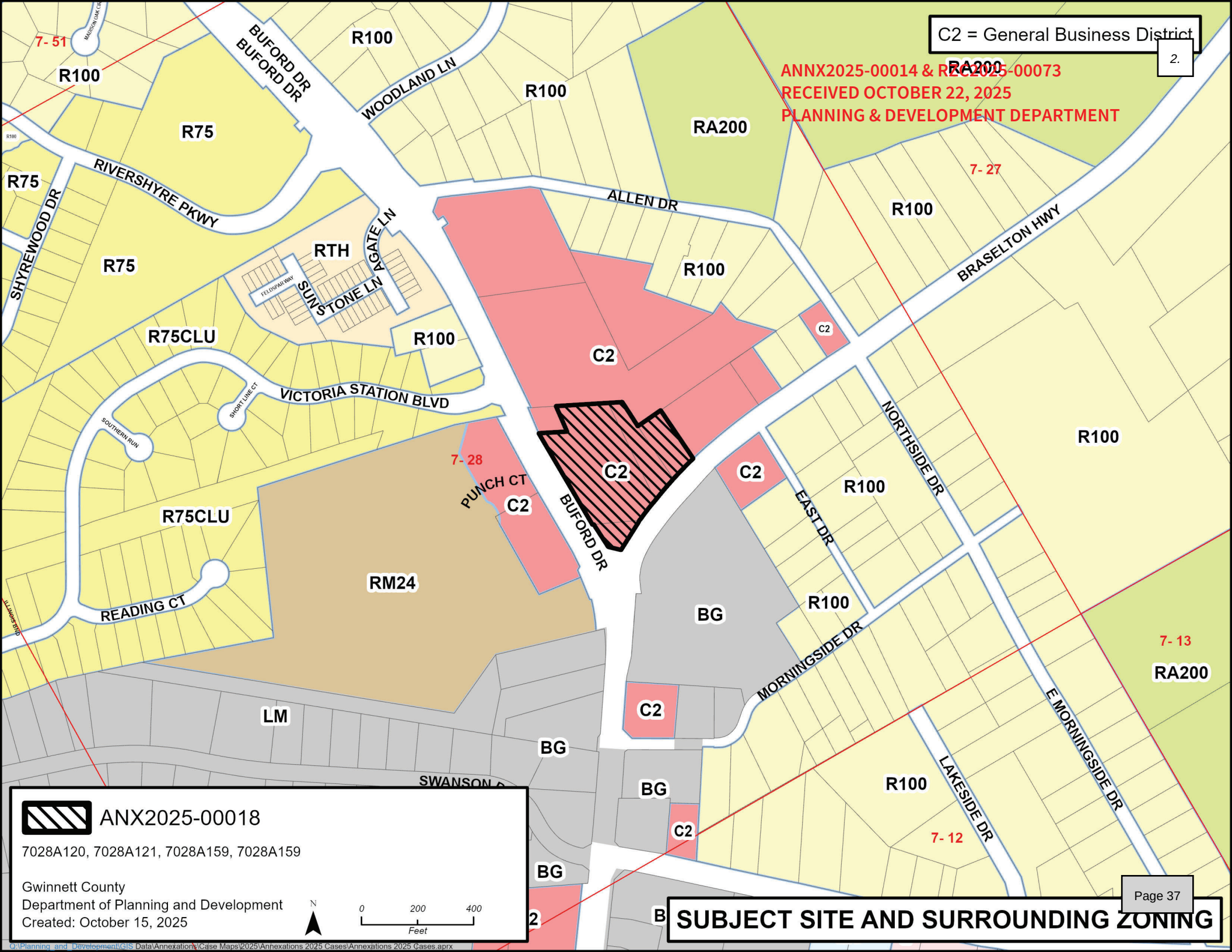
 ANX2025-00018

7028A120, 7028A121, 7028A159, 7028A159

Gwinnett County
Department of Planning and Development
Created: October 15, 2025



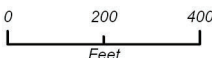
LAWRENCEVILLE



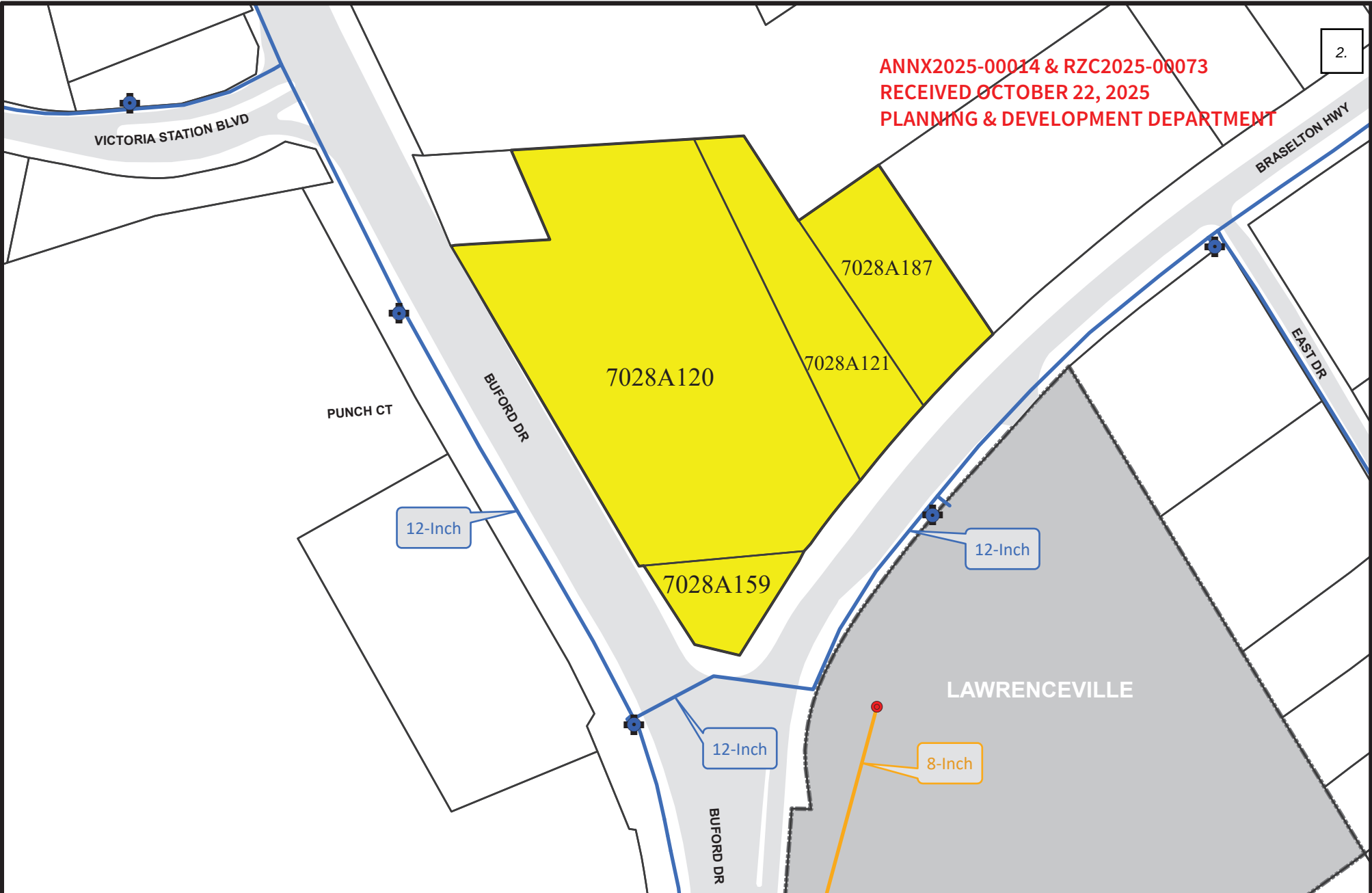
C2 = General Business District
2.

ANNX2025-00014 & REC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

**ANX2025-00018**
7028A120, 7028A121, 7028A159, 7028A159
Gwinnett County
Department of Planning and Development
Created: October 15, 2025



SUBJECT SITE AND SURROUNDING ZONING



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RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

2.

LEGEND

- | | |
|---------------------|-------------------|
| Proposed Annexation | Manhole |
| City | Sewer Collector |
| Water Main | Sewer Interceptor |
| Hydrant | Pressure Main |

ANX-2025-018

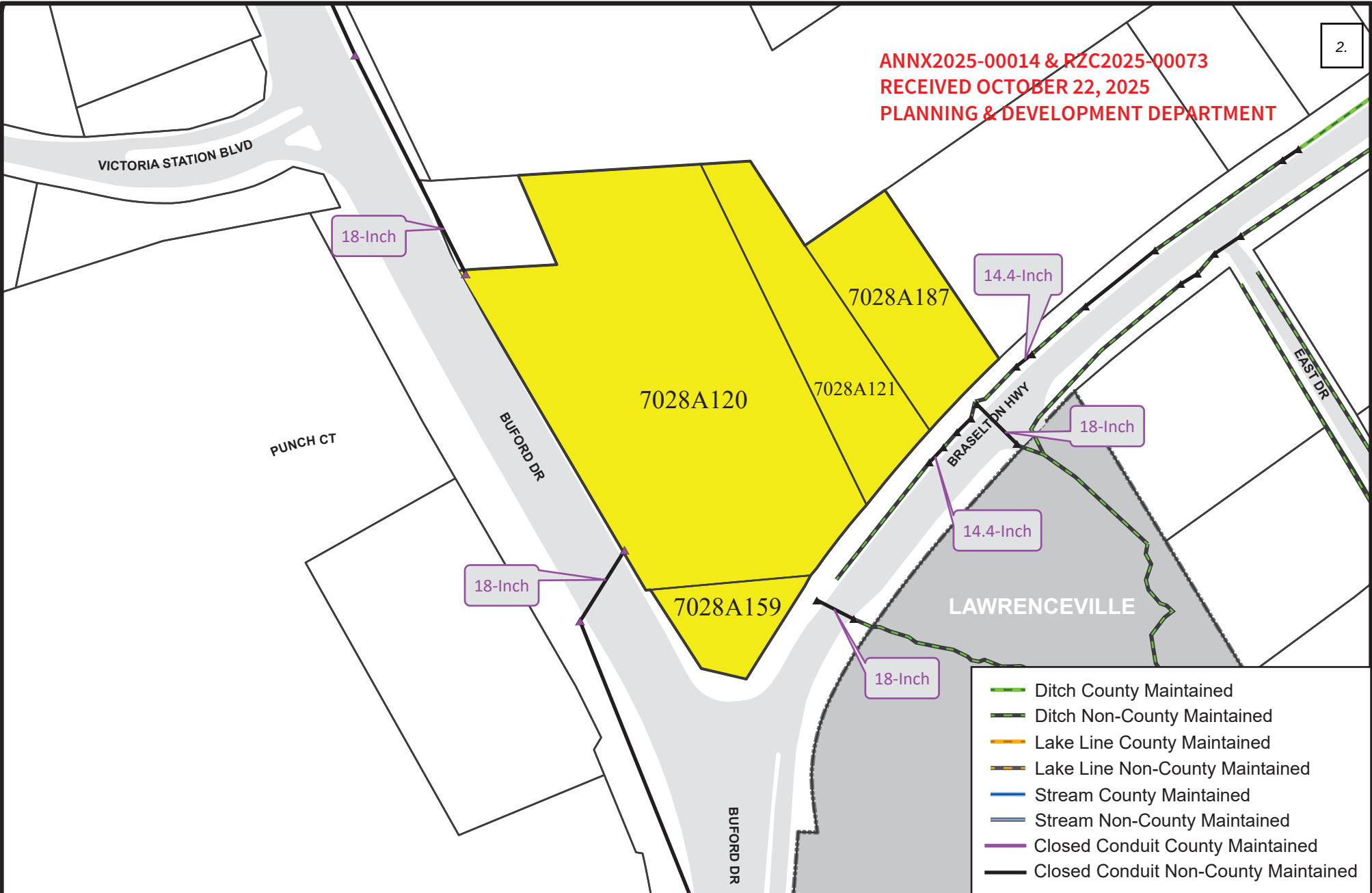
Water & Sewer
Utility Map



LOCATION



ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT



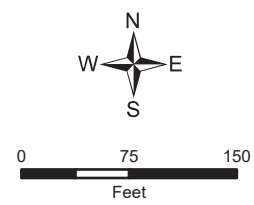
- Ditch County Maintained
- Ditch Non-County Maintained
- Lake Line County Maintained
- Lake Line Non-County Maintained
- Stream County Maintained
- Stream Non-County Maintained
- Closed Conduit County Maintained
- Closed Conduit Non-County Maintained

LEGEND

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

ANX-2025-018

**Stormwater
Utility Map**



LOCATION



Legend

- | | | | |
|--|--|--|-------------------|
| | Trail along Undeveloped Area | | Federal Parks |
| | Trail along Residential Area | | CIP(Undevelop) |
| | Trail along Non-Residential Area | | CIP(Under permit) |
| | Trail along Street | | Water Body |
| | Trail along Creek | | Wetland |
| | Piedmont Pathway Alignment 0.5 mi Buffer | | Floodplain |
| | Proposed Gwinnett Trails | | Railroad |
| | Existing Gwinnett Trails | | Major Road |
| | Proposed Trail by Others | | Minor Road |
| | Existing Trail by Others | | Topo |
| | Trails within Parks | | City |
| | County Parks | | School |
| | City Parks | | Water |

SECTION 7

ANNX2025-00014 & RZC2025-00073

RECEIVED OCTOBER 22, 2025

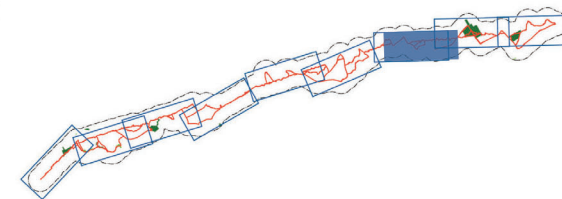
PLANNING & DEVELOPMENT DEPARTMENT

The alignment enters Section 7 in the utility corridor through a residential area following a utility corridor north to Rivershyre Parkway, and then to Buford Drive, while Alternative 1b follows a utility corridor east to SR 20-Buford Drive.

From Victoria Station Boulevard, the alignment continues on Buford Drive to Braselton Highway, where it continues as a Side Path to Hi Hope Road, where it turns southeast and continues to Petty Road.

The alignment turns east on Petty Road before splitting into two alternatives: (1) enters the utility corridor near Sunny Lake Drive and traverses a Residential Area to Progress Industrail Boulevard; (2a) continues on Petty Road before crossing into a Non-Residential area south of Villageside Court; (2b) follows Petty Road to Progress Center Avenue where it turns north and continues as a Side Path to meet (2a) at Progress Industrail Boulevard.

A single alignment heads east in the utility corridor to Cedars Road. Alternative 1 continues in the utility corridor, while Alternative 2 travels Cedars Road south to Hurricane Shoals Road.



Letter of Intent

City of Lawrenceville

**Annexation
Rezoning**

Applicant:
RaceTrac Inc.
c/o Dillard Sellers

Property:
1011 & 1025 Buford Drive
508 & 518 Braselton Hwy
Lawrenceville, Georgia 30043

Parcel IDs:
7028A120
7028A121
7028A159
7028A187

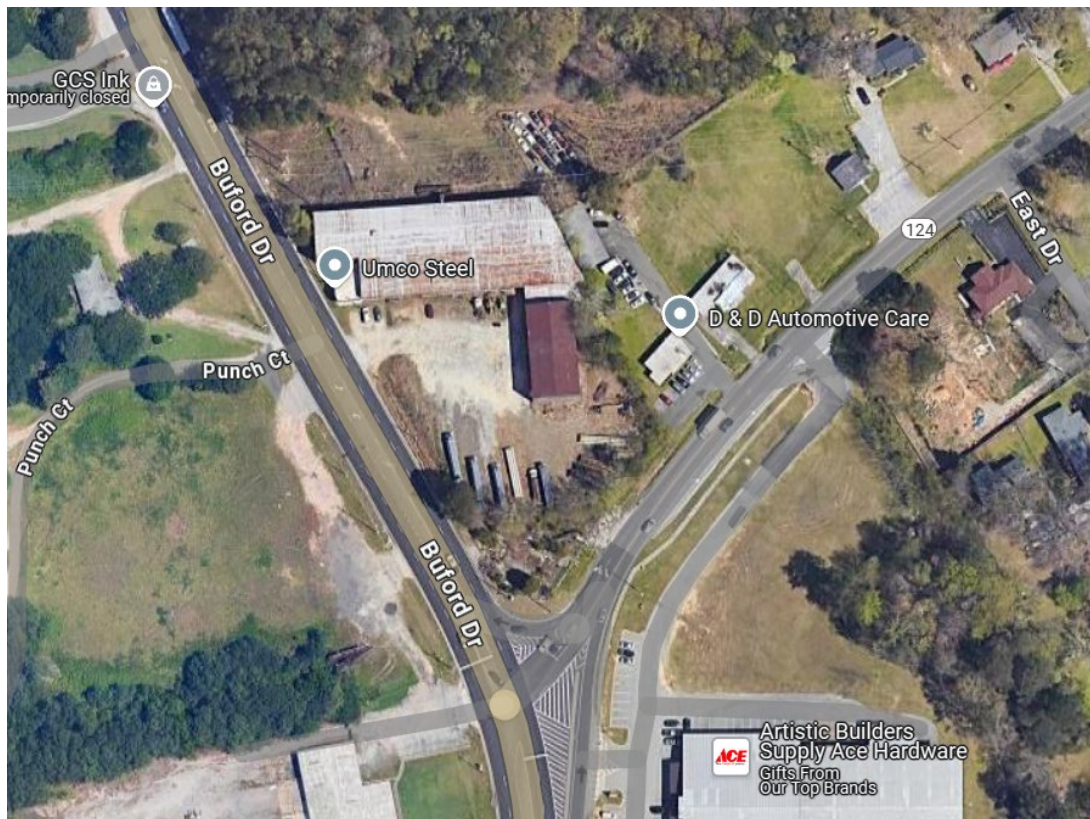
Submitted for Applicant by:

Julie Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1224
jsellers@dillardsellers.com
brussell@dillardsellers.com

I. INTRODUCTION

The subject property is approximately 3.61 acres of land located at the corner of Braselton Highway and Buford Drive in unincorporated Gwinnett County and more specifically identified as Parcel ID Nos. 7028A120, 7028A121, 7028A159, and 7028A187 (“Property”). The Property is zoned C-2 in Gwinnett County and includes Umco Steel and D&D Automotive Care as shown below. To the south, the Property is adjacent to the municipal boundary for the City of Lawrenceville and the Artistic Builders Supply Ace Hardware property, city-zoned BG (General Business).

The Applicant, RaceTrac Inc., seeks to develop a new RaceTrac market with fuel service on the Property. Applicant files this request to annex the Property into the City of Lawrenceville and to rezone the Property to the appropriate commercial district, BG (General Business). Approval of this application will allow for the redevelopment of this commercial corner with new landscaping, a brick building, and streetscaping enhancements.



The development plan includes a +/- 6,008 square foot market with fuel pumps for both passenger vehicles and commercial vehicles. The market will designate 10 fuel pumps for passenger vehicles and 4 fueling stations for commercial diesel vehicles. The business will operate 24 hours a day, providing well-lit, safe, and accessible fuel and market service for all customers including residents and first responders with late night or early morning hours. The site layout also includes several distinct features to accommodate fueling commercial vehicles and to maintain

safe separation between commercial vehicles, automobiles, and pedestrians. Commercial vehicles will not linger at the Property as the fueling stations include fast flow diesel dispensers, allowing these vehicles to complete fueling more quickly than is possible at most traditional gas stations in the surrounding area. Similarly, the development does not provide truck parking spaces, prohibiting extended stops at the site. Finally, the parking lot is designed with a loop driveway. The driveway permits commercial vehicles to access the fuel stations from either site entrance but maintain separation from the designated pedestrian walkway and the automobile parking lot area.

Headquartered in Atlanta, RaceTrac is a 90-year-old company and the 18th largest private company in the US. Its mission to make people's lives simpler and more enjoyable is reflected in the company's commitment to quality and safety. This location was selected after significant diligence and research to provide convenient service for the residents and visitors that already pass the Property on a daily basis. As such, the approval will not likely increase traffic, but instead will enhance the corner property at the northern end of the Lawrenceville city limits.

Based on RaceTrac's 800 retail locations, the site layout was thoughtfully planned for a positive customer experience, safe and convenient access, and beautification of the corner. The redevelopment of this site will provide residents with easy access to purchase gasoline and food items with a single stop. In addition to repurposing an existing commercial corner, the development will further enhance the property with an aesthetically attractive building featuring a distinct architectural design with brick façades. The development of the site will also include landscaping and greenspace, curating a clean and upscale experience for customers and neighbors alike. RaceTrac will also be constructing a wide sidewalk along its property line adjacent to Braselton Highway and Buford Drive.

For all of these reasons and satisfaction of the criteria below, Applicant respectfully requests that the annexation and rezoning be approved by the Mayor and City Council.

II. IMPACT ANALYSIS

A. 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 to BG will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located in a heavily trafficked area, at the corner of a busy intersection, with frontage on both Buford Drive and Braselton Highway. The Property is adjacent to existing commercial uses and commercial zoning in Lawrenceville. The Property is across Buford Drive from a new mixed-use development with commercial frontage. Any nearby residences on neighboring properties are dependent on cars for transportation, and therefore the community needs an accessible, convenient location to purchase fuel. Likewise, the proposed market will provide an easy option for quick purchases and essential needs, enhancing the amenities and services available to the residential community.

B. Whether a zoning proposal will adversely affect the existing use or useability of adjacent or nearby property:

The proposed RaceTrac market with fuel service will not adversely affect the existing use or useability of adjacent or nearby property. The proposed use will provide convenience to the

residents in close proximity but will not interfere with the enjoyment of their properties. The proposed use will not generate offensive noise or unnecessary lighting. The development will not attract additional traffic, since it is not, in itself, a destination. It will serve passersby, capturing traffic already present on Buford Drive and Braselton Highway. The attractive new development, the landscaping, and the routine upkeep will be more consistent with the surrounding commercial uses and residential communities than the uses and buildings currently present. RaceTrac is headquartered in Atlanta and is the 2nd largest privately held company in the state, demonstrating its successful execution of developments such as this.

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

The Property is commercially zoned in Gwinnett County along a busy commercial corridor but currently includes businesses such as Umco Steel and D&D Automotive Care. Despite this prime location, the Property has remained underdeveloped for many years. As shown by the lack of new development over time, the Property has no economic value under the current county commercial zoning. However, with the approval of the requested annexation and rezoning to BG in the city, RaceTrac can move forward with a new market use providing enhanced landscaping, pedestrian connectivity, and brick architecture on the Property while minimizing increased traffic by capturing customers already traveling along the commercial corridor. Approval of this application will allow for the redevelopment of this commercial corner with new landscaping, a brick building, and streetscaping enhancements.

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

Applicant's proposed use will not negatively or adversely impact existing infrastructure at the site or in the area. The current infrastructure is equipped to provide adequate access and handle any traffic associated with the proposed development. Public services and public facilities, including water and sewer, are currently available for the Property and are sufficient to accommodate the proposed development. County schools will not be impacted by the Applicant's proposal. The Applicant will work with the City of Lawrenceville or appropriate county authorities if infrastructure or public service upgrades are determined to be necessary.

E. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan:

The City's 2045 Comprehensive Plan Update designates the adjacent Artistic Builders Supply Ace Hardware property in the Commercial Corridor character area. This character area is the most appropriate designation for the Property upon annexation into the city. The Commercial Corridor character area recognizes the needs and features of properties along major roadways, including auto-oriented uses with related site design. Applicant's proposed market with fuel pumps is consistent with the description and features of this character area. Applicant's annexation and rezoning request for the Property are in conformity with the city's land use policies for this busy commercial area.

In addition to conformity with the Commercial Corridor character area, the proposed development reflects goals, needs, and opportunities outlined in the City's 2045 Comprehensive Plan Update. Applicant's development accomplishes the goal stated in the plan for the redevelopment of

underutilized parcels by transforming the existing commercial site into a new, attractive commercial use. Additionally, RaceTrac's new development addresses land use and economic development needs outlined in the plan, by reducing blighted commercial and industrial properties and promoting an opportunity for redevelopment.

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

This Property was originally zoned for commercial use in 1988. The area surrounding the Property, including adjacent or nearby residences, subdivisions, commercial centers, and adjacent roadways, have all changed and grown significantly since the Property's commercial zoning was adopted. The City of Lawrenceville's future plans, policies, and goals have also changed since the 1980s. Considering the area's growth, potential future annexation plans, updated policies, and the Property's frontage on a busy corridor, these changed conditions support allowing these commercially-zoned properties to be better enhanced with a new high-quality RaceTrac location that provides the additional benefits of the sidewalks, streetscaping, and other improvements.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this application be granted, and the annexation and rezoning be approved. If there are any questions about this request, you may contact me at 404-665-1224 or brussell@dillardsellers.com.

Sincerely,

DILLARD SELLERS, LLC

/s/ R. Baxter Russell

Julie Sellers

R. Baxter Russell

Attorneys for the Applicant

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

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

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

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

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

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

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

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

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

Standing Objection

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

Evidence Objection

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

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

Legal Description

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

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

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

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 18 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 56 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin set; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence S 89 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 101.90 feet to an iron pin set, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.88 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 18 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 3.61 acres.

Tract 1
1095 Buford Drive

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

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 18 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 56 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin found; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 18 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 2.55 acres.

Tract 2
508 Braselton Highway

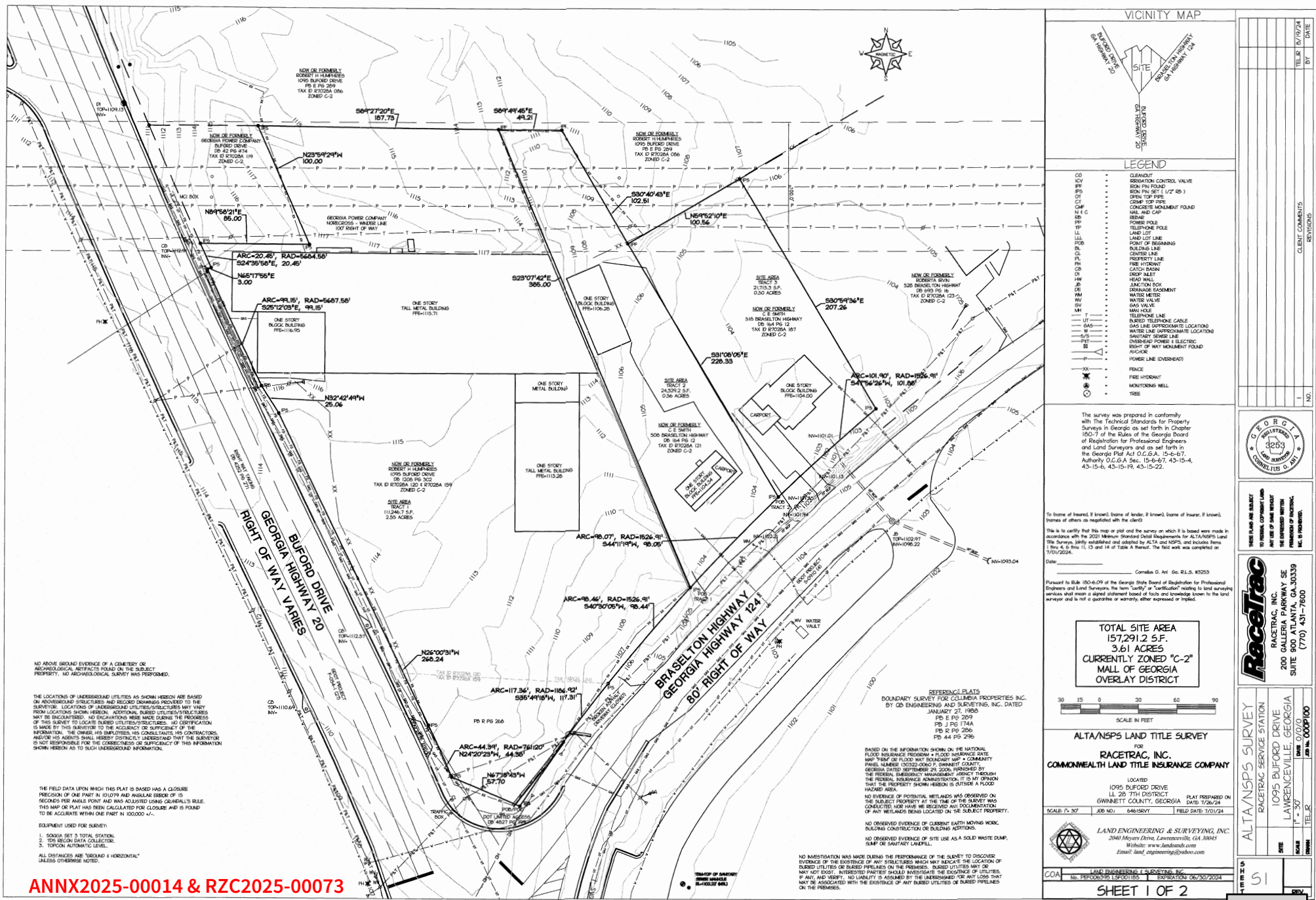
All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

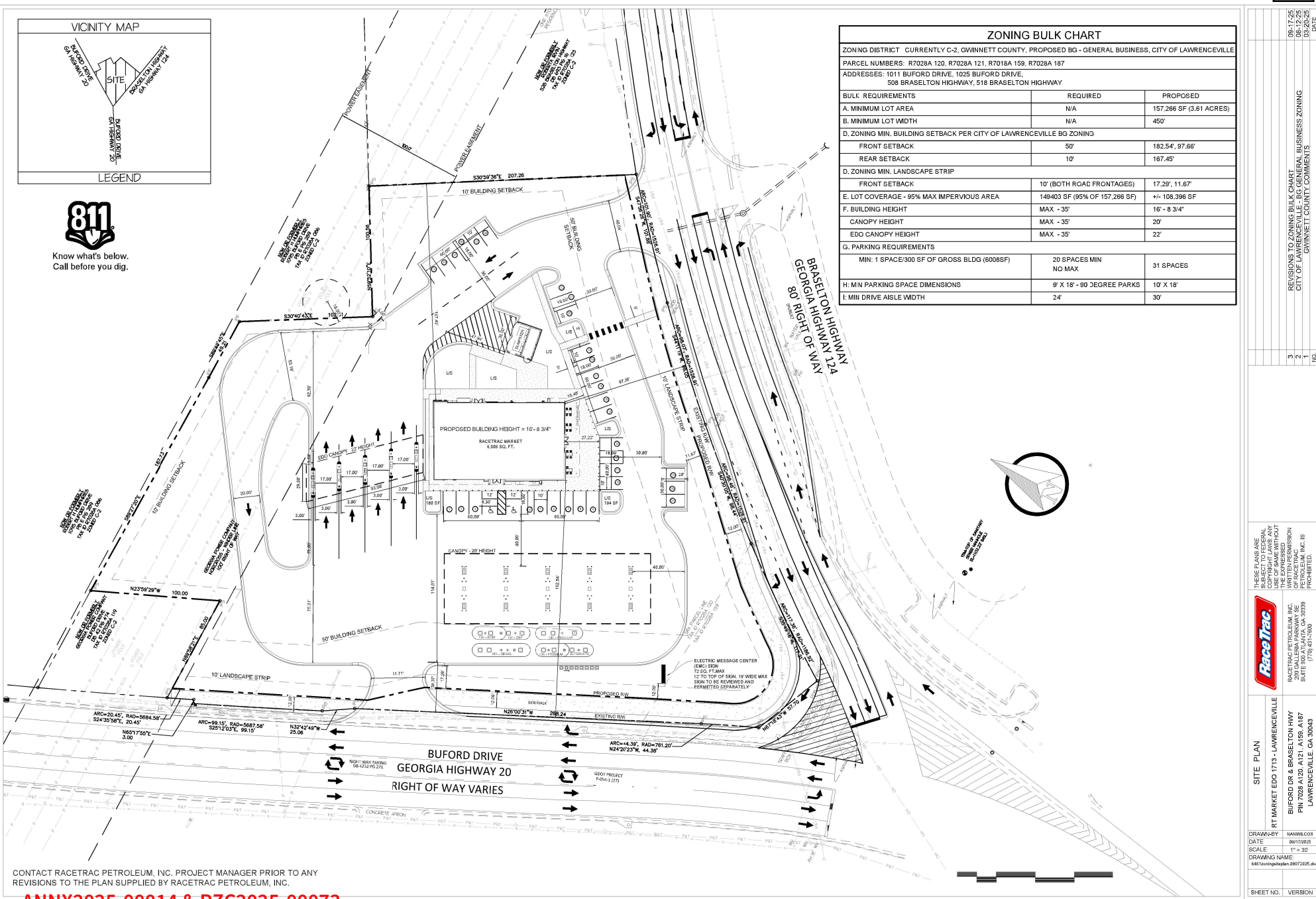
Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the northerly Right of Way of Braselton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

Tract 3
518 Braselton Highway

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

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





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

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

ZONING BULK CHART		
ZONING DISTRICT: CURRENTLY C-2, GWINNETT COUNTY, PROPOSED BG - GENERAL BUSINESS, CITY OF LAWRENCEVILLE		
PARCEL NUMBERS: R7028A 120, R7028A 121, R7016A 159, R7028A 187		
ADDRESSES: 1011 BUFORD DRIVE, 1025 BUFORD DRIVE, 508 BRASELTON HIGHWAY, 518 BRASELTON HIGHWAY		
BULK REQUIREMENTS	REQUIRED	PROPOSED
A. MINIMUM LOT AREA	N/A	157,266 SF (3.81 ACRES)
B. MINIMUM LOT WIDTH	N/A	450'
D. ZONING MIN. BUILDING SETBACK PER CITY OF LAWRENCEVILLE BG ZONING		
FRONT SETBACK	50'	182.54', 97.66'
REAR SETBACK	10'	167.45'
D. ZONING MIN. LANDSCAPE STRIP		
FRONT SETBACK	10' (BOTH ROAD FRONTAGES)	17.28', 11.67'
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA	148,403 SF (95% OF 157,266 SF)	+/- 108,396 SF
F. BUILDING HEIGHT	MAX - 35'	16' - 8 3/4"
CANOPY HEIGHT	MAX - 35'	20'
EDO CANOPY HEIGHT	MAX - 35'	22'
G. PARKING REQUIREMENTS		
MIN: 1 SPACE/300 SF OF GROSS BLDG (6008SF)	20 SPACES MIN NO MAX	31 SPACES
H. MIN PARKING SPACE DIMENSIONS	9' X 18' - 90 DEGREE PARKS	10' X 18'
I. MIN DRIVE AISLE WIDTH	24'	30'

REVISIONS TO ZONING BULK CHART
CITY OF LAWRENCEVILLE - BG GENERAL BUSINESS ZONING
GWINNETT COUNTY COMMENTS

3
2
1

NO.

THESE PLANS ARE
THE PROPERTY OF
RACETRAC PETROLEUM, INC.
USE OF SAME WITHOUT
WRITTEN PERMISSION
OF RACETRAC PETROLEUM, INC. IS
PROHIBITED.


RACETRAC PETROLEUM, INC.
8001 BRASELTON HIGHWAY, SUITE 200
LAWRENCEVILLE, GA 30043
(770) 831-7000

SITE PLAN
RT MARKET EDO 1713 - LAWRENCEVILLE
BUFORD DR & BRASELTON HWY
PIN 7028 A120, A121, A155, A187
LAWRENCEVILLE, GA 30043

DRAWN BY: HANWILCOX
DATE: 09/17/2025
SCALE: 1" = 30'
DRAWING NAME: 64612 zoning site plan 20072025.dwg
SHEET NO.: VERSION



1 BIRDS EYE

RACETRAC - HWY 124 & 20 EFC
Burford Drive & Braselton HWY



ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE OR IMPLEMENTATION.

ANNA 2025-00014 & RZC 2025-00073

RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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

DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
10115-B-BEVERLYS LANE 201
ARLINGTON, VA 22201

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
08/26/24	PRELIM PACKAGE
09/19/25	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
290 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30339
(770) 421-7000

PROJECT NAME
HWY 124 @ 20

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

RACETRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETIN (SPB) MODIFY THE
PROTOTYPE SERIES SET NOTED ABOVE. THE
LATEST SPB REPRESENTS THE LATEST
MODIFICATION INCORPORATED TO THIS
PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
THE REUSE/REVISION RECORD COLUMN ABOVE
LISTS ANY ADDENDAS OR SPB INCORPORATED IN
THIS SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY FURTHER
BULLETIN SET INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT
CONSTRUCTION BID RELIANCE
RECORDING PURPOSES OR
IMPLEMENTATION.

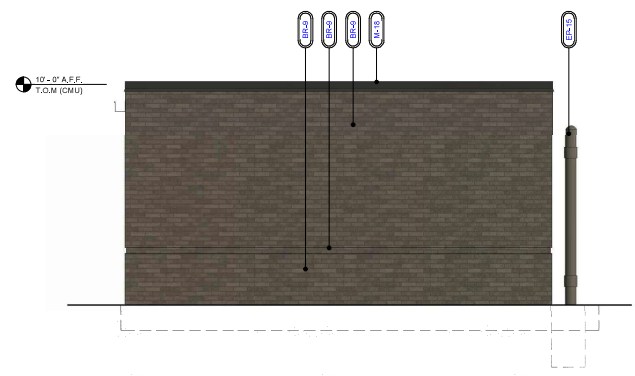
PROJECT NUMBER
2024157.35

SHEET TITLE
**DUMPSTER
ENCLOSURE
ELEVATIONS**

SHEET NUMBER

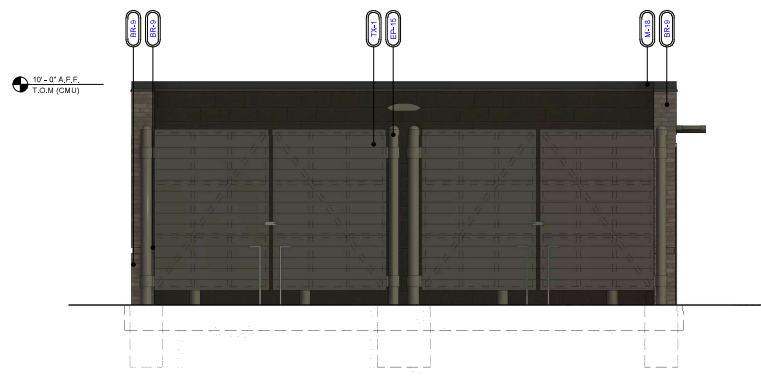
010-E

DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-2	GENERAL	STONE MOUNTAIN (QUEEN 1/8 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
TX-15		PREFINISHED 4" METAL COPIING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-15	SHERWIN- WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN



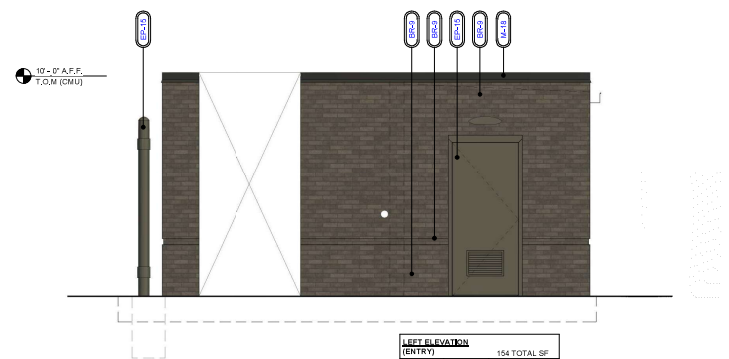
4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"

RIGHT ELEVATION (NON-ENTRY)			202 TOTAL SF
MATERIAL	SQ. FOOT	% OF ELEVATION	
STONE	0	0%	
BRICK	190	94%	
EFS	0	0%	
GLAZING	0	0%	
METAL	12	6%	
WOOD	0	0%	



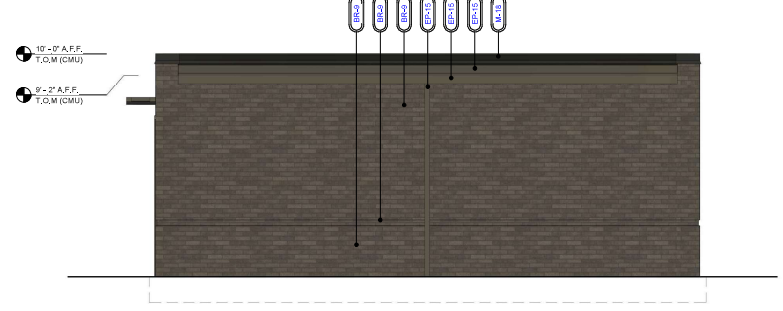
5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

FRONT ELEVATION			202 TOTAL SF
MATERIAL	SQ. FOOT	% OF ELEVATION	
STONE	0	0%	
BRICK	172	85%	
EFS	0	0%	
GLAZING	0	0%	
METAL	28	11%	
WOOD	152	80%	



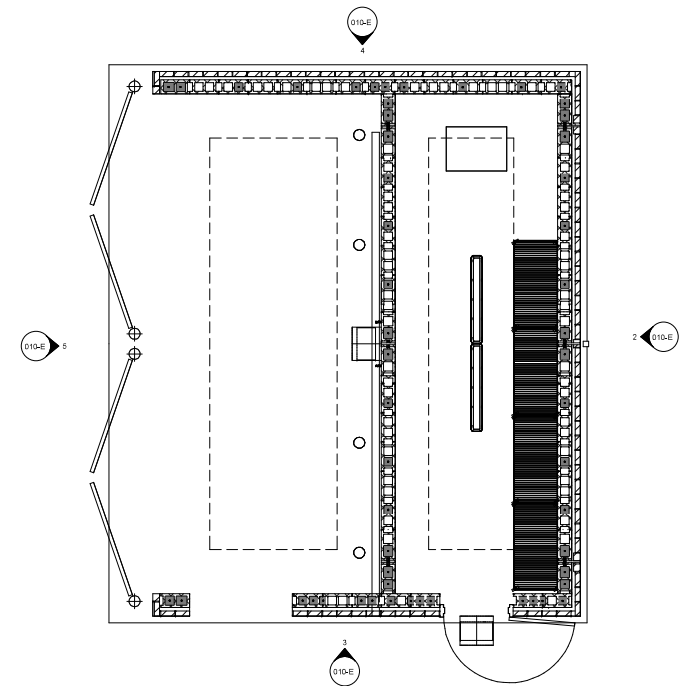
3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"

LEFT ELEVATION (ENTRY)			154 TOTAL SF
MATERIAL	SQ. FOOT	% OF ELEVATION	
STONE	0	0%	
BRICK	120	78%	
EFS	0	0%	
GLAZING	0	0%	
METAL	34	22%	
WOOD	0	0%	



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

REAR ELEVATION			202 TOTAL SF
MATERIAL	SQ. FOOT	% OF ELEVATION	
STONE	0	0%	
BRICK	217	95%	
EFS	0	0%	
GLAZING	0	0%	
METAL	35	14%	
WOOD	0	0%	



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

RaceTrac
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

#1713

2024 RH MO

SPB NO. 0303 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE
PROTOTYPE SERIES SET NOTED ABOVE. THE
LATEST SPB REPRESENTS THE LATEST

PROFESSIONAL SEAL

PROJECT NUMBER
2024157.35

FILE CANOPY

QUEEN AWARDED

SHEET NUMBER
100

100



FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		C BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		C WHITE STRIPE
BRK-L	GENERAL	STONE MOUNTAIN	IMPORT ARIZONA MOUNTAIN DARK
BRK-R	SHERRIN	STONE TO BOWEN	IMPORTED SHERRIN WILLIAMS' URBANE #1048
PRNT	SHERRIN WILLIAMS		
EPF-S			
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"		LANE CANOPIES	ETT TAN FASCIA
		WGEE CANOPIES	ETT TAN FASCIA
		WADSON CANOPIES	PUEBLO TAN FASCIA
		LANE CANOPIES	TRO REGAM RED FASCIA
"RED"		WGEE CANOPIES	TRO REGAM RED FASCIA
		WADSON CANOPIES	PROGAM RED FASCIA

RaceTrac.

NOTHING IS TO BE CONSIDERED AS A GUARANTEE. THESE PLANS ARE SUBJECT TO FEDERAL, STATE AND LOCAL LAWS, ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACE TRAC INC. IS PROHIBITED. ©2024 RACE TRAC INC.

DESIGN PROFESSIONALS

120 S. NEW STREET, STE 201
ANN ARBOR, MI 48101

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/28/24	PRELIM PACKAGE
02/13/25	PRELIM PACKAGE

RaceTrac.

RACE TRAC INC.
290 GALLERIA PARKWAY SOUTHWEST
SUITE 100
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

HWY 124 @ 20

LAWRENCEVILLE

GA 30043
GA 20 @ HWY 124

RACE TRAC STORE NUMBER

#1713

PROTOTYPE SERIES 2024

2024 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETIN (SPB) INDEX BY THE

PROTOTYPE SERIES SET MUST BE USED. THE SET OF SPB REPRESENTS THE LATEST MODIFICATIONS INCORPORATED TO THE PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE BULLETIN RECORD COLUMN ABOVE LISTS ANY REQUESTS OR UPDATES INCORPORATED TO THE SET AFTER THE ORIGINAL RELEASE. CONTACT RACE TRAC (ENGINEERING AND CONSTRUCTION) FOR ANY SUBSEQUENT BULLETIN NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT FOR CONSTRUCTION. NO RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER

2024157.35

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

300

Page 57

ANNX2025-00014 & RZC2025-00073

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT



ANNNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

August 26, 2025

Kirk Ellis
Racetrac Inc.
200 Galleria Parkway SE Ste 900
Atlanta, GA 30339

RE: Sewer Availability for Proposed Development – Racetrac Inc.
Parcel ID 7028A120, 7028A121, 7028A159, 7028A187

Dear Mr. Ellis:

This letter supersedes the earlier Sewer Capacity Certification C2024-136-07 dated July 1, 2024 addressed to Rowshi Craven of Racetrac Inc.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a convenience store with 12 gas pumps, a 433-sf food service area, and 3,571-sf of retail space on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of **2.48 gpm** discharging to the sewer tie-in manhole at Facility ID **2987491**.

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

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

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

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-230-08	
Expiration Date: 08/26/2026	
Tie-In Manhole FID: 2987491	



manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

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



SEWER CAPACITY CERTIFICATION REQUEST

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

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:
Pre-Rezoning
New Request
Renew Request
SCC # C2024-136-07
Revise Existing Request
SCC #
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2025-230-08

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

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

Signature: *D Taylor* 08/26/2025

Gwinnett County Planning and Development Permit No.: _____

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

Development/Project Name: Racetrac Market

Development Address: NW corner of Hwy 124 & Ga Hwy 20 (City) Lawrenceville (Zip) 30043

Parcel Number(s): 7028A120, 7028A121, 7028A159, 7028A187

Project Description: Proposed Racetrac Convenience Store, fuel gasoline pumps with canopy and fuel extended diesel offer with canopy
Proposed Convenience Store - 6008 sf

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

Total Area of Development: 3.36 acres

If residential, total number of units: n/a Density: n/a units/acre

Property Owner Name: rhumphri@bellsouth.net

Property Owner Email: Judith J. Humphries

Phone #: _____

Developer Contact: Kirk Ellis

Company: Racetrac Inc.

Address: 200 Galleria Parkway SE, Suite 900

City: Atlanta Zip: 30339

Developer Email: kellis@racetrac.com

Phone #: 678.887.3213

Engineering Contact: Nan S. Wilcox

Engineering Firm: Carter Harkleroad Group

Engineer Email: nanw@ch-grp.com

Phone #: 770-982-1996

Additional Recipients: Austin Smith

Recipient(s) Email(s): Austins124@yahoo.com

DWR Use Only

2.

Capacity Certification Request No.: C2025-230-08Development/Project Name: Racetrac Market

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

Downstream Pump Station: Alcovy Sewer Basin: Alcovy RiverRequested annual average daily flow (AADF) in gallons per minute (gpm): 2.48 (AADF)

Flow (gpm) 2.48 (AADF) to tie-in manhole facility ID: 2987491
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: August 2025Plan Submittal: October 2025Begin Construction: March 2026Zoning Approval: October 2025Completion/Occupancy: August 2026

Include the following in the submittal package:

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

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

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

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

☒ Proposed utility plan

Design Professional sign/seal:  Date: 8/7/25

Professional Seal



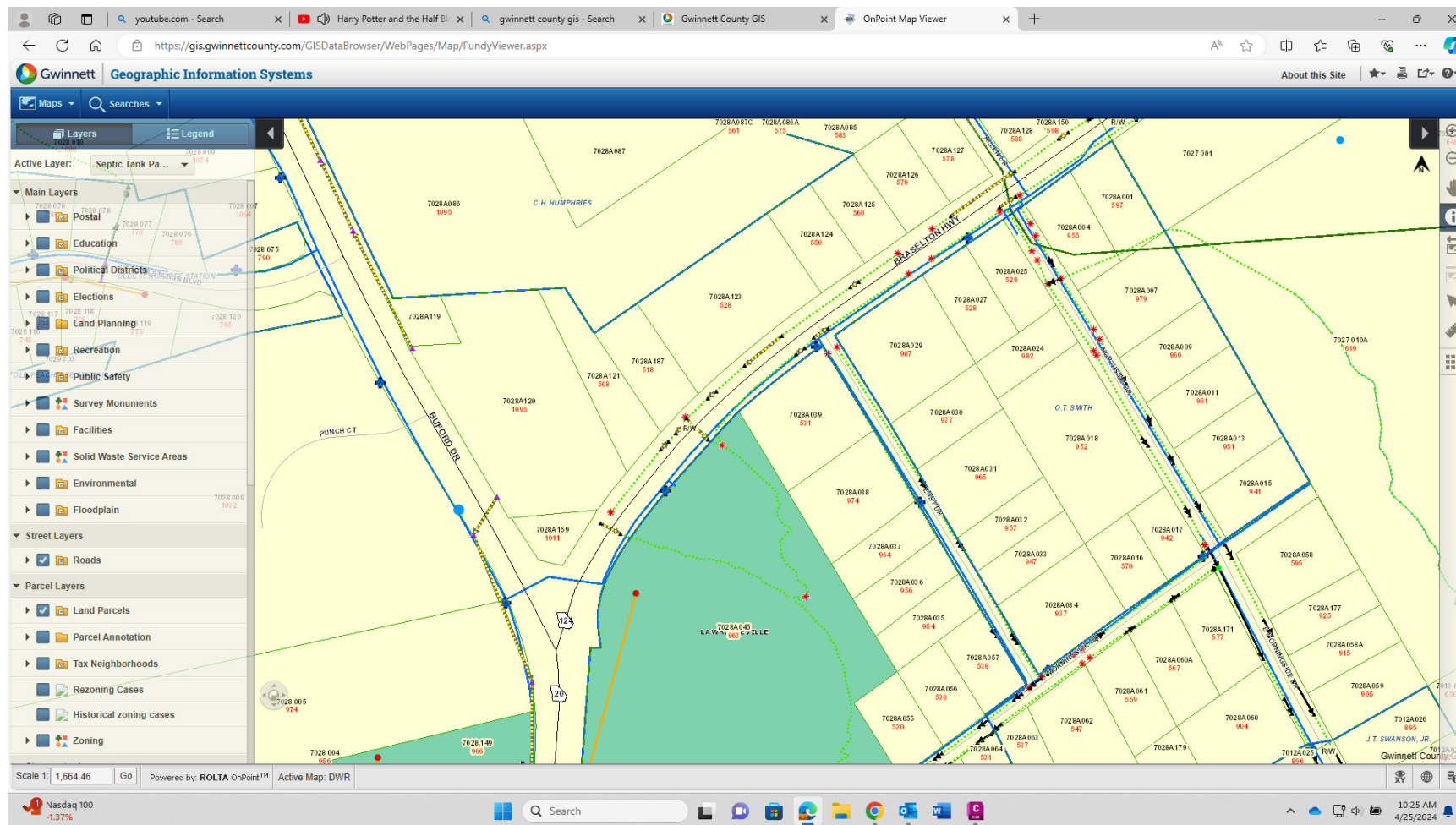
Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

ANNX2025-0014 & RZC2025-0073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Sanitary Sewer Calculations

Ractrac Marketplace – NW Corner Ga Hwy 20 & Hwy 124

08-07-25

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

Type of Development – Commercial

Type of Unit – Gas Station

AADF = # 250 gallons per gas pump

$$= 250 \text{ gallons/pump} \times 12 \text{ pump} = 3000 \text{ gpd}$$

$$\text{AADF gpm} = \text{gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = 3000 \text{ gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = \underline{2.083 \text{ gpm}}$$

Type of Development – Commercial

Type of Unit – Gas Station (Food Service – Walk up Service/Carry out)

AADF = # 50 gallons per 100 sf floor space =

$$= 50 \text{ gallons per 100 sf floor space} \times 433 \text{ sf floor space} = 217 \text{ gallons}$$

$$\text{AADF gpm} = \text{gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = 217 \text{ gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = \underline{0.151 \text{ gpm}}$$

Type of Development – Commercial

Type of Unit – Gas Station (Retail)

AADF = # 100 gallons per 1000 sf floor space =

$$= 100 \text{ gallons per 1000 sf floor space} \times 3,571 \text{ sf floor space} = 357.1 \text{ gallons}$$

$$\text{AADF gpm} = \text{gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = 357.1 \text{ gpd} \times 1\text{d}/1440 \text{ min}$$

$$\text{AADF gpm} = \underline{0.248 \text{ gpm}}$$

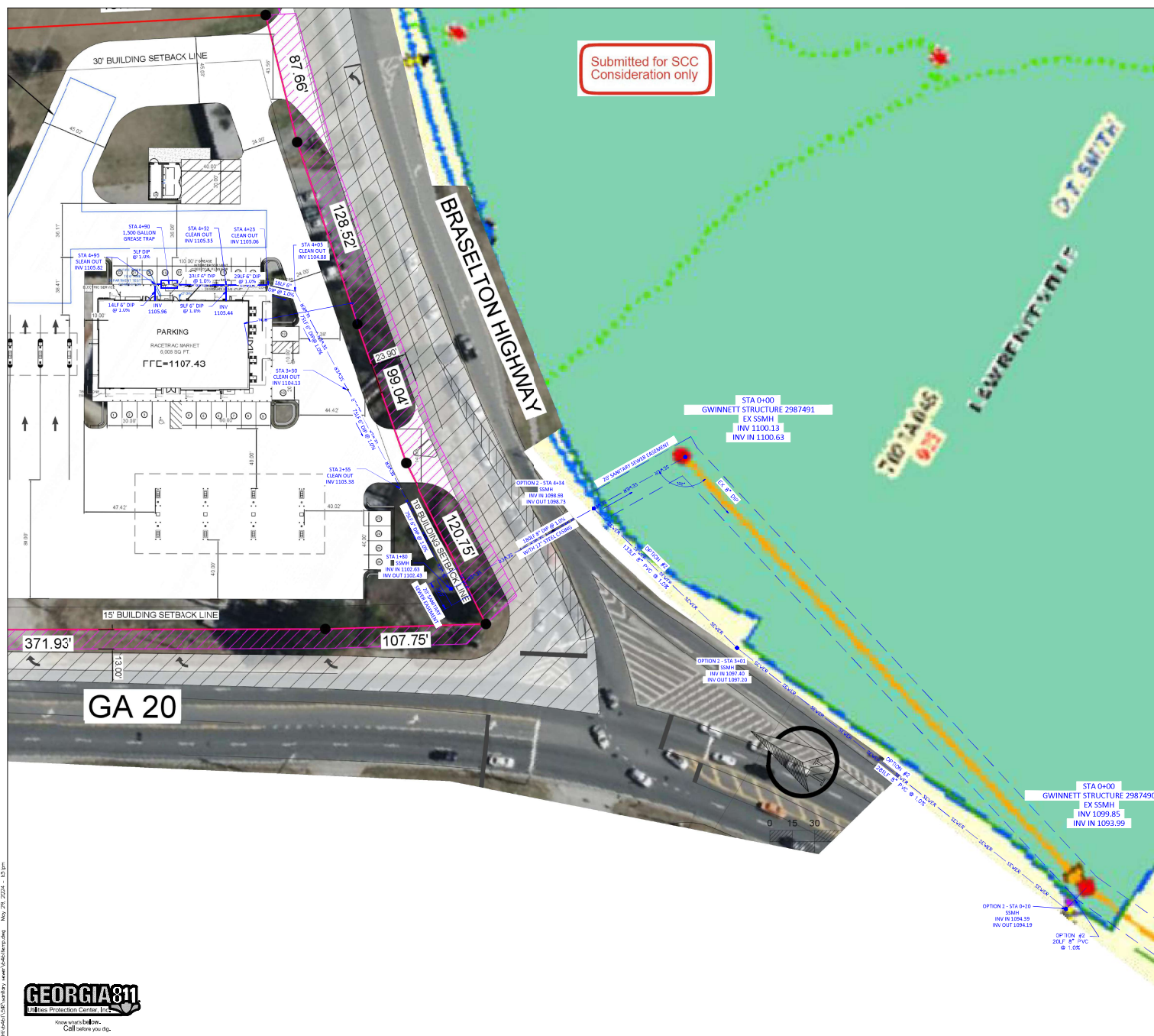
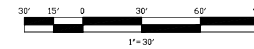
Total

$$\text{AADF gpm} = 2.083 + 0.151 + 0.248 = \underline{2.482 \text{ gpm}}$$

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

1. THE UTILITIES SHALL ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. GRAVITY SEWER BY CITY OF GREENSBORO.
3. ALL PIPE MEASUREMENTS ARE TAKEN FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. ALL MANHOLES AND UTILITY STRUCTURES LOCATED IN PAVED AREAS TO BE ADJUSTED TO FINISH GRADE. AND TRAFFIC RATED FOR H-20 LOADS.
5. PRIVATE SANITARY SEWER DUCTILE IRON PIPE (DIP) SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C110.2/15.1, AND SHALL BE COUPLED TOGETHER WITH AN ANSI/AWWA C110.2/15.1 TYPE AND FITTINGS SHALL BE CEMENT LINING IN ACCORDANCE WITH ANSI/AWWA C110.2/15.1. PIPE SHALL BE MANUFACTURED TO BE USED WITH A BUTT JOINT UNDER COATING IN ACCORDANCE WITH ANSI/AWWA C110.2/15.1. THE JOINT SHALL BE PUSH-TIGHT TYPE PIPE, AND CONFORM TO ANSI/AWWA C110.2/15.1.
6. PRIVATE SANITARY SEWER POLY(VINYL CHLORIDE) (PVC) PIPE AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D2688-16. THE JOINT SHALL BE GASKETED WITH A RUBBER GASKET TYPE WITH A CONFIRMED ELASTOMERIC GASKETS MEETING THE REQUIREMENTS OF ASTM F407. THE JOINT SHALL MEET THE REQUIREMENTS OF ASTM F407.
7. INSTALL PRIVATE SANITARY SEWER IN CLASS "B" BEDDING.
8. WATER SUPPLY BY THE CITY OF GREENSBORO.
9. UNLESS NOTED OTHERWISE, PRIVATE DOMESTIC WATER PIPE MATERIAL TO BE TYPE "K" COPPER MANUFACTURED AND FURNISHED TO MEET ALL CITY AND STATE SPECIFICATIONS. ALL SELL AND SPOUT TYPE COMPRESSION CAPTAIN COUPLING TYPE, SMOOTH, ROUGH BRASS OR BRASS PLATED. IN ACCORDANCE WITH THE SELL AND SPOUT TYPE SPECIFICATIONS AWWA-H400 AND AWWA-R607. BRONZE FITTINGS SHALL BE USED IN ACCORDANCE WITH THE SELL AND SPOUT TYPE SPECIFICATIONS AND AWWA C900 FOR THREADS. WATER LINE SHALL HAVE A MINIMUM 3' COVER.
10. ERECTION (INSTALL) PLANS FOR PRIVATE RIGID WATER LINE MATERIALS AND INSTALL TO MEET ALL SPECIFICATIONS.
11. POWER SUPPLY BY RAYLE EMC.
12. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY POWER CONDUIT AND PULL WIRE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
13. CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED), TO ALLOW FOR INSTALLATION OF THE TRANSFORMER BY THE UTILITY PROVIDER.
14. COMMUNICATION SERVICE BY AT&T.
15. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY COMMUNICATION CONDUIT AND PULL WIRE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SERVICE LINES WITH THE COMMUNICATION COMPANY.
16. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE ACTUAL LOCATIONS OF ALL UTILITY MATERIALS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITIES IN SUCH A MANNER AS TO AVOID ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATING WITH THE UTILITY PROVIDER REQUIREMENTS AS TO THE LOCATION OF SERVICE LINES AND CONNECTIONS PRIOR TO CONNECTING TO EXISTING FACILITIES.

ANNNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT





**SUPERSEDED BY
C2025-230-08**

ANNNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2024

Rowshi Craven
Racetrac, Inc.
200 Galleria Parkway SE, Suite
900 Atlanta, GA 30339

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #C2024-136-07
Expiration Date: 07/01/2025
Tie-In Manhole FID: 2987491

RE: Sewer Availability for Proposed Development – Racetrac Market
Parcel ID 7028A120, 7028A121, 7028A159, 7028A187

Dear Rowshi Craven:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a convenience store 12 gas pumps, 433-sf food service area, and 3,571-sf of retail space on the above parcel and determined:

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

This confirmation is based on your anticipated annual average daily flow of **2.48 gpm** discharging to the sewer tie-in manhole at Facility ID **2987491**.

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

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

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

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



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCE 2.

684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcountry.com | www.gwinnetth2o.com

**SUPERSEDED BY
C2025-230-08**

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

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



SEWER CAPACITY CERTIFICATION REQUEST

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

PLANNING & DEVELOPMENT DEPARTMENT

Select Request Type:

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

DWR Use Only:

Capacity Certification Request No. C2024-136-07

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature: 

Gwinnett County Planning and Development Permit No.: _____

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

Development/Project Name: Racetrac Market

Development Address: NW corner of Hwy 124 & Ga Hwy 20 (City) Lawrenceville (Zip) 30043

Parcel Number(s): 7028A120, 7028A121, 7028A159, 7028A187

Project Description: Proposed Racetrac Convenience Store, fuel gasoline pumps with canopy and fuel extended diesel offer with canopy
Proposed Convenience Store - 6008 sf

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

Total Area of Development: 3.36 acres

If residential, total number of units: n/a Density: n/a units/acre

Property Owner Name: rhumphri@bellsouth.net

Property Owner Email: Judith J. Humphries Phone #: _____

Developer Contact: Rowshi Craven

Address: 200 Galleria Parkway SE, Suite 900

Developer Email: rcraven@racetrac.com

Company: Racetrac Inc.

City: Atlanta

Zip: 30339

Phone #: 404.849.8418

Engineering Contact: Nan S. Wilcox

Engineer Email: nanw@ch-grp.com

Engineering Firm: Carter Harkleroad Group

Phone #: 770-982-1996

Additional Recipients: Austin Smith

Recipient(s) Email(s): Austins124@yahoo.com

DWR Use Only**SUPERSEDED** 2.
C2025-230-08Capacity Certification Request No.: C2024-136-07Development/Project Name: Racetrac Market

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

Downstream Pump Station: ALCOVY Sewer Basin: ALCOVY

Requested annual average daily flow (AADF) in gallons per minute (gpm):

2.48 (AADF)Flow (gpm) 2.346 **2.48 (AADF)** to tie-in manhole facility ID: 2987491

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

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

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

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

Provide your BEST estimated dates for:Zoning Submittal: September/1/2024Plan Submittal October 30 2024Begin Construction: January 2025Zoning Approval: October/22/2024Completion/Occupancy: June 2025**Include the following in the submittal package:**☒ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>☒ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

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

☒ Proposed utility planDesign Professional sign/seal:  Date: 5/13/24

Professional Seal



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING**DWR Received**
May 14, 2024



LAWRENCEVILLE

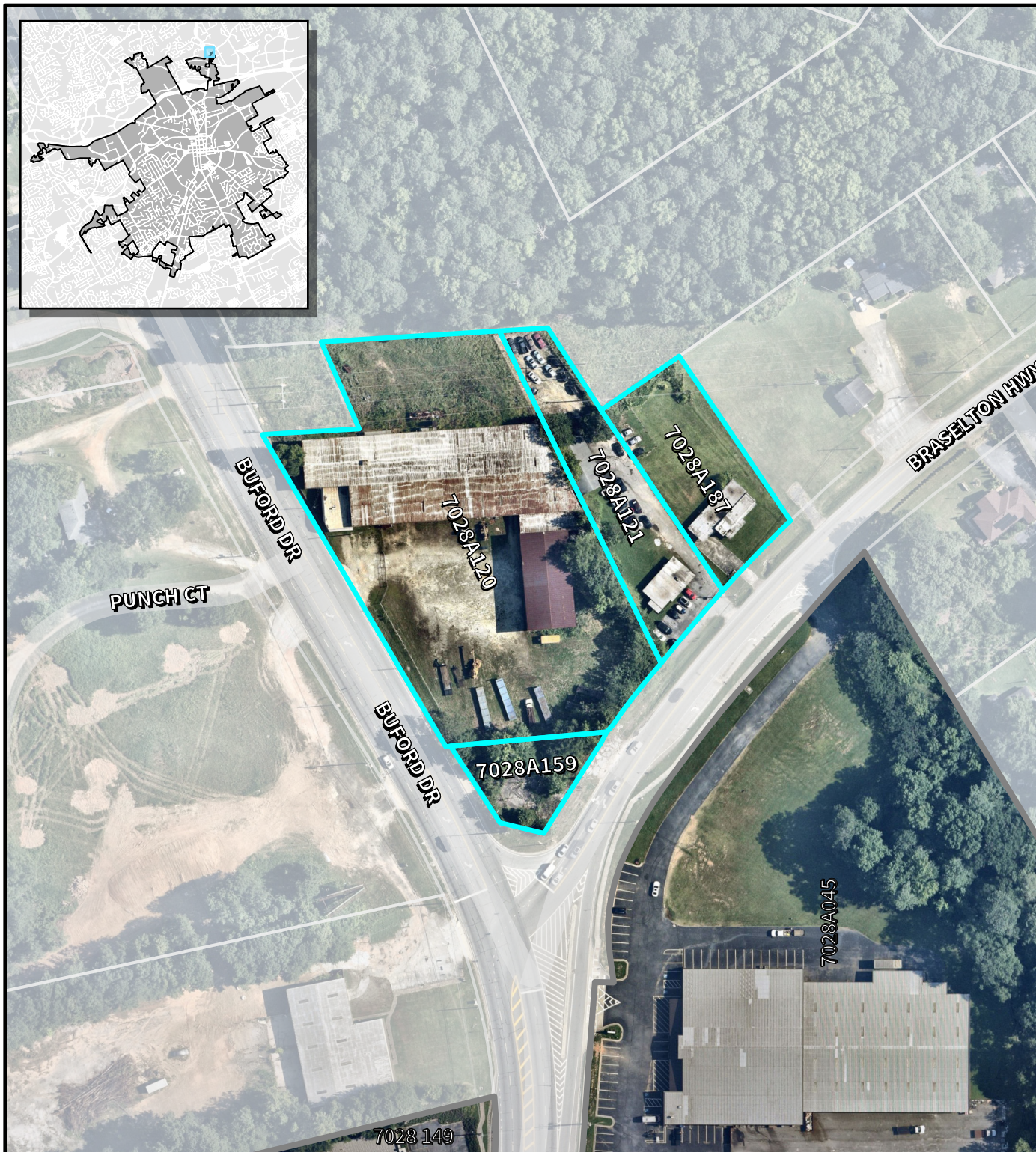
Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

-  Subject Property (~3.72 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

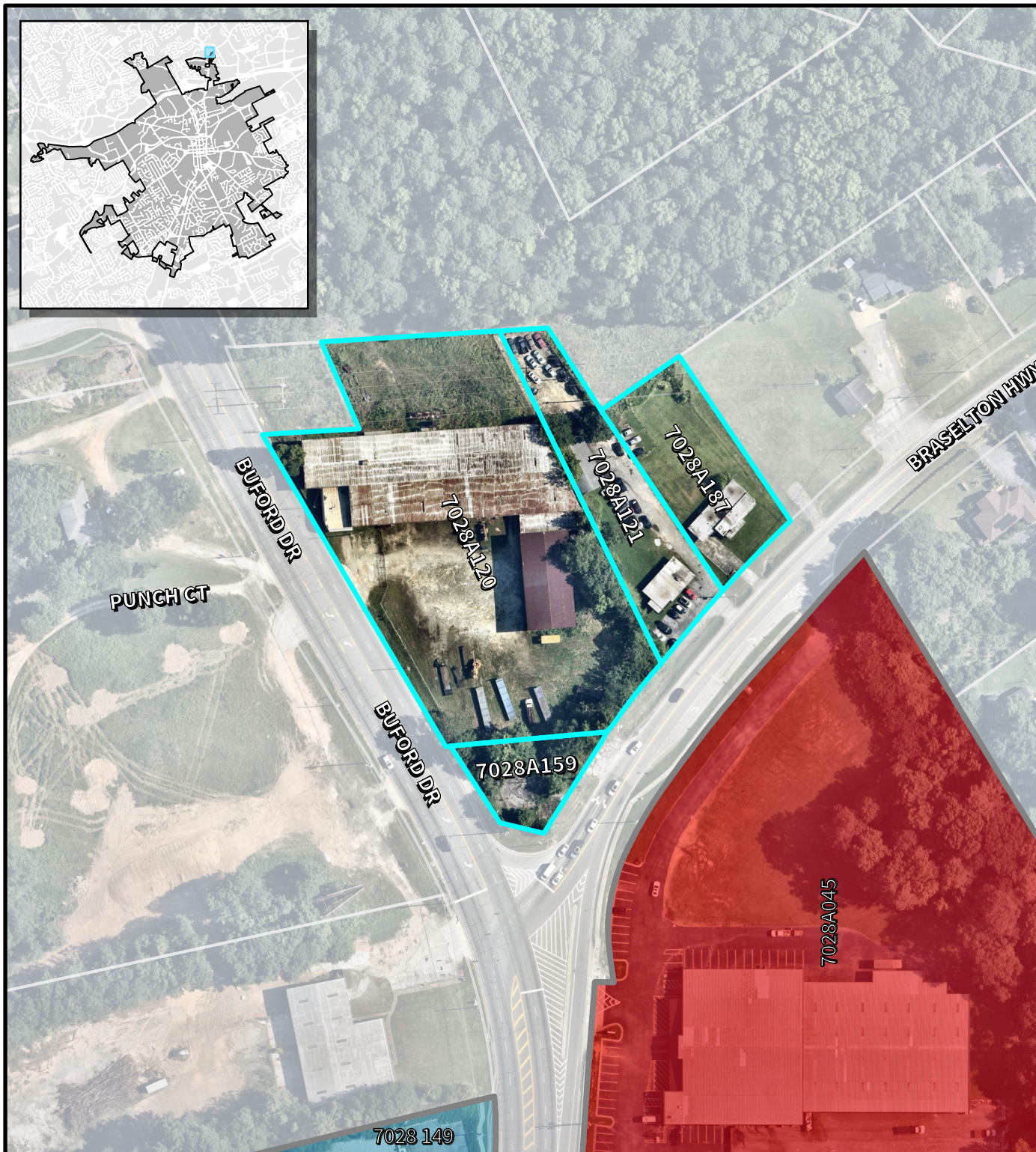
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**ANNX2025-00014 &
RZC2025-00073**

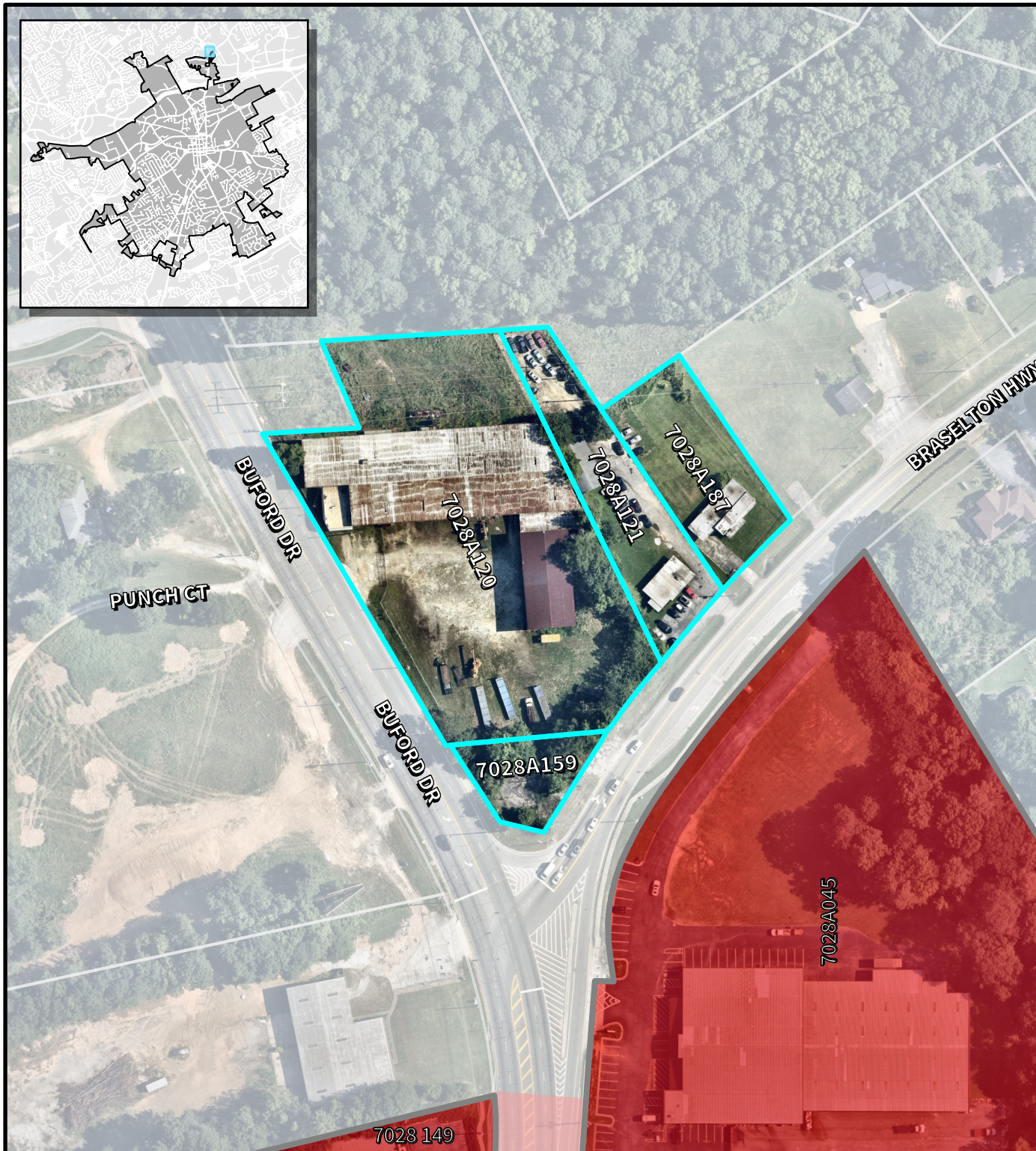
Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

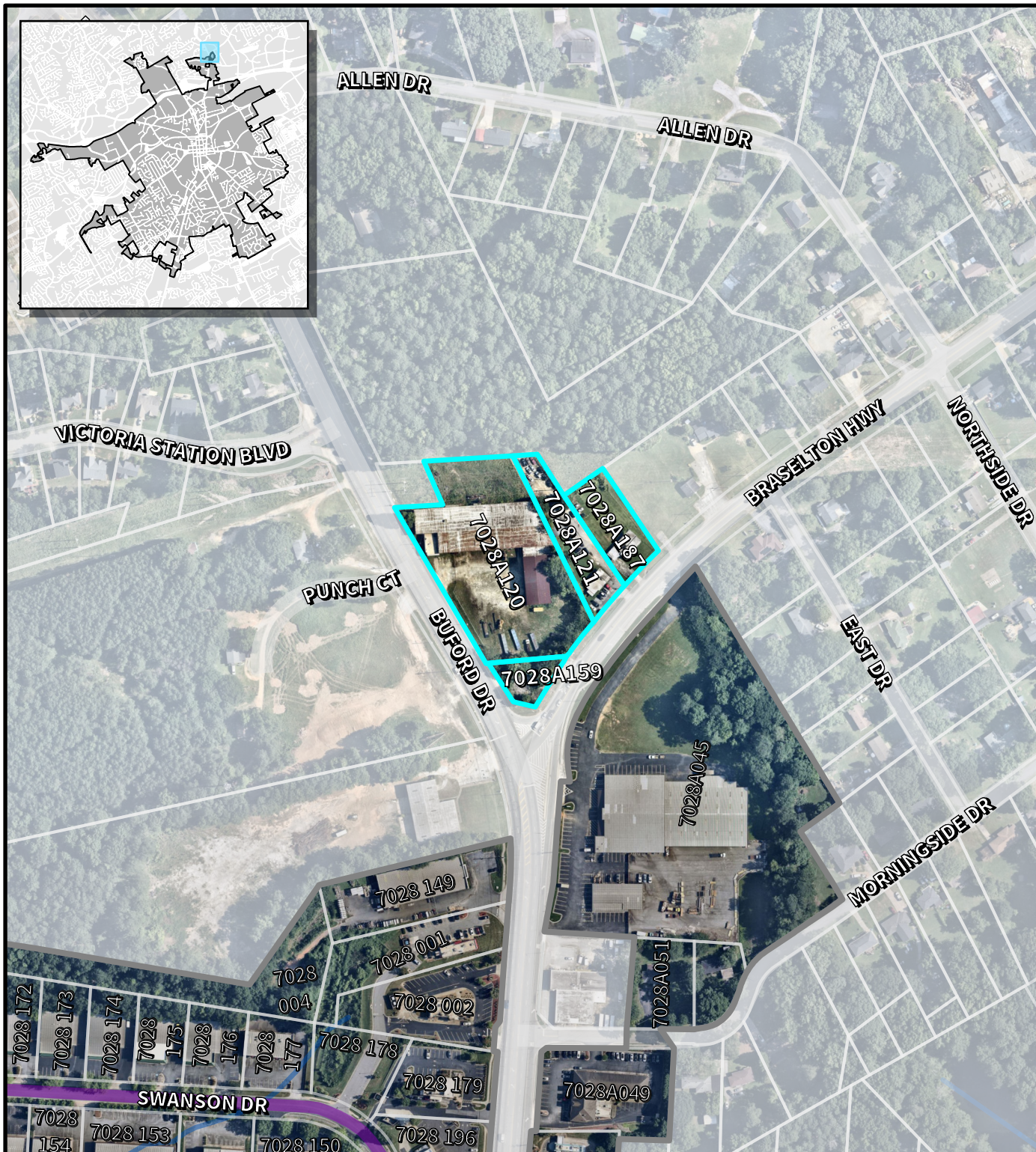
Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

-  Subject Property (~3.72 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

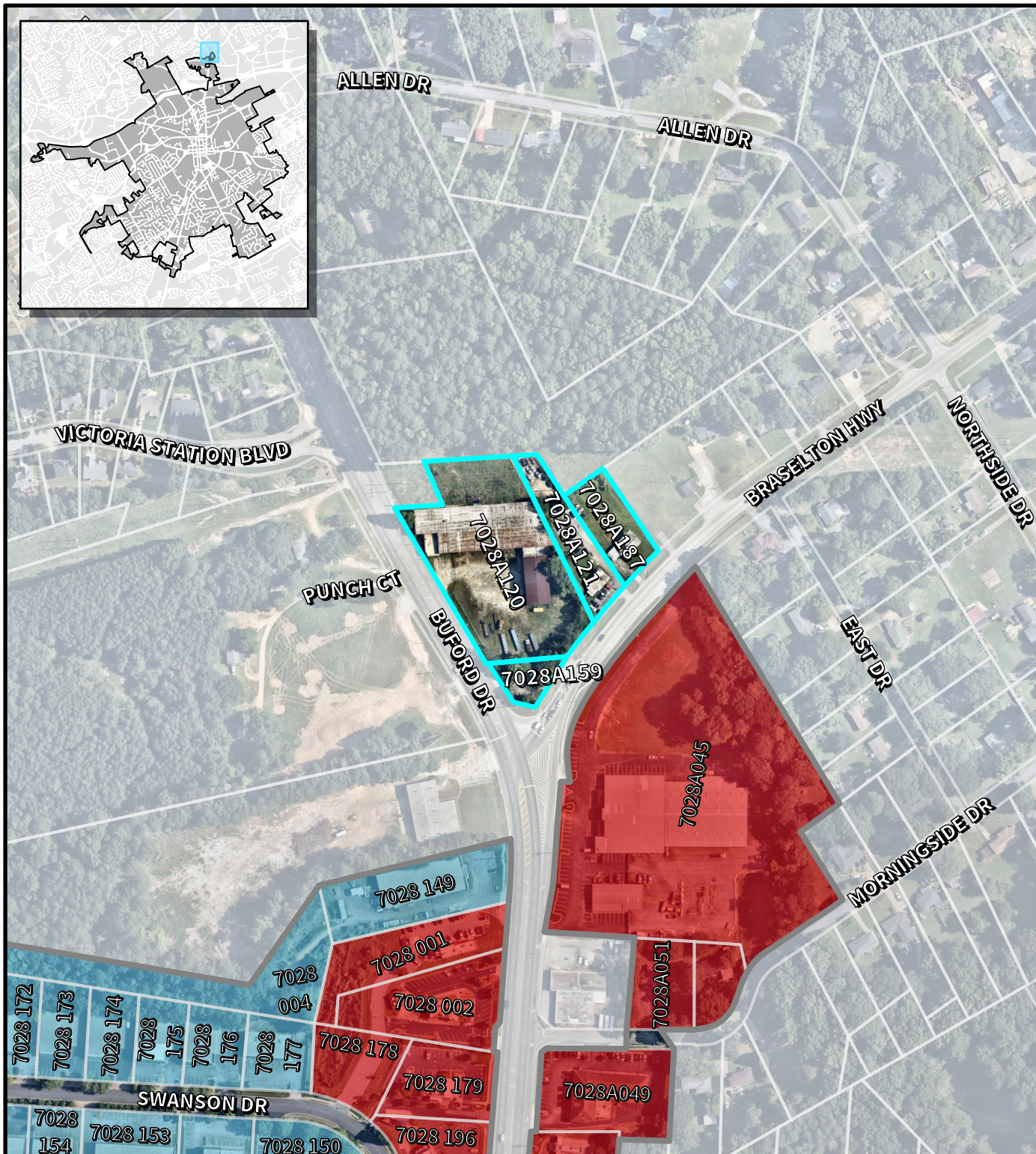
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

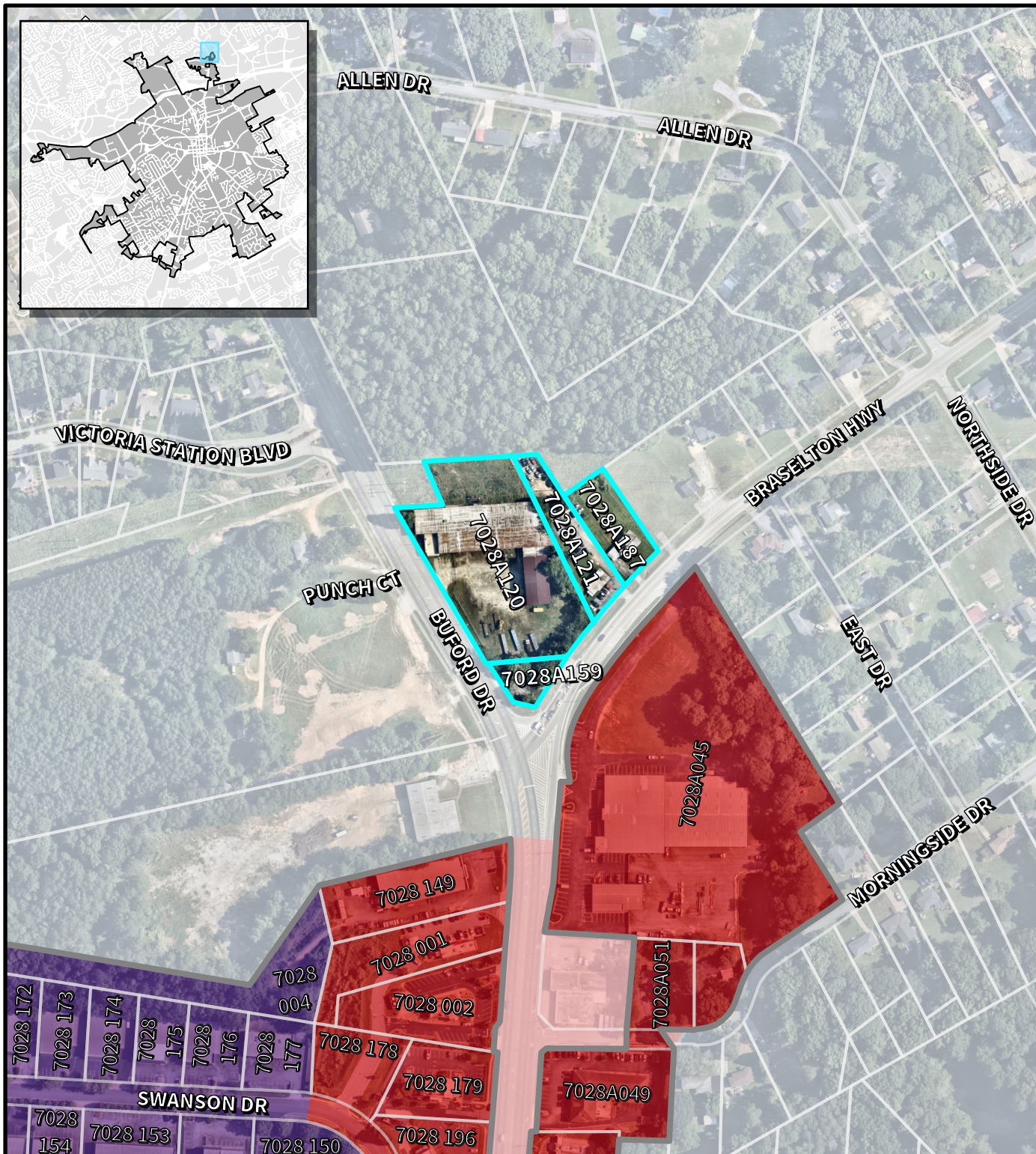
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor

 Industrial



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2025-00023; Curt Thompson; 464 West Pike Street
Department:	Planning and Development
Date of Meeting:	Monday, December 1, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- RZM2025-00023_FULL ATTCHMNTS_11212025



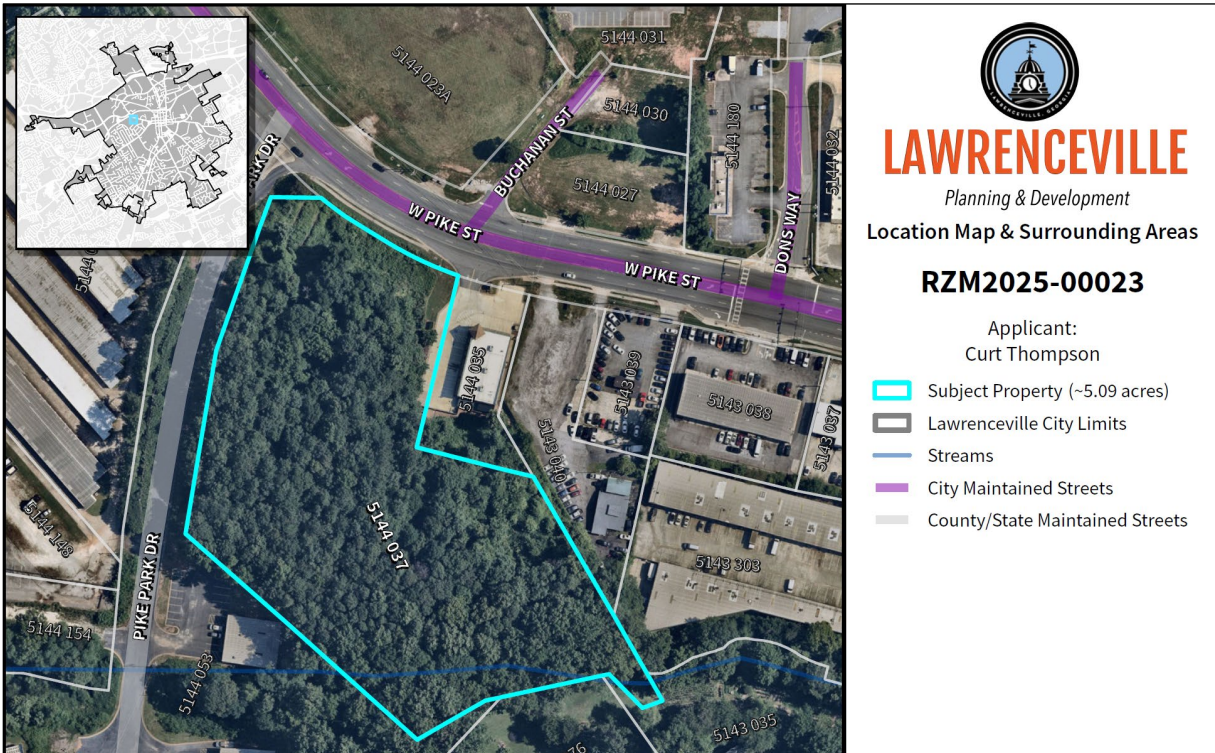
LAWRENCEVILLE

Planning & Development

REZONING

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

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file with the city circa 1960 show the subject property split zoned LM (Light Manufacturing District) and BG (General Business District). Between the years 1987 and 2002, the property was rezoned to BG, which it remains today. In December 2023, a Special Use Permit (SUP) to allow a self-storage facility at the property (SUP2023-00085) was denied.

PROJECT SUMMARY

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

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

Minimum Heated Floor Area (RM-8)

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

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

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

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

Minimum Heated Floor Area (RM-24)

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

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

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

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

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

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

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

Article 4 Buffers, Section 403 Buffers Table

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

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

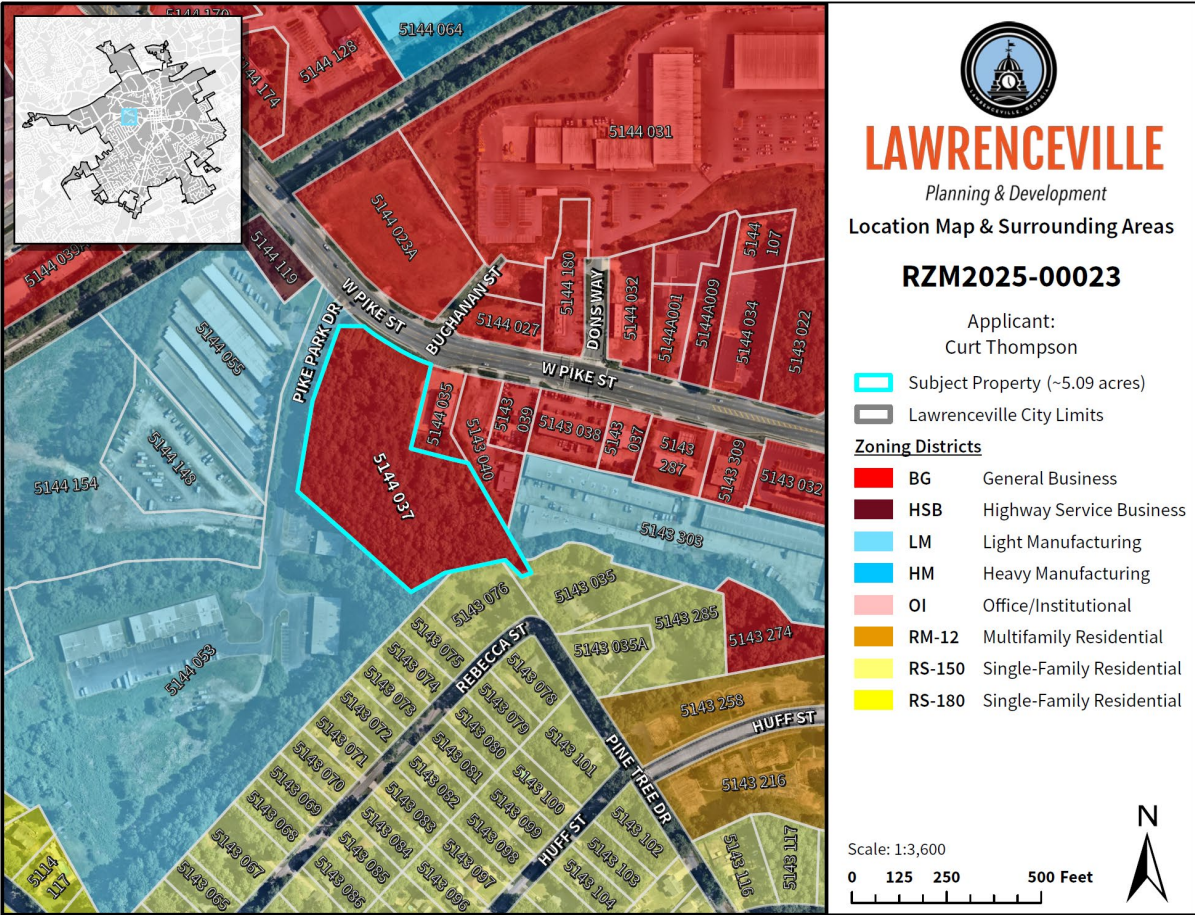
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts,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

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

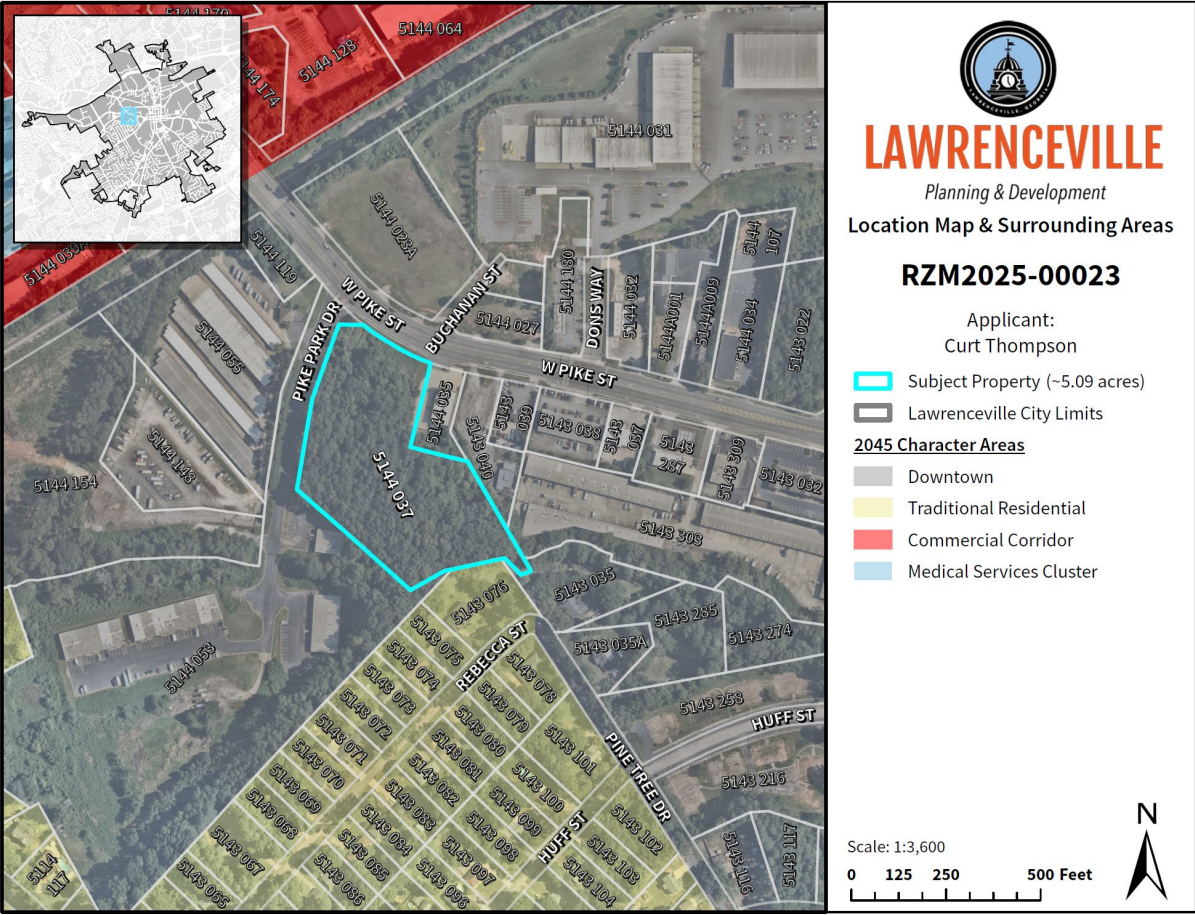


SURROUNDING ZONING AND USE

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

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

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

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

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

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZM2025-00023

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

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

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

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

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

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

Restrictive Covenant shall include the following:

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

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

2. To satisfy the following site development considerations:

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

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

- C.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- D.** External building setbacks and buffers shall be as follows:
 1. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the southern right-of-way of West Pike Street.
 2. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the western property line along Pike Park Drive, a private drive.
 3. Provide a twenty-foot-wide (20 ft.) side yard building setback along the eastern property line.
 4. Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the southernmost property line, where adjacent to residential properties.
- E.** The required parking ratios shall be as follows:
 1. For the townhouse component of the development, provide a minimum of four (4) parking spaces per unit.
 2. For the multifamily residential component of the development, provide a minimum of one (1) parking space per unit.
 3. For the retail sales and services component of the development, provide a minimum of one (1) parking space per three-hundred square feet of gross floor area (300 GFA).
- F.** Provide a minimum five foot (5 ft.) concrete sidewalk along the road frontage of West Pike Street.
- G.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (West Pike Street). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director

of the Planning and Development Department.

- H.** Maximum multifamily building height shall be fifty-seven- and one-half feet (57.5 ft.), including any architectural treatments.
 - I.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - J.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - K.** New billboards or oversized signs shall be prohibited.
 - L.** Outdoor storage shall be prohibited.
 - M.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - N.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - O.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - P.** Peddlers and/or parking lot sales shall be prohibited.
 - Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

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

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

[Signature] 10/1/2025
SIGNATURE OF APPLICANT DATE

Curt Thompson
TYPED OR PRINTED NAME

M. Rosario
NOTARY PUBLIC

[Signature] 09.30.2025
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC
TYPED OR PRINTED NAME

[Signature] 9/30/25
NOTARY PUBLIC

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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.

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Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

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

Applicant Information

Name: Carl Thompson

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

Property Information 464 W Pike Street Lawrenceville GA 30046

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

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

Tax Commissioner Affirmation

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

Name: Jessilyn MSoffe

Title: TSA

Signature: [Signature]

Date: 10/1/25

Letter of Intent for Rezoning

Date: September 30th, 2025

To:

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

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

Dear Members of the Planning Commission:

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

I. Introduction

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

II. Property Description

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

III. Project Overview

The proposed development will consist of:

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

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IV. Rationale for Rezoning

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

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

V. Compliance and Community Benefits

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

VI. Next Steps

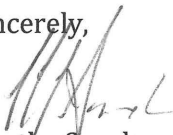
We respectfully request the Planning Commission's consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

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

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

Thank you for your time and consideration.

Sincerely,



Martha Sanchez

Member

Edgewater II Venture Management LLC
 12 Brothers LLC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY									
Mixed-Use Building (9 Retail Units) + (18 x 2-Bed units) + (2 x 1-Bed units)					Apartment B (18 x 2-Bed units) + (18 x 1-Bed units)				
									Floor Area - Sq.ft
					First floor	Parking			14240
		Floor Area - Sq.ft			Second Floor	(2-Bed x 6) + (1-Bed x 6)	12 units		14010.1
First floor	9 Retail Units	10391.2			Third Floor	(2-Bed x 6) + (1-Bed x 6)	12 units		14010.1
2nd floor	10 Apartment Unit	11895			Fourth Floor	(2-Bed x 6) + (1-Bed x 6)	12 units		14010.1
3rd floor	10 Apartment Unit	11895							
	Total Built Area	34181.2							
Apartment		Type	Unit Count	Apt Area - Sq.ft/unit	2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit	
		Type 2E (2-Bed)	10	1056.6		Type 2C (2-Bed)	18	1092.3	
	Occupancy Area	Type 2F (2-Bed)	6	1061.6		Type 2D (1-Bed)	18	730	
		Type 2G (2-Bed)	2	1002.6					
		Type 2H (1-Bed)	2	615					
		Total Apt. Units	20 Units						

MIXED-USE | 464 West Pike

464 W Pike St
Lawrenceville, GA 30046

Telephone: 770.516.5007

EXECUTIVE SUMMARY

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

Developer: Edgewater II Venture Management LLC

OWNER NAME: 12 Brothers LLC

ZONING: BG-Community Mixed-Us

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

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

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

SPECIAL USE REQUESTED: None currently requested

CONTACT PERSON: Cris Driskell

TELEPHONE NUMBER: 770.516.5007

PLANNING COMMISSION HEARING: xx/xx/xxxx

BOARD OF COMMISSIONERS HEARING: xx/xx/xxxx

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

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

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

I. INTRODUCTION

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

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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

III. PROJECT SUMMARY

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

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

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

Development Program

The site will include:

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

Zoning and Land Use Compliance

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

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

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

Design and Architecture

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

Green Space and Amenities

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

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

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

Infrastructure and Connectivity

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

Parking and Transportation

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

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

Parking Calculations

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

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

Land Use Allocation

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

Project Timeline

Projected Start of Construction: January 2026

Estimated Completion: 24 months from groundbreaking

Projected Pricing Information

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

Budget and Resources

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

Prior Experience

Avonlea Pointe – Duluth, Georgia

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

Conclusion

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

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

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DEVELOPMENT TEAM CONTACT

Builder: Cris Driskell

Contact: 770.516.5007

Email: Criscdslle@yahoo.com

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

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

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

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

Surveyor: Boundary Zone

Contact: : 770.271.5772

Email: gdean@boundaryzone.com

PROPERTY MANAGEMENT

Company: Edgewater II Venture Management

Contact: 404.931.8109

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2503-21

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

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

AS WELL AS:

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

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

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

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TAX ID #R5144 037

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SUP2025-00116
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PLANNING & DEVELOPMENT DEPARTMENT

SUP2025-00116
RECEIVED OCTOBER 2, 2025
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**CONCEPTUAL PLANS FOR:
464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
JURISDICTION: CITY OF LAWRENCEVILLE**

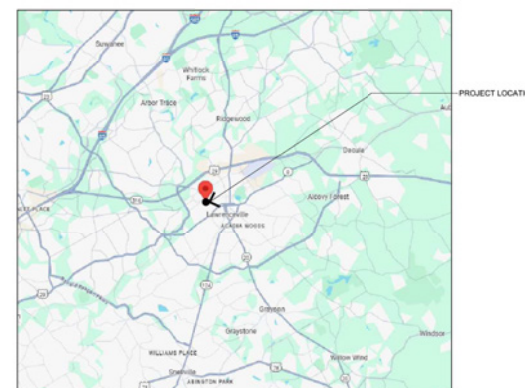
DIRECTORY

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

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

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

PROJECT ADDRESS
464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046



VICINITY MAP (N/S)

APPLICABLE CONSTRUCTION CODES:

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

FIRE CODES:

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

NOTE:
THE ATTACHED DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE FOR PLANNING PURPOSE ONLY.

SHEET INDEX			
SHEET	SHEET CONTENT	SHEET	SHEET CONTENT
ARCHITECTURAL			
CS	COVER SHEET		
A100	CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING		
A101	CONCEPTUAL ARCHITECTURAL SITE PLAN		
A200	PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A		
A201	PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A		
A202	PLANS - FIFTH FLOOR - APARTMENT UNITS - BLOCK A		
A203	ELEVATIONS - APARTMENT BLOCK A - NORTH & SOUTH		
A204	ELEVATIONS - APARTMENT BLOCK A - EAST & WEST		
A300	PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B		
A301	PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B		
A302	ELEVATIONS - APARTMENT BLOCK B - NORTH & SOUTH		
A303	ELEVATIONS - APARTMENT BLOCK B - EAST & WEST		
A400	PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C		
A401	ELEVATIONS - TOWNHOMES - BLOCK C - NORTH & SOUTH		
A402	ELEVATIONS - TOWNHOMES - BLOCK C - EAST & WEST		
A500	PLANS - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D		
A501	PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D		
A502	ELEVATIONS - MIXED-USE BUILDING - BLOCK D - NORTH & SOUTH		
A503	ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST & WEST		
NOTE: REFER TO FULL SET PDF PLAN FOR ALL SHEETS.			
SURVEY			
1	BOUNDARY AND SURVEY BY BOUNDARY ZONE, INC. SIGNED BY MR. STEPHEN CALDER (GA PLS # 2006) ON 09-10-2025. - 2 SHEETS		

PARKING REQUIREMENTS			
USE	QUANTITY	REQUIRED RATIO	REQUIRED SPACES
TOWNHOMES PER SEC. 102.6 C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ FT)	9400	1.0 SPACE/1000 SQ FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1 SPACE/UNIT	20
APARTMENT BUILDINGS (SQ FT)	118	1 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		REAL LOCATIONS PER SECTION 101 >>	48
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY										
Mixed-Use Building (9 Retail Units) - (18 x 2-Bed units) + (2 x 1-Bed units)					Apartment B (18 x 2-Bed units) + (18 x 1-Bed units)					
		Floor Area - Sq Ft					Floor Area - Sq Ft			
First floor	9 Retail Units		10391.2		First floor	Parking			141	
2nd floor	10 Apartment Unit		11895		Second floor	(2-Bed x 6) + (1-Bed x 6)	12	units	1403	
3rd floor	10 Apartment Unit		11895		Third floor	(2-Bed x 6) + (1-Bed x 6)	12	units	1403	
4th floor	10 Apartment Unit		11895		Fourth floor	(2-Bed x 6) + (1-Bed x 6)	12	units	1403	
Total Built Area		34831.2			Total		36		units	
Apartment					Apartment A					
		Type	Unit Count	Apt Area - Sq Ft/Unit			Type	Unit Count	Apt Area - Sq Ft/Unit	
Occupancy Area		Type 2I (2-Bed)	10	1056.6			Type 2I (2-Bed)	18	1096.7	
		Type 2F (2-Bed)	6	1061.6			Type 2D (1-Bed)	18	777.8	
		Type 2C (2-Bed)	2	1002.6						
		Type 2H (1-Bed)	2	615						
Total Apt. Units		20 Units								
Retail					Townhomes					
		Unit 1	1	1052			First floor		Floor Area - Sq Ft	
Occupancy Area		Unit 2-B	7	1100			Second floor	Basement parking	281	
		Unit 3	1	962.5			Third floor	(2-Bed x 18) + (1-Bed x 1)	19	units
Total Retail Units		9 Units					Fourth floor	(2-Bed x 18) + (1-Bed x 2)	21	units
							Fifth floor	(2-Bed x 18) + (1-Bed x 2)	21	units
							Total		82	units
Townhomes (8 x 2-Car Garage units)					Apartment A (77 1-Bed units) + (7 x 1-Bed units)					
		Unit 1	Unit 2-T	Unit 8			2-Bed units	Type	Unit Count	Apt Area - Sq Ft/Unit
		Area in Sq Ft/Unit						Type 2A (2-Bed)	6	1077.8
First floor	756.09	734.59	734.59					Type 2B - Accessible (2-Bed)	2	2
Second floor	1150.95	1129.45	1129.45					Type 2B (2-Bed)	65	1096.7
Third floor	1165.45	1127.45	1143.95					Accessable (2-Bed)	2	
Garage	431.01	431.01	431.01					Total		75
Porch	46.78	46.78	46.78				1-Bed units	Type 3A (1-Bed)	4	777.8
Deck	234.5	234.5	234.5					Type 3B (1-Bed)	3	1027.8
Roof	0	0	0					1-Bed Total	7	777.8
3785.77		3699.77	3721.27				Leasing Office			1
		Unit 1	Unit 2-T	Unit 8			Fitness Room			1
Unit count		1	6	1			Storage			5
Total Built Area		27905.65								
Sub-total					Sub-total					
							138 Units	111 x 2-Bed units	27 x 1-Bed unit	
							8 Townhomes	8 x 4-Bed units		
							146 Units	263220 Sq Ft		
Total					Total					



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-1413



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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

DRAWN
AMMAR/NATH

CHECKED

DATE
09-24-2025

SCALE
AS NOTED

SHEET

A203



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-4143



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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

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AMMAR/NATH

CHECKED

DATE

09-24-2025

SCALE

AS NOTED

SHEET

A204



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-1413



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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

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AMMARNAATH

CHECKED

DATE

09-24-2025

SCALE

AS NOTED

SHEET

A302



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-4143



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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
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DATE

09-24-2025

SCALE

AS NOTED

SHEET

A303



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
PHONE: (770) 414-1413



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

REVISIONS

NO.	DATE	DESCRIPTION

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PLANS
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DATE
09-24-2025

SCALE
AS NOTED

SHEET

A402



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-1413



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

REVISIONS

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DATE
09-24-2025

SCALE
AS NOTED

SHEET

A403



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 414-1413



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

REVISIONS

NO.	DATE	DESCRIPTION

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DATE

09-24-2025

SCALE

AS NOTED

SHEET

A502



1 ELEVATION - MIXED-USE BUILDING - BLOCK D - EAST
A503 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 ELEVATION - MIXED-USE BUILDING - BLOCK D - WEST
A503 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-4143

E C

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

REVISIONS		
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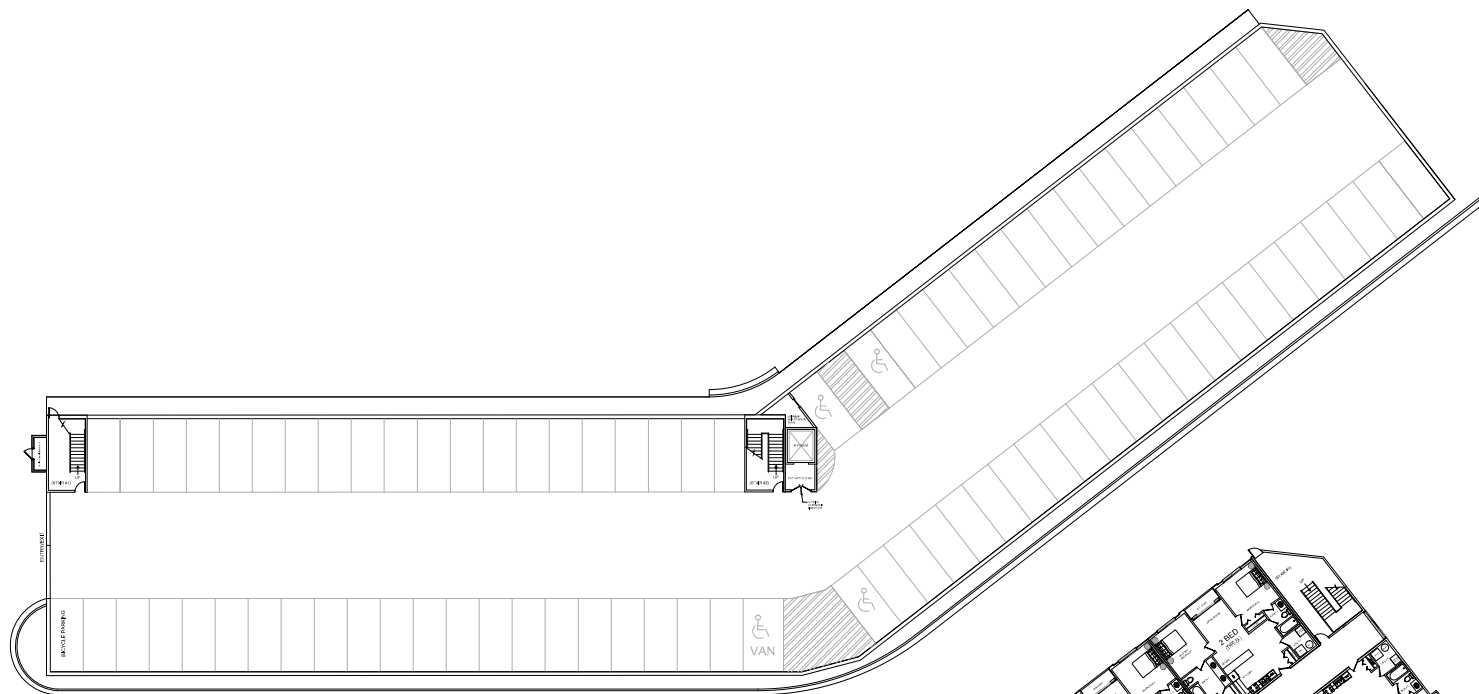
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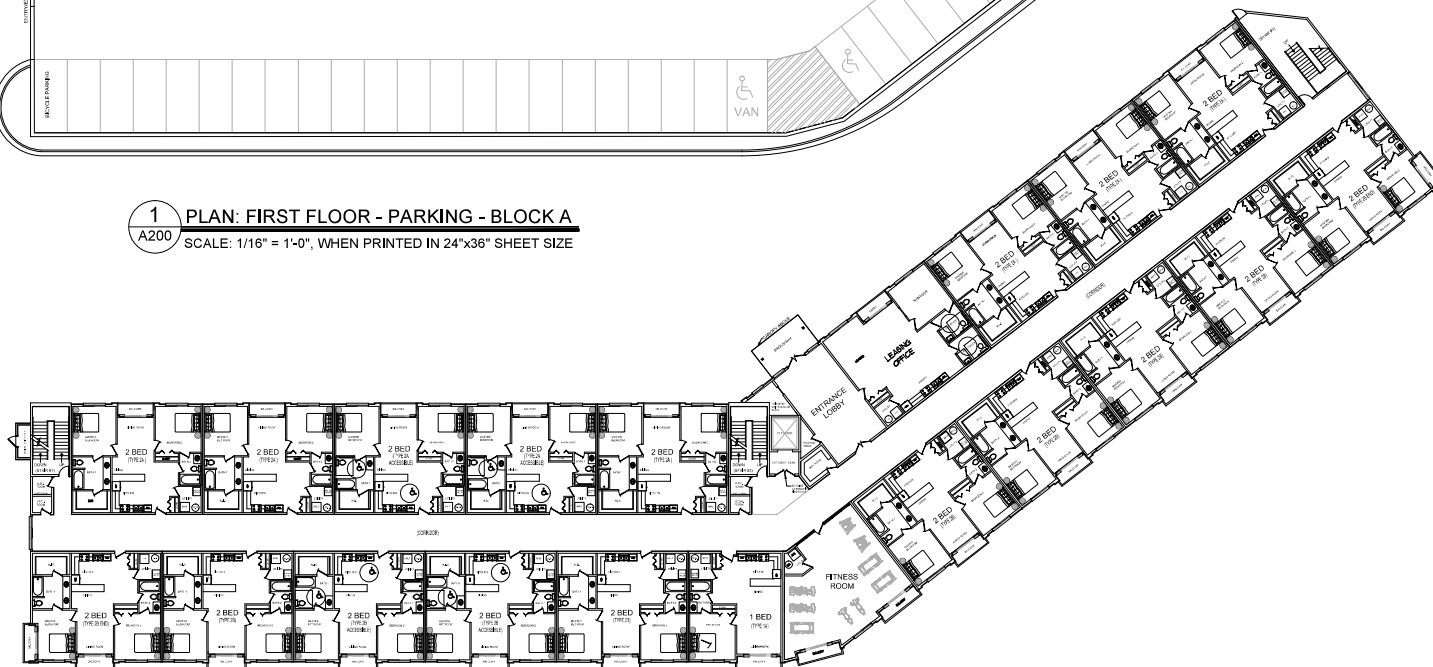
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SCALE
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A503



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



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



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

EC

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

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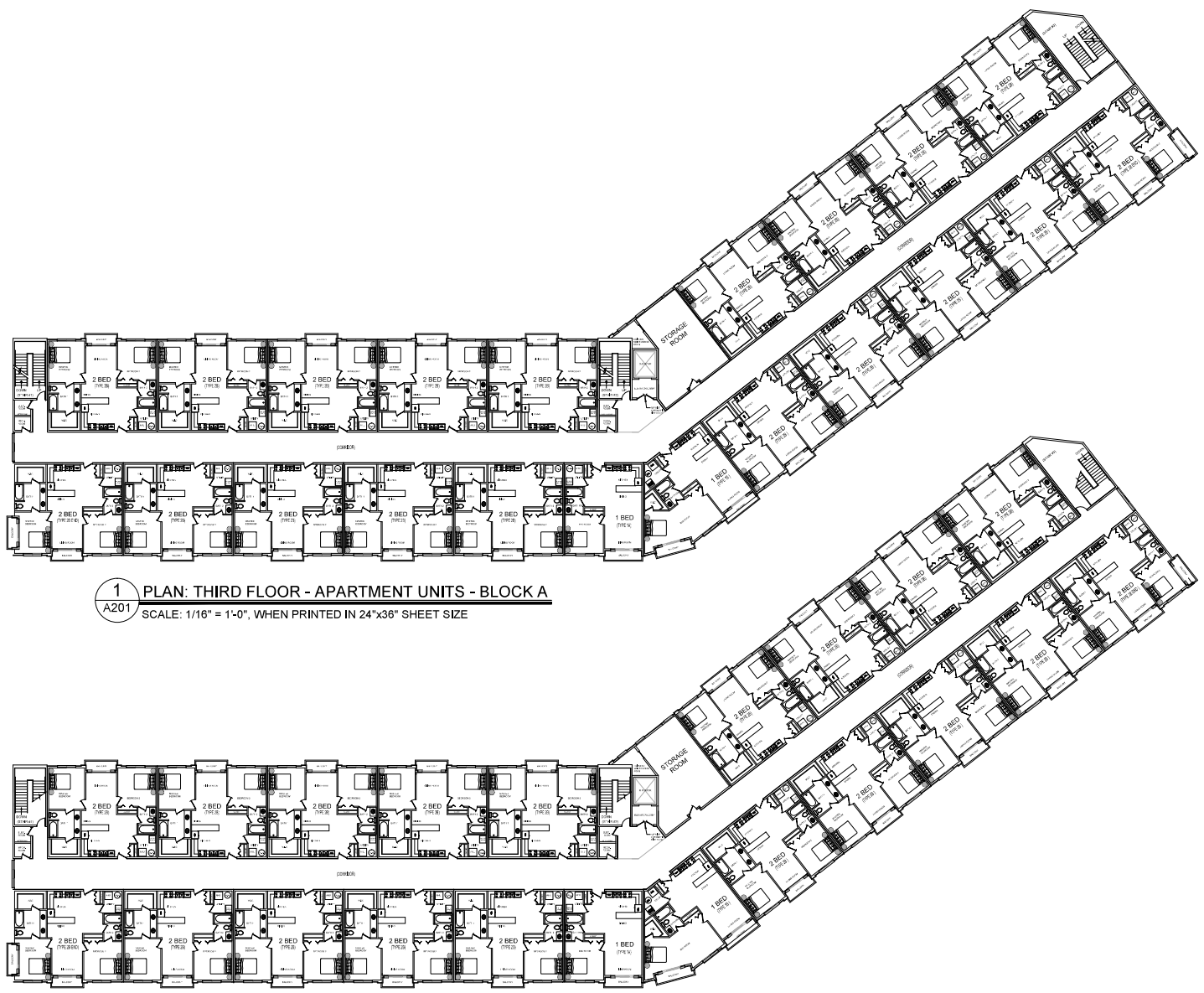
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09-24-2025

SCALE
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A200



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

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



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

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

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SCALE
AS NOTED

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A201



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

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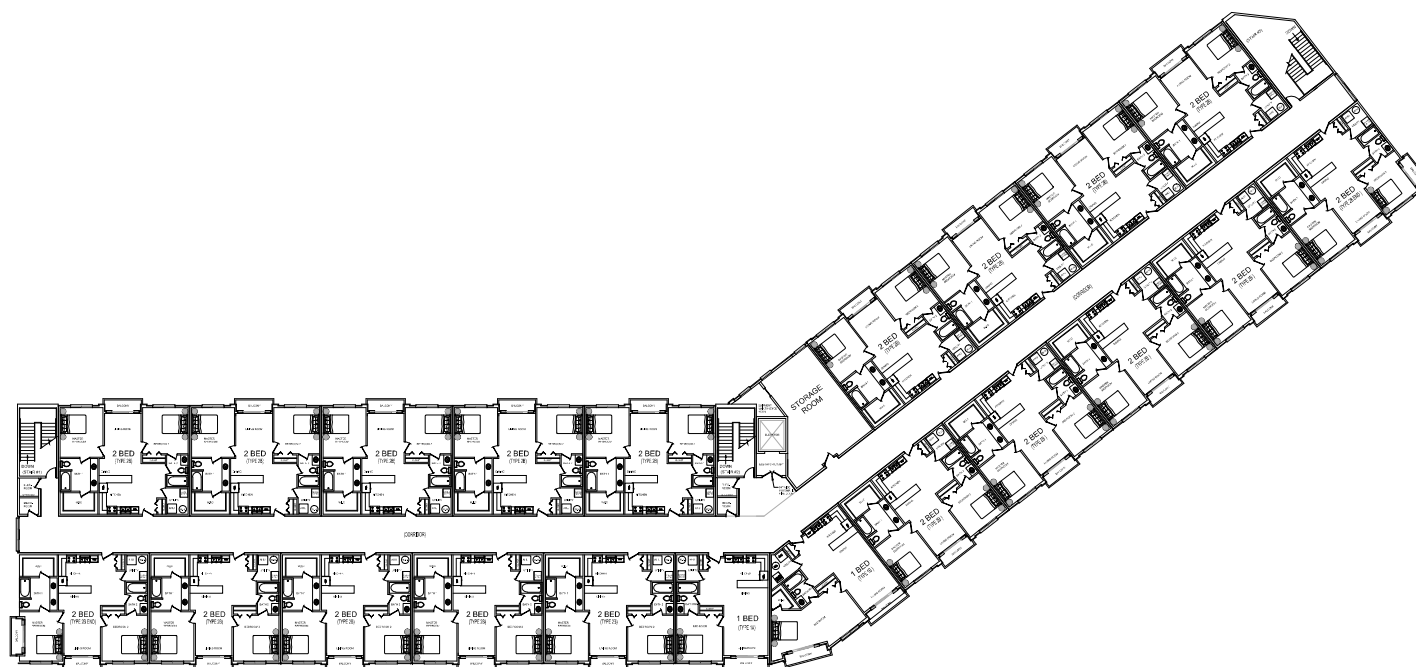
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DATE
09-24-2025

SCALE
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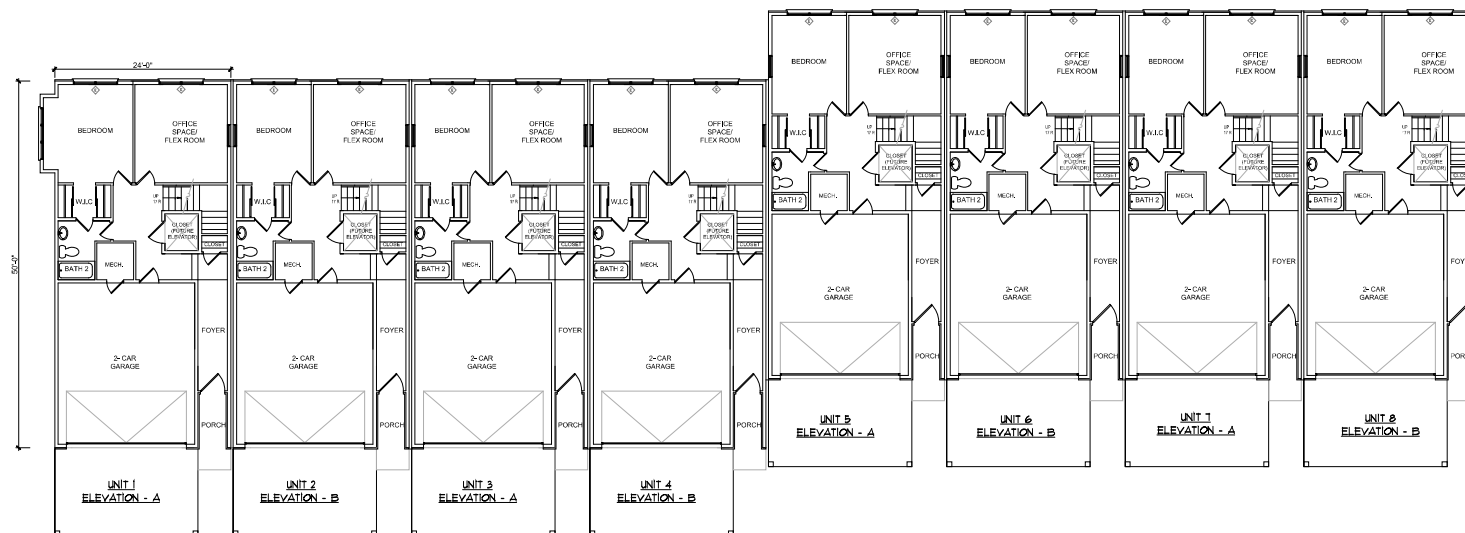
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A202

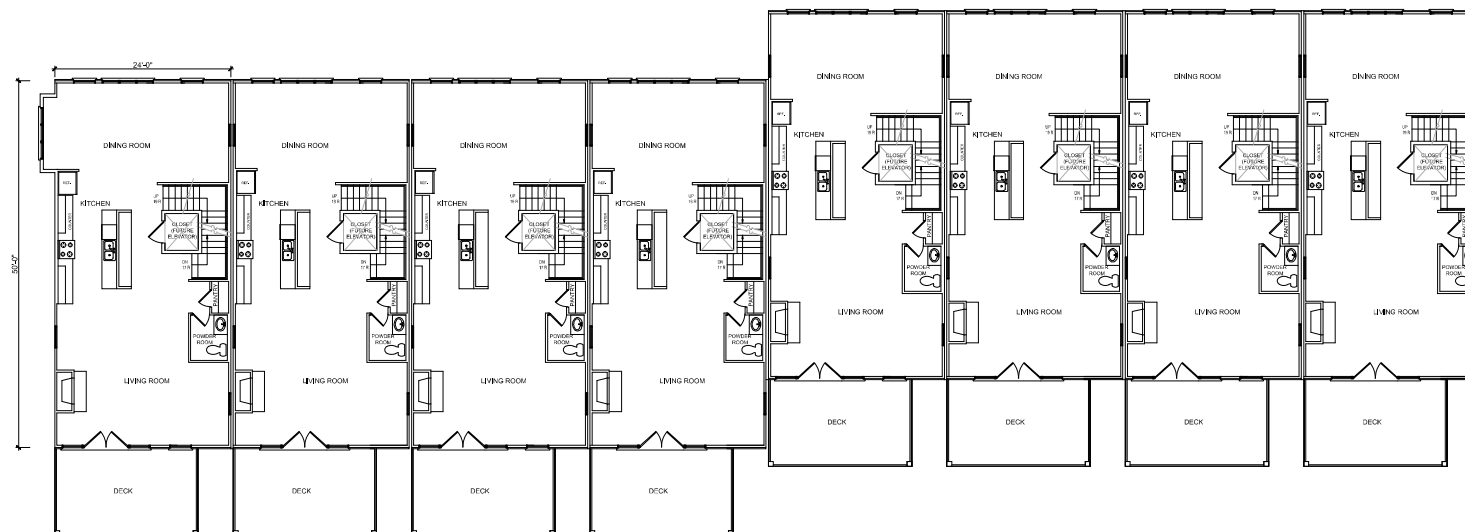


1 PLAN: FIFTH FLOOR - APARTMENT UNITS - BLOCK A
A202 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE





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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & MECHANICAL ENGINEERING



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

REVISIONS		
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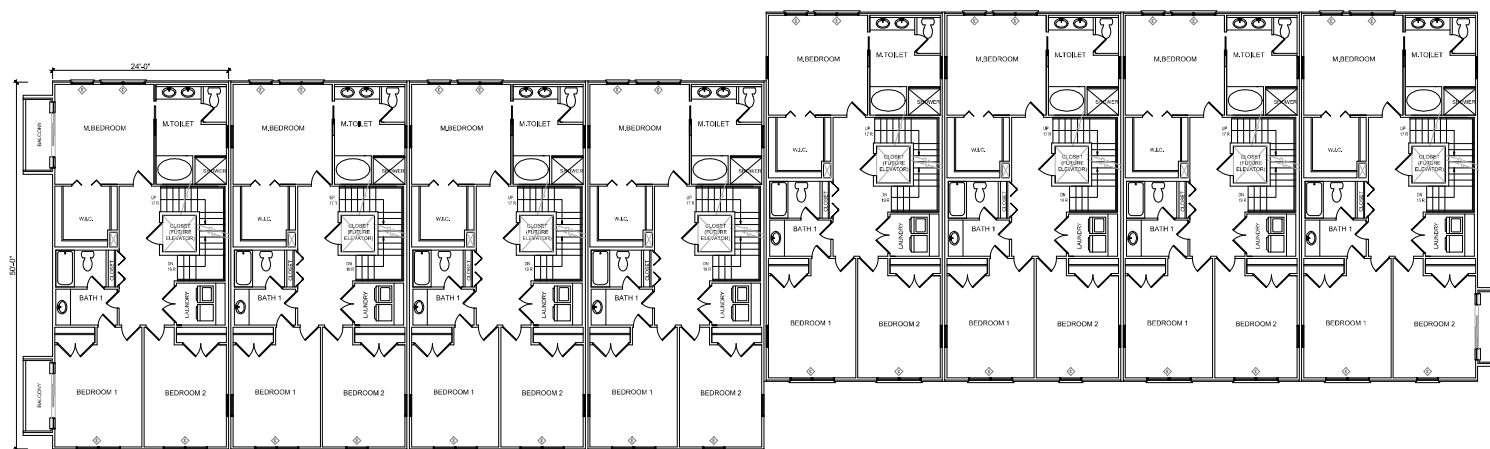
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 09-24-2025

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A400



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



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

EC

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

REVISIONS		
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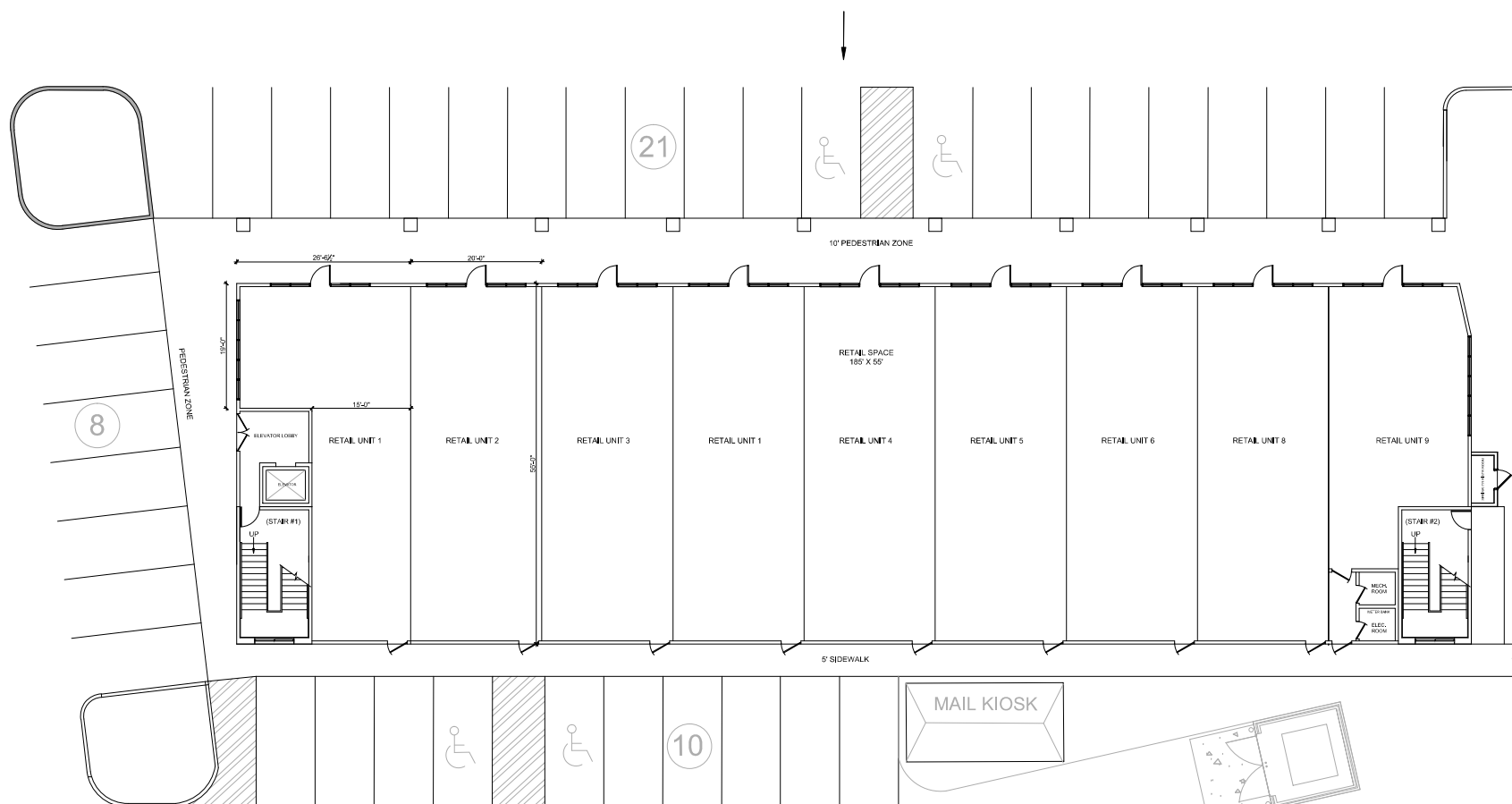
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DATE
09-24-2025

SCALE
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A401



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

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

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

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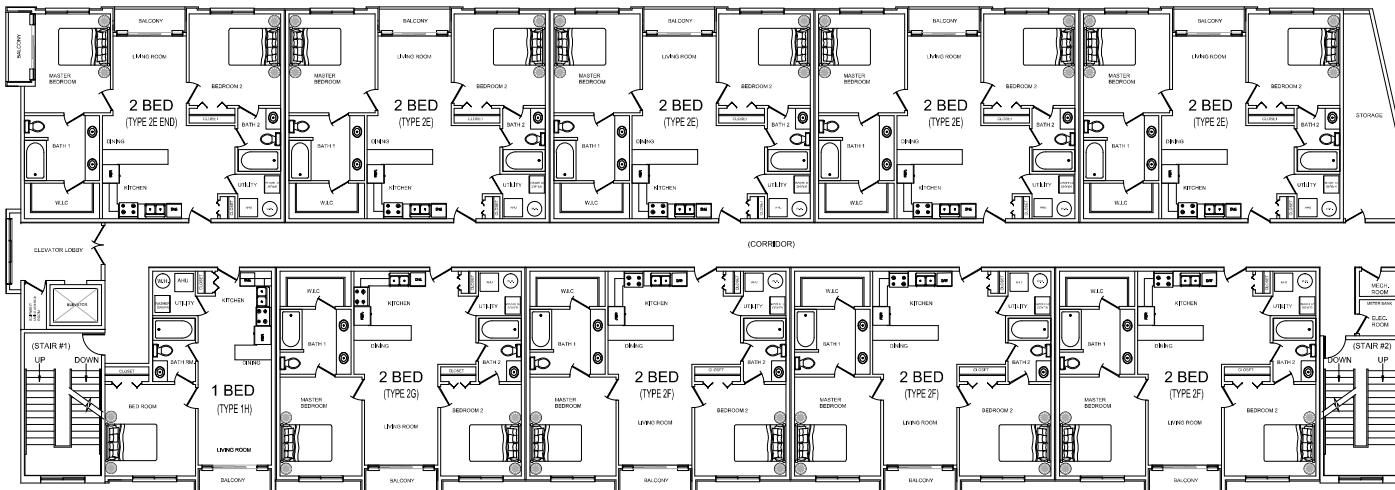
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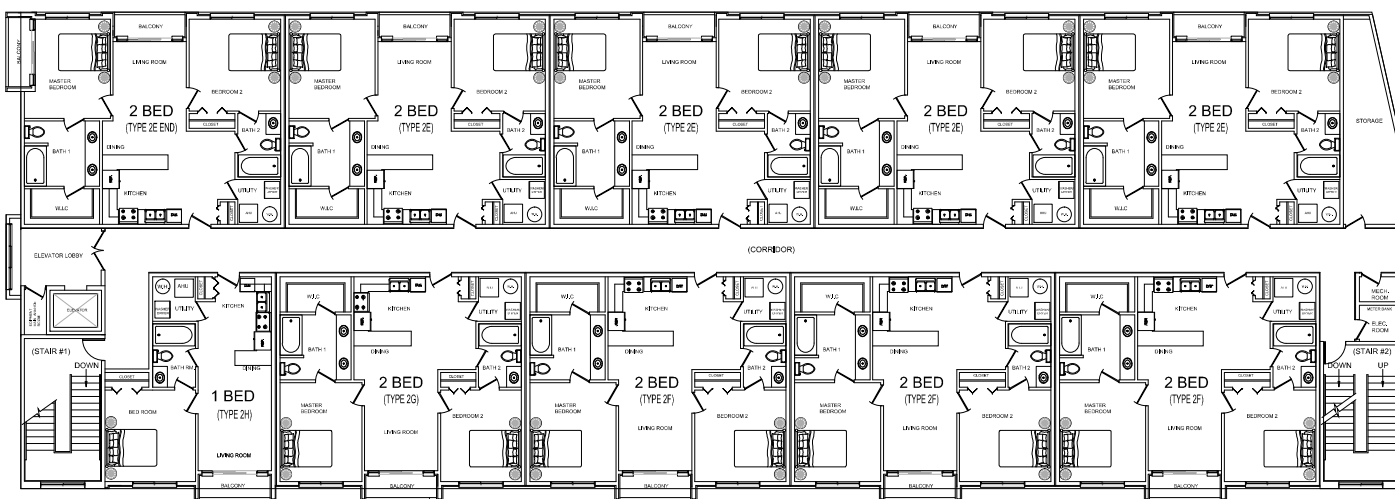
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SCALE
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A500



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 444-4403

EC

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

REVISIONS		
NO.	DATE	DESCRIPTION

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DATE 09-24-2025
SCALE AS NOTED
SHEET

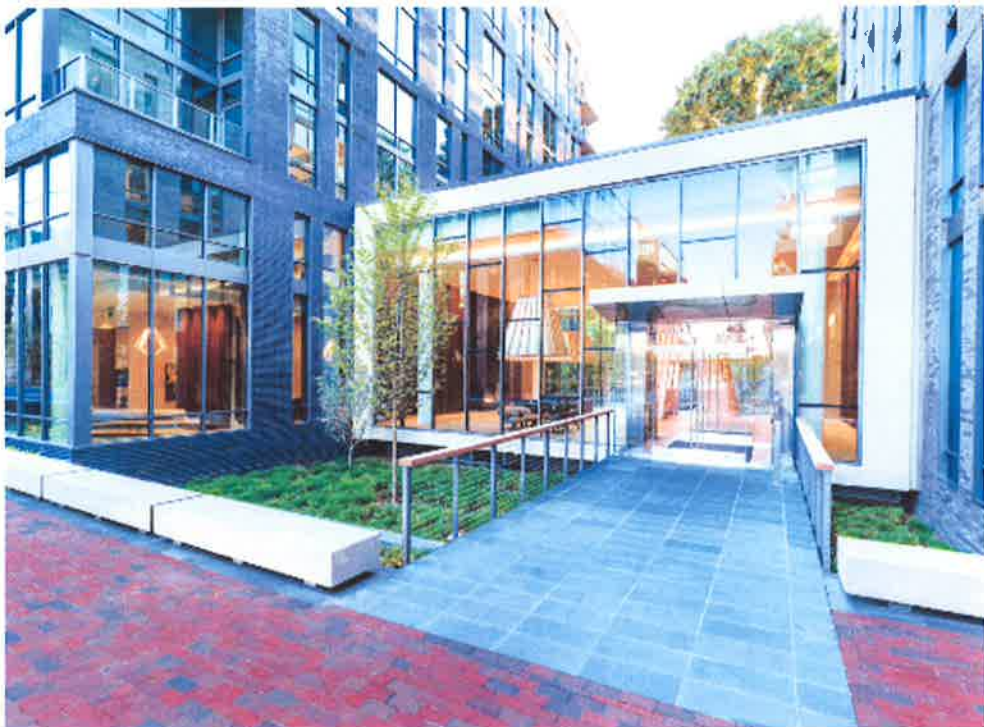
A501

Projected Renderings Of Exterior



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Projected Renderings Of Exterior



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Projected Renderings Of Interior



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Projected Renderings Of Interior



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Projected Renderings Of Amenities



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Projected Renderings Of Amenities



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Projected Renderings Of Interior Apartments



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Projected Renderings Of Interior



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November 10, 2025

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

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

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

Dear Ms. Sanchez:

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

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

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

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

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

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

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

RZM2025-00023

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PLANNING & DEVELOPMENT DEPARTMENT



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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



SEWER CAPACITY CERTIFICATION REQUEST

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

Select Request Type:

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

DWR Use Only:

Capacity Certification Request No. C2025-294-11

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

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

Signature: *D Taylor* 11/10/2025

Gwinnett County Planning and Development Permit No.: _____

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

Development/Project Name: 464 West Pike

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

Parcel Number(s): R5144 037

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

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

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

Total Area of Development: 5.151 acres

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

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

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

Developer Contact: Martha Sanchez

Address: 3775 Venture Drive, Bldg. D300

Developer Email: ms@globalprg.com

Company: 12 Brothers Venture Capital, LLC

City: Duluth Zip: 30096

Phone #: 404-931-8109

Engineering Contact: Rajesh Patel

Engineer Email: rpatel@boundaryzone.com

Engineering Firm: Boundary Zone, Inc.

Phone #: 770-271-5772

Additional Recipients: _____

Recipient(s) Email(s): _____

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DWR Use Only

Capacity Certification Request No.: C2025-294-11
 Development/Project Name: _____
 Gwinnett County Planning and Development Permit No.: _____ (if available)
 Downstream Pump Station: Patterson Sewer Basin: Patterson

Total requested annual average daily flow (AADF) in gallons per minute (gpm): 16.77

Flow (gpm) 16.77 to tie-in manhole facility ID: 218930
 Flow (gpm) _____ to tie-in manhole facility ID: _____
 Flow (gpm) _____ to tie-in manhole facility ID: _____
 Flow (gpm) _____ to tie-in manhole facility ID: _____
 Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: 10/2025 Plan Submittal 04/2026 Begin Construction: 10/2026
 Zoning Approval: 12/2025 Completion/Occupancy: 03/2028

Include the following in the submittal package:

- ☒ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcountry.com/GISDataBrowser>
- ☒ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
<https://www.gwinnettcountry.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>
- Annual average daily flow (gpm)
 - Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
 - Batch discharges from processing facilities (breweries, industrial, etc.)
 - Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

☒ Proposed utility plan

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

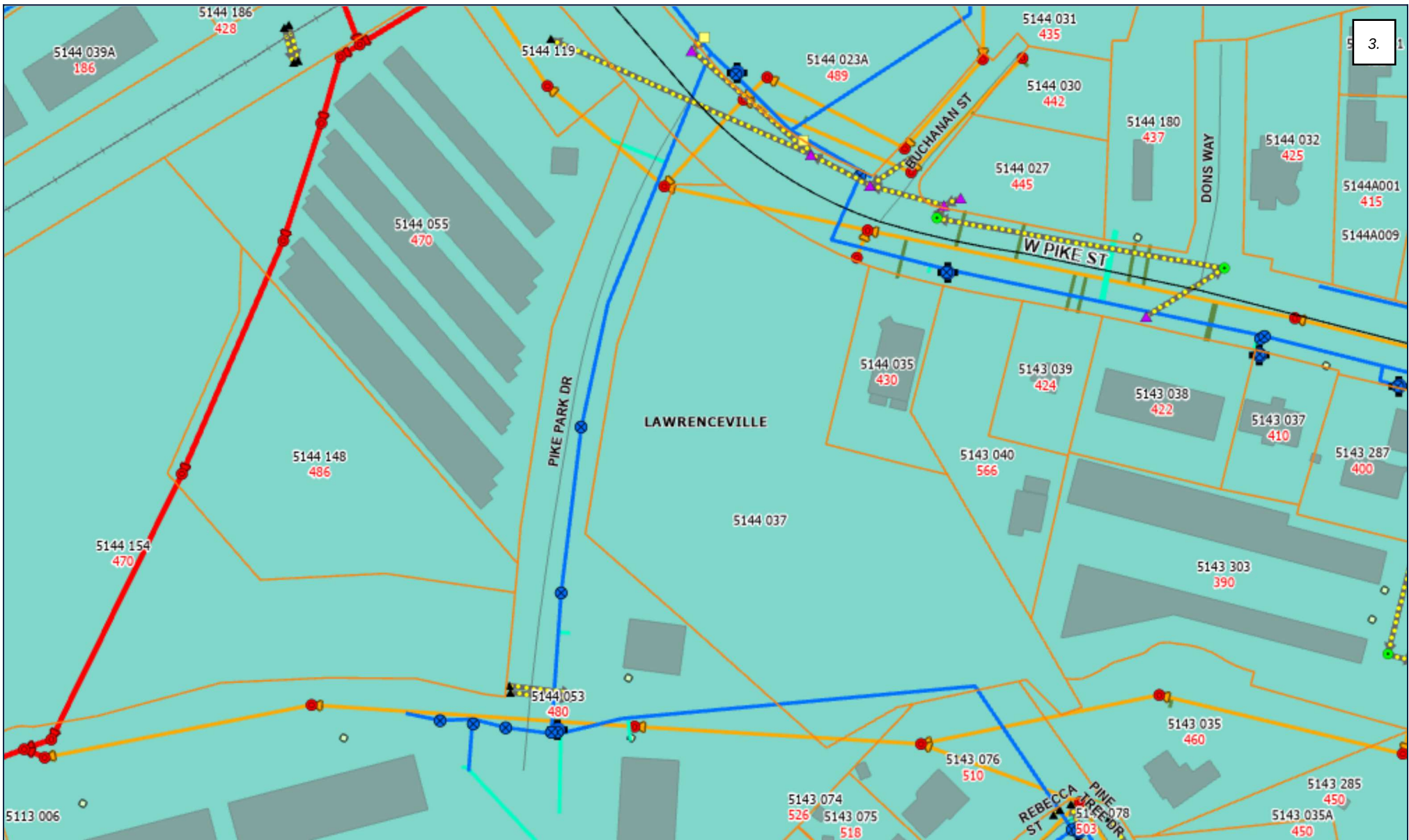


Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

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

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



10/7/2025 12:54:35 PM

464 West Pike Street, Lawrenceville

Utilities

0 50 100
ft

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

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

WASTEWATER FLOW ESTIMATION

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

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

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

16.77 gpm

RZM2025-00023

RECEIVED NOVEMBER 17, 2025

PLANNING & DEVELOPMENT DEPARTMENT

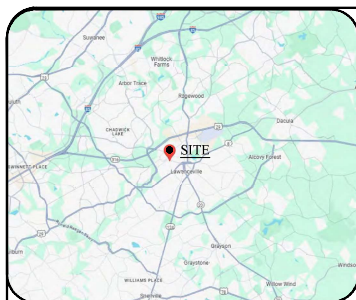
800 Satellite Blvd NW, Suwanee, GA 30024

1100 Peachtree St NE #200, Atlanta, GA 30309

125 TownPark Drive, Suite 300, Kennesaw, GA 30144

Phone: (770) 271 5772

RZM2025-00023



Vicinity Map
(NTS)

TOTAL SITE AREA:
224,384 SF
5.151 AC

**CURRENT
ZONING: BG**
(AS PER ARTICLE 102.13)

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

**PROPOSED
ZONING: CMU**
(AS PER ARTICLE 102.11 C)

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

PARKING CALCULATIONS			
TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL OFFICE SPACE (SQ. FT.) PER TABLE 5.3	9,400	1.0 SPACE/60 SQ. FT.	32
APARTMENT ABOVE RETAIL OFFICE SPACE	20	1.0 SPACE/UNIT	20
1 & 2 BEDROOM APARTMENTS	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>			196
25% REDUCTION PER SECTION 501 >>			48
NET REQUIRED SPACES >>			142
STANDARD PARKING SPACES PROVIDED >>			172
COMPACT PARKING SPACES PROVIDED >>			0
HANDICAP PARKING SPACES PROVIDED >>			10
TOTAL PARKING SPACES PROVIDED >>			182

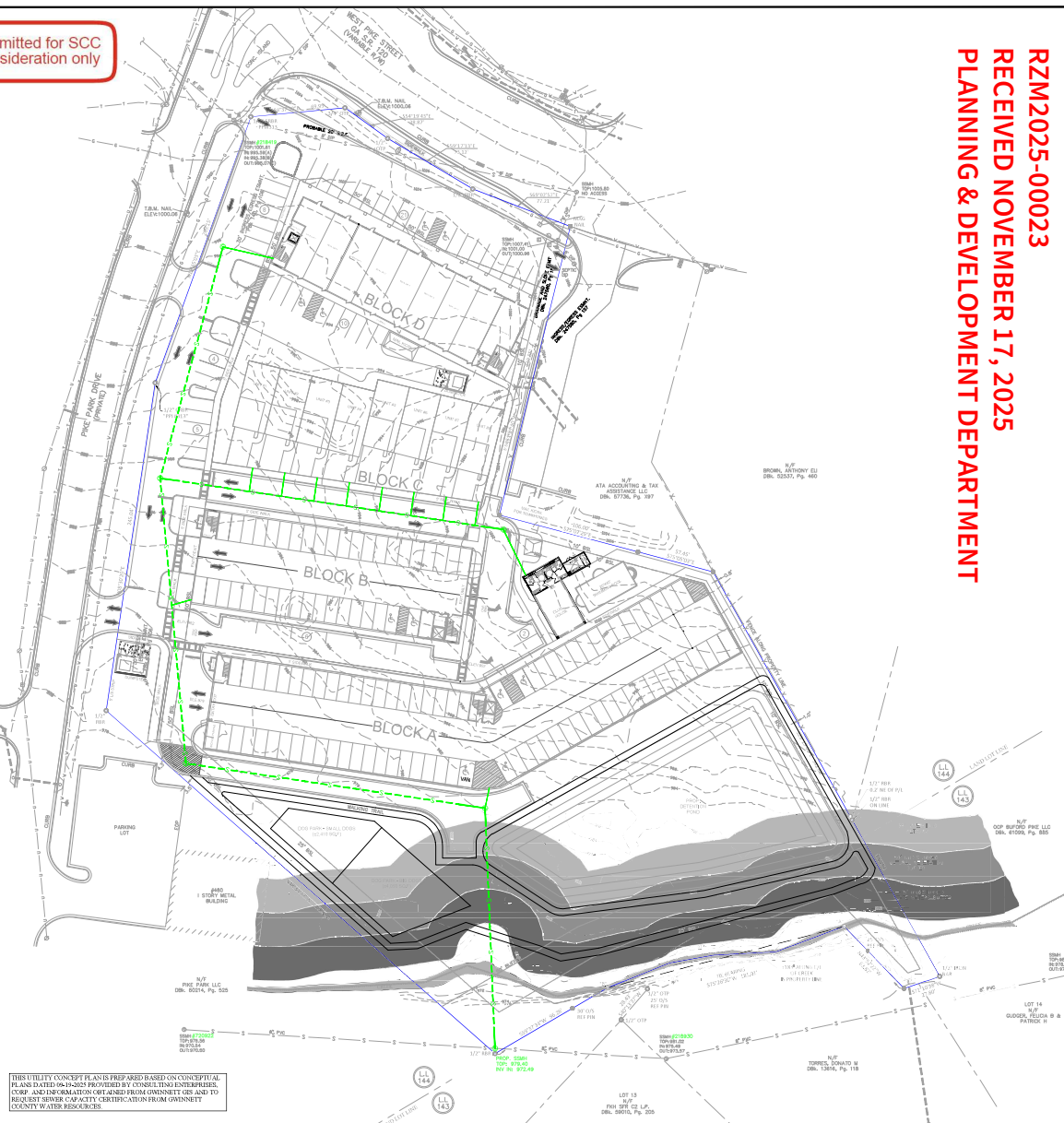
GENERAL NOTES:

1. PROJECT NARRATIVE:
SITE LOCATION: 464 WEST BAY STREET, LAWRENCEVILLE, GEORGIA 30046
SCOPE OF WORK: DEVELOP WITH RETAIL SPACES, TOWNHOMES & APARTMENT HOMES AS A MIXED USE DEVELOPMENT.
SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
CREEKS OR TRIBUTARIES OR OTHER WATERS DO NOT EXIST ON THIS PROPERTY
NEW STORM DRAIN PIPES ARE PROPOSED
NO WELLS OR RHYTIC SYSTEMS EXIST ON THE SITE
APPROVED PLANS ARE ON SITE AT ALL TIMES
THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
THIS PROPERTY IS WITHIN 200 FEET OF WATERS OF THE STATE
THIS SITE DOES NOT ADJACENT ANY OTHER WATERS OF THE STATE AND
BURNING OF CONSTRUCTION DEBRIS IS NOT PERMITTED

THIS SURVEY/DRAWING WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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Submitted for SCC
Consideration only

THIS UTILITY CONCEPT PLAN IS PREPARED BASED ON CONCEPTUAL PLANS DATED 06-19-2025 PROVIDED BY CONSULTING ENTERPRISES, CORP. AND INFORMATION OBTAINED FROM GWINNETT GES AND TO REQUEST SEWER CAPACITY CERTIFICATION FROM GWINNETT COUNTY WATER RESOURCES

- LEGEND:**
- PROPER FOUND
 - 1/2" R CAP SE
 - R/W M
 - ⚡ FIRE HY
 - ⚡ WATER
 - ⚡ WATER
 - ⚡ POWER
 - YARD D
 - SIGN

- | | | |
|---------------------|-----------------------|------------|
| POWER METER | TELEPHONE BOX | HAY BALE |
| POWER BOX | WATER LINE | FLOW METER |
| A/C UNIT | OVERHEAD UTILITY LINE | NOW GR |
| LIGHT POLE | SEWER LINE | RIGHT-G |
| CUT WIRE | GAS LINE | BUILDING |
| MANHOLE | CABLE LINE | R/W CASTLE |
| CLEAN OUT GAS METER | TELEPHONE LINE | C&Z |
| GAS METER | FENCE LINE | STRUCTURE |
| GAS VALVE | FENCE | S&P |
| CABLE BOX | SILT FENCE | (TYP.) |
| | UNIT OF DISTURBANCE | LL LAND LO |

- | | | | |
|--------|-----------------------|----------|--------------------------|
| -HB- | HAY BALES | CONC. | CONCRETE |
| -FW- | FLOW WELL LINE | EOP | EDGE OF PAVEMENT |
| N/F | NOW OR FORMERLY | -20- | CONTOUR LINE |
| R/W | RIGHT-OF-WAY | F.F. | FINISH FLOOR ELEVATION |
| BS | BUILDING SETBACK LINE | B.F. | BASEMENT FLOOR ELEVATION |
| ONTL | CANTILEVER | G.F. | GRADE FLOOR ELEVATION |
| C.R.Z. | CRITICAL ROAD ZONE | 103.8 | GROUND ELEVATION |
| S.R.P. | STRUCTURAL ROOF PLATE | 103.8 | SURFACE ELEVATION |
| (TYP.) | | TO 106.0 | TOP OF WALL ELEVATION |
| DE | LAND LOT | BT 106.0 | BOTTOM OF WALL ELEVATION |

- TP1060.0 TOP OF FOOTER ELEVATION
 DRAINAGE ARROW

- TREE LEGEND**
-  HARDWOOD TREE
-  PINE TREE
-  TO BE REMOVED



811
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zone inc. SURVEYORS, ENGINEERS
AND LAND PLANNERS
800 SATELLITE BLVD., SUWANEE, GA 30024
770.388.8888 www.boundaryzone.com

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

SENT DATE: 10/2/02



LAWRENCEVILLE

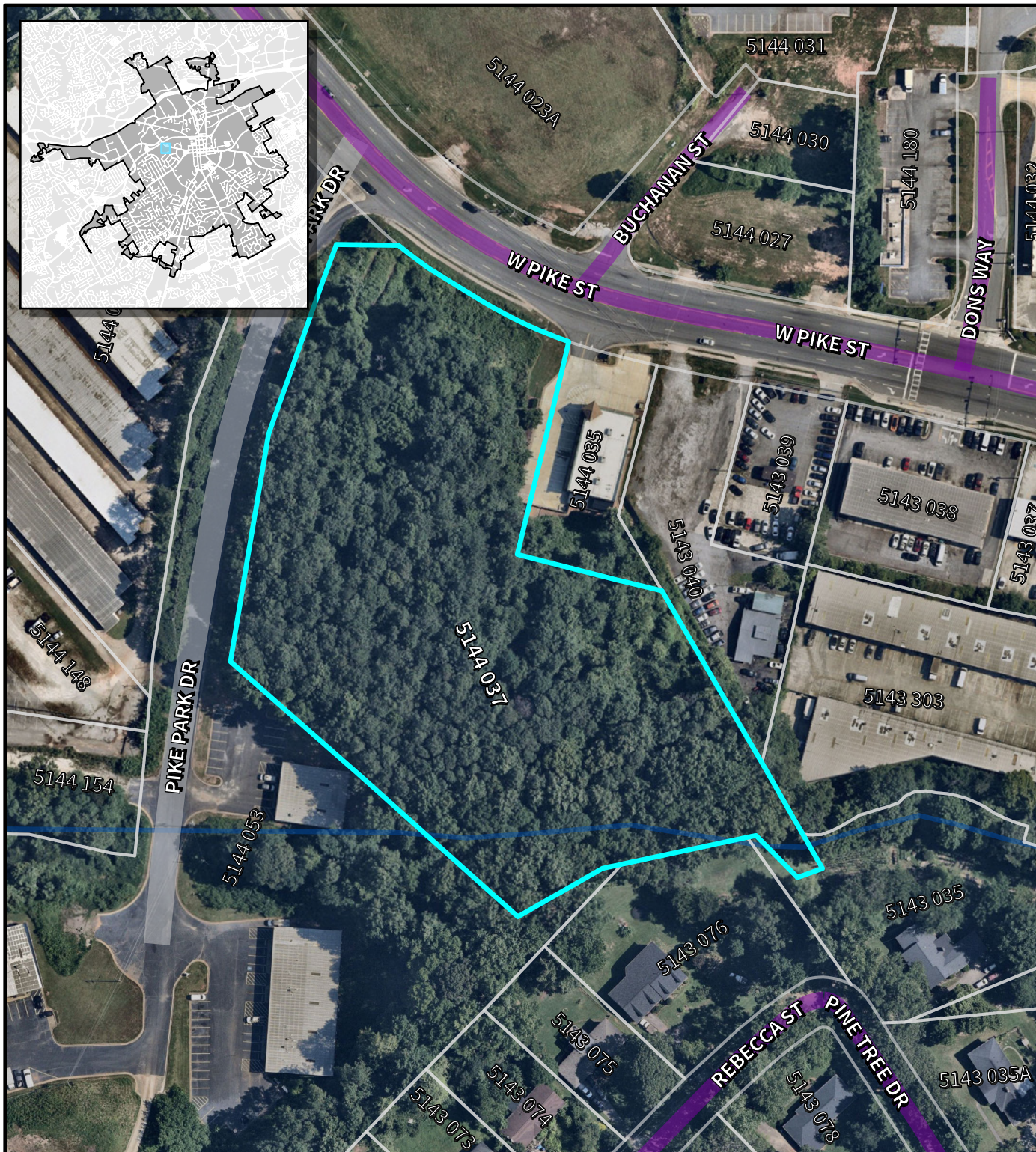
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

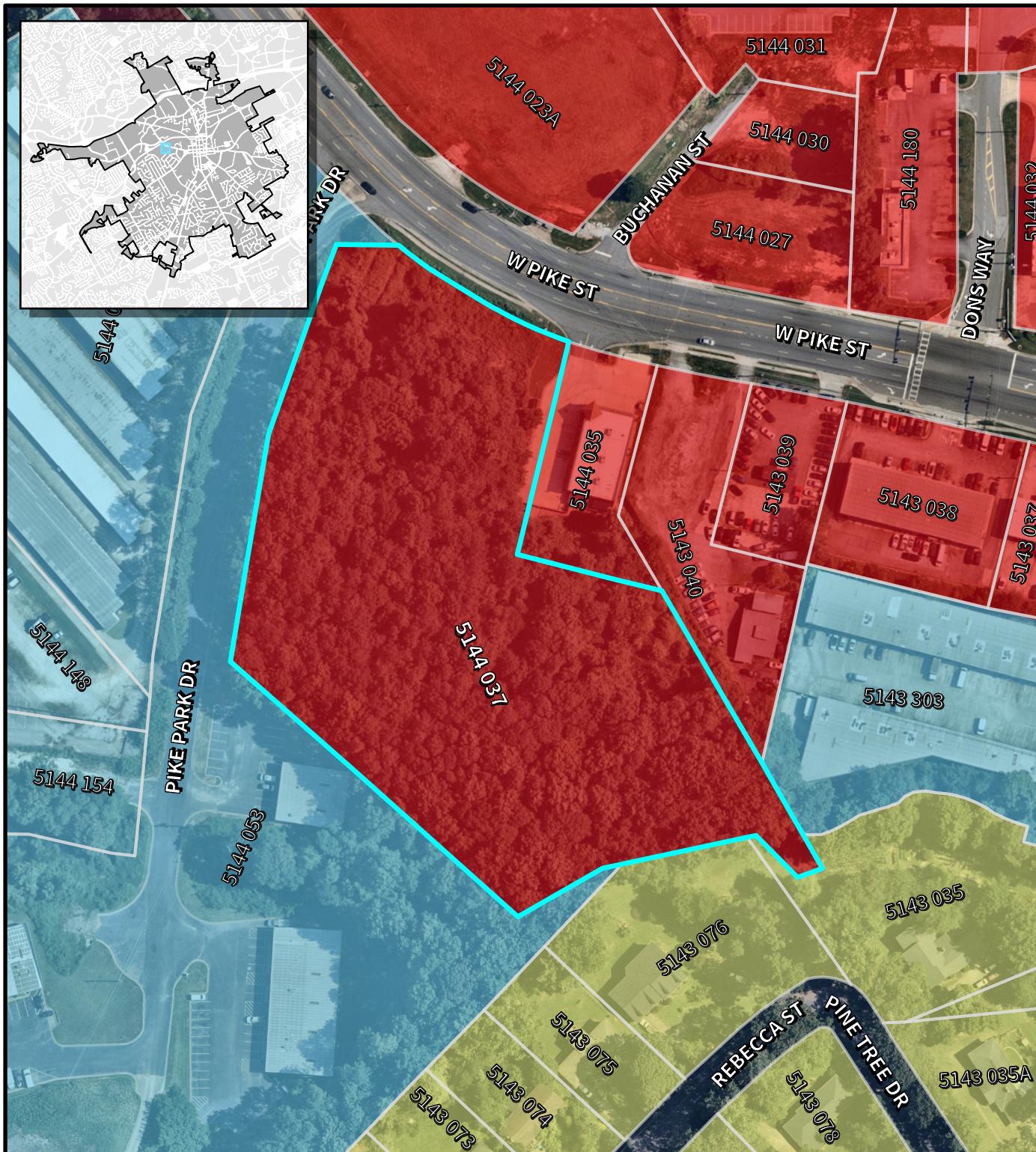
Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

Zoning Districts

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



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

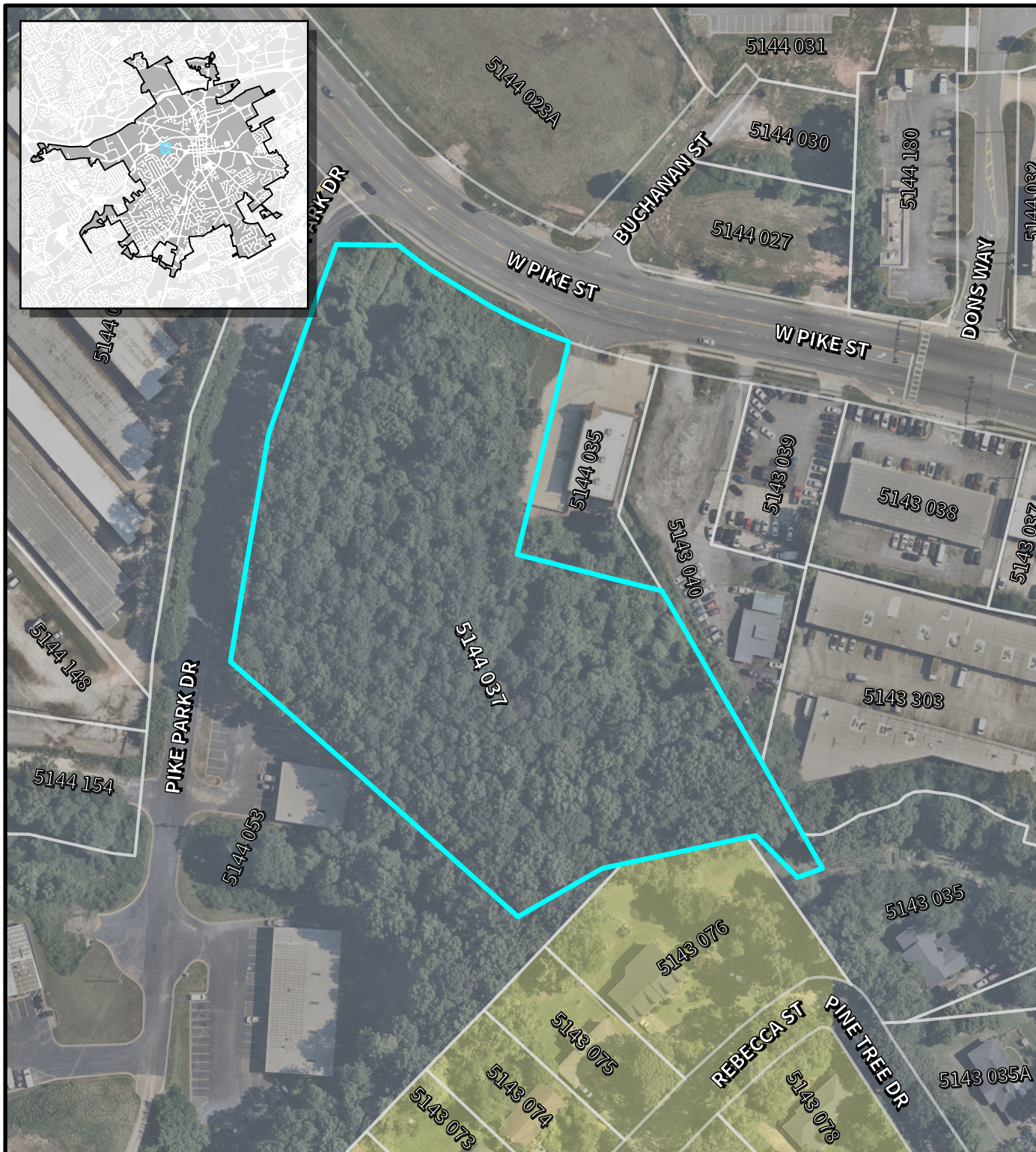
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

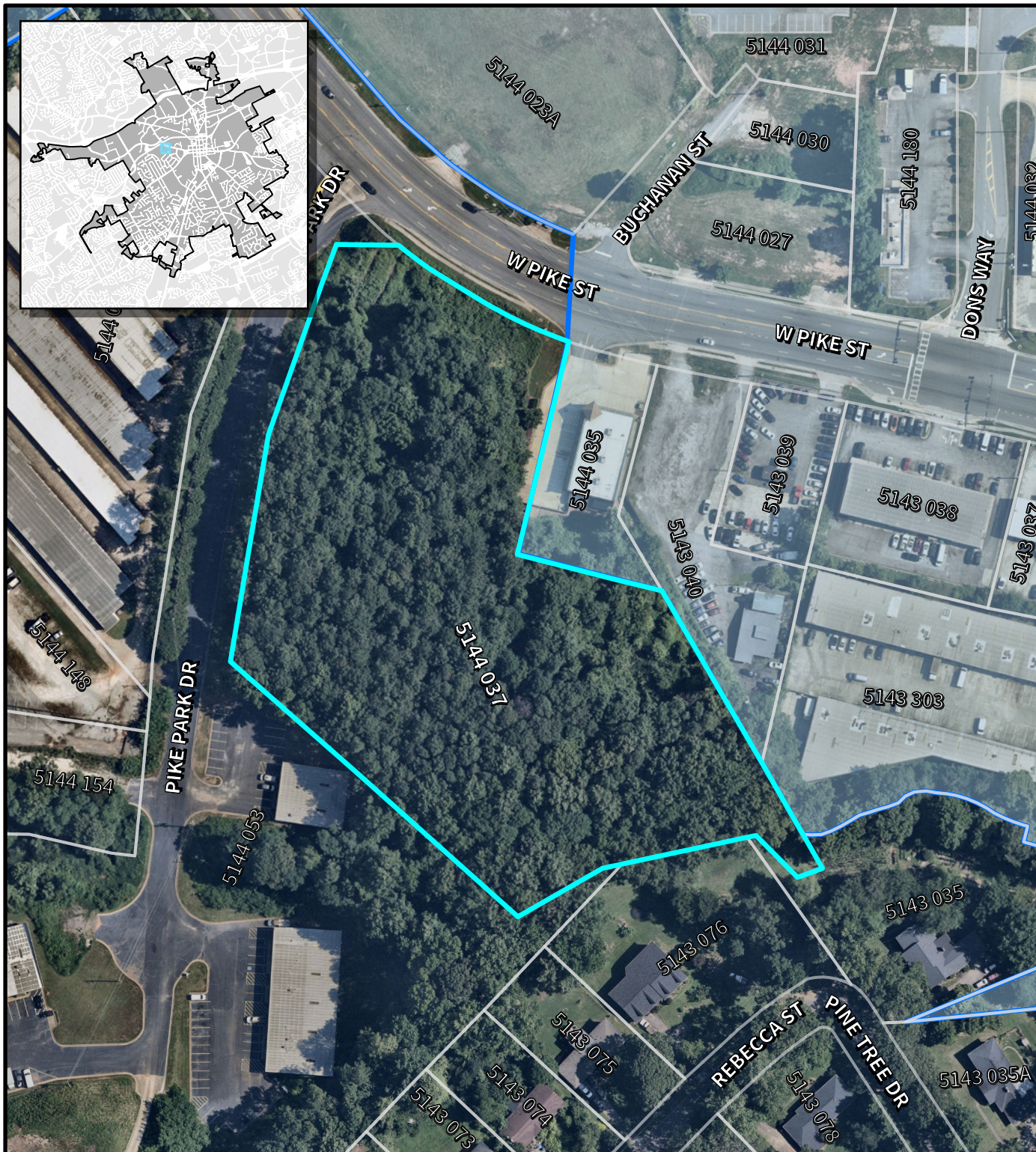
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

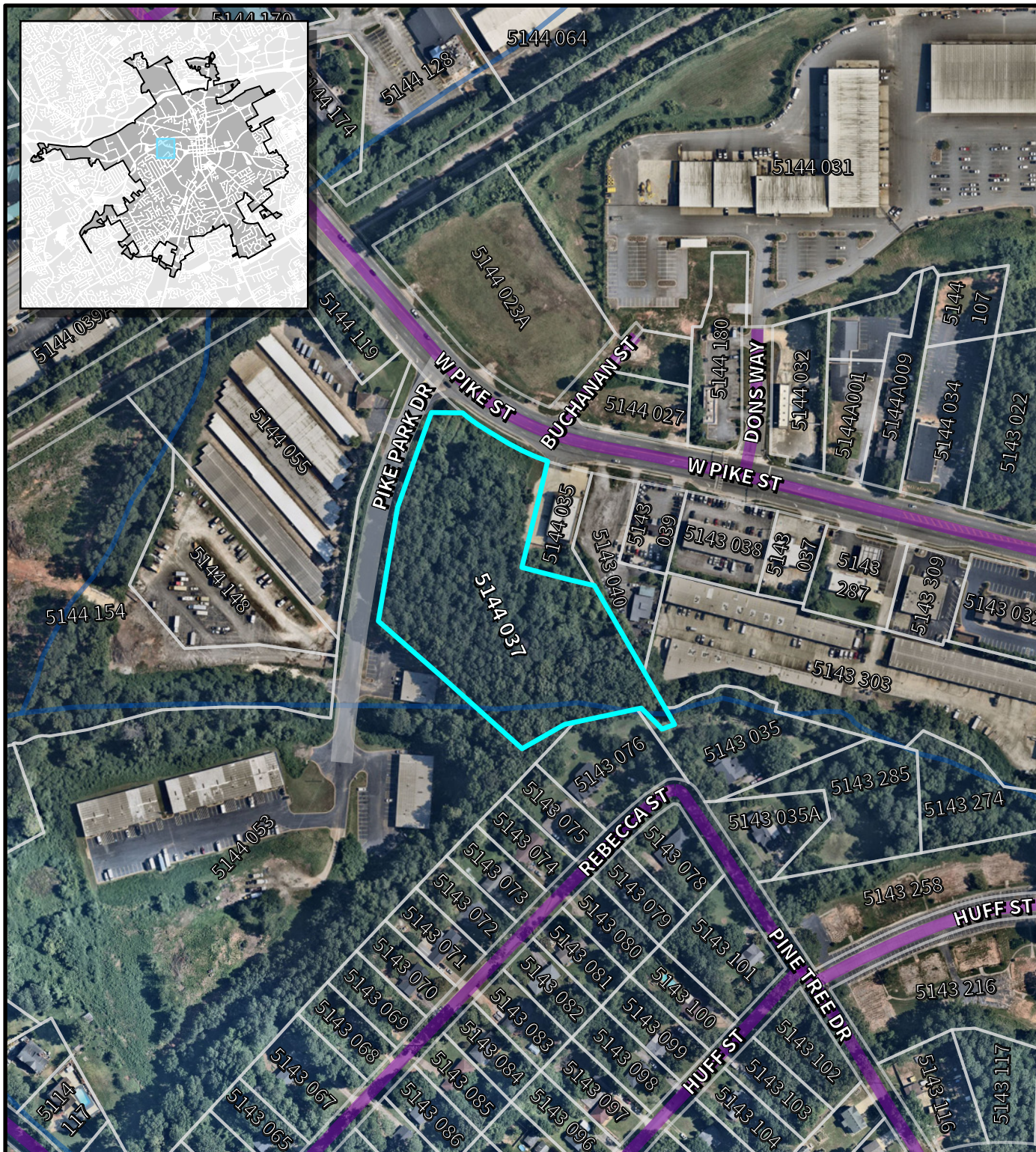
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-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600

0 125 250 500 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

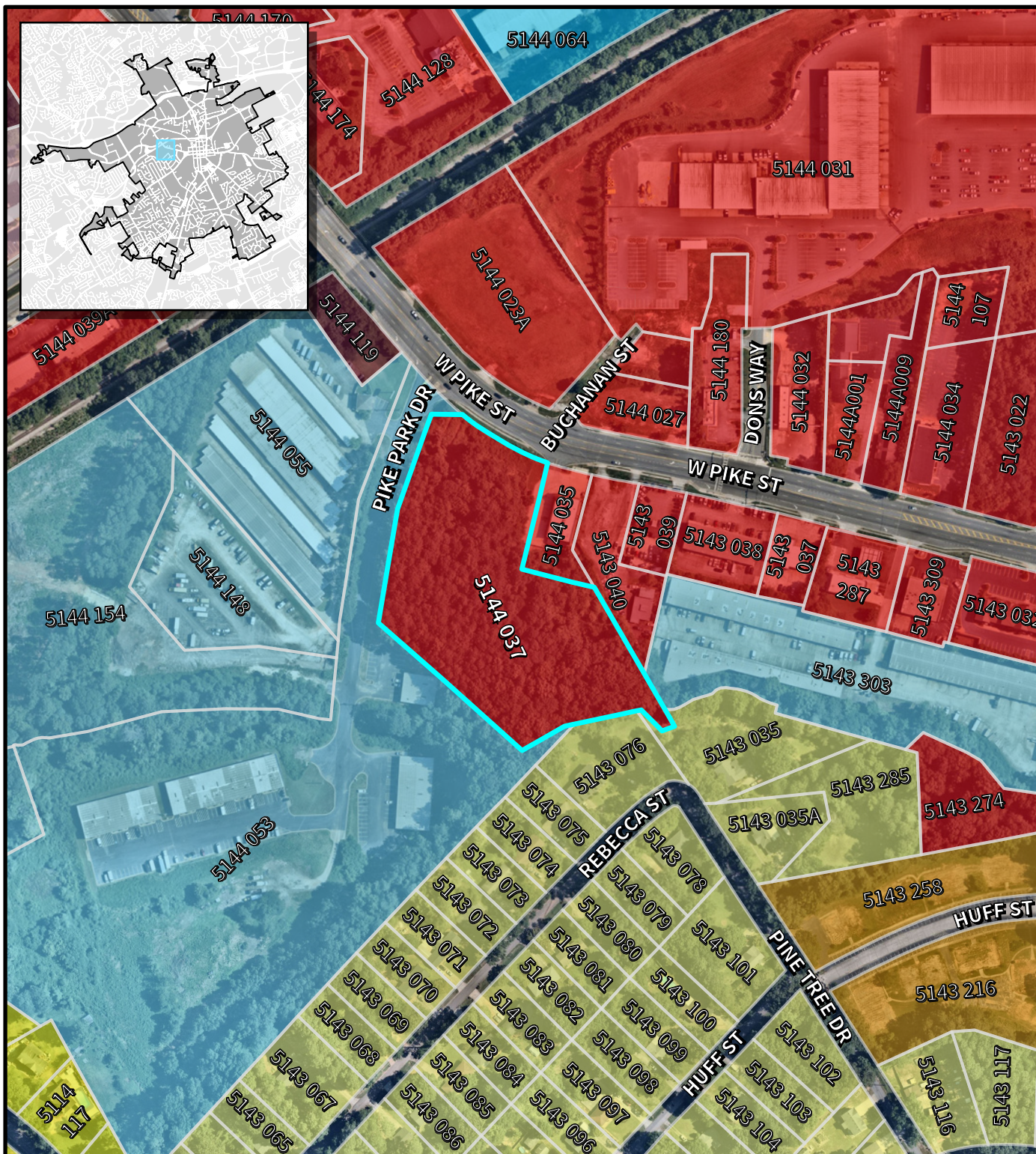
Zoning Districts

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

Scale: 1:3,600

0 125 250 500 Feet

N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

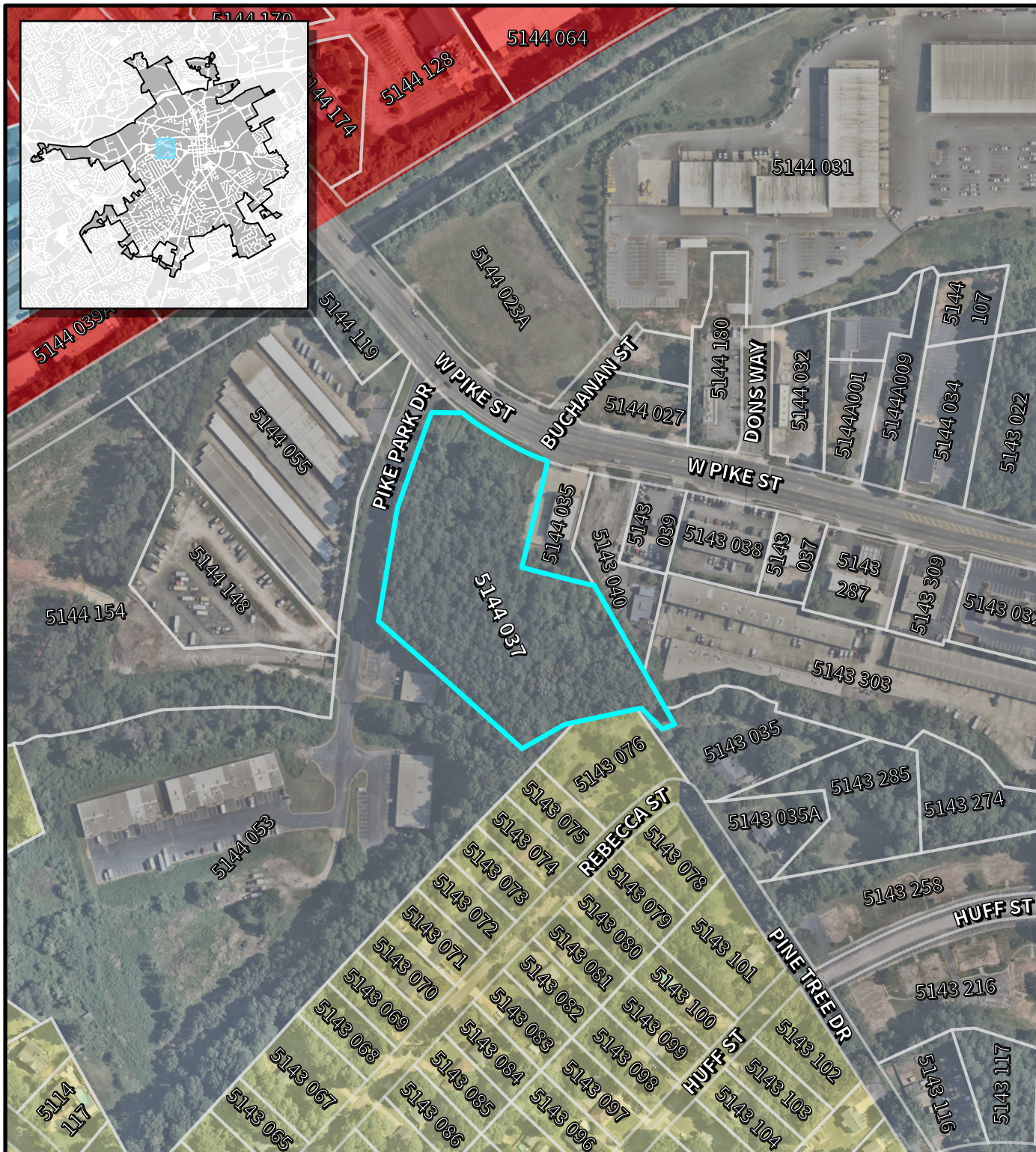
2045 Character Areas

 Downtown

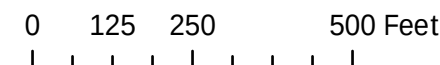
 Traditional Residential

 Commercial Corridor

 Medical Services Cluster



Scale: 1:3,600



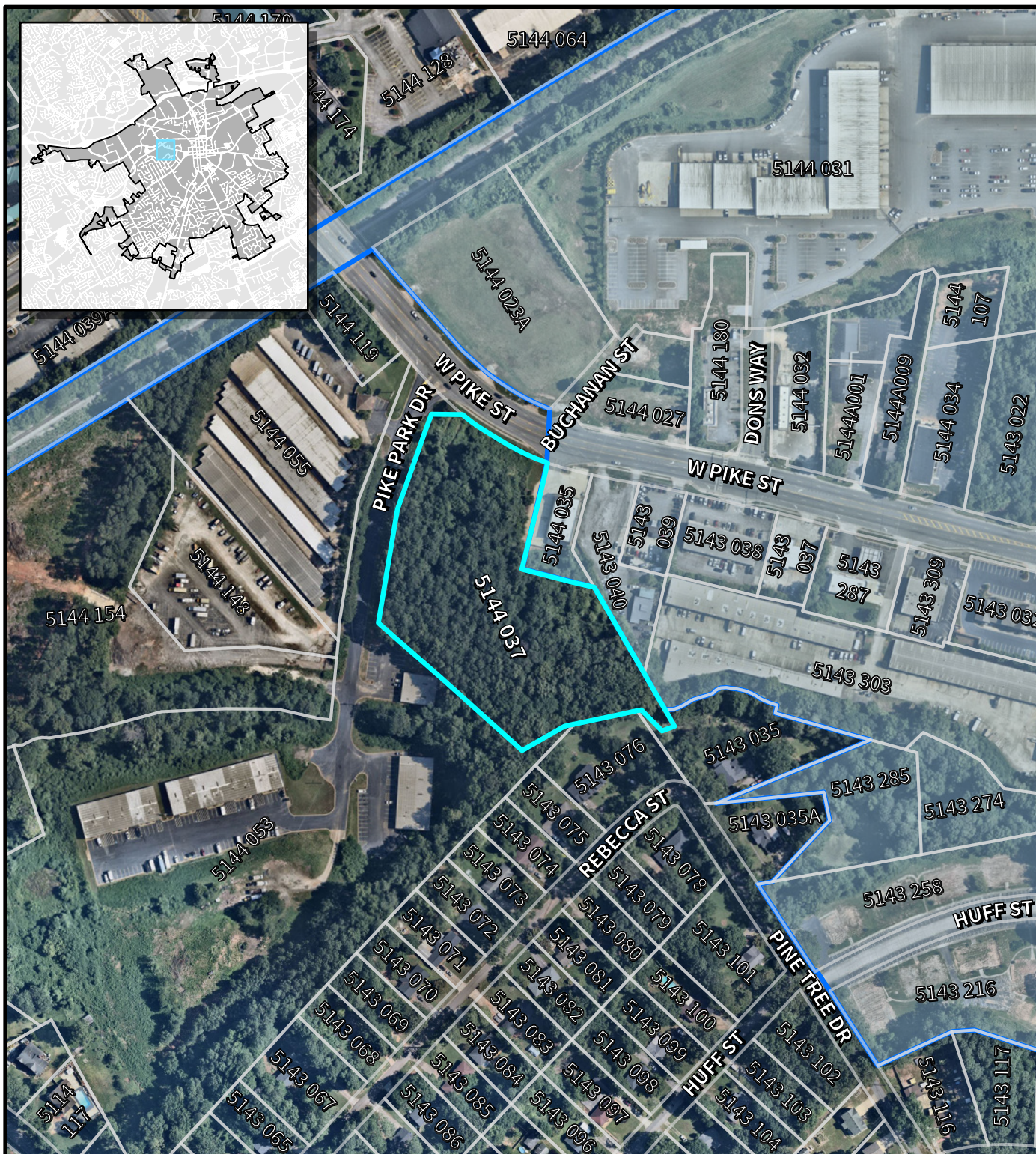
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
Department:	Planning and Development
Date of Meeting:	Monday, December 1, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the Subject Property from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to Develop three (3) Single-Family Residences
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- RZR2025-00031_FULL ATTCHMNTS_11212025



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZR2025-00031

APPLICANT(S): SCOTT SMITH

PROPERTY OWNER(S): MEHIC MIRNES

LOCATION(S): 151 HONEYSUCKLE AVE

PARCEL IDENTIFICATION NUMBER(S): R5143 007

APPROXIMATE ACREAGE: 0.39 ACRES

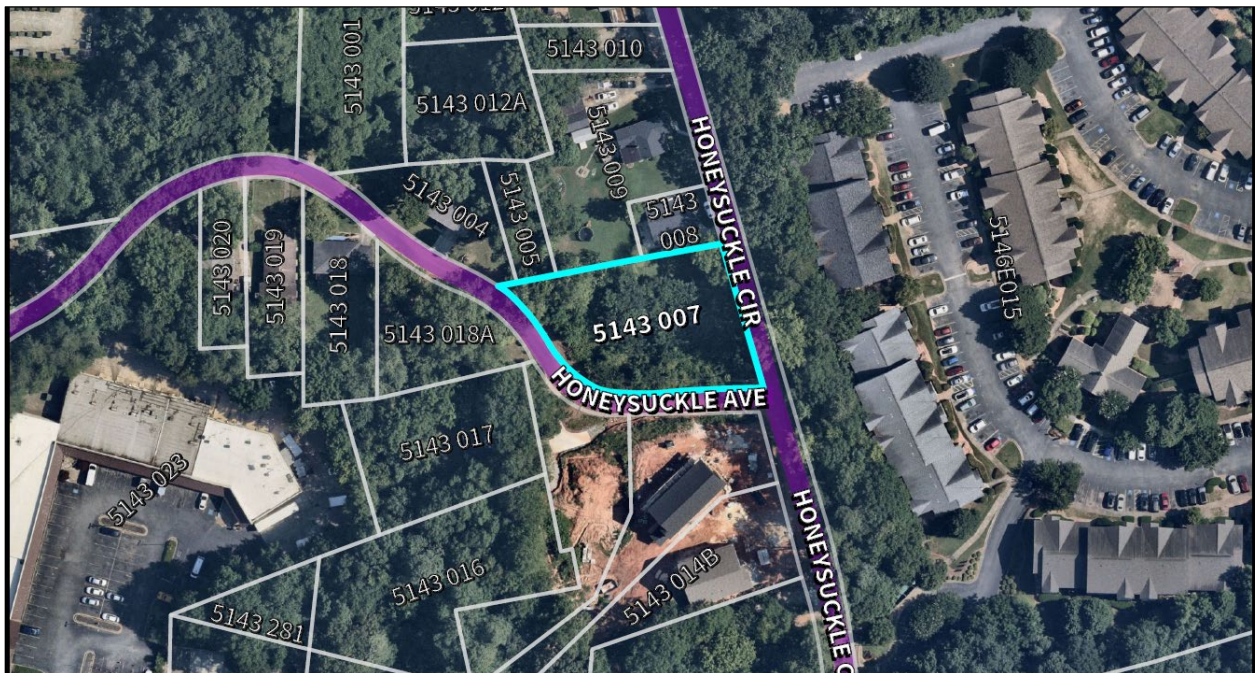
CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

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

PROPOSED DEVELOPMENT: 3 ONE-FAMILY HOMES

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



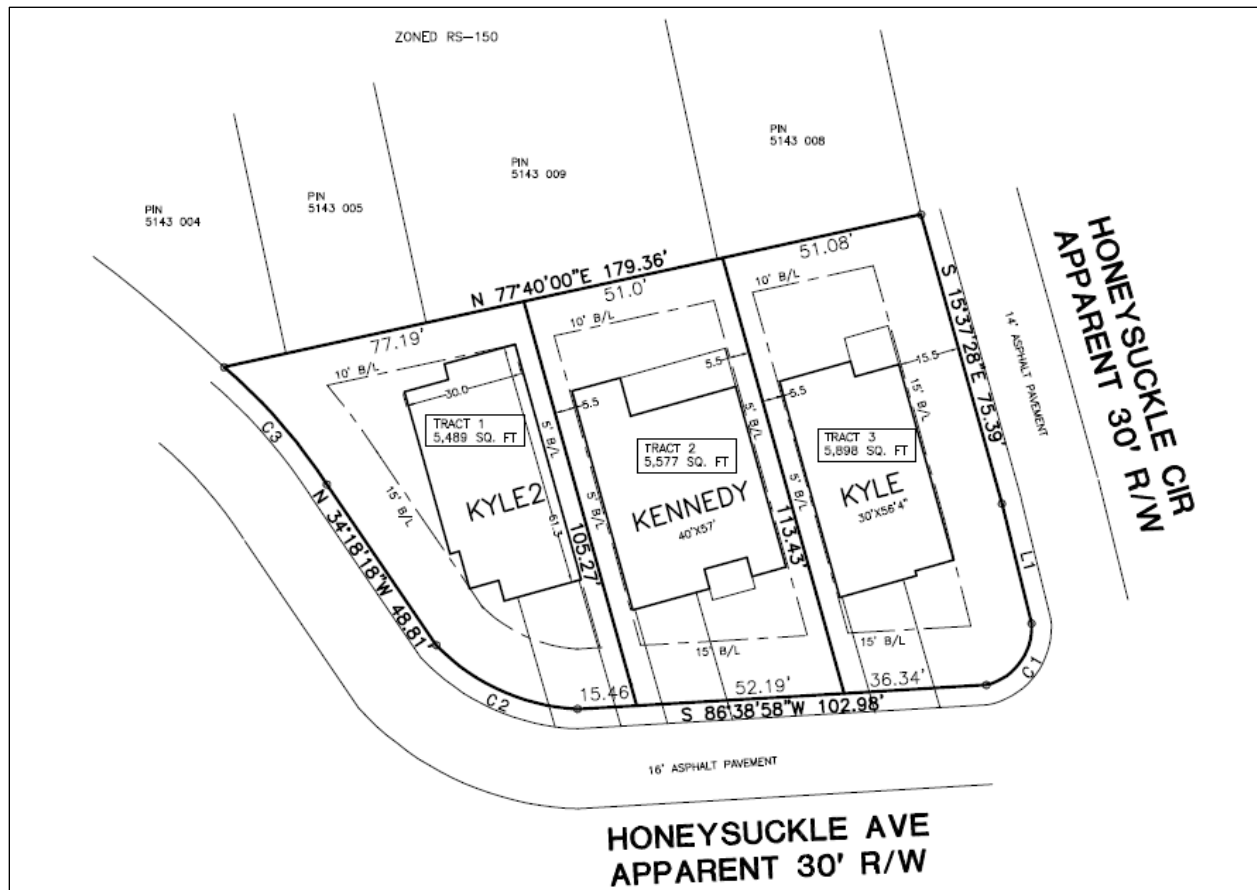
ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

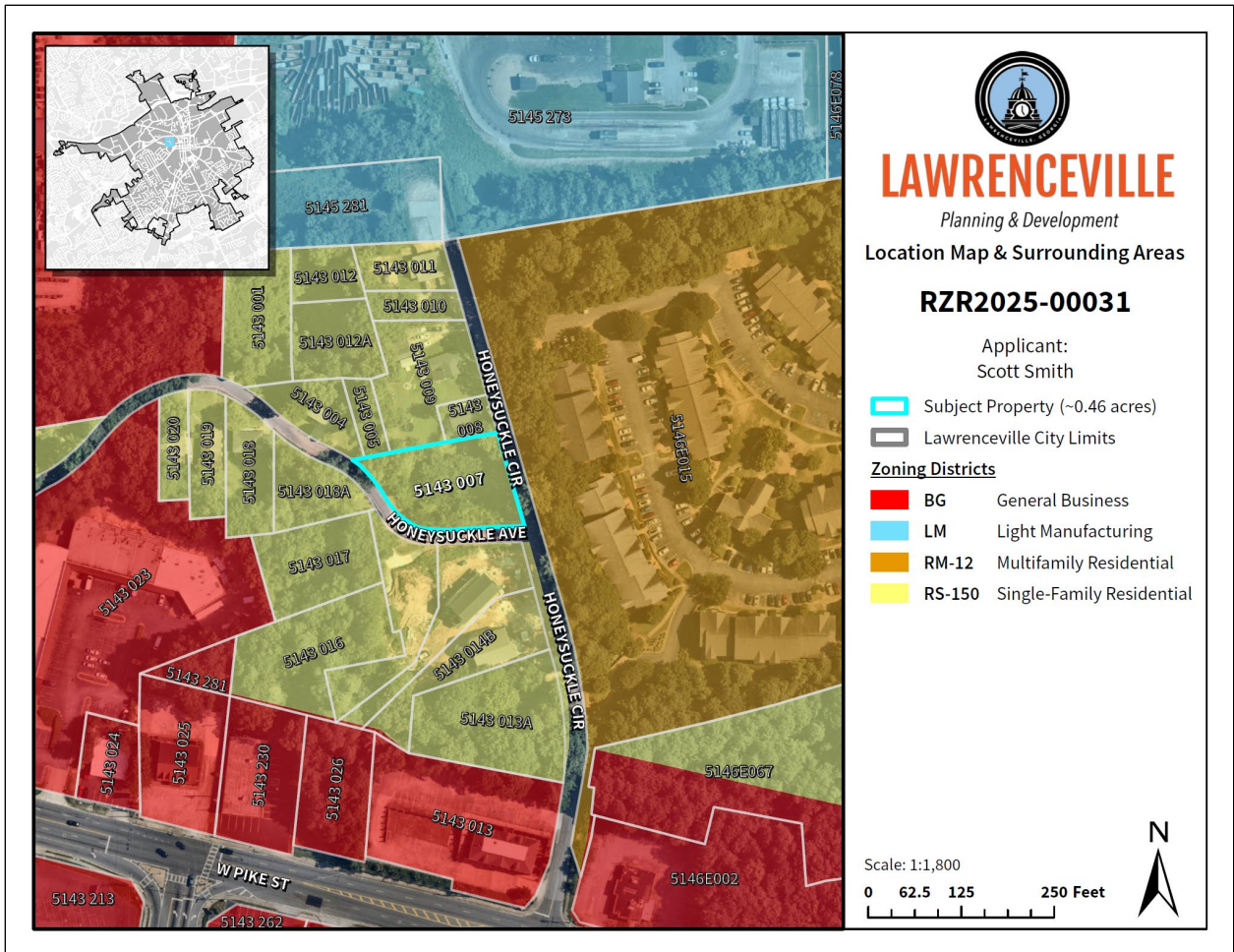
Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, H. Minimum Common Area Standards

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



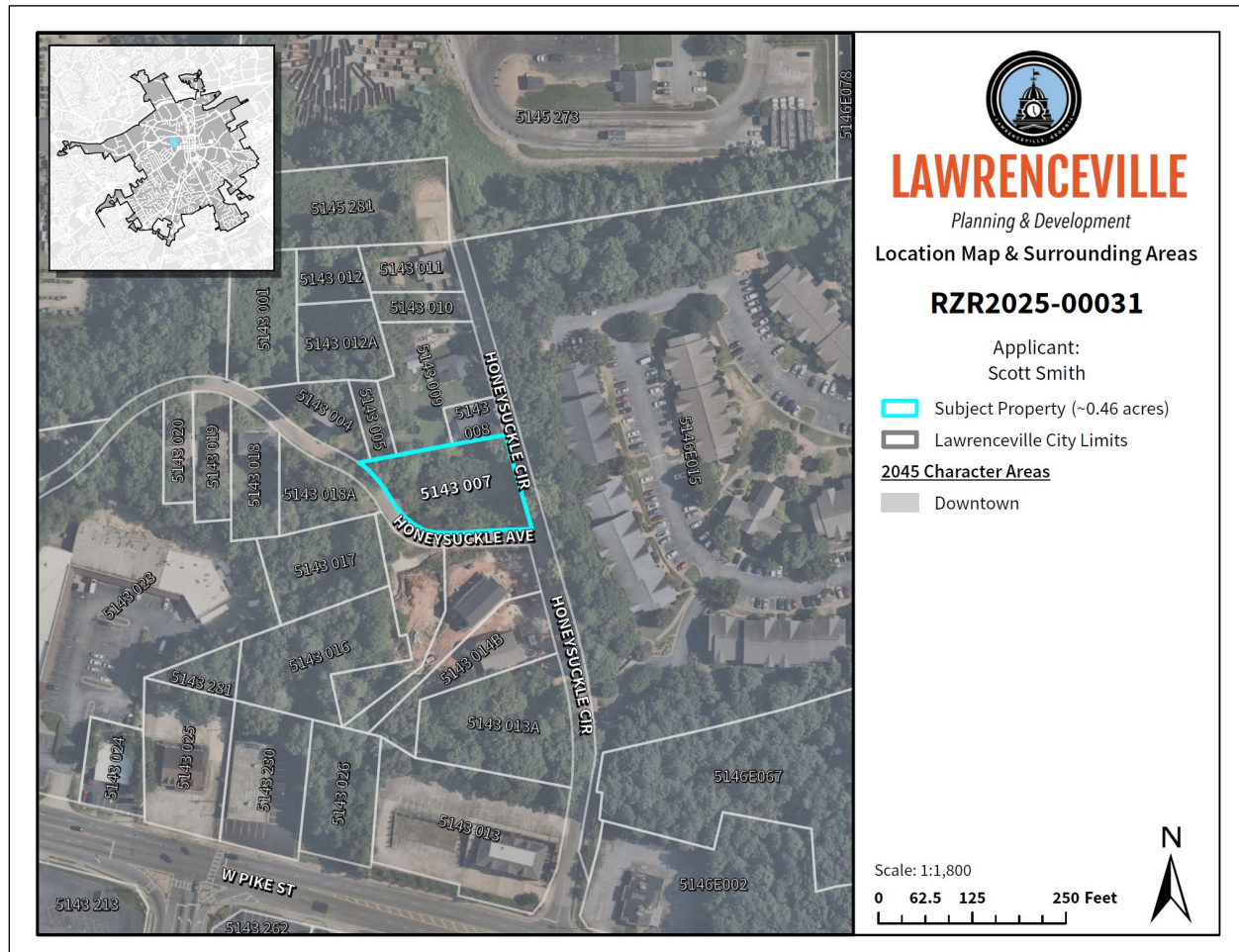
SURROUNDING ZONING AND USE

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

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

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

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

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

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZR2025-00031

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

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

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

2. To satisfy the following site development considerations:

- A.** Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

Scott Smith 9-19-25
SIGNATURE OF APPLICANT DATE

Mirnes Mehic 9-19-25
SIGNATURE OF OWNER DATE

Scott Smith
TYPED OR PRINTED NAME

Mirnes Mehic
TYPED OR PRINTED NAME

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

[Signature] 9-19-25
NOTARY PUBLIC DATE



GRASSEL PEREZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 26, 2026

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

Letter of Intent

151 Honeysuckle Avenue

9-19-29

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

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

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

Legal Description

151 Honeysuckle Ave

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

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

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

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

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

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

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

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

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

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

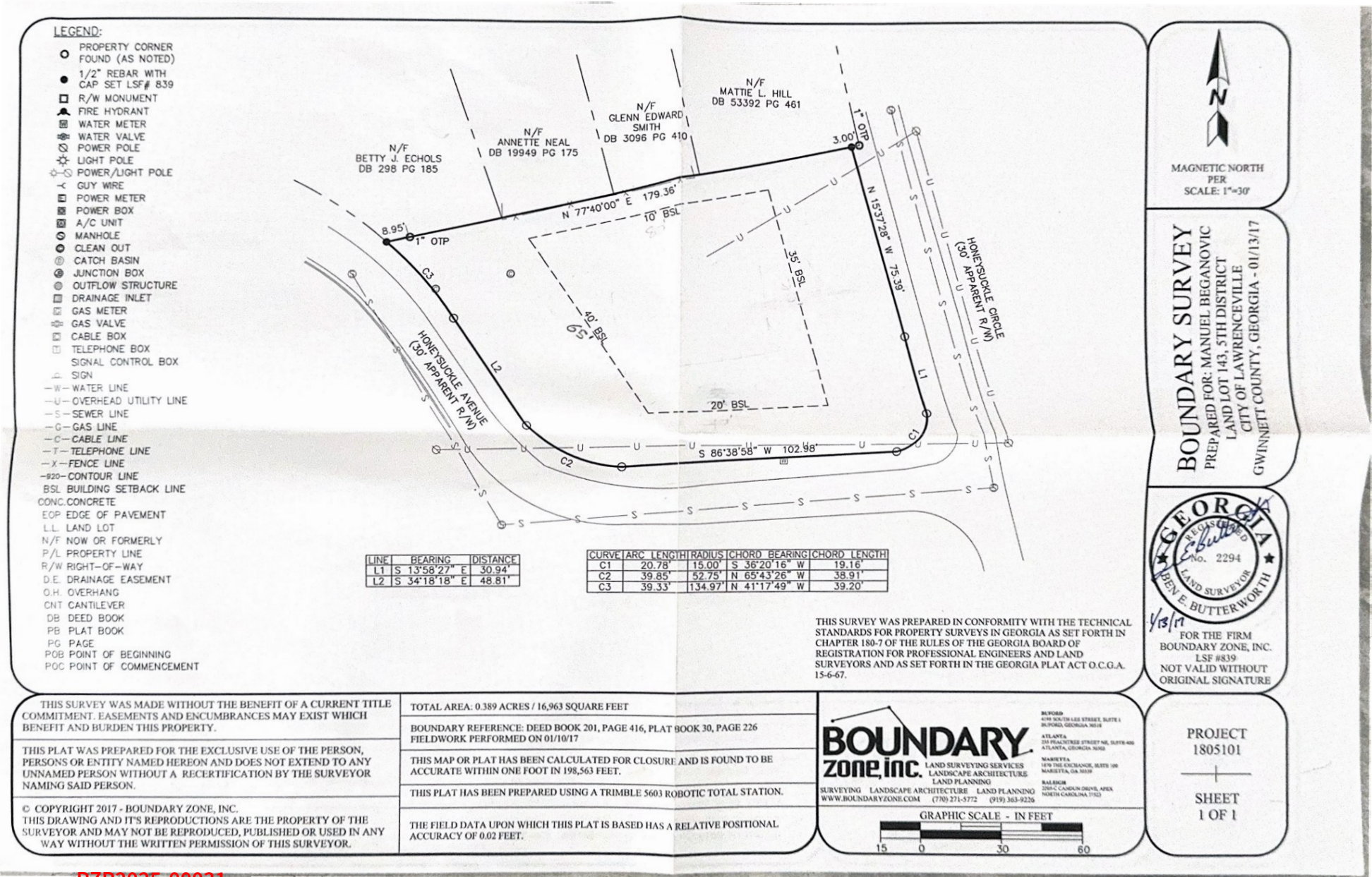
Thence leaving the right of way of Honeysuckle Avenue N 77 °40’00” E a distance of 179.36 feet to a point on the Westerly right of way of Honeysuckle Circle;

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

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

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

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

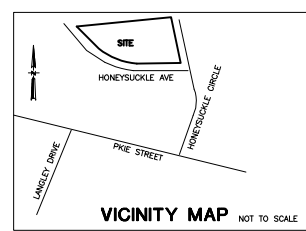


RZR2025-00031
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

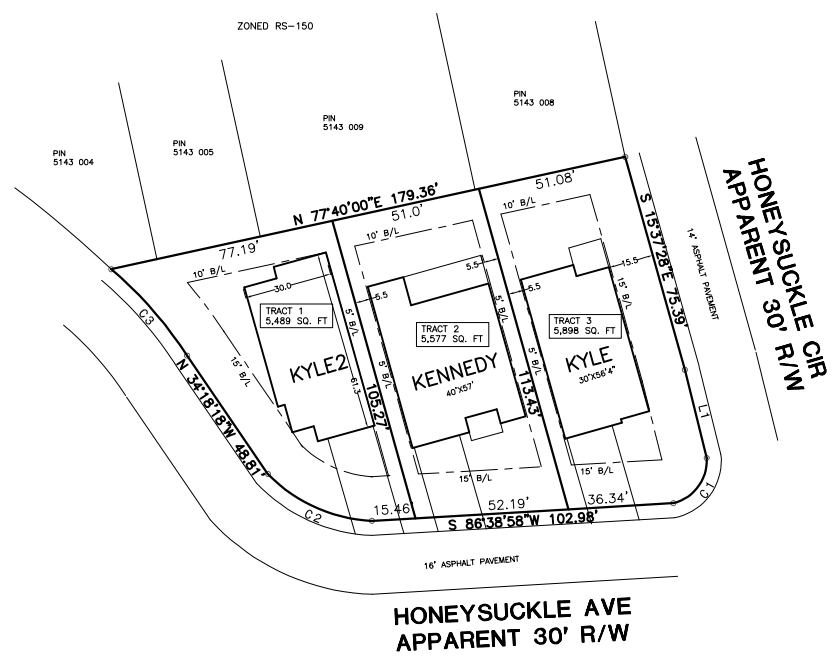


RZR2025-00031
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

NOT FOR RECORDING



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



SUBJECT PROPERTY
151 HONEYSUCKLE AVE

PARCEL ID: 5143 007

PROPERTY IS VACANT

0.389 acres/16,963 sq. ft.

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

PROPOSED REZONING FROM RS-150 TO RS-50 INFILL

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

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

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

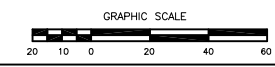
Course	Bearing	Distance
L1	S 13°58'27" E	30.94'

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

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

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



REVISIONS	DATE	BY	DESCRIPTION

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



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

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

PROJECT NUMBER: 25177-B
DRAWING NUMBER: 1



LAWRENCEVILLE

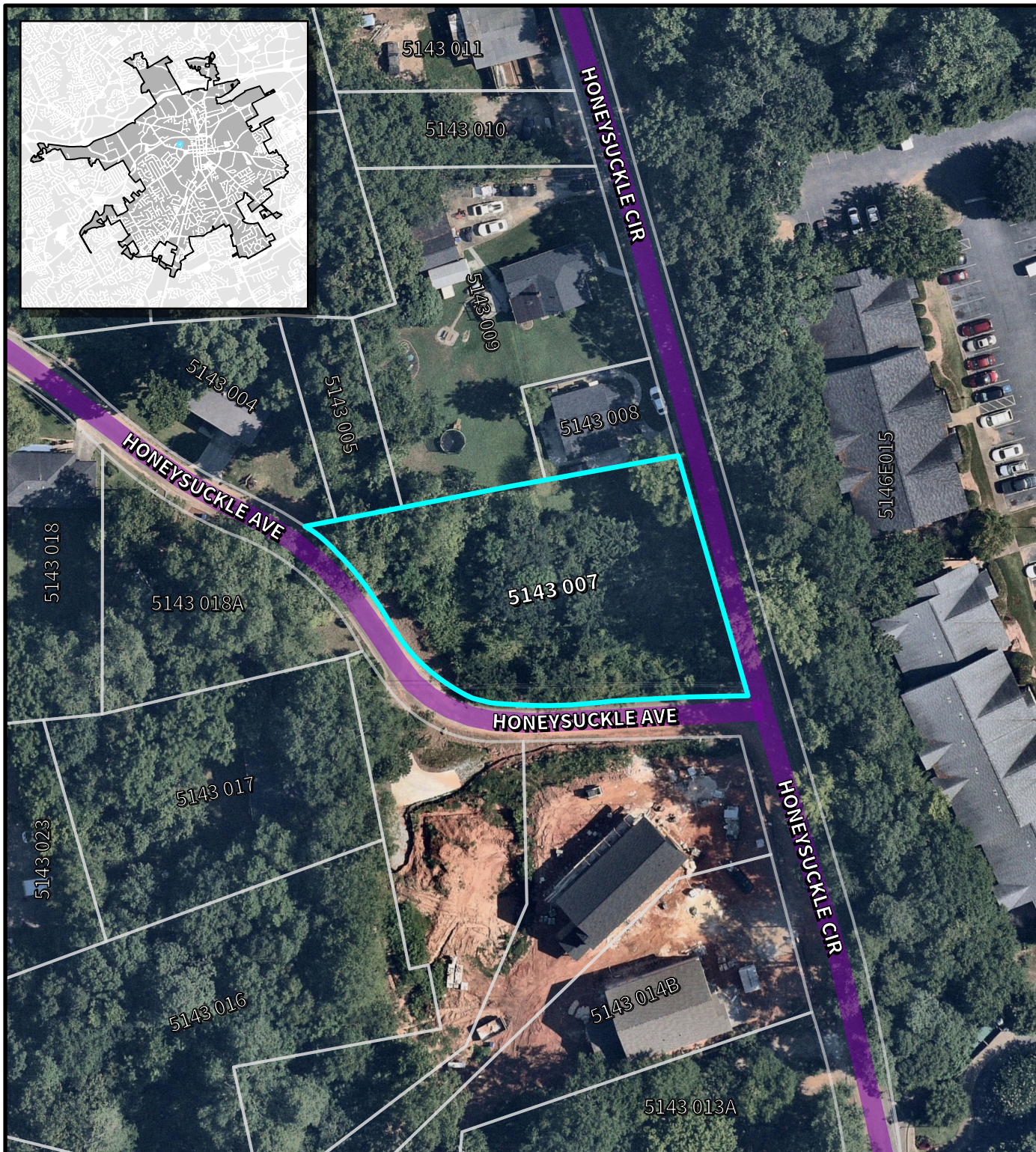
Planning & Development

Location Map & Surrounding Areas

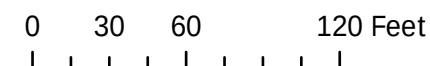
RZR2025-00031

Applicant:
Scott Smith

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



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

 Subject Property (~0.46 acres)

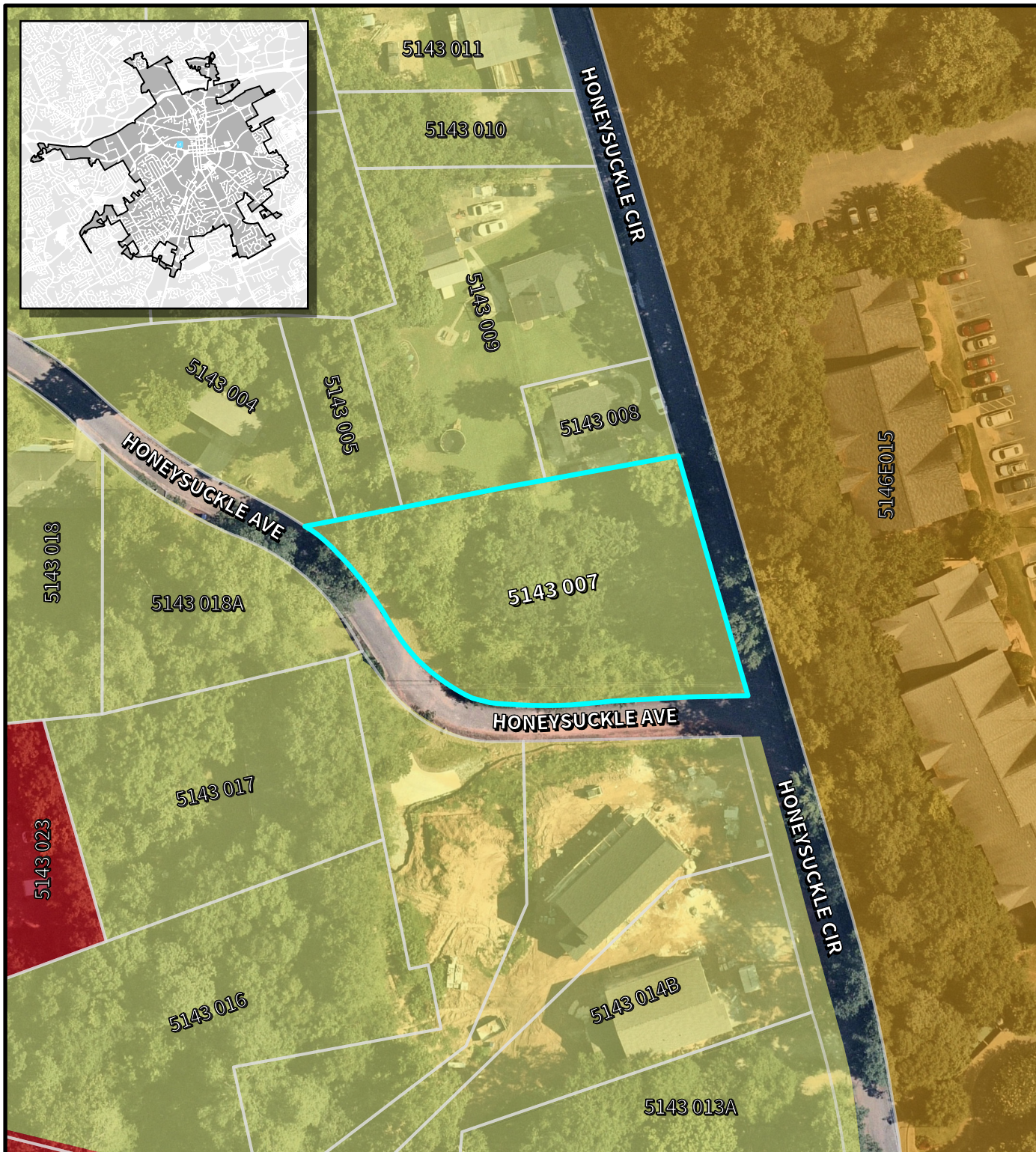
 Lawrenceville City Limits

Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

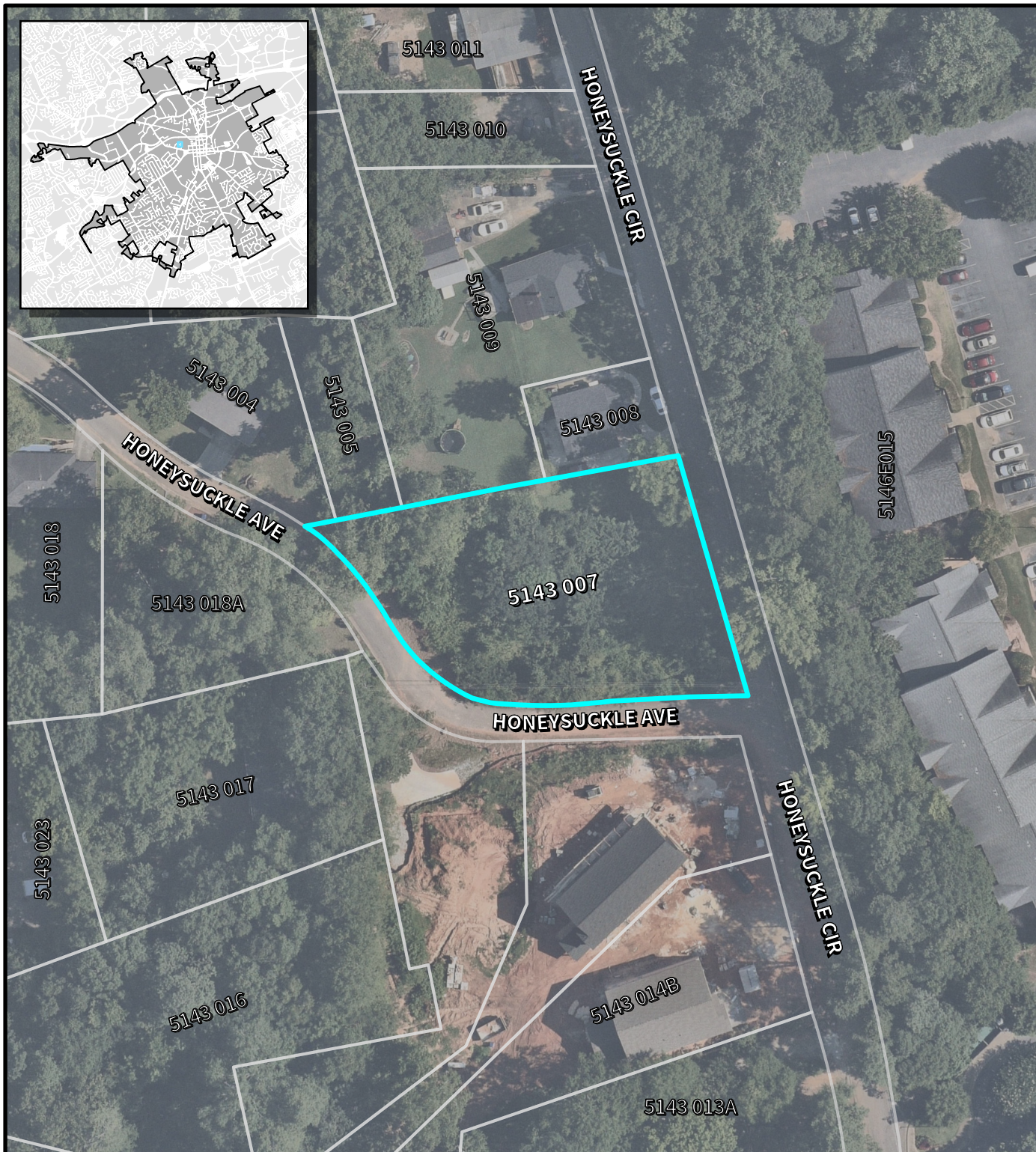
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

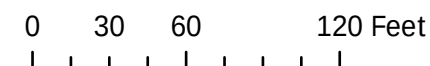
 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:900





LAWRENCEVILLE

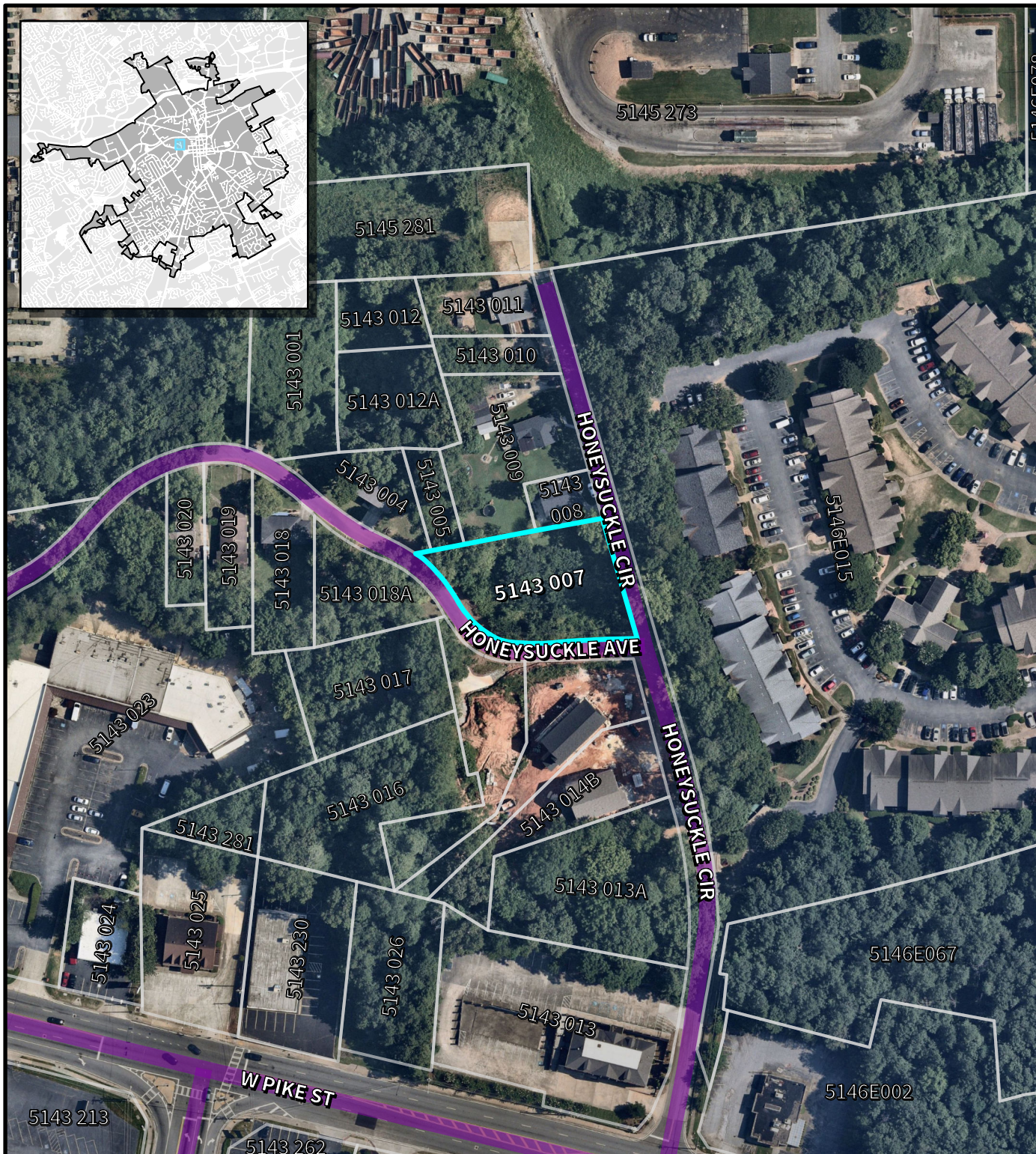
Planning & Development

Location Map & Surrounding Areas

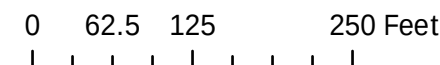
RZR2025-00031

Applicant:
Scott Smith

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

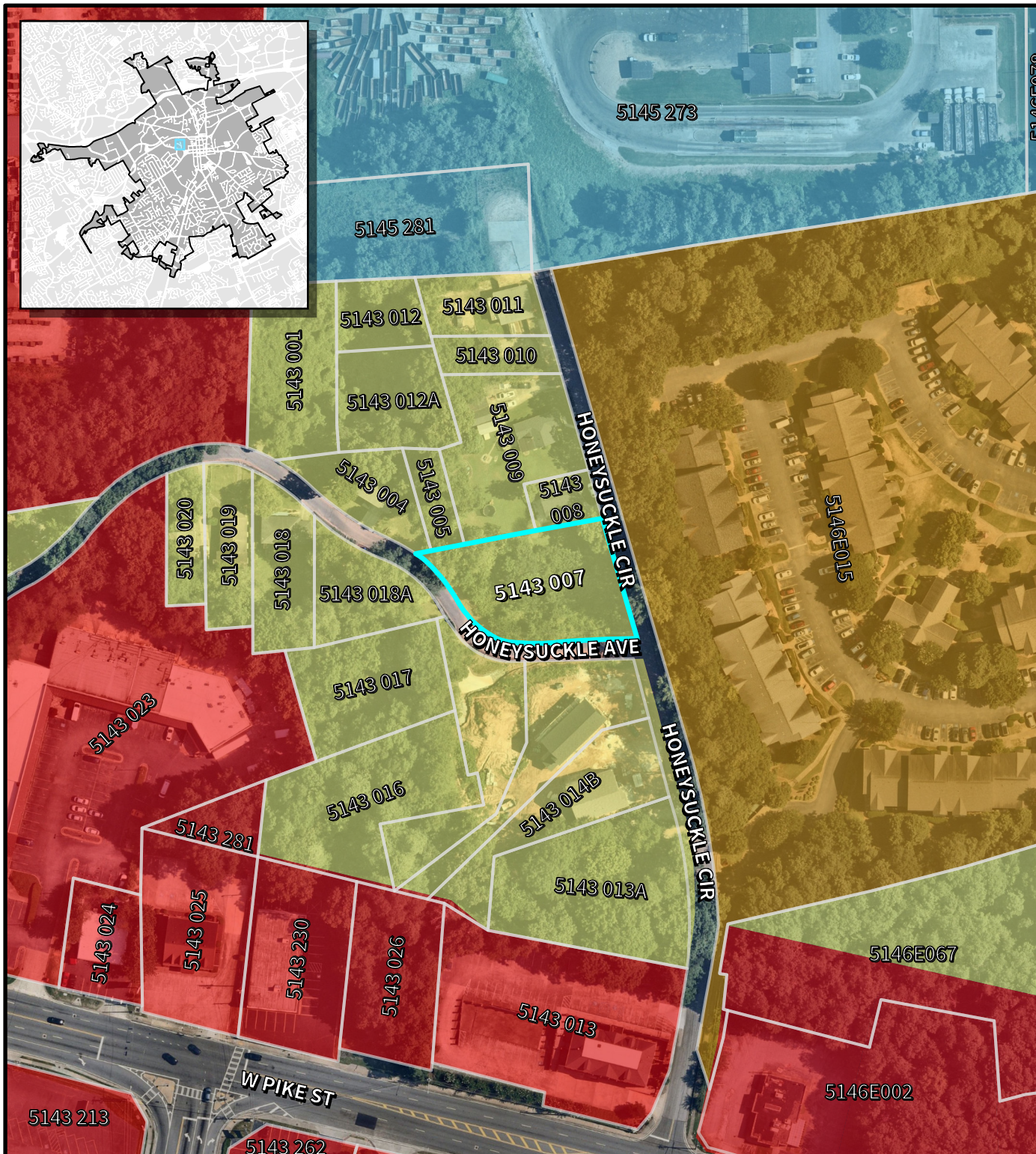
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

Zoning Districts

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



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

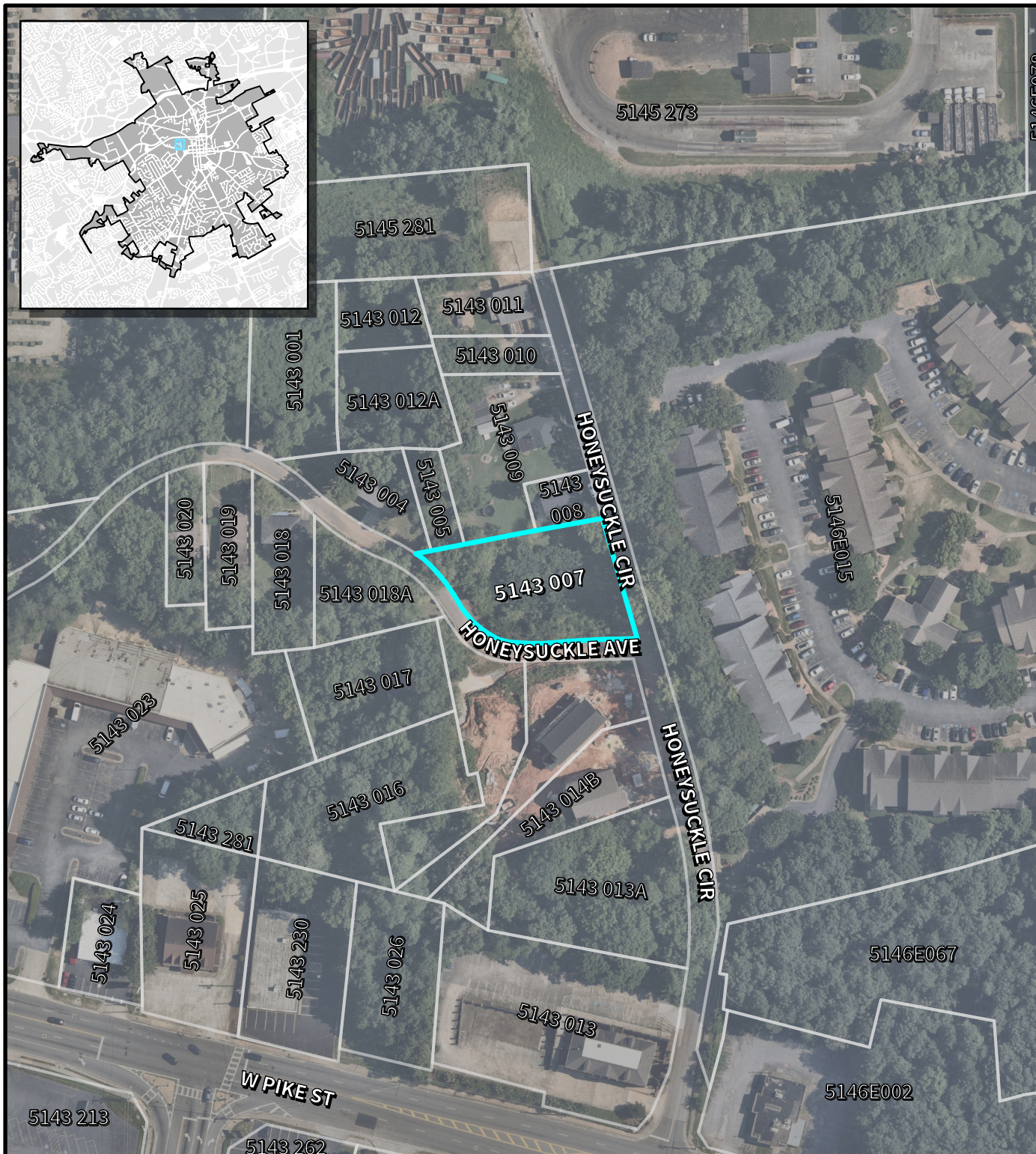
Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway
Department:	Planning and Development
Date of Meeting:	Monday, December 1, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the Subject Property from RS-180 (Single Family Residential District) to OI (Office/Institutional District) for a Medical Office
Planning & Development Recommendation:	Denial
Planning Commission Recommendation:	

Summary: The applicant is requesting to rezone the subject property at 320 and 326 Scenic Highway from RS-180 (Single-Family Residential District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is approximately 0.73-acre parcel assemblage in the L. R. Martin Estate residential subdivision and is located along the eastern right-of-way of Scenic Highway, just north of its intersection with Poplar Creek Road.

Attachments/Exhibits:

- RZC2025-00072_FULL ATTCHMNTS_11212025
- RZC2025-00072_ATTCHMNT 2_11212025



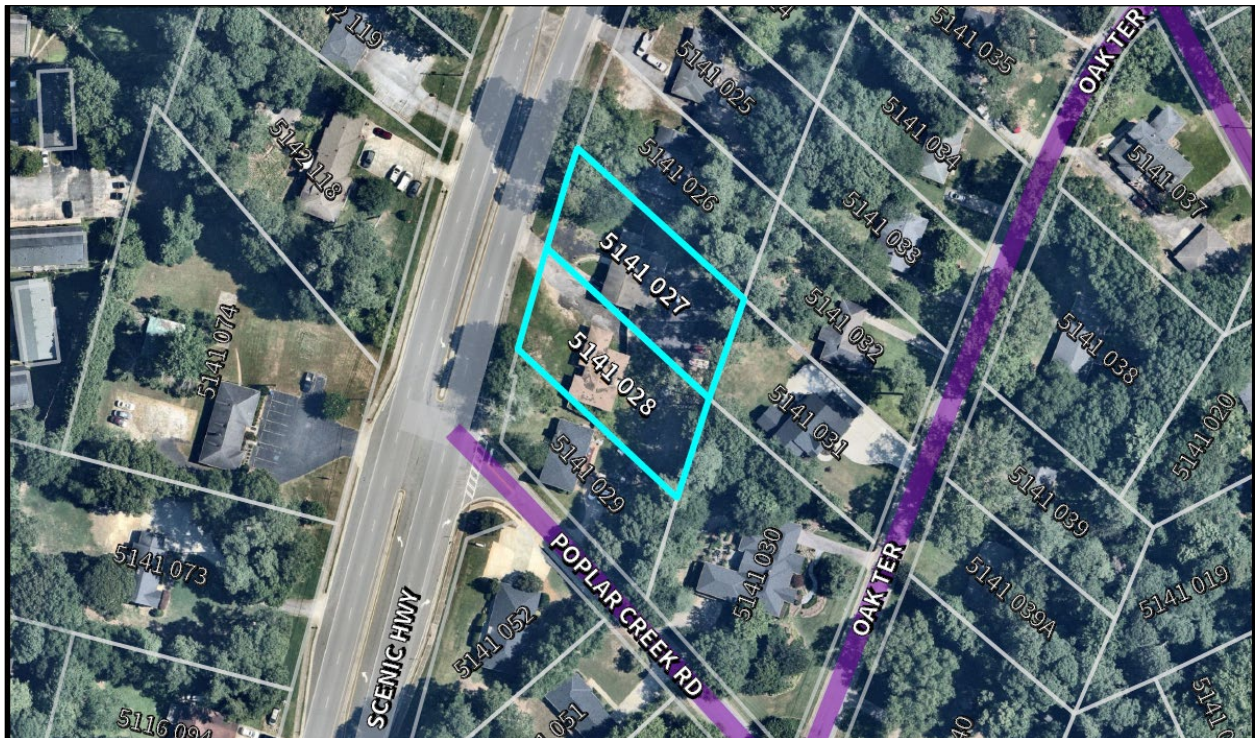
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZC2025-00072
APPLICANT(S):	ZAIDH CUELLAR
PROPERTY OWNER(S):	HECTOR MALDONADO CASTIBLANCO
LOCATION(S):	320 SCENIC HIGHWAY & 326 SCENIC HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5141 027 & 5141 028
APPROXIMATE ACREAGE:	0.74 ACRES
CURRENT ZONING:	RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	MEDICAL OFFICES
DEPARTMENT RECOMMENDATION:	DENIAL

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of two separate parcels, 320 Scenic Highway (PIN: R5141 027) and 326 Scenic Highway (PIN: R5141 028), which would be combined following the proposed rezoning. 320 Scenic Highway consists of a one story, 2,804 square foot ranch house constructed in 1953 while 326 Scenic Highway consists of a one story, 1,616 square foot ranch house constructed in 1955.

The property is served by an existing single shared asphalt driveway accessing Scenic Highway. Overall, the entrance, driveway, parking areas, and landscaping which are nonconforming and must be brought into compliance with the 2020 Zoning Ordinance. Based on the site survey provided by the applicant, there are other nonconformities at the existing property. These include:

1. Use of gravel, for parking or otherwise, across the property. Gravel is only allowed in LM or HM zones with a Special Use Permit (SUP).
2. Encroachment into the 10' side setback along the southern property line by the house located at 326 Scenic Highway.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as “a small medical office complex designed to serve local professional needs. We envision a tasteful, low-impact building with ample landscaping, parking, and pedestrian connections to the surrounding neighborhood.”

Approval of the requested OI (Office Institutional District) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	20,000 sq. ft	32,249 sq. ft	N/A
Lot Width	100 ft	182.5ft	N/A
Front Setback	50 ft	50 ft	N/A
Side Setback	10 ft	3.8 ft	Variance or Removal
Rear Setback	40 ft	40 ft	N/A
Impervious Surface Coverage	70%	Not listed	N/A
Max Height	35 ft	Not listed	N/A

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

Standard	Requirement	Proposal	Recommendation
District Location	<i>Major Arterials, State Highways, and Access Roads parallel to expressways</i>	<i>Major Arterial</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI/RS-180	<i>50</i>	<i>50</i>	<i>N/A</i>

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

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	<i>1 per 300 SF GFA (15)</i>	<i>Not listed</i>	<i>N/A</i>

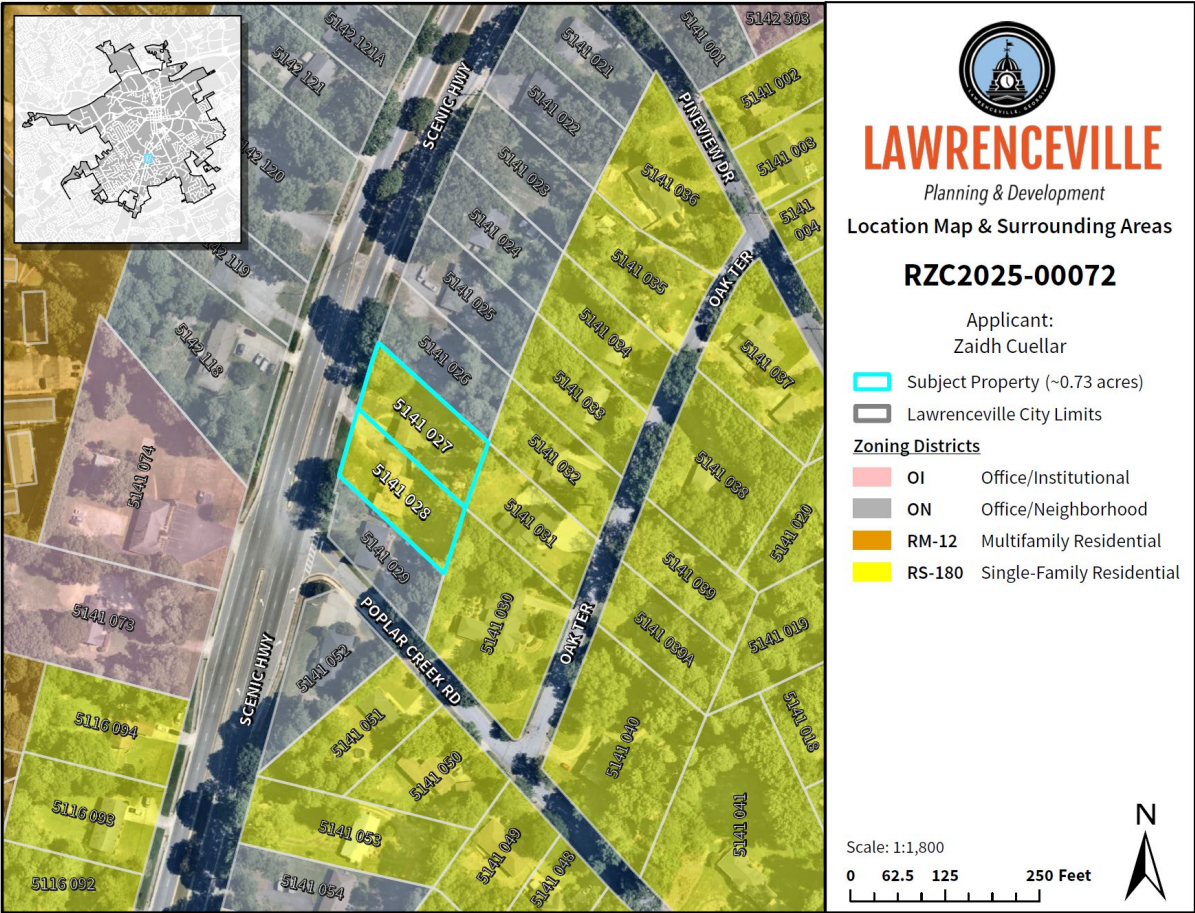
Based on current conditions, the specific variance required is as follows:

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

Alternatively, the encroaching structure located at 326 Scenic Highway may be removed to bring the property into compliance.

If the proposed rezoning is to occur, zoning conditions must emphasize the removal of any existing gravel at the site as well as the complete restoration of the fifty (50) foot undisturbed buffer along the property's rear.

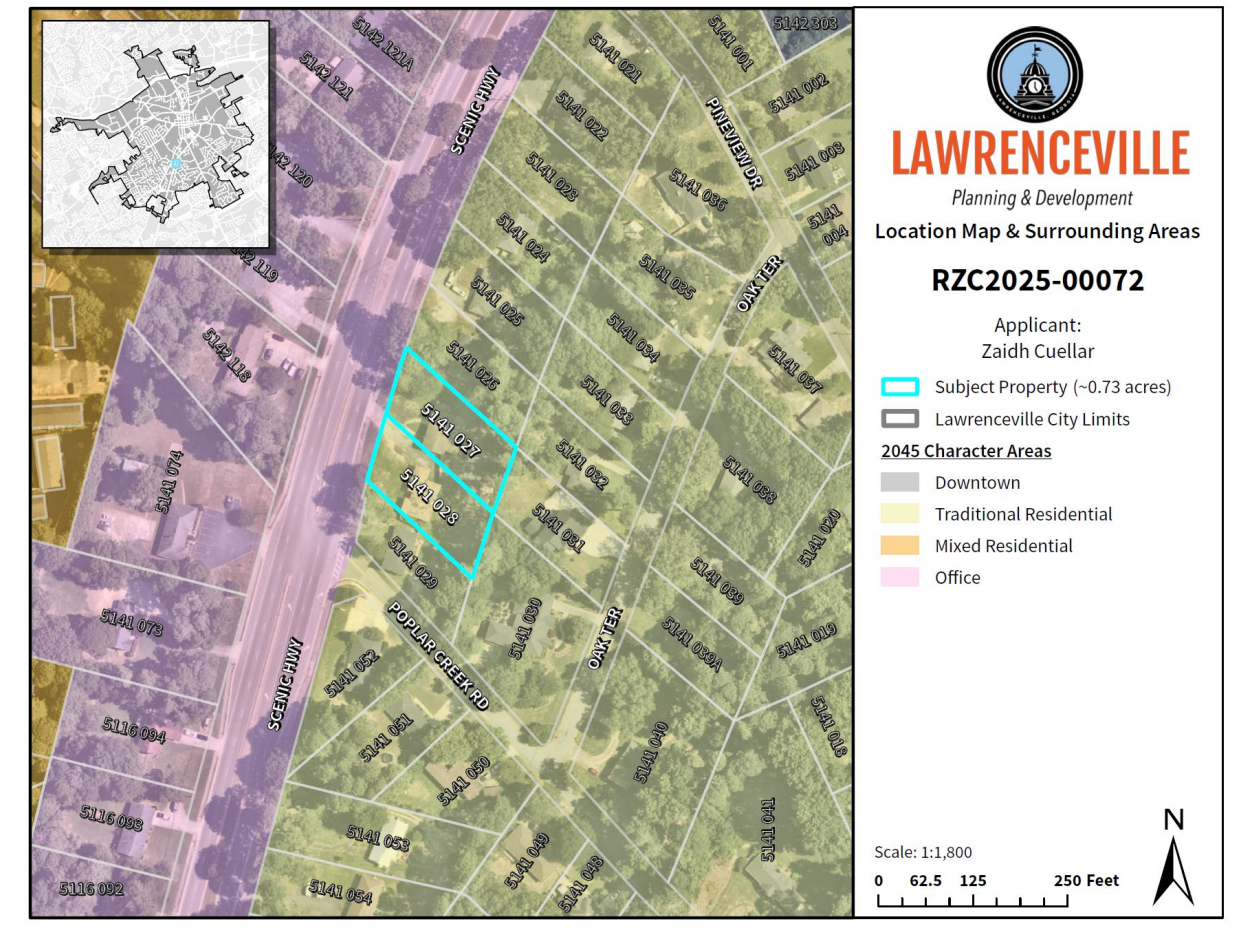
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. The properties to the west (rear) of the subject property are single-family residences of the greater L. R. Martin Estate subdivision, zoned RS-180 (Single-Family Residential District). The nearby properties directly along Scenic Highway are zoned ON (Office Neighborhood District, a retired zoning district) or OI (Office Institutional District) and are used for commercial offices. The proposed rezoning may be consistent with existing zoning/land uses along Scenic Highway.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Traditional Residential character area, described as follows:

Traditional Residential character areas preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics. [Key features include] single-family homes, adherence to landscaping standards for a well-maintained environment, neighborhood parks for recreational opportunities.

As proposed, the requested rezoning is not consistent with the policies of the 2045 Comprehensive Plan. The Traditional Residential character area narrowly prioritizes residential single-family homes.

STAFF RECOMMENDATION

Based on the surrounding office uses along Scenic Highway, the proposed rezoning to OI may be contextually compatible; however, the request is not consistent with the 2045 Comprehensive Plan's Traditional Residential character area and would require variances or demolition to correct existing nonconformities. Therefore, staff recommend **DENIAL**, but if approved, it should require full compliance with buffer, setback, parking, driveway, and landscaping standards, and the removal of existing gravel surfaces.

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

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 proposal may be generally suitable given the presence of other office and institutional uses along Scenic Highway, where similar conversions have occurred. However, it represents an intensified nonresidential use at the edge of a single-family neighborhood.

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

The change to OI may introduce additional traffic and activity that could impact nearby homes, but proper buffering, site compliance, and redevelopment could mitigate adverse effects.

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 as single-family residential under current zoning, as both homes are existing and are assumed to be habitable.

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;

A small medical office complex is not anticipated to create an excessive burden on public facilities, though a driveway redesign and parking compliance will be required for future development.

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

The proposal is not consistent with the Traditional Residential character area, which prioritizes low-density single-family housing rather than commercial or institutional development.

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

The existing pattern of small commercial offices along Scenic Highway may support consideration; however, existing nonconformities, required variances, and plan inconsistency present grounds for disapproval or a more detailed redevelopment plan.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

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

RZC2025-00072

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

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

- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

- A.** The required 50' undisturbed buffer along the rear of the property shall be restored and all existing gravel shall be removed from the property.
- B.** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.

- C.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.
 - E.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
 - F.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - G.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
 - H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
 - I.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
 - J.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
 - K.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. To satisfy the following site variance considerations:**
- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of six and two tenths (6.2) feet into the required ten (10) feet side setback.

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>Hector Maldonado Castiblanco</u>
ADDRESS: <u>277 SCENIC HWY S.</u>	ADDRESS: <u>320 SCENIC HWY</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>ZAIDH CUELLAR</u> PHONE: <u>404-380-4748</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>R180</u> REQUESTED ZONING DISTRICT: <u>IO</u>	
PARCEL NUMBER(S): <u>R5141 028 AND R5141 027</u> ACREAGE: <u>0.73</u>	
ADDRESS OF PROPERTY: <u>320 SCENIC HWY LAWRENCEVILLE GA 30046</u>	

[Signature] 7-19-2025
SIGNATURE OF APPLICANT DATE

ZAIDH CUELLAR

TYPED OR PRINTED NAME

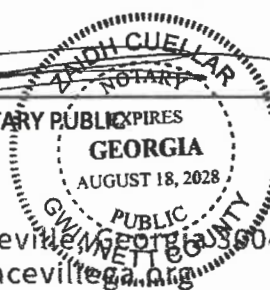
[Signature] 7-19-2025
NOTARY PUBLIC DATE

[Signature] 7-19-2025
SIGNATURE OF OWNER DATE

Hector Maldonado Castiblanco

TYPED OR PRINTED NAME

[Signature] 7-19-2025
NOTARY PUBLIC DATE



Soraya Mejia
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/12/2027

70 S 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? N
Y/N

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

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

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

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

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

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

Hector Maldonado-Castiblanco
 320 Scenic Hwy
 Lawrenceville, GA 30046
 770-896-9853

July 19, 2025

Planning and Zoning Department
 City of Lawrenceville
 70 S Clayton St
 Lawrenceville, GA 30046

**Re: Letter of Intent for Change of Use and Parcel Consolidation
 320 & 326 Scenic Hwy (Parcels R5141 027 & R5141 028)**

Dear Planning and Zoning Department:

I am writing to formally request two actions for the properties at 320 and 326 Scenic Highway, Lawrenceville, GA 30046 (Gwinnett County Parcel IDs R5141 027 and R5141 028):

1. **Change of Use:**
 - Current zoning: Residential
 - Requested zoning: OI (Office Institutional)
2. **Parcel Consolidation:**
 - Combine parcels R5141 027 (320 Scenic Hwy) and R5141 028 (326 Scenic Hwy)
 - Total combined acreage: 0.73 acres

Intended Use & Community Benefits

The combined 0.73-acre site will be developed into a small medical office complex designed to serve local professional needs. We envision a tasteful, low-impact building with ample landscaping, parking, and pedestrian connections to the surrounding neighborhood. This OI-zoned development will:

- Encourage local economic growth by providing professional office space for small businesses.
- Maintain the residential character adjacent to the site through careful architectural compatibility and buffering.
- Enhance public safety and walkability by activating the street frontage along Scenic Highway with offices that complement nearby civic facilities.

Compliance & Coordination

We are committed to adhering fully to the City's zoning ordinances, building codes, and site-plan requirements.

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We welcome any additional requests for documentation or studies (e.g., traffic impact, environmental assessment) and will gladly participate in inspections, hearings, or work sessions as needed.

Thank you for your consideration of this request. We believe the proposed OI-zoned office development—on the consolidated 0.73-acre site at 320 & 326 Scenic Hwy—will serve the City's long-term land-use goals while respecting the neighborhood's character. We look forward to collaborating with your department to move this project forward.

Sincerely,



Hector Maldonado-Castiblanco
770-896-9853

CC: Zaidh Cuellar 404-380-4748

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EXHIBIT A

LEGAL DESCRIPTION

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

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

Parcel ID: R5141 027

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EXHIBIT A

LEGAL DESCRIPTION

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

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

Parcel ID: R5141 028

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FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0088F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) AND CROSS-REFERENCING TO THE FEMA FLOOD HAZARD MAP.

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY" AND COMPLETED ON "11/20/2024" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) MODE, CORRECTED IN REAL-TIME VIA THE GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Zoning Information

EXISTING ZONING (PER ZONING MAP):	RS180
MIN LOT AREA:	38,000 SQ FT
MIN LOT WIDTH:	100'
MIN HEATED FLOOR AREA:	2000 SQ FT (SINGLE STORY)
MAX LOT COVERAGE:	2400 SQ FT (2 STORY)
MAX BUILDING HEIGHT:	25'
MIN SETBACKS:	35'
FRONT:	50'
SIDE:	10'
REAR:	40'

THIS IS NOT A COMPREHENSIVE LIST OF ZONING REGULATIONS AND/OR RESTRICTIONS. THE CITY OF LAWRENCEVILLE PLANNING AND ZONING SHOULD BE CONSULTED PRIOR TO DESIGN.

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308.847 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (BA-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYOR'S REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR'S CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DETECTED HEREIN.



735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770-418-9263 FAX: 770-418-9269
Grant.Sherpherd@gsasurveying.com
www.gsasurveying.com
COAL#1 00049

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FAX: 770-418-9269

OWNER/DEVELOPER: HECTOR MALDONADO CASTIBLANCO
CONSTRUCTORA H & M, INC.
ADDRESS: 3078 CLAIRMONT RD NE
APT 504
BROOKHAVEN, GA 30329
PHONE: 770-896-9853
FAX: 770-896-9853
EMAIL: hectorvaronior46@gmail.com

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EMAIL: jeremy.witherington@gsasurveying.com

OWNER/DEVELOPER: HECTOR MALDONADO CASTIBLANCO
CONSTRUCTORA H & M, INC.
ADDRESS: 3078 CLAIRMONT RD NE
APT 504
BROOKHAVEN, GA 30329
PHONE: 770-896-9853
FAX: 770-896-9853
EMAIL: hectorvaronior46@gmail.com

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LAWRENCEVILLE

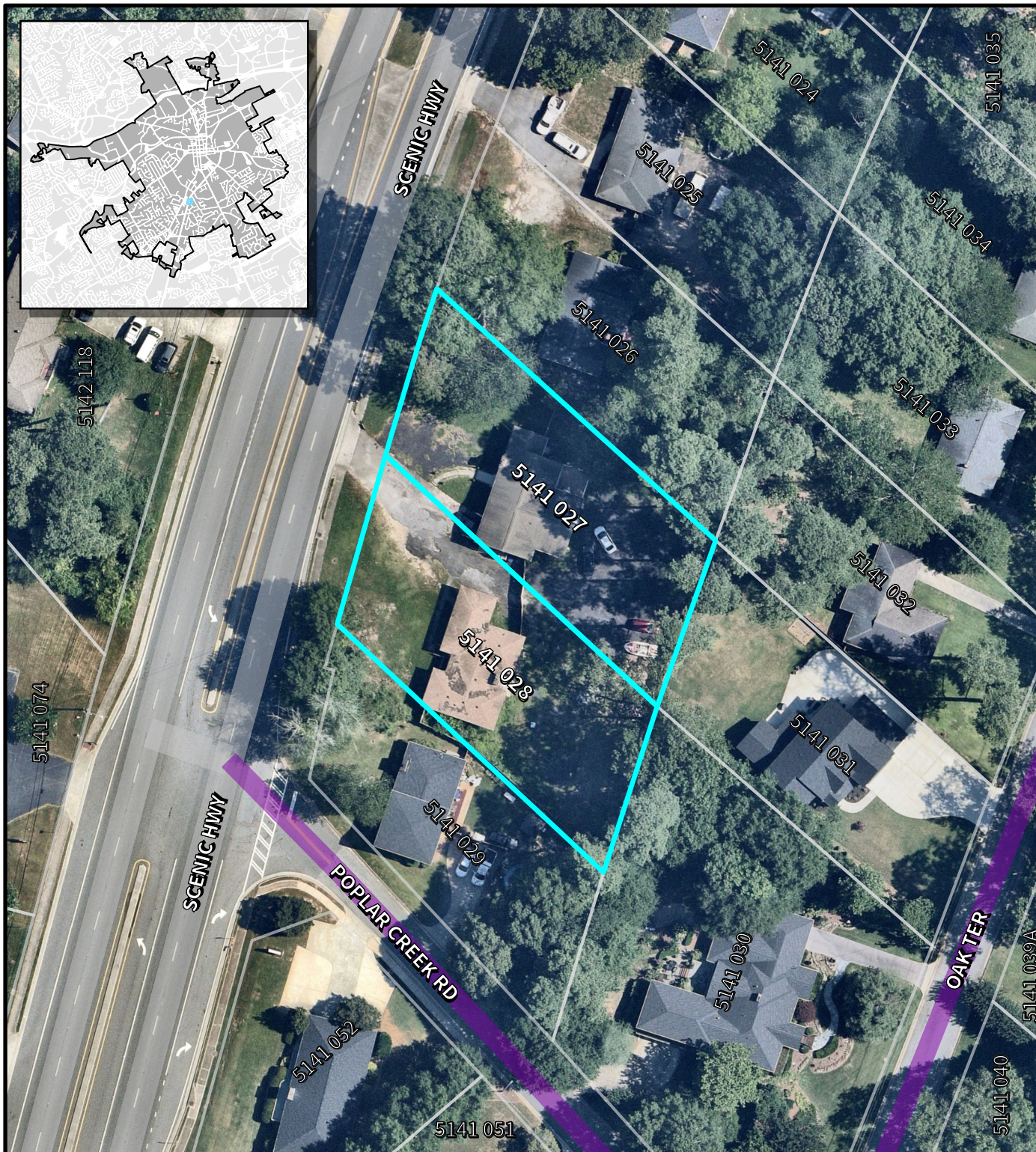
Planning & Development

Location Map & Surrounding Areas

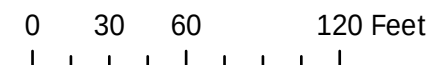
RZC2025-00072

Applicant:
Zaidh Cuellar

-  Subject Property (~0.73 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

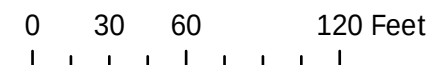
 Lawrenceville City Limits

Zoning Districts

- | | | |
|---|--------|---------------------------|
|  | OI | Office/Institutional |
|  | ON | Office/Neighborhood |
|  | RS-180 | Single-Family Residential |



Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

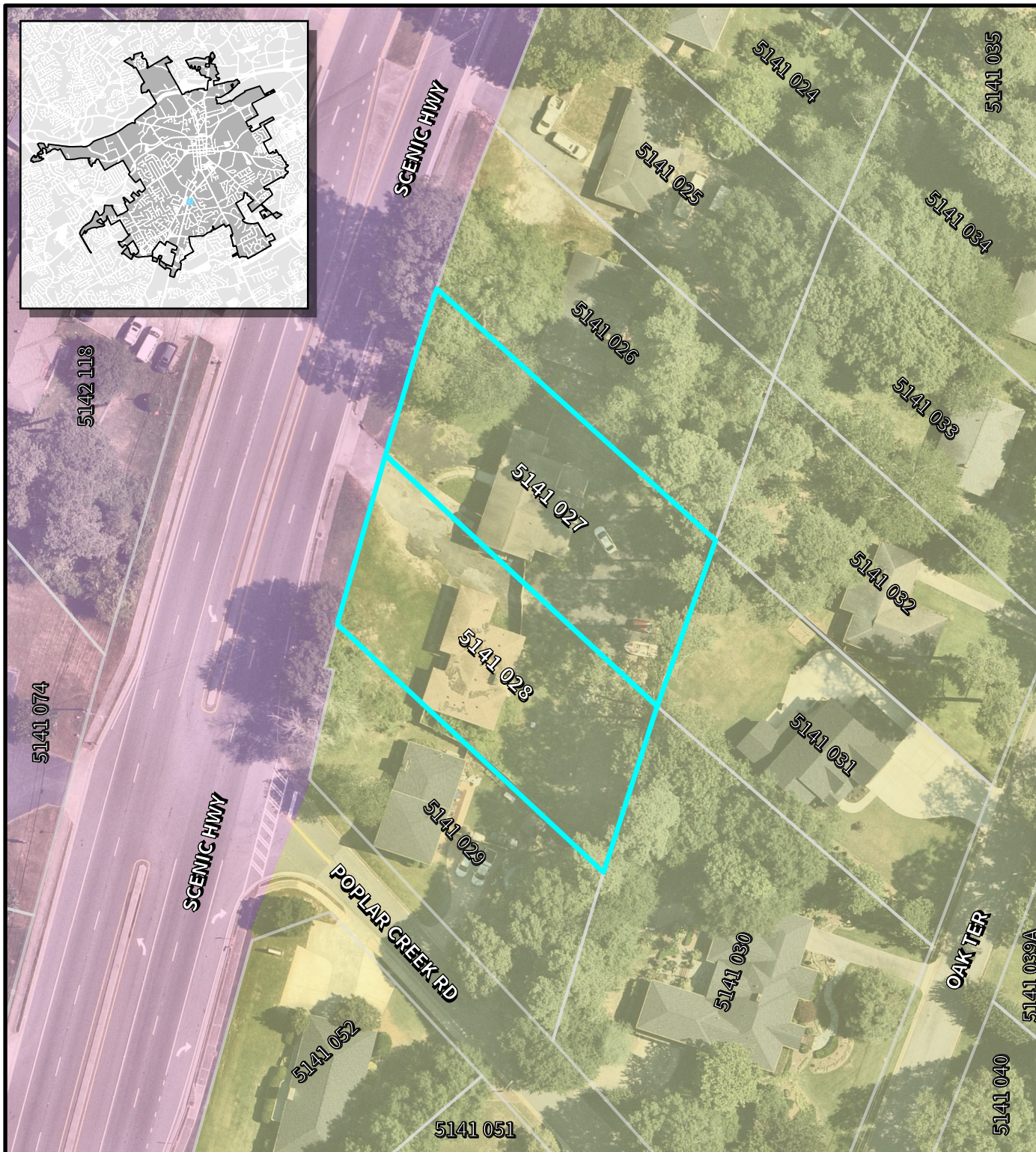
 Office

Scale: 1:900

0 30 60 120 Feet



Page 206





LAWRENCEVILLE

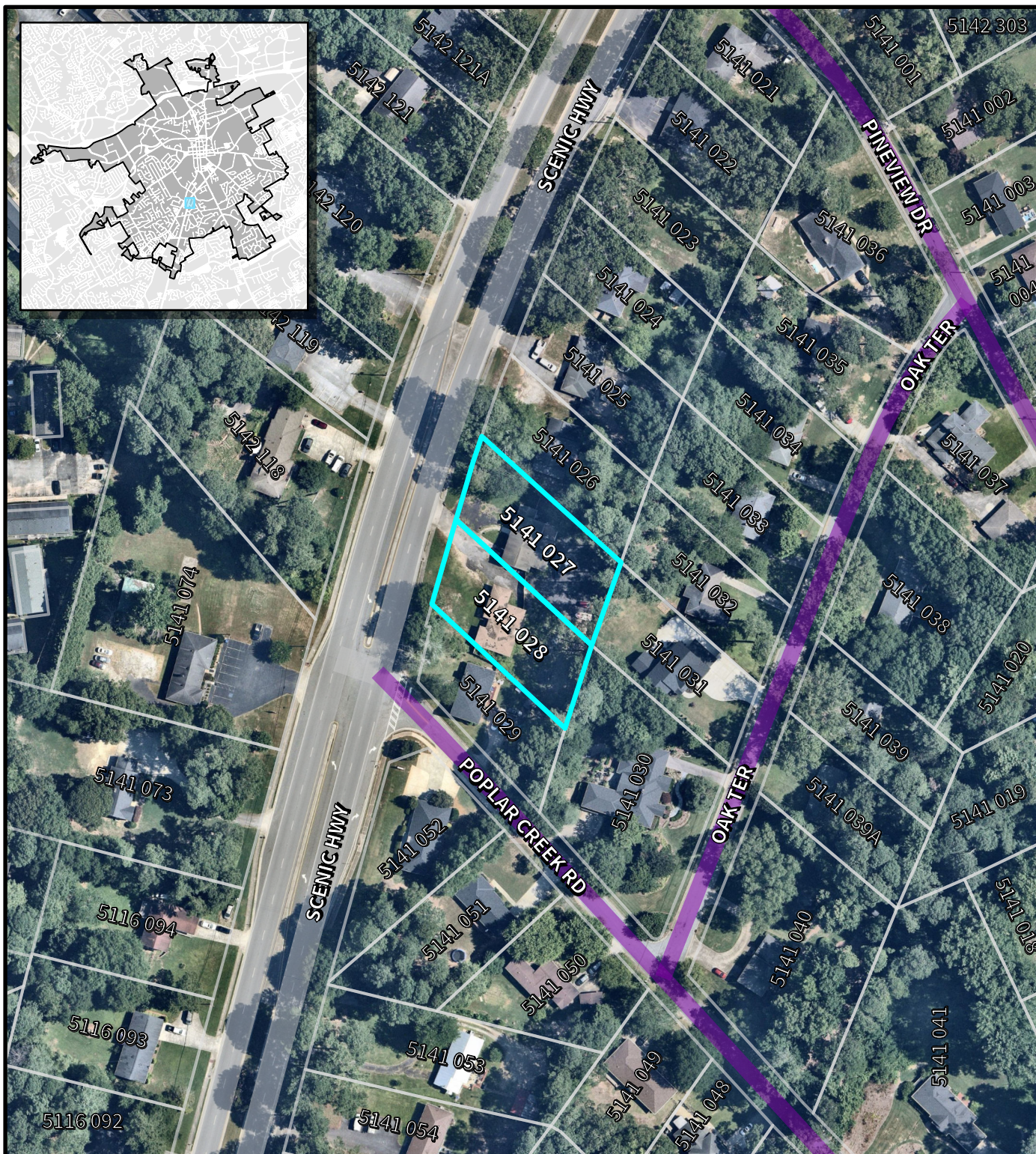
Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

-  Subject Property (~0.73 acres)
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-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

Zoning Districts

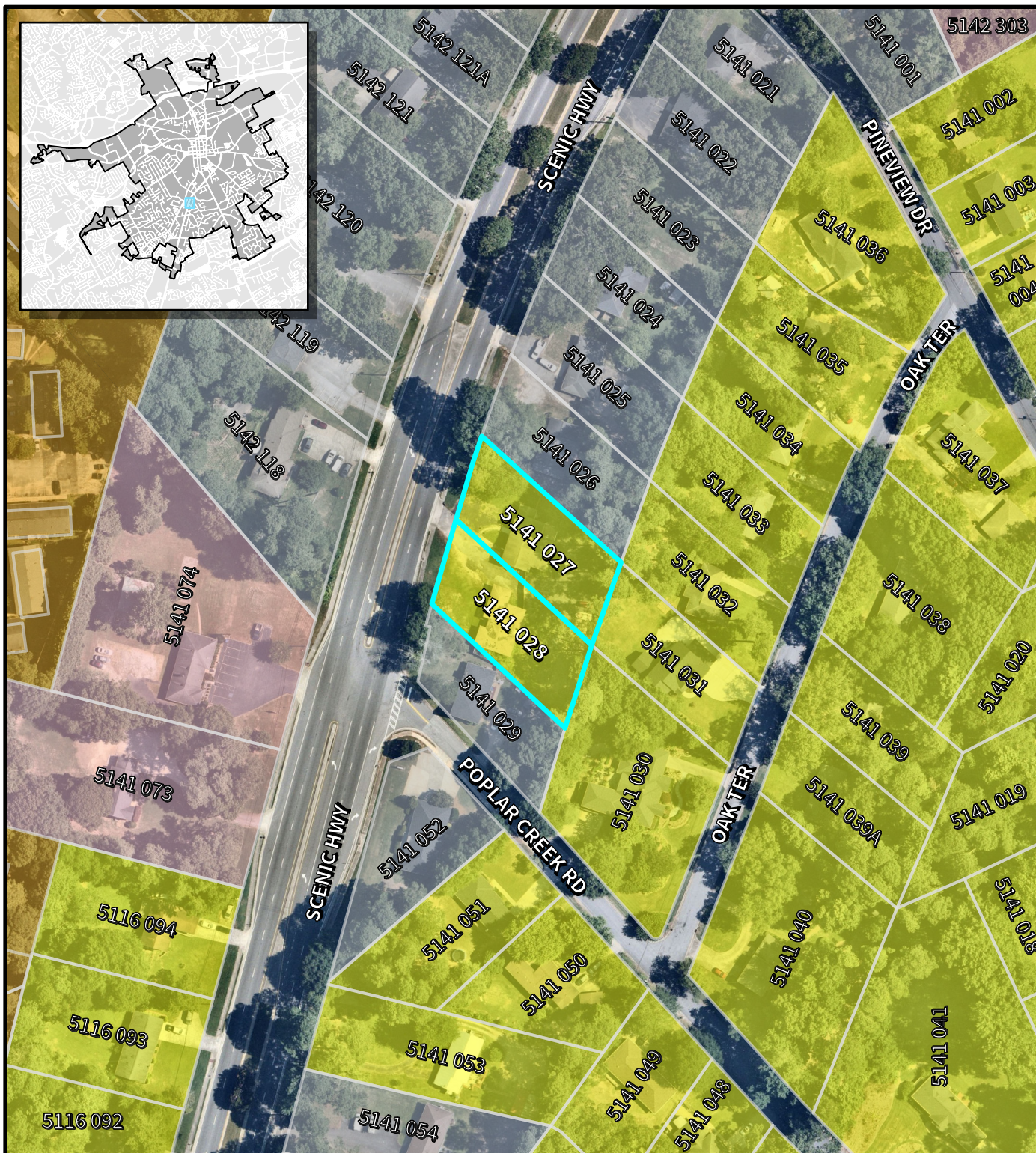
	OI	Office/Institutional
	ON	Office/Neighborhood
	RM-12	Multifamily Residential
	RS-180	Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet



Page 208



Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

Traditional Residential

 Mixed Residential

Office

Scale: 1:1,800

0 62.5 125 250 Feet





C2025-00072_ATTCHMENT 2_11212025





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way

Department: Planning and Development

Date of Meeting: Monday, December 1, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Special Use Permit for a Place of Worship

**Planning &
Development
Recommendation:** Approval with Conditions

**Planning
Commission
Recommendation:**

Summary: The applicant requests a Special Use Permit for 742 Winer Industrial Way to allow for an expansion of the Place of Worship at the location. The subject property is approximately 2.98-acre parcel zoned LM (Light Manufacturing District), located along the eastern right-of-way of Winer Industrial Way, south of its intersection with Old Norcross Road.

Attachments/Exhibits:

- SUP2025-00116_FULL ATTCHMNTS_11212025



LAWRENCEVILLE

6.

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00116

APPLICANT(S): ATLANTIS INDUSTRIAL PROPERTIES

PROPERTY OWNER(S): ATLANTIS INDUSTRIAL PROPERTIES

LOCATION(S): 742 WINER INDUSTRIAL WAY

PARCEL IDENTIFICATION NUMBER(S): 5113 053

APPROXIMATE ACREAGE: 2.98 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: PLACE OF WORSHIP

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



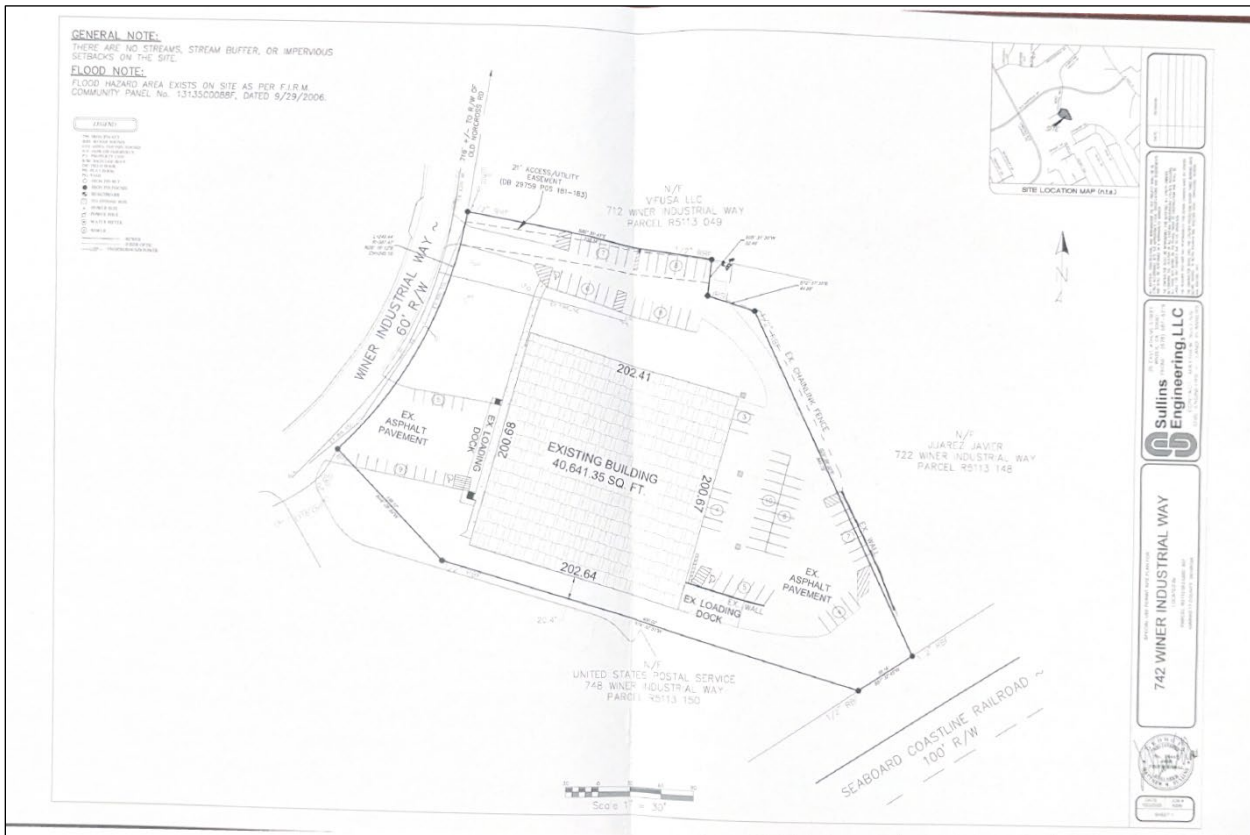
ZONING HISTORY

The subject property has been zoned LM (Light Manufacturing District) since 1970, the earliest zoning record on file for the parcel.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 742 Winer Industrial Way to allow for an expansion of the Place of Worship at the location. The subject property is approximately 2.98-acre parcel zoned LM (Light Manufacturing District), located along the eastern right-of-way of Winer Industrial Way, south of its intersection with Old Norcross Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The property consists of an approximately 40,000 square-foot one-story office and storage warehouse building constructed circa 2003 with accessory landscaping, driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

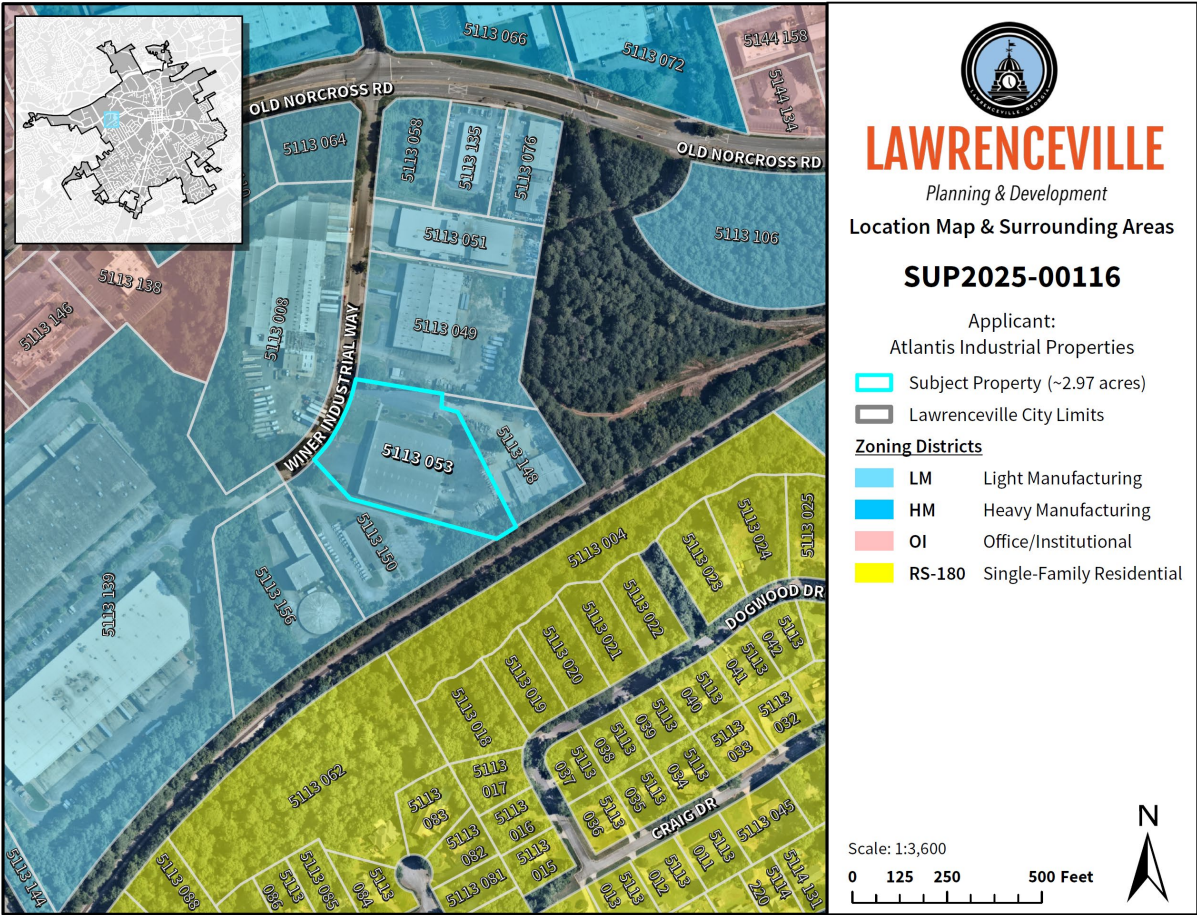
Standard	Requirement	Proposal	Recommendation
Place of Worship	<i>LM – Special Use Permit</i>	<i>LM – Special Use Permit</i>	<i>Approval w/ Conditions</i>

The Place of Worship has been located at 742 Winer Industrial Way since 2010, occupying approximately 5,191 square feet Suite G. According to interior finish plans submitted, the Place of Worship is proposing to expand the use by approximately 5,000 additional square feet into neighboring Suite C. Since a Place of Worship is an existing nonconforming use in LM (Light Manufacturing) zoning districts according to the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is required to expand the use at this location.

Access to the property is provided via two curb-cuts extending from Winer Industrial Way. The plans submitted for the suite(s) propose approximately 180 seats in the main assembly space. At one parking space per four seats required for Places of Worship, parking regulations require at least forty-five (45) parking spaces for this type and size of facility. The existing parking lot consists of approximately eighty-two (82) parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. The hours of operation for Places of Worship typically do not overlap with normal business hours, so competition for parking spaces with adjacent businesses is not anticipated.

As conditions for approval, the Planning & Development department recommends that the existing parking lot and landscaping shall be brought up to current zoning and development standards.

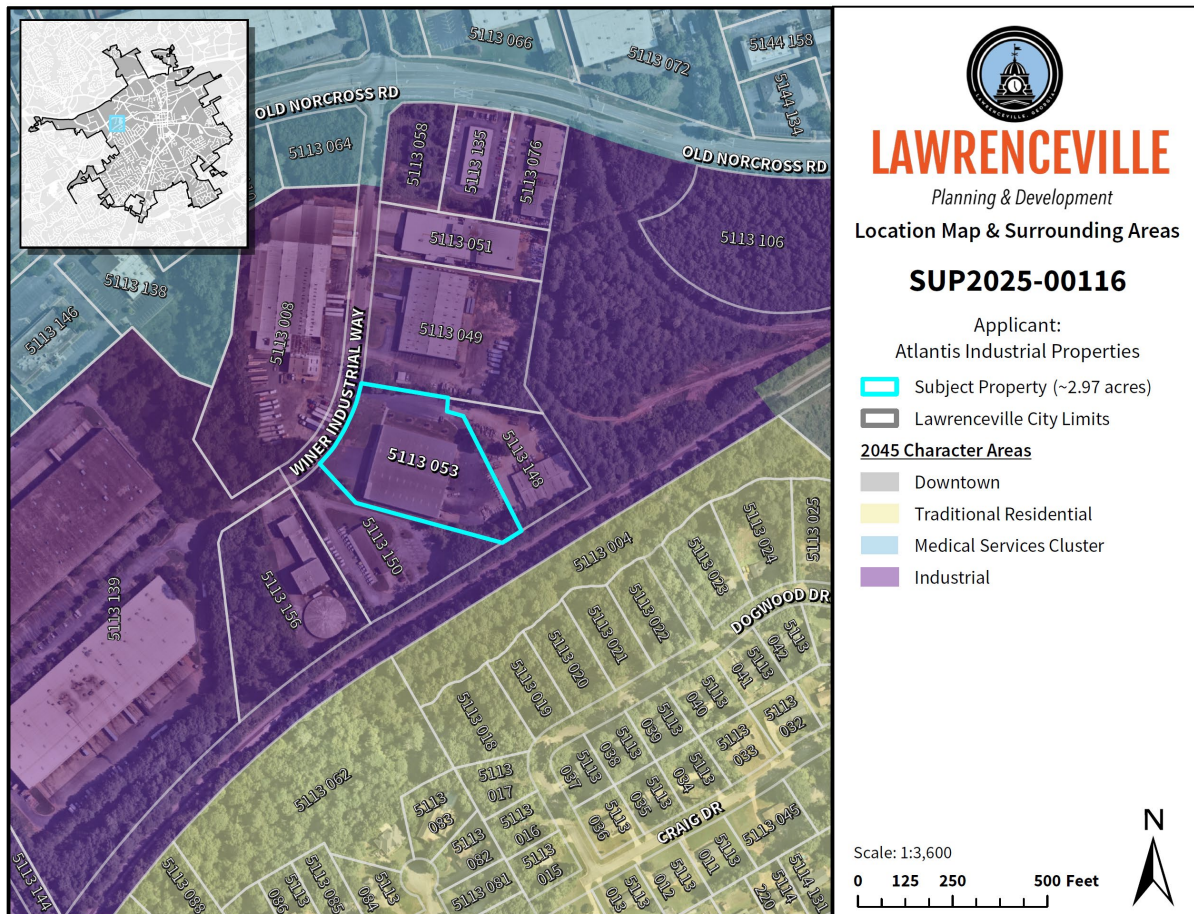
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of industrial uses on properties zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District) and institutional/medical uses on properties zoned OI (Office Institutional District). To the south of the subject property, across the railroad right-of-way, are the single-family residential subdivisions of Craigdale Estates and Cramac Plantation, both zoned RS-180 (Single Family Residential District). Overall, the proposed use is mostly compatible with surrounding land uses and zoning.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.

While not strictly consistent with the intent of the Industrial character area, the proposed use may nonetheless still be appropriate.

STAFF RECOMMENDATION

As submitted, the proposal to acquire an SUP for a Place of Worship at this location may be appropriate, given the following:

1. History of Operation – A Place of Worship has been active at this location as an existing nonconforming use since ~2010 without any notable incidents. A Special Use Permit will finally bring the use in line with its zoning and allow expansion efforts to proceed.
2. City Council Precedent – A Place of Worship was approved as a Special Use in an LM zoning district at 860 Collins Hill Road in July 2024; see SUP2024-00091.
3. Compatible Use – While the zoning and character area of the subject property is not strictly consistent with the proposed use, it should not interfere with the functionality of existing uses in the area. The hours of operation for a Place of Worship do not typically overlap with the normal business hours for the neighboring industrial uses.

Given these factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

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

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

See CEU2025-15864, an open code violation associated with illicit stormwater discharge at the subject property. Does not appear to be associated with the proposed church, but a neighboring industrial use.

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 proposal may be suitable given that the church has operated on the site for more than a decade without issue and the surrounding area is predominantly industrial and institutional, which presents limited land-use conflict.

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

The expansion is unlikely to adversely affect nearby properties because sufficient parking is provided and typical hours of worship do not overlap with surrounding industrial business operations.

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

The property currently has a reasonable economic use as an industrial facility and has been functioning with multiple suites.

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;

Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.

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

While not fully aligned with the Industrial character area's emphasis on business and technology uses, the proposal remains conditionally appropriate given past approvals and demonstrated compatibility.

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

The long-standing presence of place of worship use, recent policy precedent for similar approvals in LM zoning, and limited operational interference with neighboring uses provide supportive grounds for approval, although an existing adjacent code-violation unrelated to the church should be monitored.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

SUP2025-00116

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

To restrict the Special Use Permit as follows:

A. Light Industrial uses, which may include a Place of Worship as a special use.

- 1.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- 2.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- 3.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- 4.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 5.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours. The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
- 6.** The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
- 7.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council, or this Special Use Permit is void. The name of

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



LAWRENCEVILLE

GEORGIA

6.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlantis Ind. Prop</u>	NAME: <u>Atlantis Ind. Prop</u>
ADDRESS: <u>742 Winer Ind Way</u>	ADDRESS: <u>742 Winer Ind. Way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-859-3591</u>	PHONE: <u>678-859-3591</u>
CONTACT PERSON: <u>Tony Faulkner</u> PHONE: <u>678-859-3591</u>	
CONTACT'S E-MAIL: <u>tonyf2001@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>2.98</u>	
PARCEL NUMBER(S): <u>R5113053</u>	
ADDRESS OF PROPERTY: <u>742 Winer Ind. Way, Lawrenceville GA</u>	
PROPOSED SPECIAL USE: <u>Place of worship IN LM zoning</u>	

[Signature] 9-10-2025
SIGNATURE OF APPLICANT DATE

[Signature] _____
SIGNATURE OF OWNER DATE

Tony Faulkner
TYPED OR PRINTED NAME

Tony Faulkner
TYPED OR PRINTED NAME

[Signature] 9/10/2025
NOTARY PUBLIC DATE

[Signature] 9/10/2025
NOTARY PUBLIC DATE

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

SUP2025-00116

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

6.

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

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

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

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

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

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

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

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

SUP2025-00116

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

6.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

742 Winer Industrial
R 5 - 113 - 053
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Joe Perez

NAME

Asst. Finance Dir.

TITLE

9/11/2025

DATE

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

SUP2025-00116

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT

ATLANTIS INDUSTRIAL PROPERTIES, LLC
742 WINER IND WAY
LAWRENCEVILLE, GA 30046
678-859-3591

September 30, 2025

To: City of Lawrenceville

Subject: Letter of Intent for Interior Buildout of 5,000 sq ft Commercial Space for Church Sanctuary

We are writing to express our intent to lease and build out approximately 5,000 square feet of commercial space located at 742 Winer Industrial Way, Ste C, for the purpose of extending a church sanctuary from Suite G to Suite C, which would be a total of 10,000 sq ft. This letter outlines the preliminary terms and conditions under which Desarrollo Christiano (Church) proposes to proceed with the interior buildout and lease of the space.

1. Purpose of Use

The space will be used exclusively as a church sanctuary for worship services, community gatherings, and related religious activities. No exterior modifications or structural changes to the building are anticipated.

2. Scope of Buildout

The buildout will be limited to interior improvements including but not limited to:

- Installation of seating, stage/platform, audio/visual systems
- Interior partitioning for ancillary rooms (e.g., office, storage, restrooms)
- Flooring, lighting, and HVAC adjustments as needed

All work will comply with local building codes, zoning regulations, and ADA requirements.

TONY FAULKNER
OWNER



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

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

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

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



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

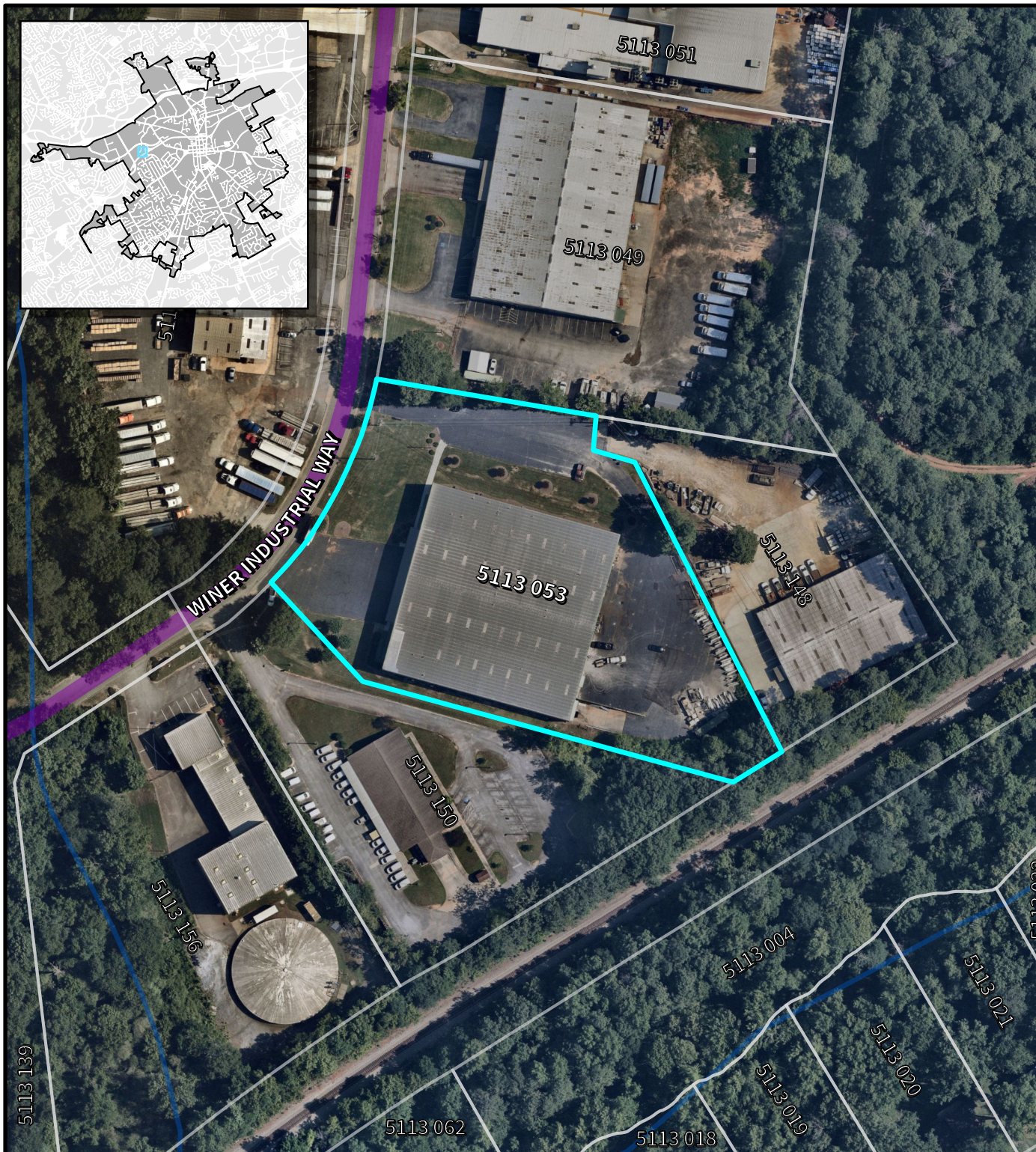
 Subject Property (~2.97 acres)

 Lawrenceville City Limits

 Streams

 City Maintained Streets

 County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 OI Office/Institutional

 RS-180 Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

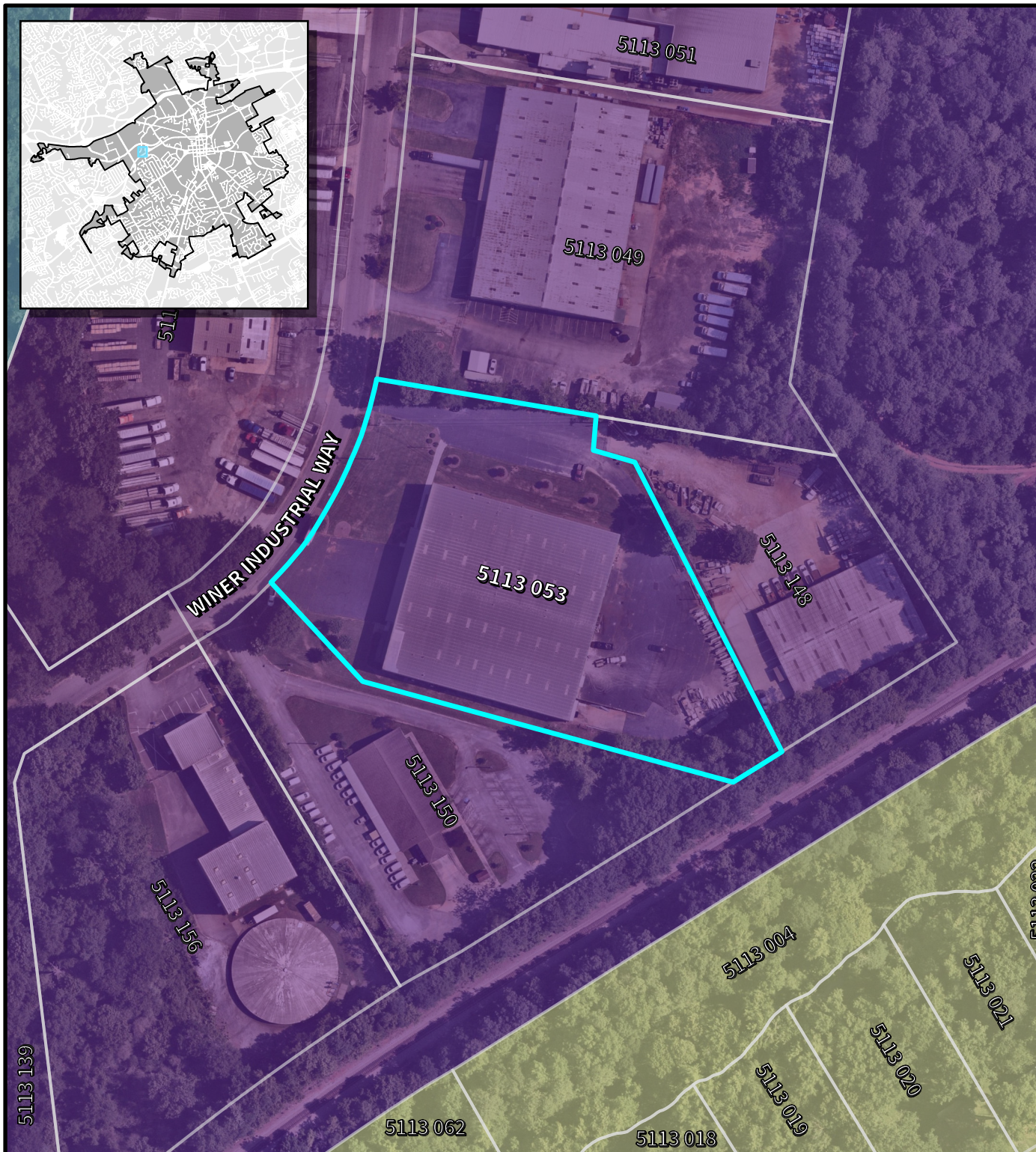
 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Medical Services Cluster

 Industrial



Scale: 1:1,800

0 62.5 125 250 Feet



Planning & Development

SUP2025-00116

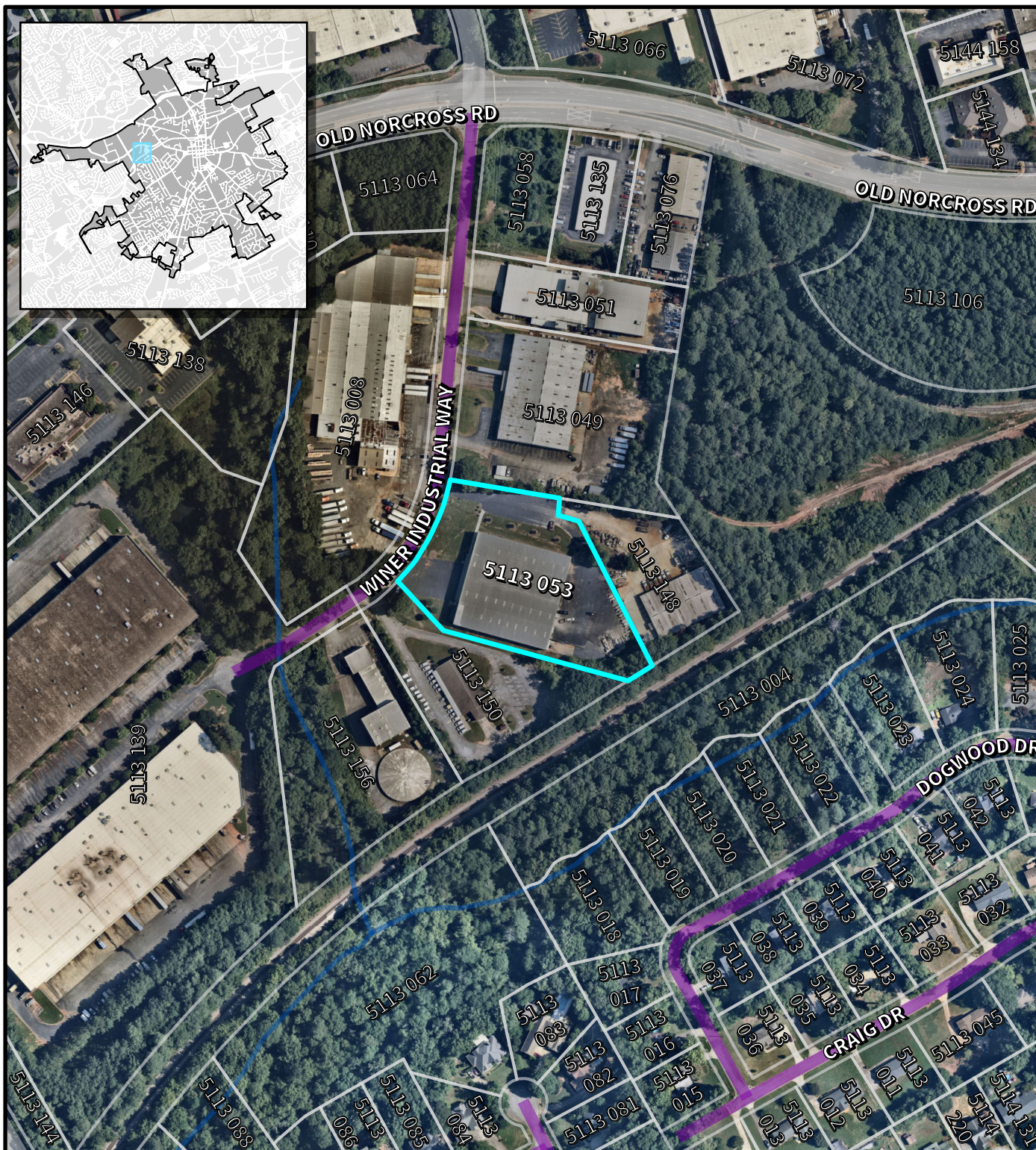
Applicant:

Atlantis Industrial Properties

-  Subject Property (~2.97 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet



Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 HM Heavy Manufacturing

■ OI Office/Institutional

 RS-180 Single-Family Residential



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

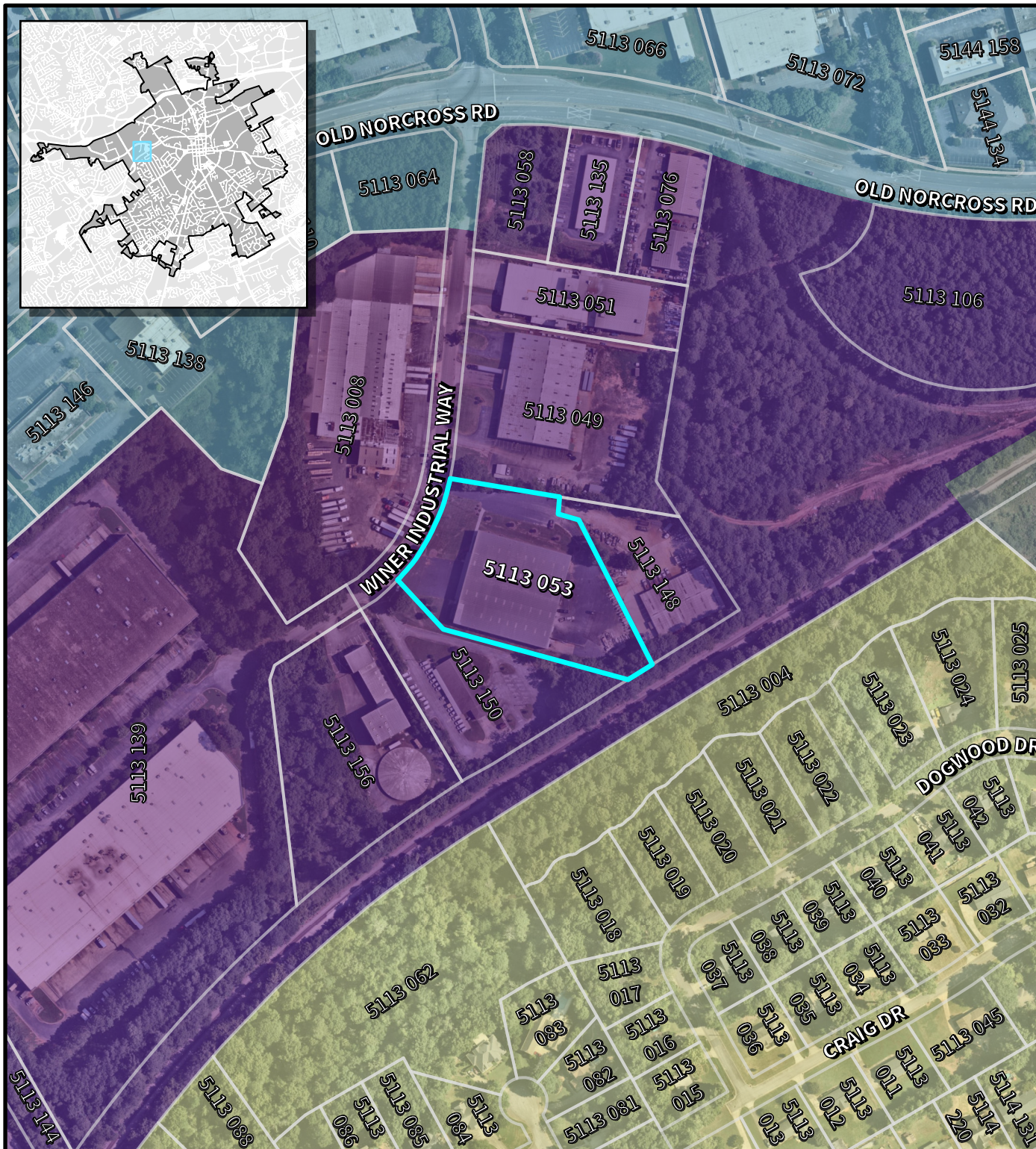
2045 Character Areas

 Downtown

 Traditional Residential

 Medical Services Cluster

 Industrial



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, DECEMBER 1, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist

Department: Planning and Development

Date of Meeting: Monday, December 1, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Review of Amendment

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

Summary: An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist

Attachments/Exhibits:

- CoO; CH 10 ART VII DIV 1 SEC 10-210; 10292025

AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, ARTICLE VII. CONSTRUCTION CODES, DIVISION 1. STATE MINIMUM CODES, BY DELETING SEC. 10-210 BODY ART STUDIOS AND BODY ARTISTS., WHICH SHALL READ AS IN FOLLOWS:

Section 1:

The Code of the City of Lawrenceville, Georgia is hereby amended by deleting Chapter 10, Article VII. Construction Codes, Division 1. State Minimum Codes, Sec. 10-210. Body Art Studios and Body Artists in its entirety and replacing the language to read as follows:

Sec. 10-210. Body art studios and body artists.

The regulations of the county board of health, adopted by resolution [Insert Month, Day, Year], based upon rules of the state's department of public health, as referenced in chapter 511-3-8, as now or hereafter amended, and having been adopted by resolution of the City Council on [Insert Month, Day, Year], as the health regulations governing body art studios for the City are made a part of this Code as though fully set out at length in this section. Copies of the body art regulations are on file in the office of the City Clerk.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk