



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Monday, January 05, 2026  
6:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

- [1.](#) December 1, 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.](#) SUP2025-00117; Samia Craig; 1154 Lawrenceville Highway, Suite 206
- [3.](#) SUP2025-00119; Sultan Hassan; 715 Paper Creek Drive

#### **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, JANUARY 5, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** December 1, 2025 Planning Commission Meeting Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, January 5, 2026

**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\_12012025



# LAWRENCEVILLE

GEORGIA

## PLANNING COMMISSION MEETING MINUTES

Monday, December 1, 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 made to **AMEND THE AGENDA AS PRESENTED** by Council Member Henriksen, Seconded by Council Member Huff.

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

- Table Item No. 3. RZM2025-00023; Curt Thompson; 464 West Pike Street to the following dates and times.
  - Planning Commission - Monday, February 2, 2026, at 6 p.m.
  - City Council Work Session – Wednesday, February 11, 2026, at 5 p.m.
  - City Council Regular Meeting – Monday, February 23, 2026, at 7 p.m.

Motion made to **APPROVE THE AGENDA AS AMENDED** 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** Monday, November 3, 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**

**2. ANNX2025-00014 & RZC2025-00073** – Applicant: Racetrac Inc. C/O Dillard Sellers; Owner: Robert H. Humphries & C.E. Smith; Request: An application to annex and rezone a parcel assemblage 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; Address: The subject property is located at 1011 Buford Drive, 1025 Buford Drive, 508 Braselton Highway, and 518 Braselton Highway; Parcel Identification Number: 7028A120, 7028A121, 7028A159, and 7028A187; Area: Approximately 3.61 Acres.

- Planning Commission: Commission Member Henriksen expressed interest regarding right-of-way improvements to the intersection of Buford Drive and Braselton Highway.

Applicant Response: Significant changes would be made to the intersection, which include the installation of a right-turn lane along the eastern right-of-way of Buford Drive and the northern right-of-way of Braselton Highway

- Planning Commission: Commission Member Huff expressed concern with the number of existing convenience stores with fuel pumps along the Buford Drive and Braselton Highway corridor.

Staff Response: Convenience Stores with or without fuel pumps are a use-by-right in the BG (General Business District) zoning classification.

- Planning Commission: Commission Member Ward expressed concern with the proposed convenience stores with fuel pumps being used as a truck stop.

Staff Response: The storage of or overnight parking of commercial vehicles would require the approval of a Special Use Permit. Staff response was reiterated by the Applicant.

- Motion made to recommend **APPROVAL** of **ANNX2025-00014** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

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

- Motion made to recommend **APPROVAL** of **RZC2025-00073** with Planning Commission 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: Mirela Uruc (local business owner) expressed concerns with traffic and congestion at the intersection; code enforcement violations; Proponent: R. Baxter Russell, Esq., Dillard Sellers Attorneys at Law

**3. RZR2025-00031** – Applicant: Scott Smith; Owner: Mehic Mirnes; Request: An application to rezone the subject property from RS-150 (Single-Family Residential District) To RS-50 INF (One-Family Infill Residential District) to develop three single-family residences; Address: 151 Honeysuckle Avenue; Parcel Identification Number: 5143 007; Area: Approximately 0.39 Acres.

- Planning Commission: Vice Chairperson West informed the applicant of staff recommendations, including Condition 1.E. requiring each unit or dwelling to be rear-loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement.
- Planning Commission: Commission Member Huff requested confirmation that utilities would be placed underground.

- Motion made to recommend **APPROVAL** of **RZR202500031** with Staff recommendations by Commission Member Henriksen 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 Smith (applicant)

**4. RZC2025-00072** – Applicant: Zaidh Cuellar; Owner: Hector Maldonado Castiblanco; Request: An application to rezone the subject property from RS-180 (Single-Family Residential District) To OI (Office/Institutional District) for a Medical Office; Address: 320 Scenic Highway and 326 Scenic Highway; Parcel Identification Number: 5141 027 and 5141 028; Area: Approximately 0.74 Acres.

- Opposition: Victoria Sweeney (local resident) expressed concerns regarding code enforcement, compliance issues, and prior City Council approvals that were intended to limit commercial activity to the western right-of-way of Scenic Highway, with the median serving as a physical boundary.
- Planning Commission: Vice Chairperson West directed a response to the Director of the Planning and Development Department, requesting information regarding the ON (Office/Neighborhood) zoning classification. In addition, the opposition was informed of the existing commercial business activities along the eastern right-of-way of Scenic Highway. It was further noted that the requested rezoning to the OI (Office Institutional) District could be consistent with the existing zoning and land uses in the immediate area.

- Staff Response: Staff reiterated that commercial business activity currently exists in the immediate area along the Scenic Highway corridor. Staff further explained that the ON (Office/Neighborhood) District zoning classification was retired in 2020. Under the former ON classification, Professional and Business Offices were permitted as uses-by-right. Additionally, Beauty Salons, Barber Shops, and Florists were allowed with the approval of a Special Use Permit.
- Planning Commission: Commission Member Ward made a motion to recommend **DENIAL** of **SUP2025-00072** to allow the rezoning of the subject property from RS-180 (Single-Family Residential District) to OI (Office/Institutional District) for a Medical Office. The motion failed without a Second from the Planning Commission.
- Staff Response: Staff informed the Planning Commission that discussion could continue, the item could be tabled, or a new motion could be introduced.
- Motion made to recommend **APPROVAL** of **RZC2025-00072** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen  
 Voting Yea: Vice Chairperson West, Commission Member Huff, Commission Member Henriksen  
 Voting Nay: Chairperson Hardy, Commission Member Ward
- Opposition: Victoria Sweeny (local resident); Proponent: Zaidh Cuellar (applicant)

**5. SUP2025-00116** – Applicant: Atlantis Industrial Properties; Owner: Atlantis Industrial Properties; Request: An application for a Special Use Permit to allow a Place of Worship in an LM (Light Manufacturing District); Address: 742 Winer Industrial Way; Parcel Identification Number 5113 053; Area: Approximately 2.97 Acres.

- Motion made to recommend **APPROVAL** of **SUP2025-00116** to allow a Special Events Facility/Banquet Hall as a special use with Staff 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: None; Proponent: Tony Faulkner (applicant)

**6. 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.**

- Motion made to recommend **APPROVAL** of 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 with Staff 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: Todd Hargrave (staff)

**FINAL ADJOURNMENT** – 7:01 p.m.

Motion made to **ADJOURN** 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



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JANUARY 5, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** SUP2025-00117; Samia Craig; 1154 Lawrenceville Highway, Suite 206

**Department:** Planning and Development

**Date of Meeting:** Monday, January 5, 2026

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Special Use Permit for a Special Events Facility/Banquet Hall

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

**Planning Commission Recommendation:**

**Summary:** The applicant requests a Special Use Permit for 1154 Lawrenceville Highway to allow for a Special Event Facility/Banquet Hall in Suite 206. The subject property is an approximately 15.81-acre parcel zoned BG (General Business District) located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway’s intersection with Johnson Road.

**Attachments/Exhibits:**

- SUP2025-00117\_REPORT\_12162025
- SUP2025-00117\_P&D REC CNDS\_12162025
- SUP2025-00117\_ATTCHMNTS\_10282025



# LAWRENCEVILLE

*Planning & Development*

## SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2025-00117

**APPLICANT(S):** SAMIA CRAIG – STUDIO 1865

**PROPERTY OWNER(S):** DAHAR PROPERTIES LLC

**LOCATION(S):** 1154 LAWRENCEVILLE HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** R5110 376

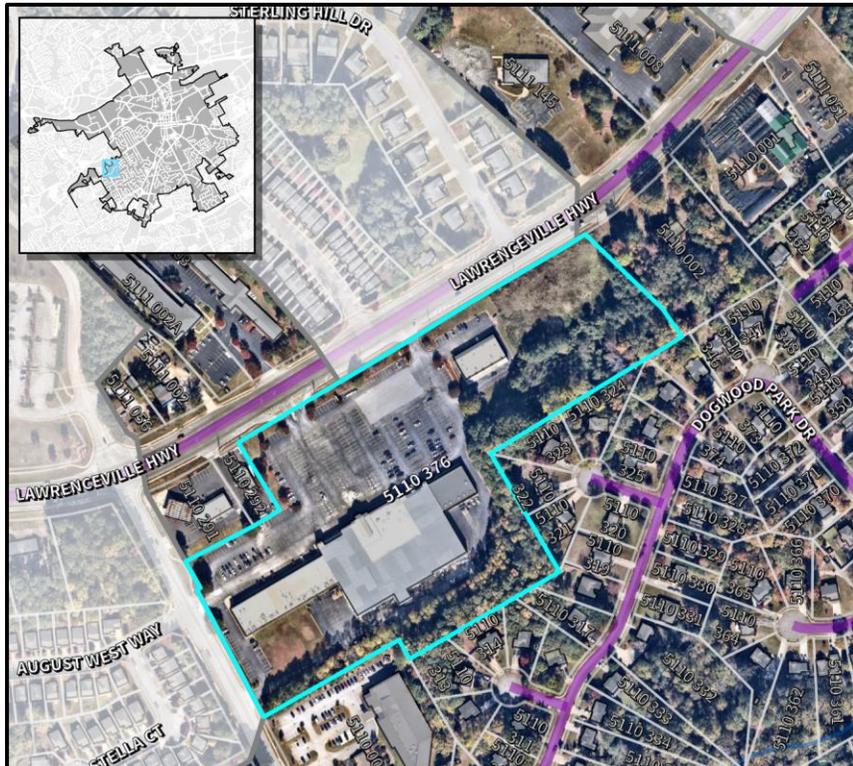
**APPROXIMATE ACREAGE:** 15.81 ACRES

**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED DEVELOPMENT:** SPECIAL EVENT FACILITY/BANQUET HALL

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP




**LAWRENCEVILLE**  
*Planning & Development*  
 Location Map & Surrounding Areas

**SUP2025-00117**

Applicant:  
 Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

**ZONING HISTORY**

The subject property was annexed by the City and rezoned to BG (General Business District) between 1987 and 2002, the same zoning classification as present.

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 1154 Lawrenceville Highway to allow for a Special Event Facility/Banquet Hall in Suite 206. The subject property is an approximately 15.81-acre parcel zoned BG (General Business District) located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway’s intersection with Johnson Road.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 96,645 square-foot one-story retail building, accessory driveways, and parking.

**Article 1 Districts, Section 103.2 Use Table**

Standard	Requirement	Proposal	Recommendation
<b>Special Event Facility</b>	Special Use Permit	Special Use Permit	<i>Approval w/ Conditions</i>

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:**

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*
- D. *Adequate off-street parking facilities shall be provided on-site.*
- E. *Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

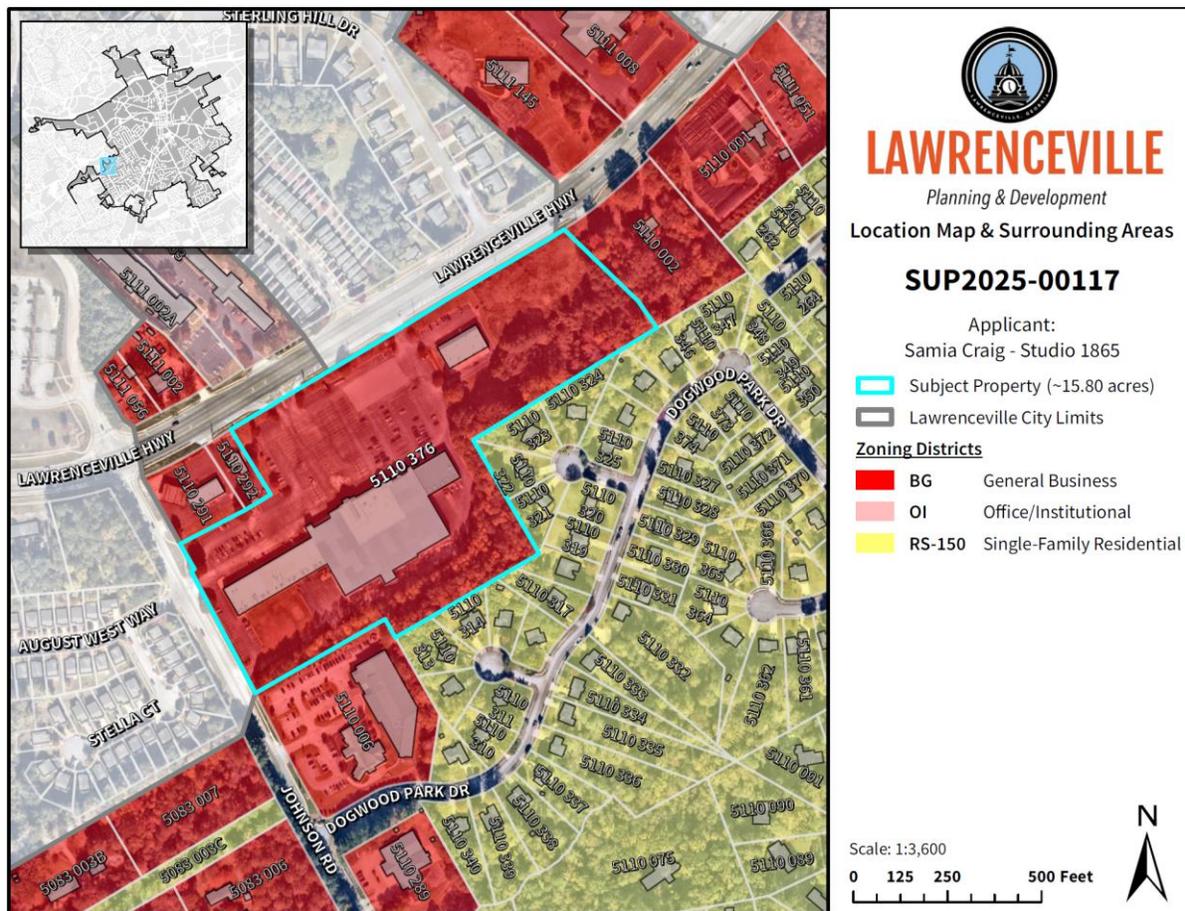
*F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

The applicant occupies Suite 206 of the Lawrenceville Station shopping center, a 1,562-square-foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“Studio 1865”), hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. Access to the property is provided via curbs-cuts extending from Lawrenceville Highway and Johnson Road.

As proposed, the parking regulations require sixteen (16) parking spaces for this type and size of facility. Parking provided in the Lawrenceville Station shopping center far exceeds this minimum requirement and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the suite.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



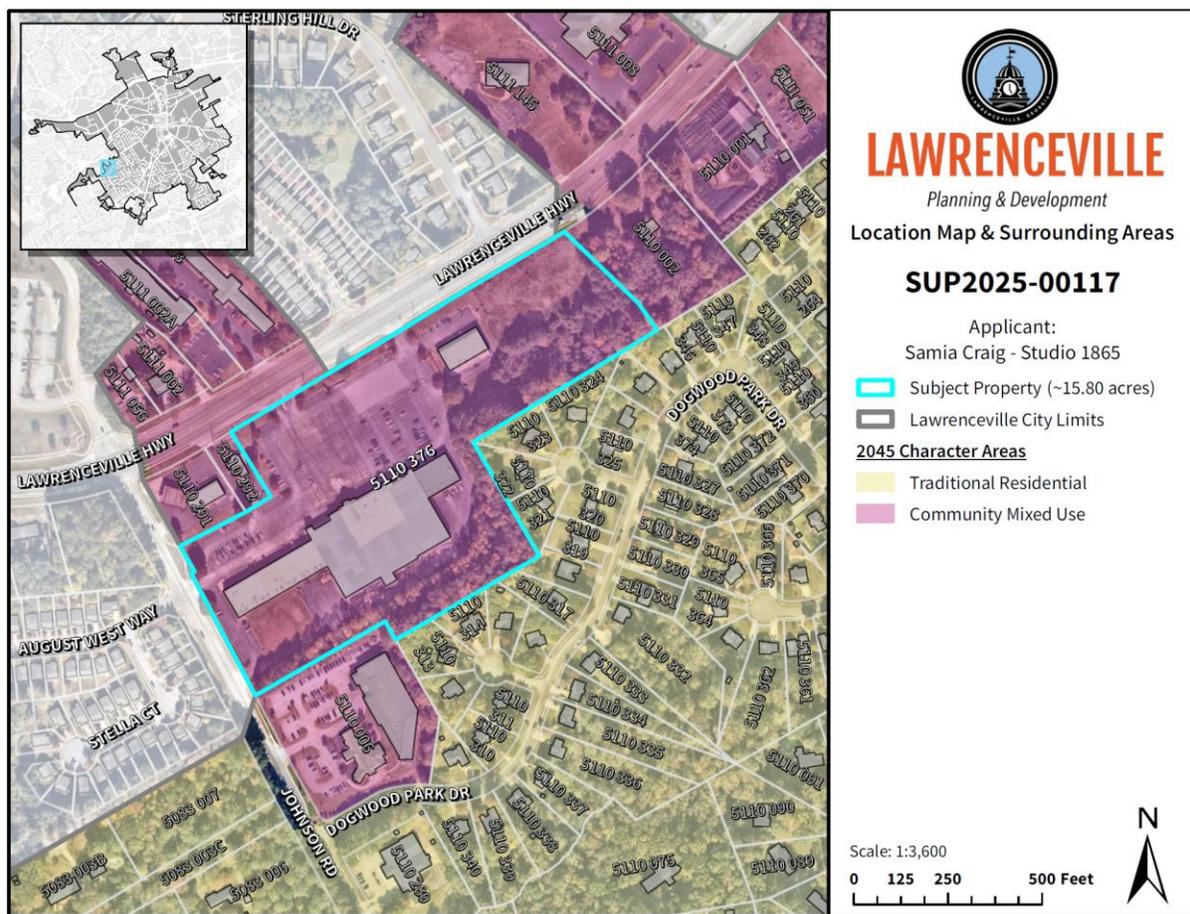
### SURROUNDING ZONING AND USE

The area around the subject property is characterized by both commercial/retail uses and zoning as well as residential uses and zoning. The adjacent properties along Lawrenceville Highway and Johnson Road are zoned BG, the same district as the subject property. These properties have such uses as a gas station, a restaurant, and a nursing home. The Dogwood Park residential subdivision is adjacent to the subject property on the south, containing single-family homes zoned RS-150 (Single-Family Residential District). The properties across the right-of-way of Lawrenceville Highway from the subject property are zoned a mixture of BG and OI (Office Institutional District), which includes a prominent nursing home (Ashton Manor at Sugarloaf). Otherwise, the surrounding properties are in unincorporated Gwinnett County. This includes the Johnson Place residential subdivision across the right-of-way of Johnson Road, zoned R-ZT (Single Family

Residence Zero Lot Line/Townhouse District). Finally, Moore Middle School occupies the property on the northern end of the intersection of Lawrenceville Highway and Johnson Road and is zoned R-75 (Single-Family Residential District).

Overall, the surrounding area is characterized by neighborhood retail, single-family residential, and institutional uses such as nursing homes and a school. Additionally, the rear of the property is buffered from the Dogwood Park single-family subdivision with an approximately 100' undisturbed buffer. As such, the mixture of zoning and uses in the immediate area and the presence of an existing buffer may support the requested Special Use Permit.

### 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 Community Mixed-Use character area, defined as such:

*The Community Mixed Use character area capitalizes on Lawrenceville’s economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.*

The proposed use may be appropriate for the Community Mixed-Use character area.

**STAFF RECOMMENDATION**

As submitted, the Special Use Permit (SUP) proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in an existing commercial area along Lawrenceville Highway and Johnson Road. It is located within the Community Mixed-Use character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is an established precedent for City Council approving (and renewing) such uses in similar zoning districts throughout the city.

Given the aforementioned 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 Georgia Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

*In light of the mixture of uses and zoning in the immediate area and existing buffers, the requested Special Events Facility could be suitable for the area.*

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

*With the recommended conditions and preservation of existing buffers, potential impacts on adjacent and nearby properties could be minimized.*

- 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 as currently zoned.*

- 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;**

*Policies of the Community Mixed-Use Character Area are intended to provide for a variety of residential, commercial, and recreational spaces - the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 Comprehensive Plan.*

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

*Within the last few years, several Special Use Permits (SUPs) have been approved for the same use in existing BG (General Business) zoning districts throughout the city. No code cases have been opened regarding this business since the initial Tenant Name Change (TNC) application was received on 8/29/2025, after which the applicant was informed of the need to acquire a Special Use Permit.*

*To ensure compatibility with rules and regulations of the City of Lawrenceville and to maintain consistency with similar approved cases, it is suggested that conditions limit the Special Use Permit to a period of two years.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_01052026**

### **SUP2025-00117**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

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

- A.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B.** 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.
- C.** 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.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of

the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.

- I.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.
- J.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Studio1865</u>	NAME: <u>DAHAR PROPERTIES LLC</u>
ADDRESS: <u>1154 Lawrenceville Hwy, Ste 206</u>	ADDRESS: <u>3125 Touchton Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>678-782-8165</u>	PHONE: _____
CONTACT PERSON: <u>Samia Craig</u> PHONE: <u>678-782-8165</u>	
CONTACT'S E-MAIL: <u>samia@1865legacies.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): _____ ACREAGE: _____	
PARCEL NUMBER(S): <u>5110376</u>	
ADDRESS OF PROPERTY: <u>1154 Lawrenceville Hwy, Ste 206, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Special events facility</u>	

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

Samia Craig  
 TYPED OR PRINTED NAME

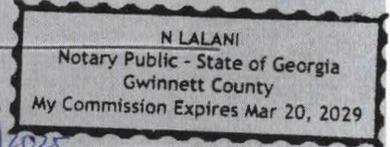
[Signature] 10/10/2025  
 NOTARY PUBLIC DATE



[Signature] 10/15/25  
 SIGNATURE OF OWNER DATE

\_\_\_\_\_  
 TYPED OR PRINTED NAME

[Signature] 10/15/2025  
 NOTARY PUBLIC DATE



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

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 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?       <sup>N</sup>        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?       <sup>N</sup>        Y/N

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

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

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



Property Tax > View Pay Your Ta...

# View/Pay Your Taxes

## Account Details

[Back to Search](#)

**Parcel ID :**  
R5110 376

**Property Type :**  
Real Property

**Site Address :**  
1154 LAWRENCEVILLE HWY  
LAWRENCEVILLE 30046

**Mailing Address :**  
DAHAR PROPERTIES LLC  
1134 GAVINWOOD PL  
DECATUR GA 30033-3780

[Change Mailing Address](#)

**Legal :**  
U S HWY 29

**District :**  
LAWRENCEVILLE

**Last Update :**  
10/21/2025 08:07 PM

Pay -

Total Due : \$146,952.64

Partial Payment

[Add to Cart](#)

## Tax Bills

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

<a href="#">2025</a>	\$146,952.64	\$0.00	\$0.00	\$0.00	\$0.00	11/15/2025	\$146,952.64
<a href="#">2024</a>	\$83,200.00	\$83,200.00	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$102,720.00	\$102,720.00	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$102,720.00	\$102,720.00	\$0.00	\$0.00	\$0.00	03/01/2023	\$0.00
<a href="#">2021</a>	\$102,992.00	\$102,992.00	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00

<a href="#">2020</a>	\$121,933.45	\$121,933.45	\$0.00	\$0.00	\$0.00	01/01/2021	\$0.00
<a href="#">2019</a>	\$135,720.43	\$135,720.43	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$125,930.89	\$125,930.89	\$0.00	\$0.00	\$0.00	11/01/2018	\$0.00
<a href="#">2017</a>	\$122,592.85	\$122,592.85	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
<b>Total</b>							\$146,952.64

Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

02:41

[Understanding Your Property Tax Bill.](#)

04:28

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

Select Language 

Powered by  Google Translate

**SUP2025-00117**  
**RECEIVED OCTOBER 23, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# Real Estate

**View Bill**

[View bill image](#)

<b>As of</b>	10/23/2025
<b>Bill Year</b>	2024
<b>Bill</b>	1652
<b>Owner</b>	DAHAR PROPERTIES LLC
<b>Parcel ID</b>	R5110 376

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/14/2024	\$18,806.00	\$18,806.00	\$0.00	\$0.00	\$0.00
Interest			\$180.23			\$0.00
<b>TOTAL</b>		\$18,806.00	\$18,806.00	\$0.00	\$0.00	\$0.00

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**SUP2025-00117**  
**RECEIVED OCTOBER 23, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# Real Estate

[Return to view bill](#)

## Payments/Adjustments

As of 10/23/2025

<b>Bill Year</b>	2024
<b>Bill</b>	1652

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	11/13/2024	11/13/2024	2065970	DAHAR PROPERTIES LLC	\$180.23
Payment	10/17/2024	10/18/2024	2010289	Elockbox	\$18,806.00

[Return to view bill](#)

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**SUP2025-00117**  
**RECEIVED OCTOBER 23, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



1865 Legacies Group, LLC  
DBA Studio 1865  
1154 Lawrenceville Hwy., Ste 206  
Lawrenceville, GA 30046  
info@legaciesevents.com

October 9, 2025

RE: Letter of Intent  
Special Use Permit Application  
Parcel 5110376  
1154 Lawrenceville Hwy., Ste 206  
Lawrenceville, GA 30046

To Whom It May Concern,

I am writing this letter of intent on behalf of 1865 Legacies Group, LLC - DBA Studio 1865 to be considered for a Special Use Permit. Studio 1865 is poised to redefine event experiences in Lawrenceville, GA, by opening a premier multi-use venue in one of the city’s quickly growing shopping centers, Lawrenceville Station. Lawrenceville’s vibrant growth and thriving community make it an ideal destination for high-end events, ensuring strong demand and long-term success. With minimal renovation requirements, we are prepared to enter the market quickly and ready to service the community.

**What We Aim to Provide**

Our space will combine modern elegance with versatile functionality, catering to weddings, community events, baby showers, birthday parties, corporate meetings, anniversary parties, holiday gatherings, fitness classes, photo shoots, micro-weddings and so much more. Our venue and services are tailored to make planning simple, pricing affordable and events unforgettable.

Studio 1865 represents more than an event venue—it is a celebration of family heritage, creativity, and community. Named in honor of the owner’s childhood home, Studio 1865 will serve as a modern gathering space rooted in resilience, legacy, and shared experiences. Guided by a commitment to growth and purpose, the owner seeks to create a destination that elevates every client interaction while fostering a lasting impact for her family and the Lawrenceville community.

Thank you for your and consideration.

Sincerely,

Studio 1865  
info@legaciesevents.com

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**Open interior**



**Setup options**



**SUP2025-00117  
RECEIVED OCTOBER 28, 2025  
PLANNING & DEVELOPMENT DEPARTMENT**

**Legal Description – Special Event Facility / Banquet Hall (Lawrenceville, GA)**

**Address:** 1154 Lawrenceville Hwy, Suite 206, Lawrenceville, GA 30046

**Parcel ID:** 5110 376

**Zoning Classification:** BG – Business General

---

**Definition and Use**

A Special Event Facility or Banquet Hall is defined as a commercial property used for hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. The facility may include indoor and outdoor spaces such as banquet rooms, gardens, patios, or open fields.

**EXHIBIT "A"**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 110 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a concrete right-of-way monument found at the intersection of the Easterly right-of-way of Johnson Road (having a variable right-of-way) and the Southerly right-of-way of Lawrenceville Highway Georgia State Route 29 (having a variable right-of-way); Thence, along the Southerly right-of-way line of Georgia State Route 29, along the arc of a curve the left, an arc length of 161.88 feet, said curve having a radius of 1019.93 feet and being subtended by a chord of 161.71 feet bearing North 63 degrees 40 minutes 10 seconds East, to a concrete right-of-way monument found; Thence, continuing along said right-of-way line, North 58 degrees 51 minutes 52 seconds East, a distance of 118.26 feet to a 1½" rebar found, said point being the TRUE POINT OF BEGINNING; Thence, continuing along said right-of-way line, North 59 degrees 03 minutes 14 seconds East, a distance of 960.29 feet to a concrete right-of-way monument found; Thence along a curve to the left, an arc length of 70.34 feet, said curve having a radius of 1338.24 feet and being subtended by a chord of 70.33 feet bearing North 57 degrees 33 minutes 43 seconds East, to a point; Thence, leaving said right-of-way, South 43 degrees 00 minutes 06 seconds East, a distance of 272.02 feet to a point; Thence South 30 degrees 17 minutes 33 seconds East, a distance of 85.63 feet to a point; Thence South 58 degrees 56 minutes 39 seconds West, a distance of 94.36 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 54 seconds West, a distance of 460.33 feet to a 1½" rebar found; Thence South 29 degrees 12 minutes 43 seconds East, a distance of 184.12 feet to a 1/2" rebar found; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 115.62 feet to a point; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 50.14 feet to a 1/2" rebar found; Thence South 59 degrees 03 minutes 23 seconds West, a distance of 74.90 feet to a 1/2" rebar found; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 70.61 feet to a 5/8" rebar set; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 19.37 feet to a 1½" rebar found; Thence South 59 degrees 06 minutes 47 seconds West, a distance of 169.69 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 49 seconds West, a distance of 105.48 feet to a 1/2" rebar found; Thence North 30 degrees 17 minutes 33 seconds West, a distance of 55.21 feet to a point; Thence South 59 degrees 42 minutes 27 seconds West, a distance of 398.01 feet to a point on the Easterly right-of-way of Johnson Road; Thence, along said right-of-way, North 27 degrees 53 minutes 58 seconds West, a distance of 378.72 feet to a 5/8" rebar set; Thence North 60 degrees 26 minutes 10 seconds East, a distance of 10.00 feet to a 5/8" set; Thence North 29 degrees 33 minutes 51 seconds West, a distance of 75.38 feet to a 1/2" rebar found; Thence, leaving said right-of-way, North 62 degrees 48 minutes 32 seconds East, a distance of 199.92 feet to a 1/2" rebar found; Thence North 59 degrees 25 minutes 43 seconds East, a distance of 80.00 feet to a point; Thence North 29 degrees 34 minutes 57 seconds West, a distance of 200.84 feet to a 1/2" rebar found on the Southerly right-of-way of Georgia State Route 29, said point being the TRUE POINT OF BEGINNING, TOGETHER WITH the appurtenant easement rights contained in the Reciprocal Easement Agreement by and between Rita A. Craig and Lawrenceville West, LLC, filed September 4, 2001, recorded at Deed Book 24360, Page 208, records of the Clerk of the Superior Court of Gwinnett County, Georgia.

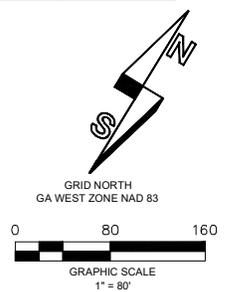
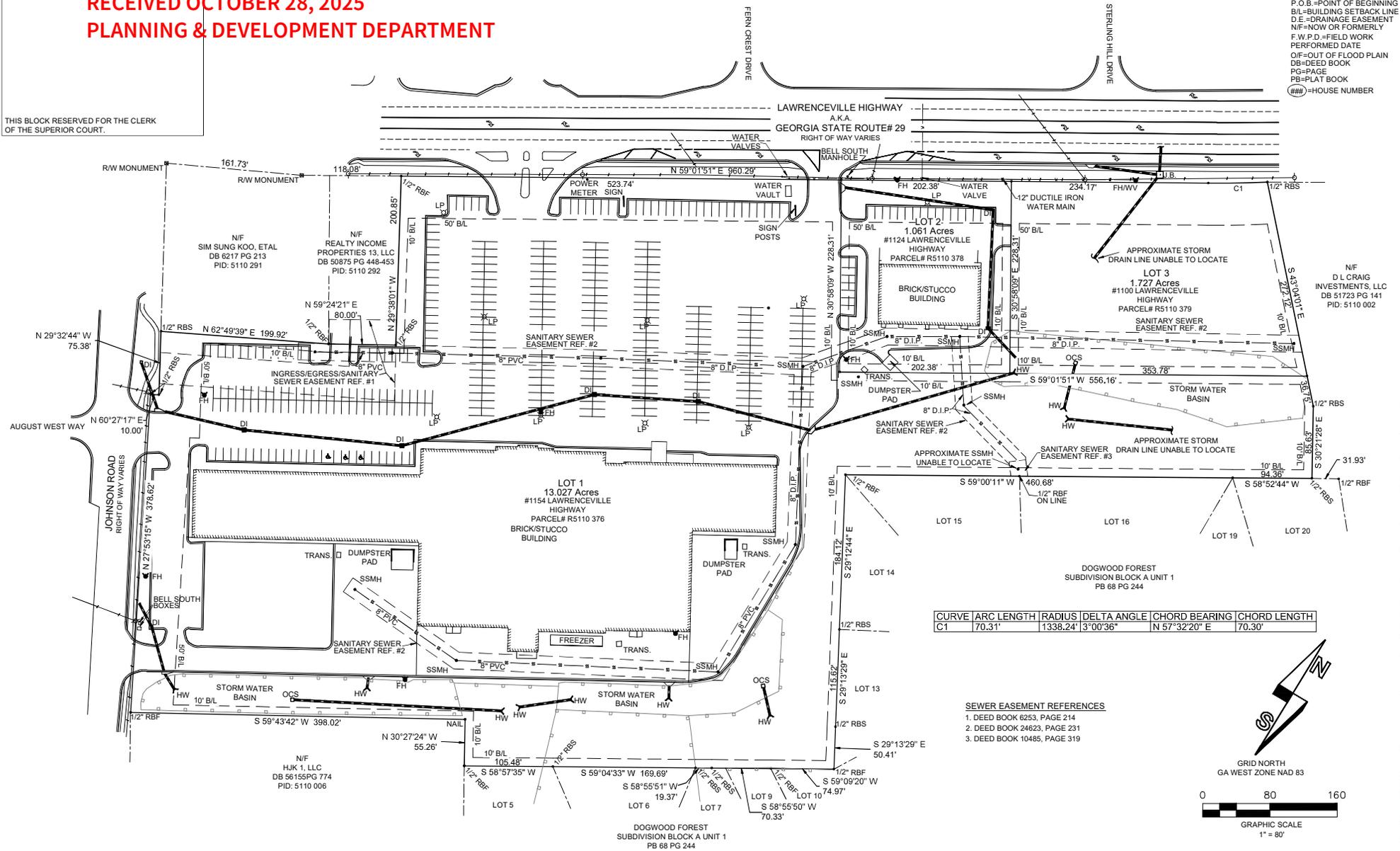
# FINAL PLAT FOR 1154 LAWRENCEVILLE HIGHWAY

SUP2025-00117  
RECEIVED OCTOBER 28, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

- LEGEND**
- RBF=REBAR FC
  - RBS=REBAR SB
  - CTP=CRIMP TO
  - L.L.=LAND LOT
  - L.L.L.=LAND LOT
  - P.=PROPERTY LINE
  - EP=EDGE OF PAVEMENT
  - P.O.B.=POINT OF BEGINNING
  - B/L=BUILDING SETBACK LINE
  - D.E.=DRAINAGE EASEMENT
  - N/F=NOW OR FORMERLY
  - F.W.P.D.=FIELD WORK PERFORMED DATE
  - O/F=OUT OF FLOOD PLAIN
  - DB=DEED BOOK
  - PG=PAGE
  - PB=PLAT BOOK
  - (###)=HOUSE NUMBER

2.



JOB# 1154 LAWRENCEVILLE HWY

Drawn By: R.D.G.	Reviewed By: G.H.B.
Issue Date: 04/12/24	
F.W.P.D.: 02/28/24	
Revisions	Date

PAGE 2 OF 2



PREPARED FOR  
**DAHAR PROPERTIES, LLC**  
AND  
**SK GA PARTNERS, LLC**

**1154 Lawrenceville Highway**  
Lawrenceville, Ga 30046

Land Lot 110 Of The 5th Land District  
Gwinnett County, Georgia

**GERALD H. BERNHARD**  
2880 FAYETTEVILLE ROAD  
GRIFFIN GEORGIA  
PHONE 770 731 3803

Authorized 5/14/2025

# COMMERCIAL EVENT SPACE



PROJECT LOCATION

VICINITY MAP

## CODE REVIEW

**SCOPE OF WORK**  
THIS LIFE SAFETY PLAN COVERS A PROPOSED 1,862 SF EVENT SPACE WITHIN A STRIP MALL INCLUDING TWO UNISEX RESTROOMS, A 71 SF STORAGE ROOM, AND AN OPEN EVENT AREA. THE SCOPE INCLUDES OCCUPANCY CLASSIFICATION, EGRESS ANALYSIS, AND FIRE PROTECTION COMPLIANCE PER NFPA 101 (2024). THE BUILDING IS FULLY SPRINKLERED, NO STRUCTURAL OR UTILITY WORK IS INCLUDED.

**APPLICABLE CODES**

<b>EXISTING BUILDING CODE</b>	2018 IBC WITH GEORGIA AMENDMENTS	2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORIGINALLY ADOPTED 2004 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
<b>BUILDING CODE</b>	2018 IBC WITH GEORGIA AMENDMENTS	
<b>MECHANICAL CODE</b>	2018 IBC WITH GEORGIA AMENDMENTS	
<b>ELECTRICAL CODE</b>	2003 NATIONAL ELECTRICAL CODE	
<b>FIRE CODE</b>	2018 INTERNATIONAL FIRE CODE	
<b>NFPA</b>	2024 NFPA 101 LIFE SAFETY CODE	
<b>ACCESSIBILITY CODE</b>	2018 ADA AND GEORGIA STATE MNL 120-3-3	
<b>ENERGY CODE</b>	2015 IECC WITH GEORGIA AMENDMENTS	

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
**MAIN OCCUPANCY CLASSIFICATIONS:** A-2 ASSEMBLY GROUP  
**ACCESSORY OCCUPANCIES:** S-2

**CHAPTER 6: TYPES OF CONSTRUCTION**

**TABLE 601. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENTS	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
STRUCTURAL FRAME INCL. COLUMNS, ORDERS, TRUSSES	3	2	1	C	1	0	HT	1	0	0
BEARING WALLS	3	2	1	C	2	2	2	1	0	0
EXTERIOR WALLS	3	2	1	C	1	0	1MT	1	0	0
INTERIOR WALLS										
NON-BEARING WALLS	SEE TABLE 602									
EXTERIOR WALLS										
INTERIOR WALLS										
FLOOR CONSTRUCTION INCLUDES BEAMS & JOISTS	2	2	1	C	1	0	HT	1	0	0
ROOF CONSTRUCTION INCLUDES BEAMS & JOISTS	1	1	1	C	1	0	HT	1	0	0

THE ACTUAL BUILDING CONSTRUCTION TYPE COULD NOT BE VERIFIED THROUGH VISUAL OBSERVATION OR AVAILABLE DOCUMENTATION. THE CODE COMPLIANCE PURPOSES AND IN THE ABSENCE OF CONFIRMED CONSTRUCTION DETAILS, THE DESIGN ASSUMES A TYPE I-B CONSTRUCTION PER IBC TABLE 601, WHICH DOES NOT REQUIRE FIRE-RESISTANCE RATINGS FOR STRUCTURAL ELEMENTS. FINAL DETERMINATION OF CONSTRUCTION TYPE IS SUBJECT TO CONTRIBUTION BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND MAY REQUIRE FIELD VERIFICATION BY OTHERS.

**CHAPTER 8: INTERIOR FINISHES**

**INTERIOR WALL AND CEILING FINISH REQUIREMENTS (NONSPRINKLERED)**

GROUP	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
A-2	A	B	C

CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450  
 CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450  
 CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

**CHAPTER 9: FIRE PROTECTION SYSTEMS**

**BUILDING IS CURRENTLY EQUIPPED WITH FIRE SPRINKLER SYSTEM**

**PER SECTION 906.1 GENERAL:** PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY NFPA 10.

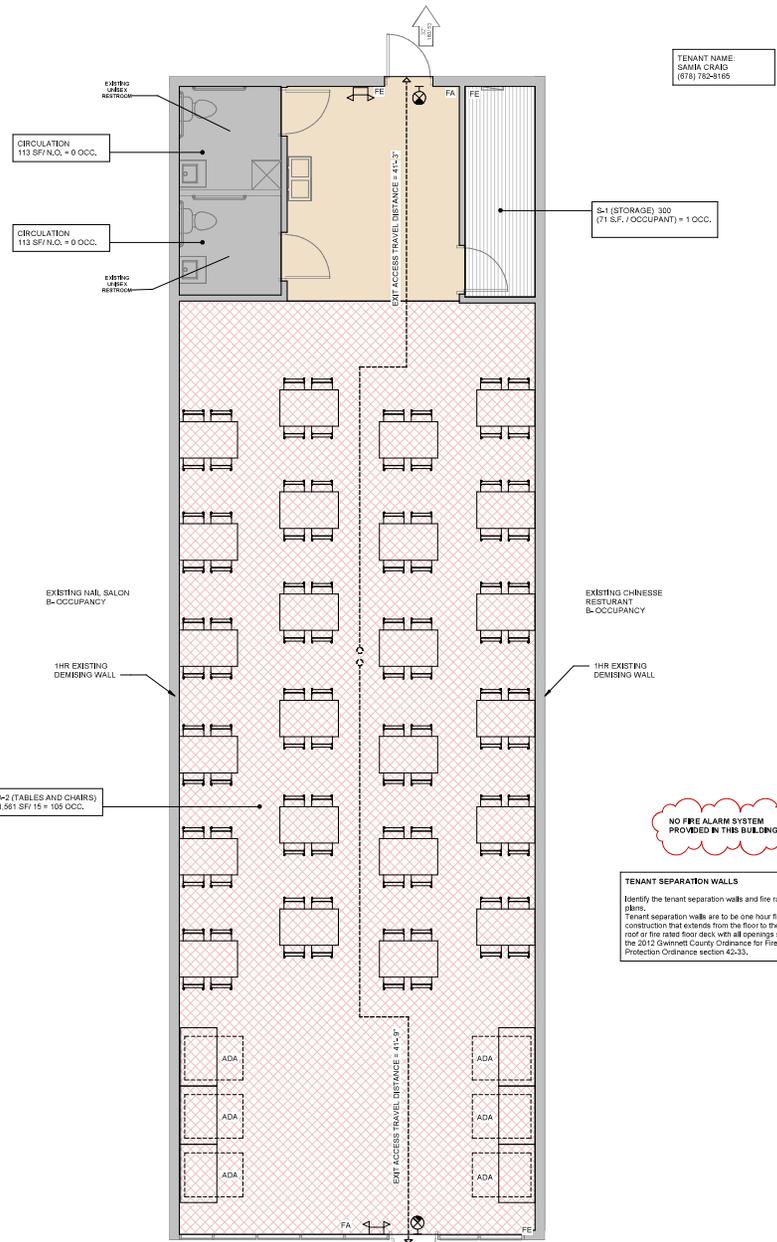
**PROVIDE FIRE ALARM SYSTEM PER:** NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE.

**CHAPTER 10: MEANS OF EGRESS**

**PER TABLE 1004.1.1 OCCUPANT LOAD CALCULATIONS**

OCCUPANCY S.F. / OCCUPANT LOAD FACTOR = OCCUPANT LOAD (STORAGE)	71 SF / 300 = 1 OCC	<b>REQUIRED NUMBER OF EXITS:</b> EXISTING: 2 REQUIRED: 2
(TABLES AND CHAIRS)	1961 SF / 15 = 103 OCC	<b>MINIMUM EXIT WIDTH:</b> 0.2' x 106 = 21.2' REQUIRED EXISTING PROVIDED: 64'
<b>TOTAL:</b> 108 OCC		EXIT SIGNAGE: YES EMERGENCY LIGHTING: YES

WHEN THE SPACE IS USED FOR STANDING-ROOM-ONLY OCCUPANCY THE MAXIMUM OCCUPANT LOAD SHALL NOT EXCEED 320 OCCUPANT, BASED ON THE EGRESS CAPACITY OF THE TWO EXISTING EXIT DOORS.



TENANT NAME  
SAMIA CRAIG  
(678) 782-8165

S-1 (STORAGE) 300  
(71 S.F. / OCCUPANT) = 1 OCC.

CIRCULATION  
113 SF / NO. = 9 OCC.

CIRCULATION  
113 SF / NO. = 9 OCC.

EXISTING NAIL SALON  
B-OCCUPANCY

EXISTING CHINESE RESTAURANT  
B-OCCUPANCY

1HR EXISTING DEMISING WALL

1HR EXISTING DEMISING WALL

A-2 (TABLES AND CHAIRS)  
1,961 SF / 15 = 103 OCC.

NO FIRE ALARM SYSTEM PROVIDED IN THIS BUILDING

**TENANT SEPARATION WALLS**  
 Identify the tenant separation walls and fire ratings on the plans.  
 Tenant separation walls are to be one hour fire rated construction that extends from the floor to the underside of the roof or the raised floor deck, with all openings sealed tight per the 2012 Gwinnett County Ordinance for Fire Prevention and Protection Ordinance section 42-33.

- LIFE SAFETY GENERAL NOTES:**
- ALL SAFETY-RELATED DIMENSIONS AND EXISTING FIELD CONDITIONS SHALL BE VERIFIED ON-SITE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
  - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
  - FIRE- AND SMOKE-RATED WALL ASSEMBLIES ARE SHOWN PER AVAILABLE INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
  - HEAD-OF-WALL FIRE AND SMOKE-RATED CONDITIONS ARE IDENTIFIED WHERE APPLICABLE. PER NFPA 101 AND UL-LISTED ASSEMBLY STANDARDS.
  - ROUND-RATED CONSTRUCTION IS NOTED WHERE ACQUIRED BETWEEN RESTROOMS AND ADJACENT SPACES, WHERE RELATED TO LIFE SAFETY AND OCCUPANT SEPARATION.
  - FIRE EXTINGUISHERS SHALL BE LOCATED IN ACCESSIBLE AREAS PER NFPA 101 9.3.1.4 AND NFPA 101 AND MUST BE MOUNTED NO HIGHER THAN 48" AFF TO THE TOP.
  - EMERGENCY EGRESS LIGHTING AND EXIT SIGNAGE SHALL COMPLY WITH NFPA 101 CHAPTER 7, INCLUDING PROVISIONS FOR EMERGENCY ILLUMINATION AND BACKUP POWER.
  - DOORS IN EGRESS PATHS SHALL MAINTAIN A MINIMUM 36" CLEAR WIDTH AND SHALL INCLUDE PANE OR ACCESSIBLE HARDWARE WHERE REQUIRED BY NFPA 101 CHAPTER 7.
  - RESTROOM FACILITIES SHALL MAINTAIN CLEAR, UNOBSTRUCTED ACCESS TO REQUIRED EXITS.
  - RESTOPPING AT MECHANICAL, ELECTRICAL, AND PLUMBING (ME/P) PENETRATIONS THROUGH RATED ASSEMBLIES SHALL COMPLY WITH NFPA 101 9.3.3 AND UL-RATED SYSTEMS, AS APPLICABLE.
  - THIS LIFE SAFETY PLAN IS BASED ON EXISTING FIELD-VERIFIED CONDITIONS AND INTENDED TO ILLUSTRATE COMPLIANCE WITH THE NFPA 101 LIFE SAFETY CODE, 2024 EDITION.

**DISCLAIMER:**  
 This Life Safety Plan is based solely on existing, field-verified conditions. The architect did not design the original layout or building configuration. This document is provided strictly as a code compliance exercise to illustrate life safety features in accordance with the 2024 edition of NFPA 101, as requested by the Authority Having Jurisdiction (AHJ). No alterations to the existing construction are proposed or implied.

**FURNITURE DISCLAIMER:**  
 All furniture shown on this plan is for illustrative purposes only and does not reflect a final layout. Actual furniture arrangement may vary based on the client's operational needs, provided that all egress paths, access to exits, and life safety requirements per NFPA 101 are maintained.

GWINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT: Gwin-vst2fp.com  
 -40% = Inspections of any fire rated partitions, floor or ceiling, ceiling cover up.  
 -100% = Final inspection, all systems and equipment are installed and operational.  
 Any inspection requests made before 2:00 pm will be scheduled for the next business day.

SEPARATE SUBMITTALS AND REVIEW BY FIRE PLAN REVIEW FOR:  
 - Fire Sprinkler  
 - Fire Alarm Systems  
 - Fire Suppression Systems

**LIFE SAFETY LEGEND**

- CIRCULATION (NOT OCCUPIED)
- (TABLES AND CHAIRS) (15 S.F. / OCCUPANT)
- (STORAGE) (300 S.F. / OCCUPANT)
- N.O. (NOT OCCUPIED)
- TRAVEL DISTANCE
- EXIT SIGN WITH DIRECTION ARROW
- BRACKET MOUNTED FIRE EXTINGUISHER: 10LB ABC DRY CHEMICAL
- FE FIRE ALARM
- EXIT CLEAR WIDTH  
EXIT CAPACITY / ACTUAL EXIT LOAD
- EMERGENCY LIGHTING

**TRAVEL DISTANCE CALCULATED**

EXIT ACCESS TRAVEL DISTANCE PER NFPA 101 7.2.1.2.2.1 WITH SPRINKLERS

These project documents have been reviewed by applicable County Department and are hereby deemed to be a MAJOR TRAVEL DISTANCE PER NFPA 101

OCCUPANCY	A	B	S-2
	299	300	400

**ZELLER COMPANIES, INC.**  
470-238-9382

**WWW.ZELLERCOMPANIES.COM**

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OWNER  
SAMIA CRAIG (678) 782-8165

CONSULTANTS

KEY PLAN

Digitally signed by Samia Craig  
 DN: cn=Samia Craig, o=Zeller Companies, ou=Zeller Companies, email=Samia.Craig@zeller.com, c=US

08/11/2025  
 MARINO ZELLER  
 REGISTERED PROFESSIONAL ARCHITECT

SEAL  
 © 2025 ZELLER COMPANIES

**PROJECT INFORMATION**  
**SAMIA CRAIG**

1154 Lawrenceville Hwy  
 Suite 206,  
 Lawrenceville, Georgia,  
 United States

**ISSUE RECORD**

ISSUE #	DATE	DESCRIPTION
0	07/04/2025	ISSUED FOR PERMIT
1	08/28/2025	AHJ'S COMMENTS
2	08/11/2025	AHJ'S COMMENTS

**SAFETY FLOOR PLAN**

# A101



# GWINNETT COUNTY CERTIFICATE OF OCCUPANCY



**PERMIT NUMBER: COMBLD2025-01495**

BUILDING ADDRESS: 1154 LAWRENCEVILLE HWY 206, LAWRENCEVILLE,  
GA 30046  
CITY LAWRENCEVILLE  
ZIP CODE: 30046  
PARCEL NUMBER: 5110 376

BUILDING NUMBER: SUITE NUMBER: 206  
BUILDING/TENANT AREA: 1562  
TYPE OF WORK: Interior Finish  
BUILDING/TENANT KNOWN AS: SAMIA CRAIG

## OFFICE OF THE FIRE MARSHAL Department of Fire and Emergency Services

NFPA OCCUPANCY CLASSIFICATION: Assembly  
OCCUPANT LOAD: 106

ADDITIONAL COMMENTS:

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 42, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: TSIMMONS  
DATE ISSUED: 8/29/2025

TITLE: Inspector  
SIGNATURE: TSIMMONS

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

408 Hurricane Shoals Road, Lawrenceville, Ga 30045  
Office: (678) 518-4980, Fax: (678) 518-4901, Inspection Request: (678) 518-6277  
www.gwinnettfiremarshal.com

**POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES**



# LAWRENCEVILLE

Planning & Development

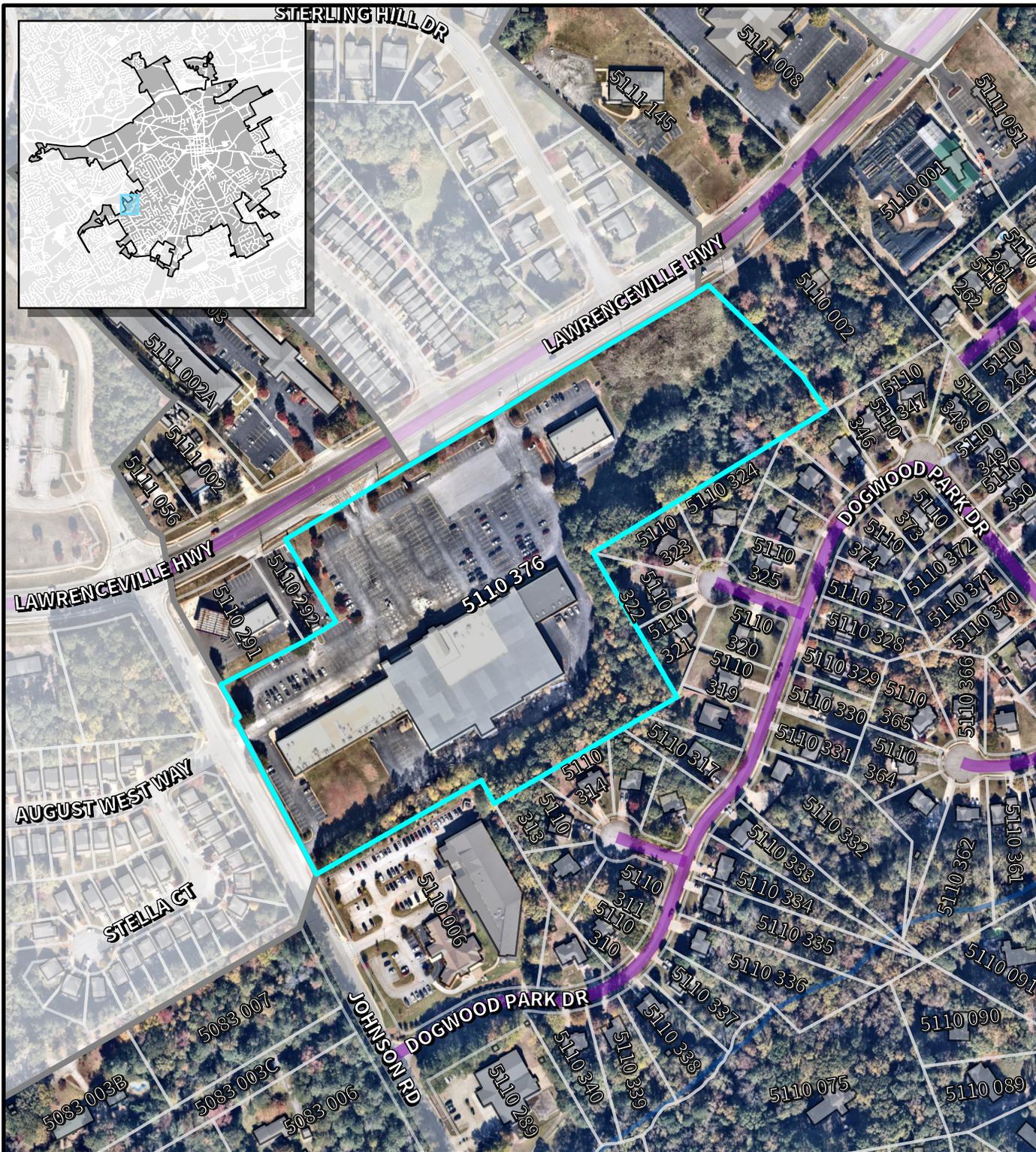
Location Map & Surrounding Areas

## SUP2025-00117

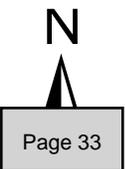
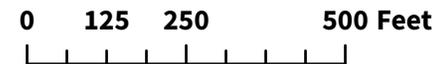
Applicant:

Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### SUP2025-00117

Applicant:

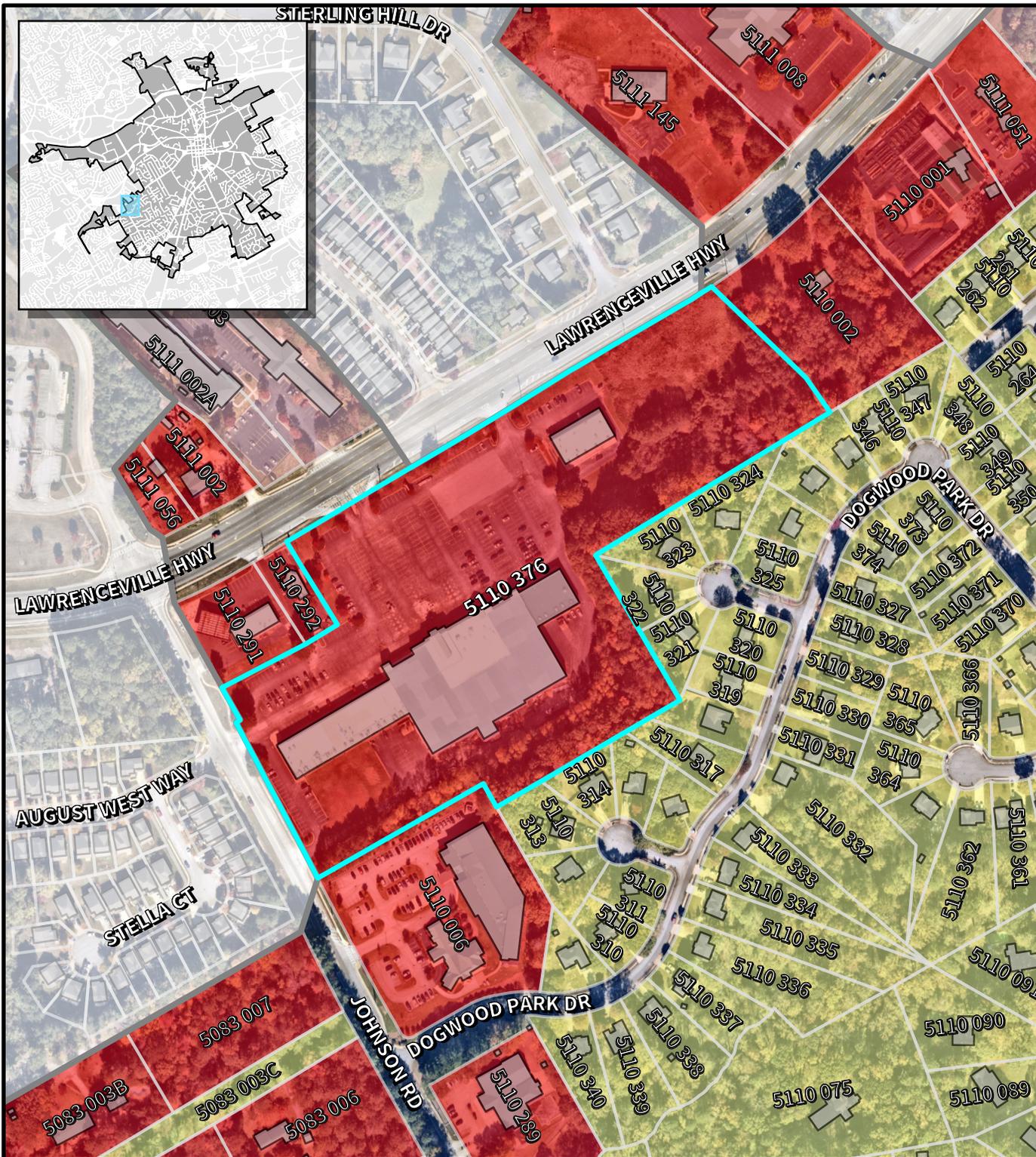
Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

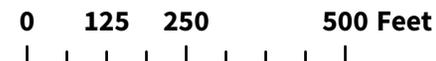
 Lawrenceville City Limits

#### Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RS-150 Single-Family Residential



Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00117

Applicant:

Samia Craig - Studio 1865

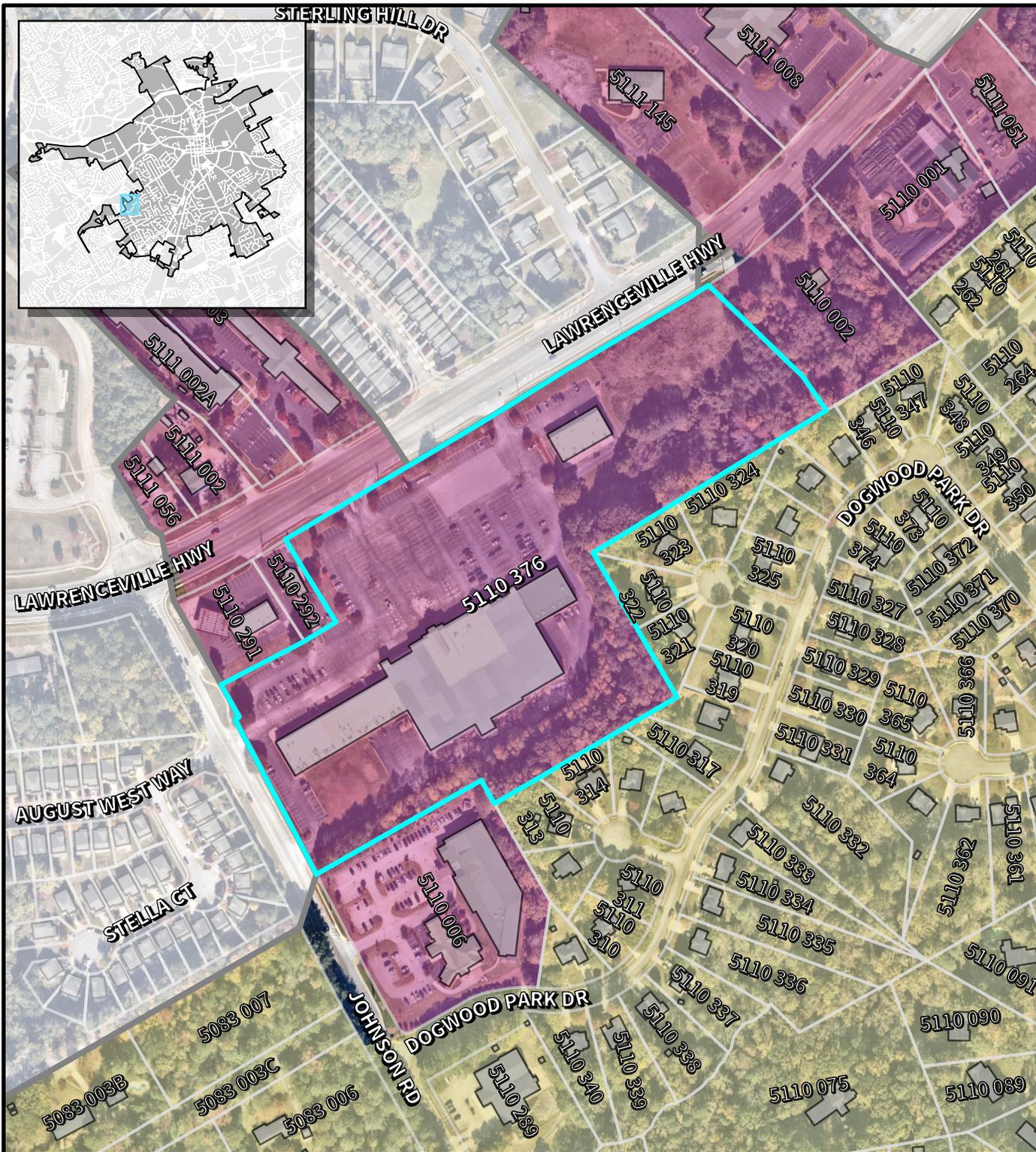
 Subject Property (~15.80 acres)

 Lawrenceville City Limits

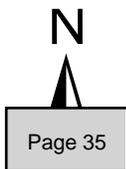
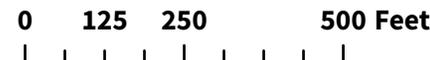
### 2045 Character Areas

 Traditional Residential

 Community Mixed Use



Scale: 1:3,600







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00117

Applicant:

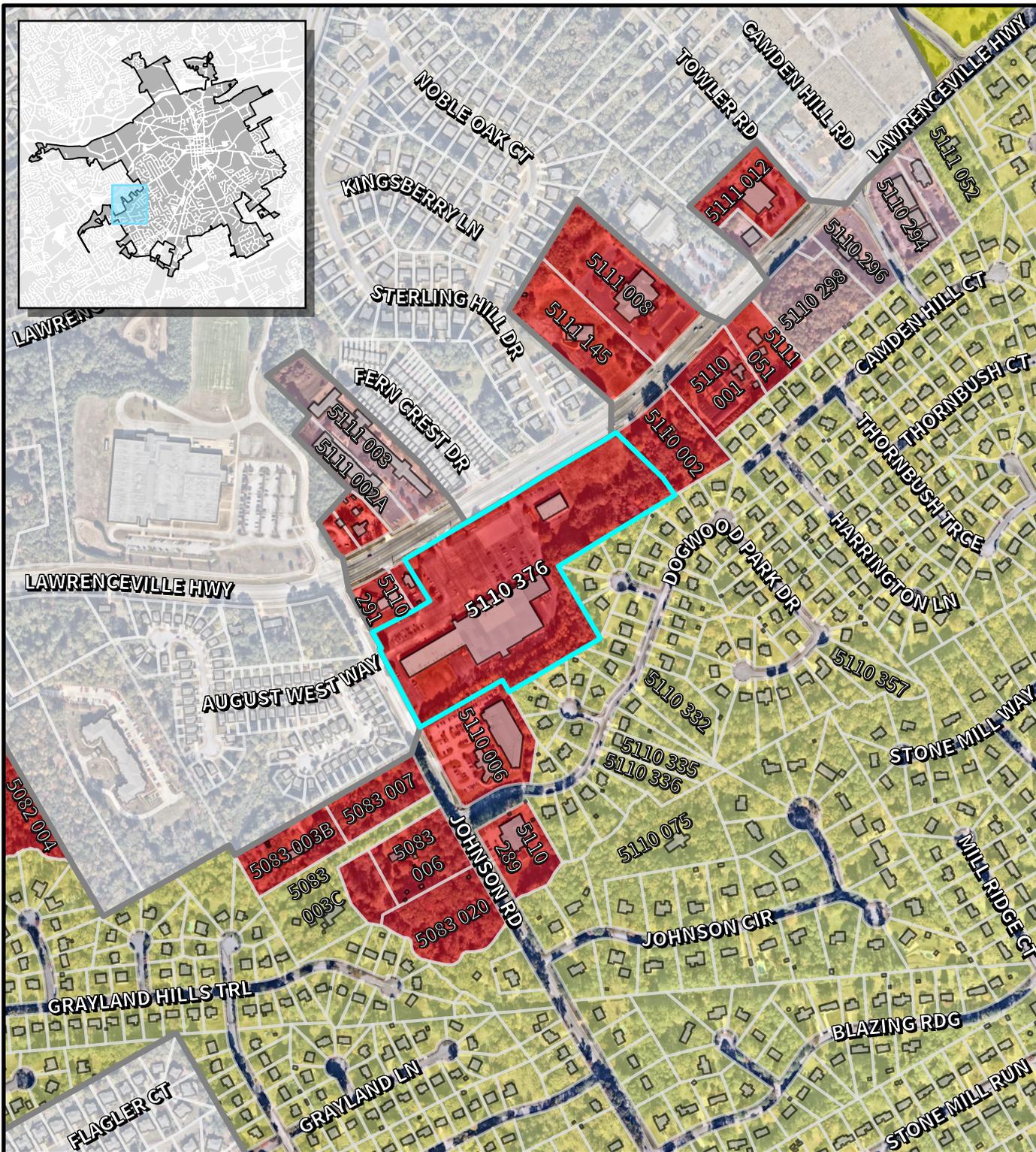
Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

 Lawrenceville City Limits

### Zoning Districts

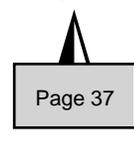
-  BG General Business
-  OI Office/Institutional
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



Scale: 1:7,200



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00117

Applicant:

Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

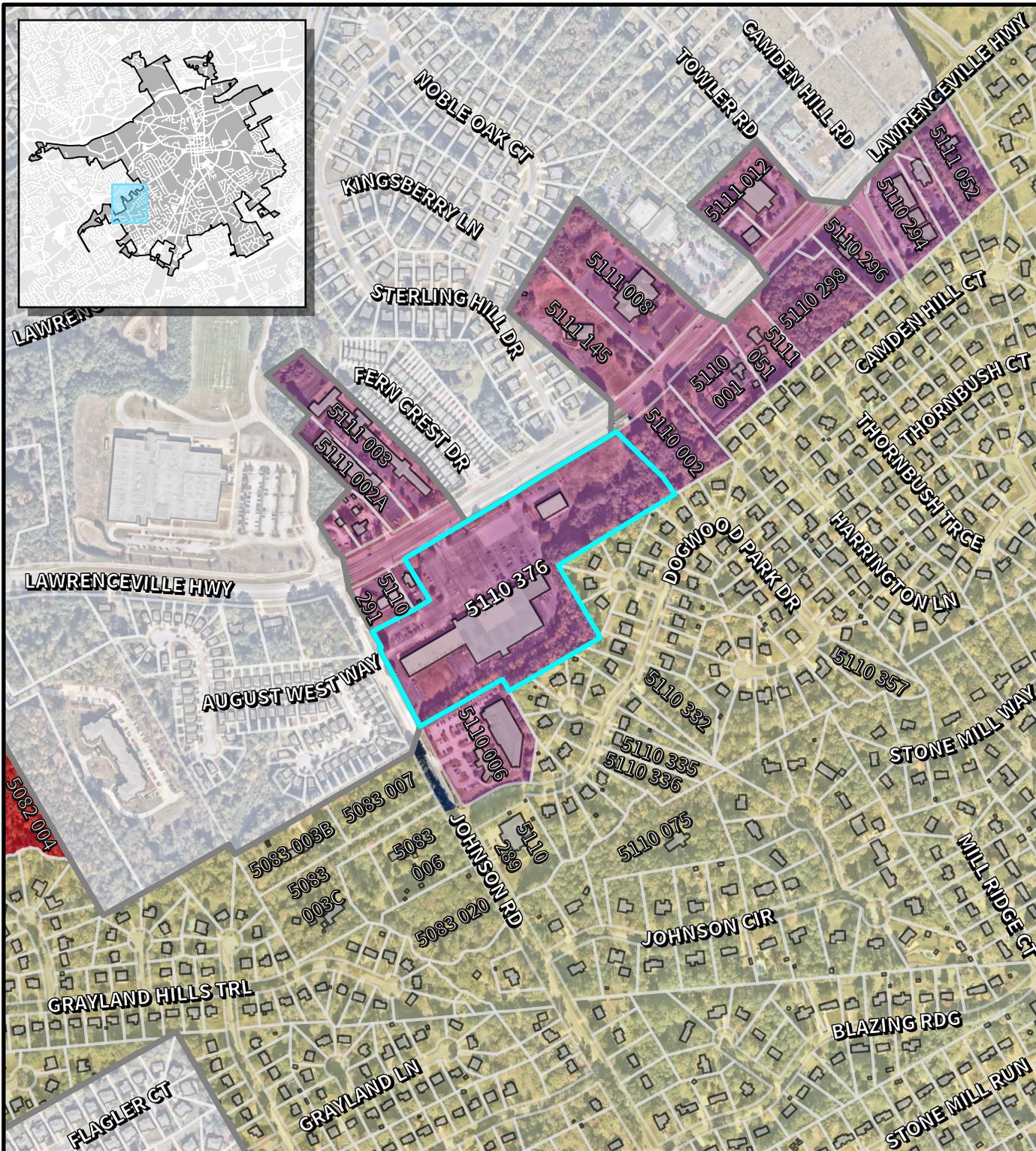
 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential

 Community Mixed Use

 Commercial Corridor



Scale: 1:7,200

0 250 500 1,000 Feet



N





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** SUP2025-00119; Sultan Hassan; 715 Paper Creek Drive
- Department:** Planning and Development
- Date of Meeting:** Wednesday, January 28, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Special Use Permit for an accessory structure larger than 400 square feet in area
- Planning & Development Recommendation:** Denial
- Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- SUP2025-00119\_REPORT\_12182025
- SUP2025-00119\_P&D REC CNDS\_12182025
- SUP2025-00119\_ATTCHMNTS\_12012025



# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2025-00119

**APPLICANT(S):** SULTAN HASSAN

**PROPERTY OWNER(S):** DAVID PHUNG

**LOCATION(S):** 715 PAPER CREEK DRIVE

**PARCEL IDENTIFICATION NUMBER(S):** R5180 371

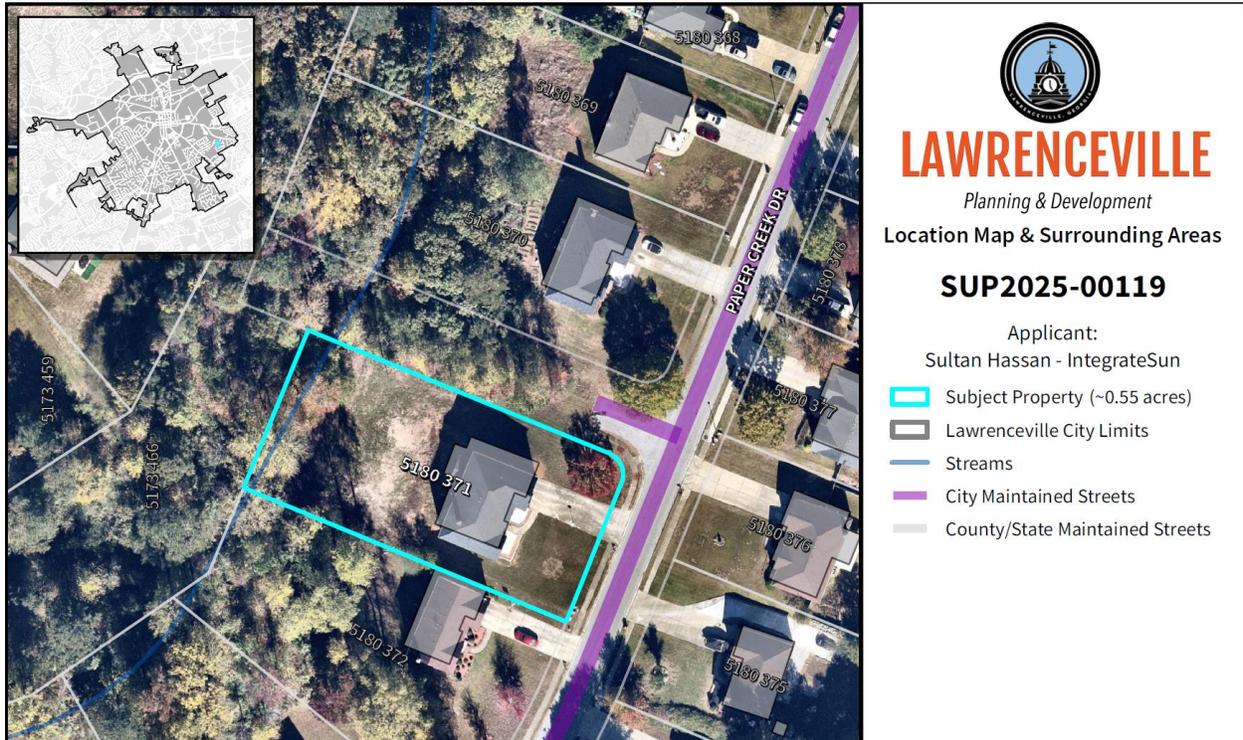
**APPROXIMATE ACREAGE:** 0.56 ACRES

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

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

**DEPARTMENT RECOMMENDATION:** DENIAL

### VICINITY MAP



### ZONING HISTORY

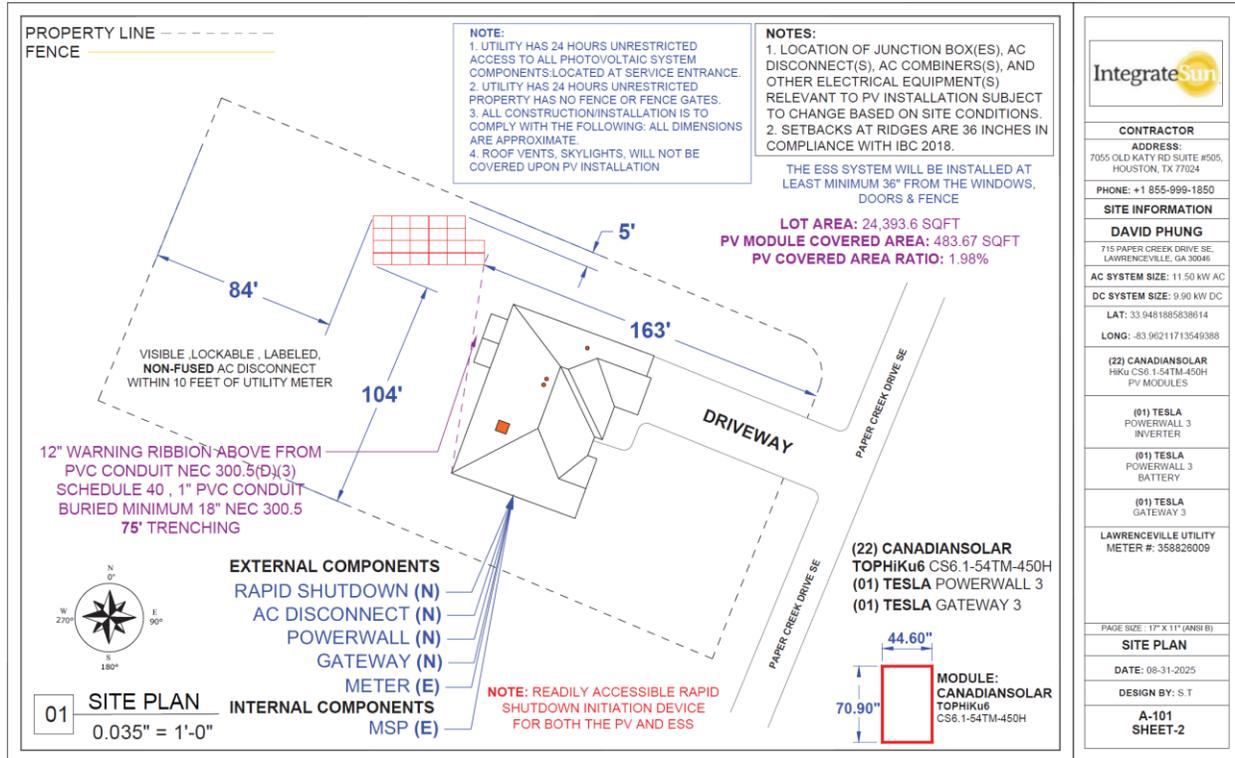
The earliest zoning records on file for the subject property circa 1960 show the property zoned RS-120 (Single-Family Residential District). It was reclassified to its current zoning district (RS-150 - Single-Family Residential) in a citywide rezoning between the years 1987 and 2002.

### PROJECT SUMMARY

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

### PROPOSED SITE PLAN

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



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

*If freestanding, the solar panel system shall:*

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

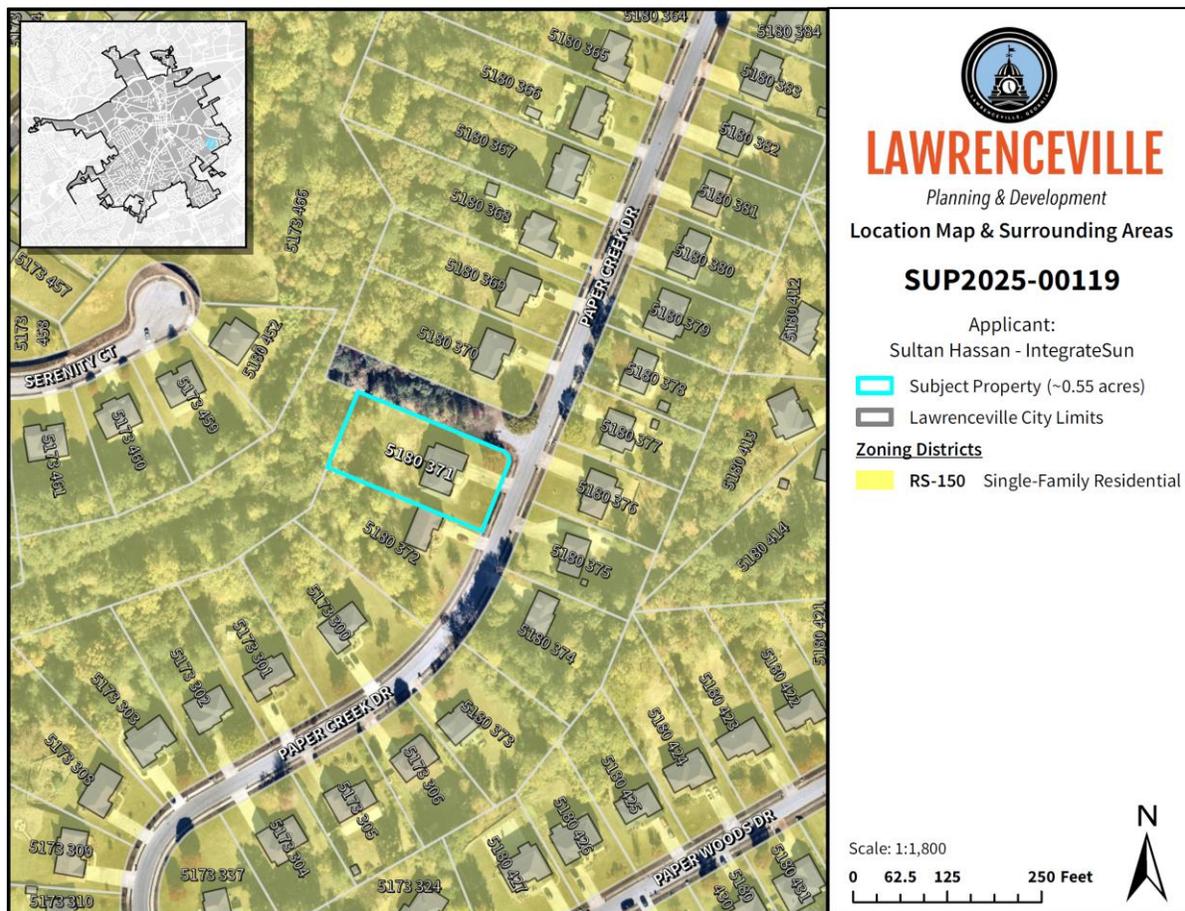
- d. *Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.*
- e. *Be landscaped at the base and the back of the panel structure if the structure is visible from neighboring property.*

**CURRENT SITE CONDITIONS**

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

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

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

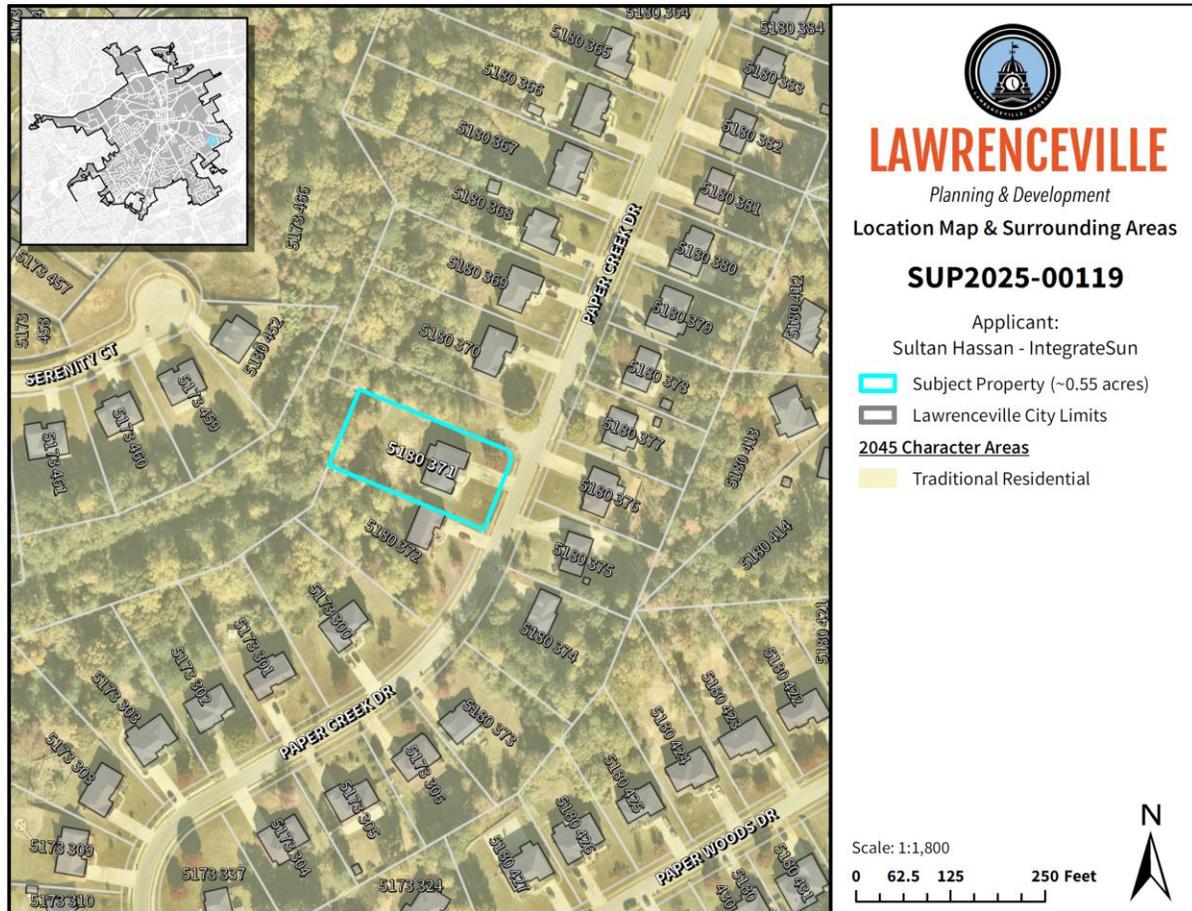


### SURROUNDING ZONING AND USE

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

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

# LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



## 2045 COMPREHENSIVE PLAN

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

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

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

**STAFF RECOMMENDATION**

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Lawrenceville Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_01052026

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

### SUP2025-00119

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

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

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

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

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

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



# LAWRENCEVILLE

GEORGIA

## SPECIAL USE PERMIT APPLICATION

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

*Sultan Hassan*

11/06/2025

SIGNATURE OF APPLICANT DATE

Sultan Hassan

TYPED OR PRINTED NAME

\*SEE ATTACHED NOTARIAL CERTIFICATE. 11/06/2025

NOTARY PUBLIC DATE

*David Phung*

10/30/25

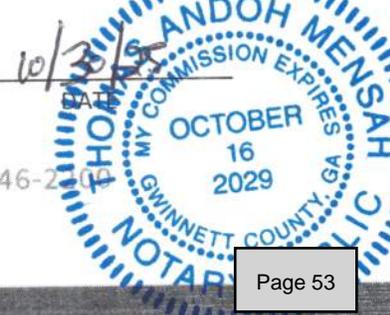
SIGNATURE OF OWNER DATE

David Phung

TYPED OR PRINTED NAME

*Thomas Sandoh Mensah*

NOTARY PUBLIC



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

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

PLANNING & DEVELOPMENT DEPARTMENT

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Certificate of Acknowledgement

Document Date: 11/06/2025

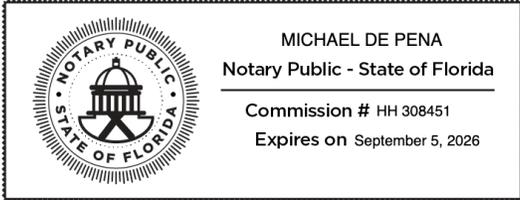
Number of Pages (including notarial certificate): 7

State of Florida  
 County of Broward

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



Michael De Pena



Personally Known OR  Produced Identification  
 Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

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





Property Tax > View Pay Your Ta...

# View/Pay Your Taxes

## Account Details

[Back to Search](#)

**Parcel ID :**  
R5180 371

**Property Type :**  
Real Property

**Site Address :**  
715 PAPER CREEK DR  
LAWRENCEVILLE 30046

**Mailing Address :**  
PHUNG DAVID H  
715 PAPER CREEK DR  
LAWRENCEVILLE GA 30046-5330

[Change Mailing Address](#)

**Legal :**  
L39 BB PAPER MILL #2

**District :**  
LAWRENCEVILLE

**Last Update :**  
11/29/2025 08:28 PM

No payment due for this account.

## Tax Bills

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

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

<a href="#">2017</a>	\$3,054.02	\$3,054.02	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
<b>Total</b>							\$0.00

Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

02:41

[Understanding Your Property Tax Bill.](#)

04:28

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

Select Language

Powered by [Google Translate](#)

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



# Real Estate

[View Bill](#)

[View bill image](#)

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

[View payments/adjustments](#)

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

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



# Real Estate

[Return to view bill](#)

## Payments/Adjustments

As of 12/1/2025

<b>Bill Year</b>	2024
<b>Bill</b>	8548

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

[Return to view bill](#)

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

**To:**

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

**From**

IntegrateSun

**Subject:** Letter of Intent

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

---

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

**Project Details:**

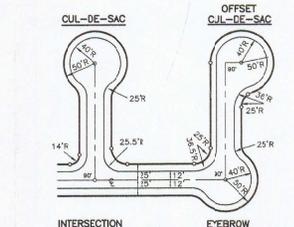
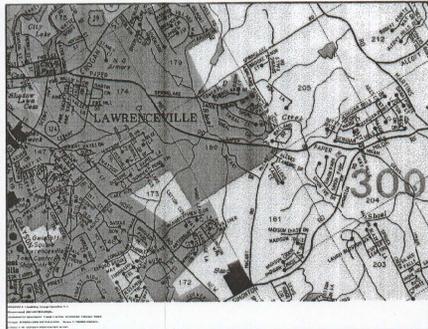
- System Type: Ground Mount Solar PV + Battery Energy Storage
- System Size: 9.90 kWp (DC)
- PV Modules: 22 × Canadian Solar TOPHiKu6 CS6.1-54TM-450H (450 W each)
- Energy Storage: 1 × Tesla Powerwall 3
- Backup Gateway: 1 × Tesla Gateway
- PV Module Covered Area: 483.67 sq. ft.
- Installation Location: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

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

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

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

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



TYP. R/W & PAVING LAYOUT

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

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

GENERAL NOTES

- 1. 10' R/W SET ON ALL LOT CORNERS (MIN. 1/2" 3/4") UTILITIES PROVIDED BY:
2. CITY OF LAWRENCEVILLE SEWAGE DISPOSAL - SANITARY SEWER - GWINNETT CO.
3. 14' FOOT RADIUS AT ALL STREET CORNER INTERSECTIONS
4. CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR INGRESS OF NATURAL OR ARTIFICIAL DRAINAGE ELEMENTS...
5. ALL AREAS WITHIN THE 100 YEAR FLOOD LIMIT AND ALONG WATER COURSES...
6. A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDC" RESPECTIVELY...
7. A HOUSE LOCATION PLAN (HLP) IS REQUIRED BY THE DEVELOPMENT DEPARTMENT ON LOTS 1, 3, 39, 40, 41, 138, 139, 150 & 151 1/2.
8. CITY OF LAWRENCEVILLE DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
9. THE 25 FOOT STREAM BUFFER AS REQUIRED UNDER ARTICLE V, SECTION 15 OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND SHOWN UPON APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
10. A 25 FOOT UNDISTURBED BUFFER ADJACENT TO ALL STREAMS, CREEKS, LAKES, PONDS, ETC. IS REQUIRED TO BE MAINTAINED BY THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE (ARTICLE 4 SECTION 4.3 PARAGRAPH 15) AN EXEMPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MAJOR LAND-USE RELATED ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 4 SECTION 3.1 PARAGRAPH 3).
11. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF INTERNAL STREETS AS PER GWINNETT COUNTY CODE. SIDEWALKS WILL BE CONSTRUCTED ON A LOT BY LOT BASIS. SIDEWALKS ARE TO BE 2 FT. FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4 FT. IN WIDTH AND 4 IN. THICK. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 3000 PSI AT 28 DAYS. HANDICAP CURB RAMP ARE REQUIRED ON SIDEWALKS ON CORNER LOTS.
12. THE CERTIFICATE OF OCCUPANCY ON EACH INDIVIDUAL LOT SIDEWALK SYSTEM SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO THE 2 YEAR MAINTENANCE BEING RELEASED.
13. THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FIRM CITY OF LAWRENCEVILLE COMMUNITY PANEL, NO. 13008 0020B.

SURVEYORS ACKNOWLEDGMENT

WE HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND SO TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF LAWRENCEVILLE... THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,353 FEET AND AN ANGULAR ERROR OF 0.52" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 800,778 FEET AND CONTAINS A TOTAL OF 18,848 ACRES. EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS 303 AND A STELL, DATE OF BOUNDARY SURVEY: 10-22-20, DATE OF AS-BUILT SURVEY: 07-10-21.

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

FIRE DEPARTMENT APPROVAL

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

SANITARY SEWER APPROVAL

DATED THIS 3rd DAY OF July 2001...  
A. M. Young  
(GWINNETT COUNTY PUBLIC UTILITIES)

CERTIFICATION OF PLANNING DIRECTOR

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

CERTIFICATION OF CITY ENGINEER

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

OWNERS ACKNOWLEDGMENT

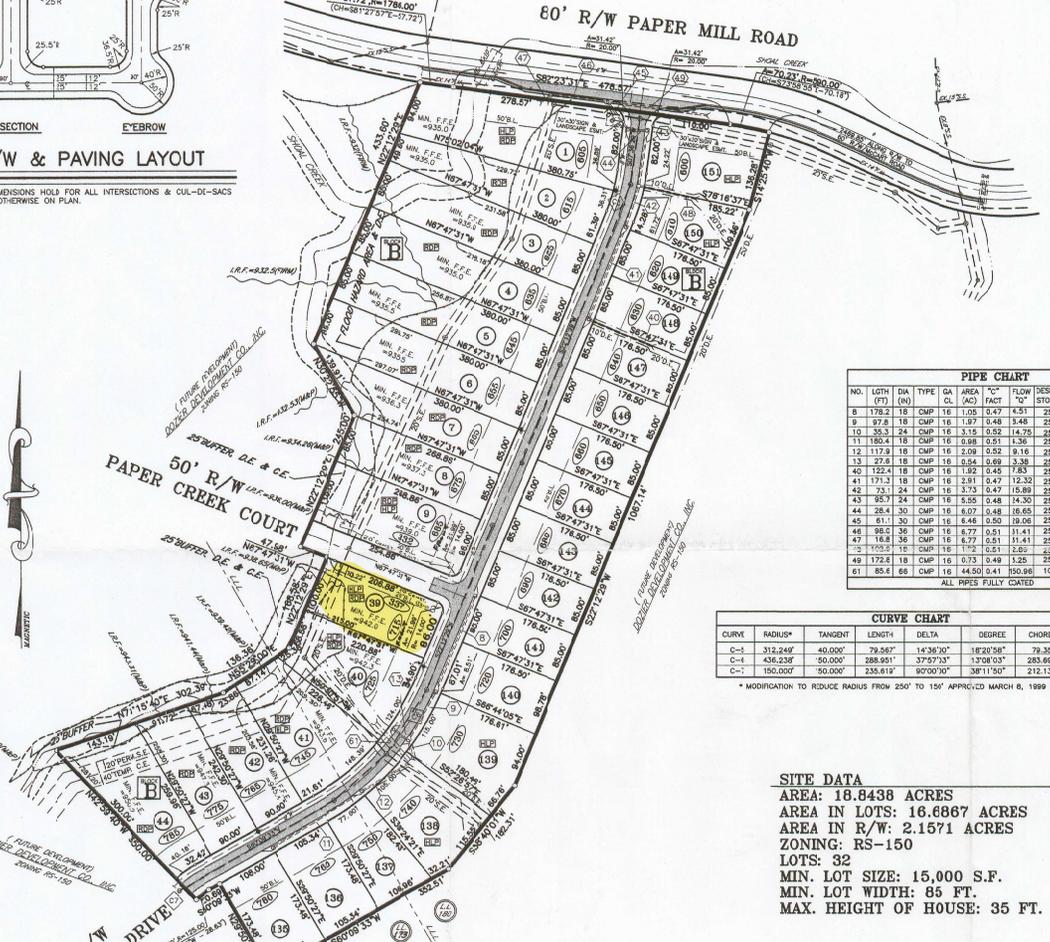
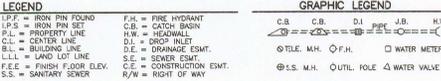
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.  
(OWNED) Dennis Herford, VP

CERTIFICATION OF CITY

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

PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN EFFECT UNTIL THE END OF MARCH, 2019.  
1. LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.  
2. NO LOT SHALL BE SUBDIVIDED.  
3. NO BUILDING SHALL BE ERRECTED AS A SCHOOL, CHURCH, OR HIDEOUT.  
4. NO SIGN, EXCEPT SIGNAGE REGARDING REAL ESTATE, SHALL BE PLACED ON ANY LOT.  
5. CENTER LINE  
6. BUILDING LINE  
7. LAND LOT LINE  
8. FINISH FLOOR ELEV.  
9. SANITARY SEWER  
10. RIGHT OF WAY



PIPE CHART table with columns: NO., LGTH (FT), DIA (IN), TYPE, GA, AREA (SQ FT), FLOW (GPM), DESIGN, I.E., L.E.

CURVE CHART table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, DEGREE, CHORD, CHBEARING.

LOT CHART table with columns: TAX PARCEL, BLOCK, LOT, LOT AREA (SQ. FT.), AREA OF FLOOD PLAIN (SQ. FT.), AREA IN FLOOD PLAIN.

SITE DATA  
AREA: 18.8438 ACRES  
AREA IN LOTS: 16.6867 ACRES  
AREA IN R/W: 2.1571 ACRES  
ZONING: RS-150  
LOTS: 32  
MIN. LOT SIZE: 15,000 S.F.  
MIN. LOT WIDTH: 85 FT.  
MAX. HEIGHT OF HOUSE: 35 FT.

MIN. HOUSE SIZE: 1400 S.F.  
MAX. GROUND COVERAGE: 25%  
MIN. FRONT B.L.: 50 FT.  
MIN. REAR B.L.: 40 FT.  
MIN. SIDE B.L.: 10 FT.  
MIN. SIDE B.L. CORNER LOT: 20 FT.  
MIN. PAPER MILL ROAD B.L.: 50 FT.

THIS PLAT RECORDED IN PLAT BOOK 96, PAGE 223  
GWINNETT COUNTY RECORDS, DATED 1-27-03

No. 1-27-03  
(R-1) CERTIFICATION OF PLANNING DIRECTOR

REVISION  
FINAL PLAT  
PAPER MILL, UNIT II

THIS PLAT RECORDED IN PLAT BOOK 90, PAGE 92  
GWINNETT COUNTY RECORDS, DATED 8-9-01

LAND LOTS 173 & 180 OF THE 6TH DISTRICT  
CITY OF LAWRENCEVILLE - GWINNETT COUNTY, GEORGIA  
DATE: 06-11-2001 SCALE: 1" = 100'

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

REVISIONS table with columns: No., REVISIONS, DATE.



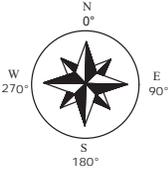
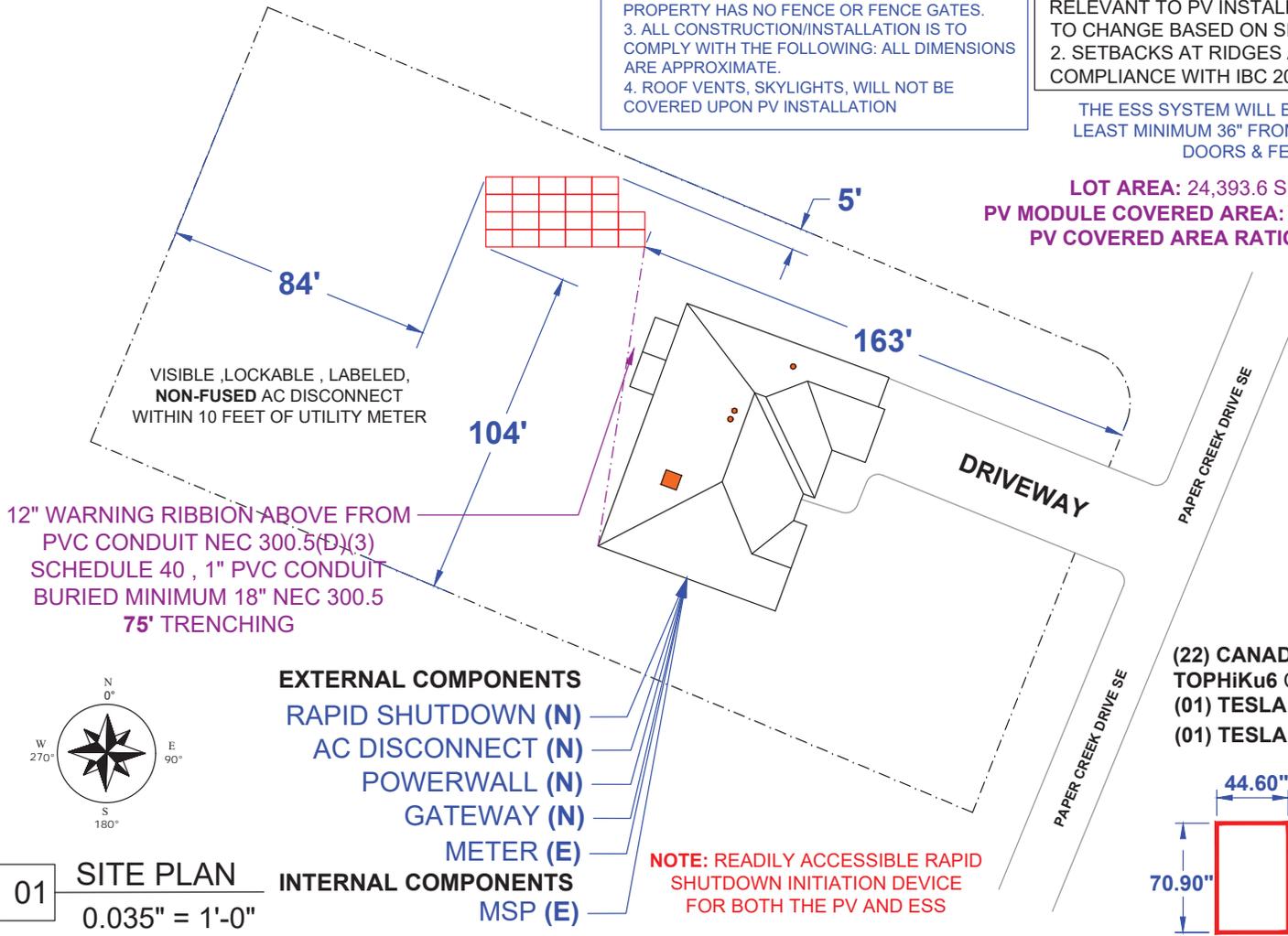
PROPERTY LINE - - - - -  
 FENCE \_\_\_\_\_

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

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

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

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



**01 SITE PLAN**  
 0.035" = 1'-0"

<b>CONTRACTOR</b>	
ADDRESS: 7055 OLD KATY RD SUITE #505, HOUSTON, TX 77024	
PHONE: +1 855-999-1850	
<b>SITE INFORMATION</b>	
<b>DAVID PHUNG</b>	
715 PAPER CREEK DRIVE SE, LAWRENCEVILLE, GA 30046	
AC SYSTEM SIZE: 11.50 kW AC	
DC SYSTEM SIZE: 9.90 kW DC	
LAT: 33.9481885838614	
LONG: -83.96211713549388	
(22) CANADIANSOLAR HiKu CS6.1-54TM-450H PV MODULES	
(01) TESLA POWERWALL 3 INVERTER	
(01) TESLA POWERWALL 3 BATTERY	
(01) TESLA GATEWAY 3	
LAWRENCEVILLE UTILITY METER #: 358826009	
PAGE SIZE : 17" X 11" (ANSI B)	
<b>SITE PLAN</b>	
DATE: 08-31-2025	
DESIGN BY: S.T	
<b>A-101 SHEET-2</b>	



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00119

Applicant:

Sultan Hassan - IntegrateSun

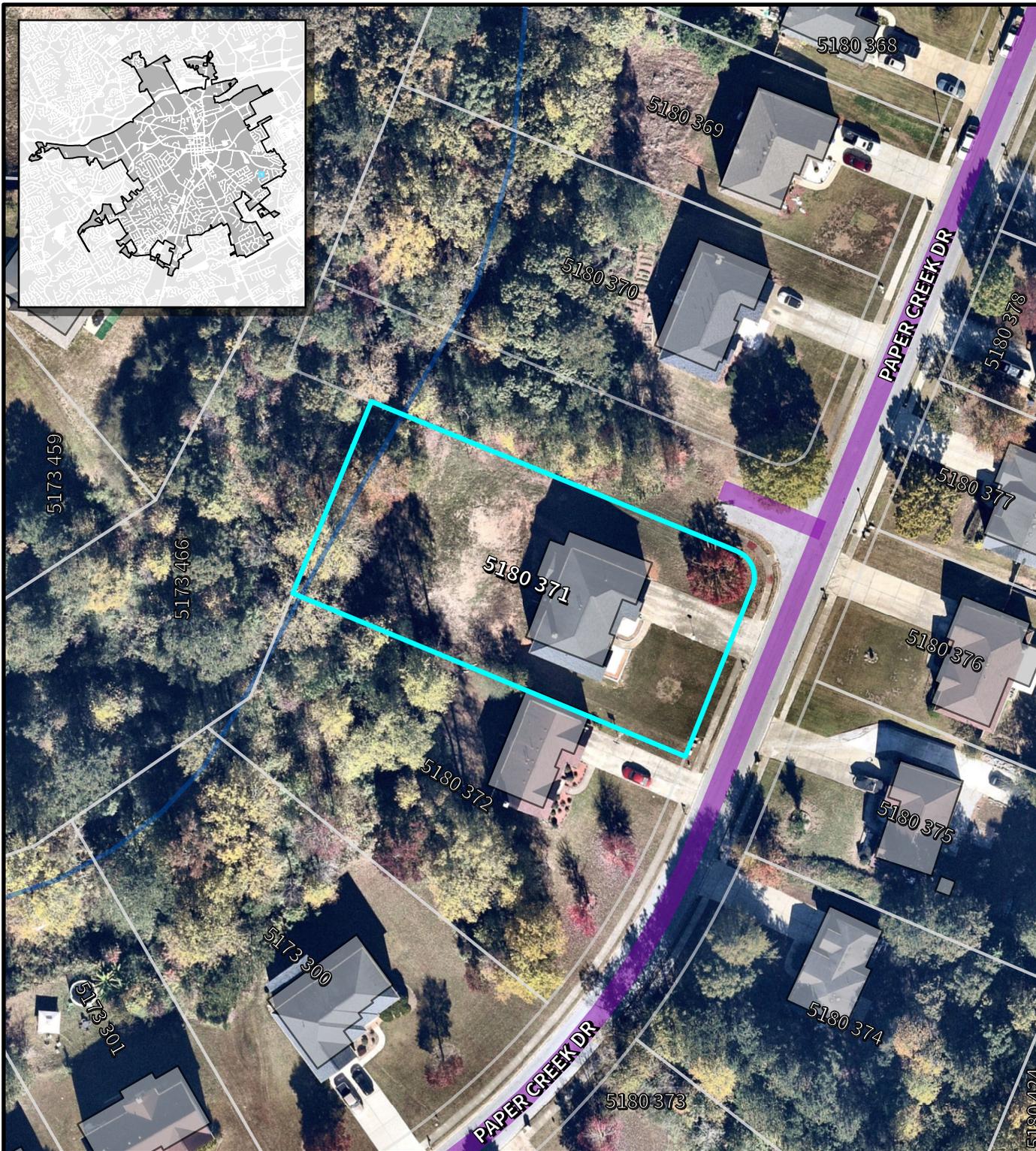
 Subject Property (~0.55 acres)

 Lawrenceville City Limits

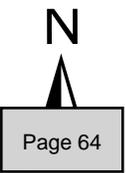
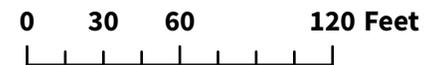
 Streams

 City Maintained Streets

 County/State Maintained Streets



Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00119

Applicant:

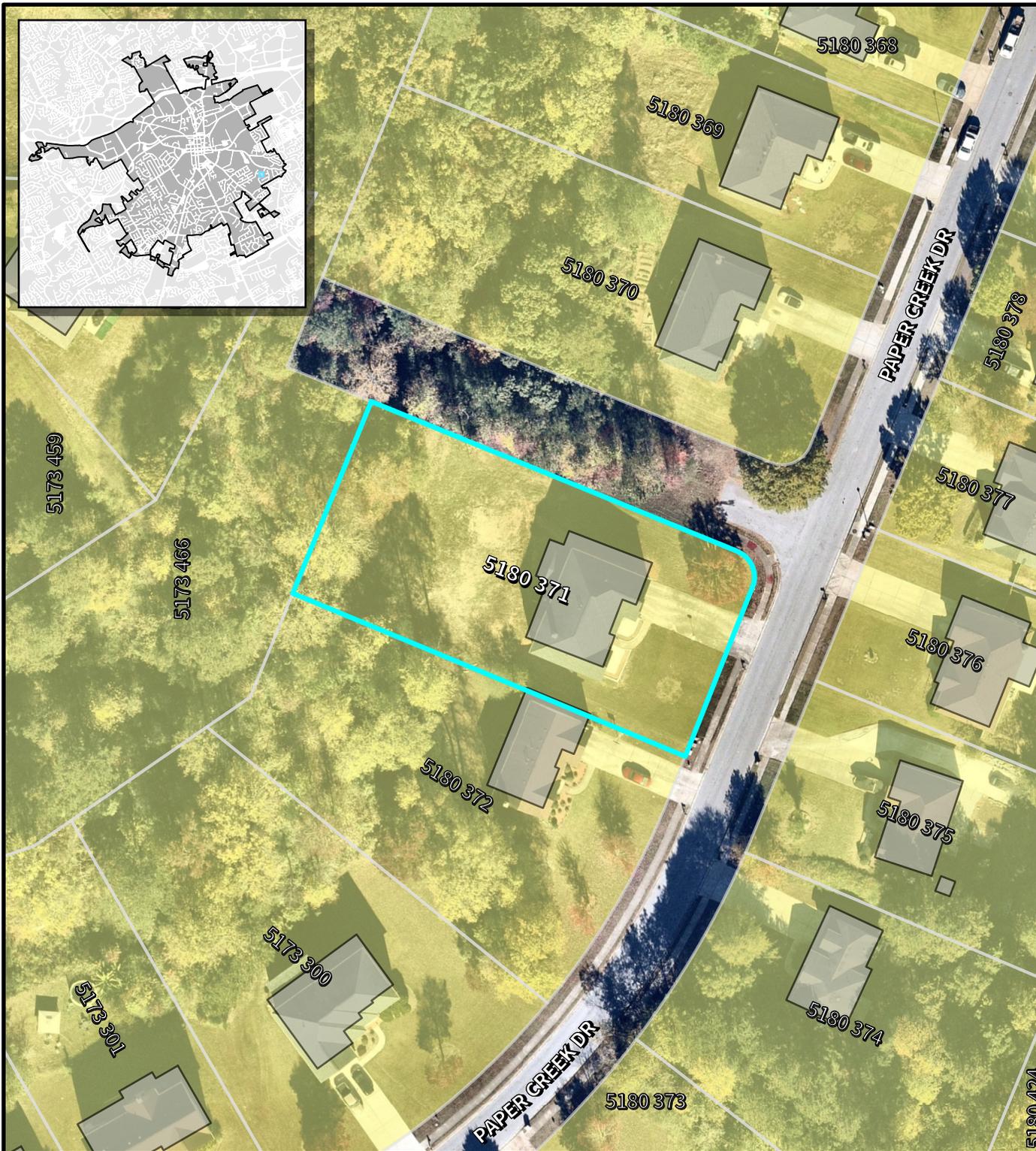
Sultan Hassan - IntegrateSun

 Subject Property (~0.55 acres)

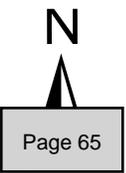
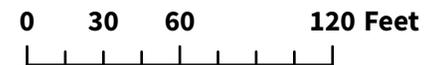
 Lawrenceville City Limits

### Zoning Districts

 RS-150 Single-Family Residential



Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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Applicant:

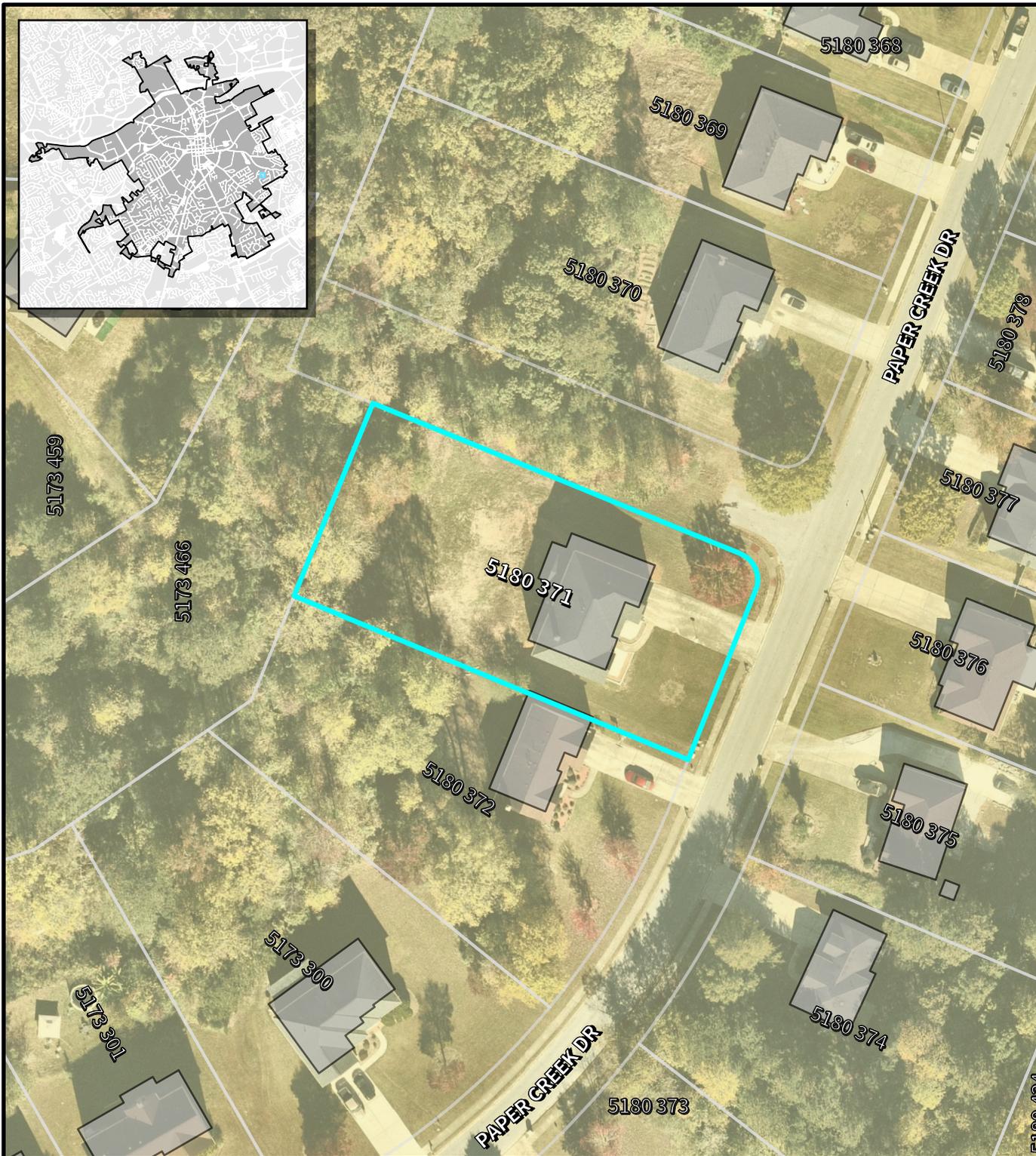
Sultan Hassan - IntegrateSun

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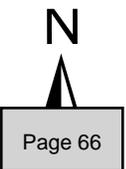
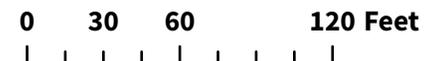
 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential



Scale: 1:900





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Planning & Development

Location Map & Surrounding Areas

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 Lawrenceville City Limits

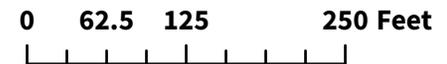
 Streams

 City Maintained Streets

 County/State Maintained Streets



Scale: 1:1,800



N





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Planning & Development

Location Map & Surrounding Areas

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 Lawrenceville City Limits

### Zoning Districts

 RS-150 Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00119

Applicant:

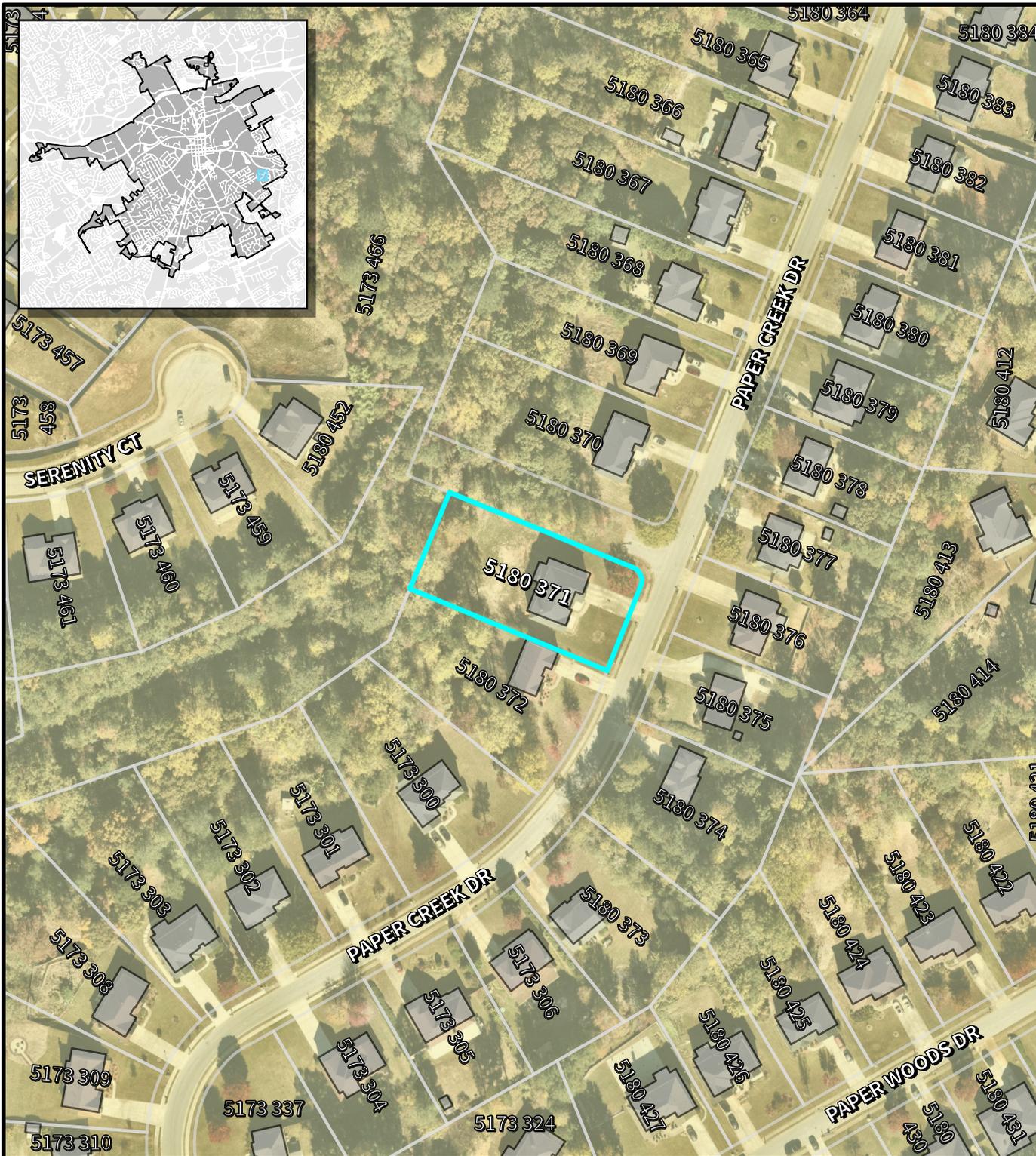
Sultan Hassan - IntegrateSun

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 Lawrenceville City Limits

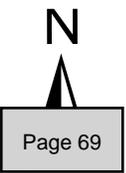
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 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet





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Streets

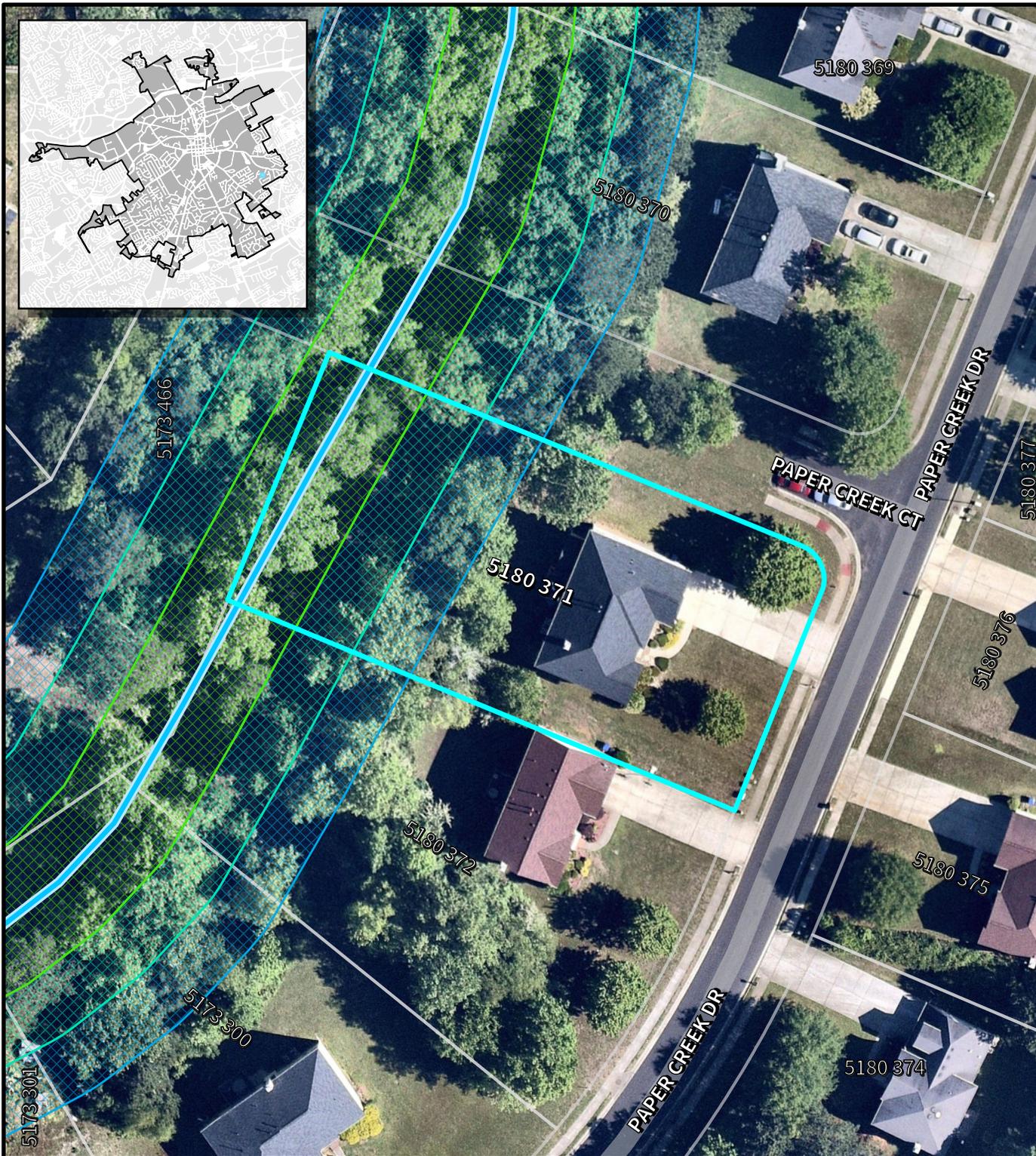
Streams

### Stream Buffers (Approximate)

25 ft

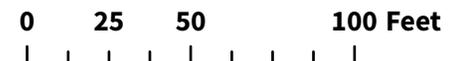
50 ft

75 ft



Imagery Date: 5/10/2020

Scale: 1:700



N





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Planning & Development

Location Map & Surrounding Areas

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Subject Property (~0.55 acres)

Lawrenceville City Limits

Streets

Streams

### Stream Buffers (Approximate)

25 ft

50 ft

75 ft



5173 301

5173 466

5180 370

5180 369

5180 371

5180 372

PAPER CREEK CT

PAPER CREEK DR

5180 377

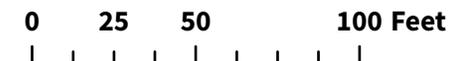
5180 376

5180 375

5180 374

Imagery Date: 5/21/2021

Scale: 1:700



N





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Streets

Streams

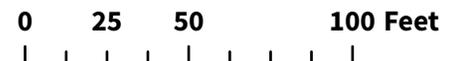
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Flood Zone A

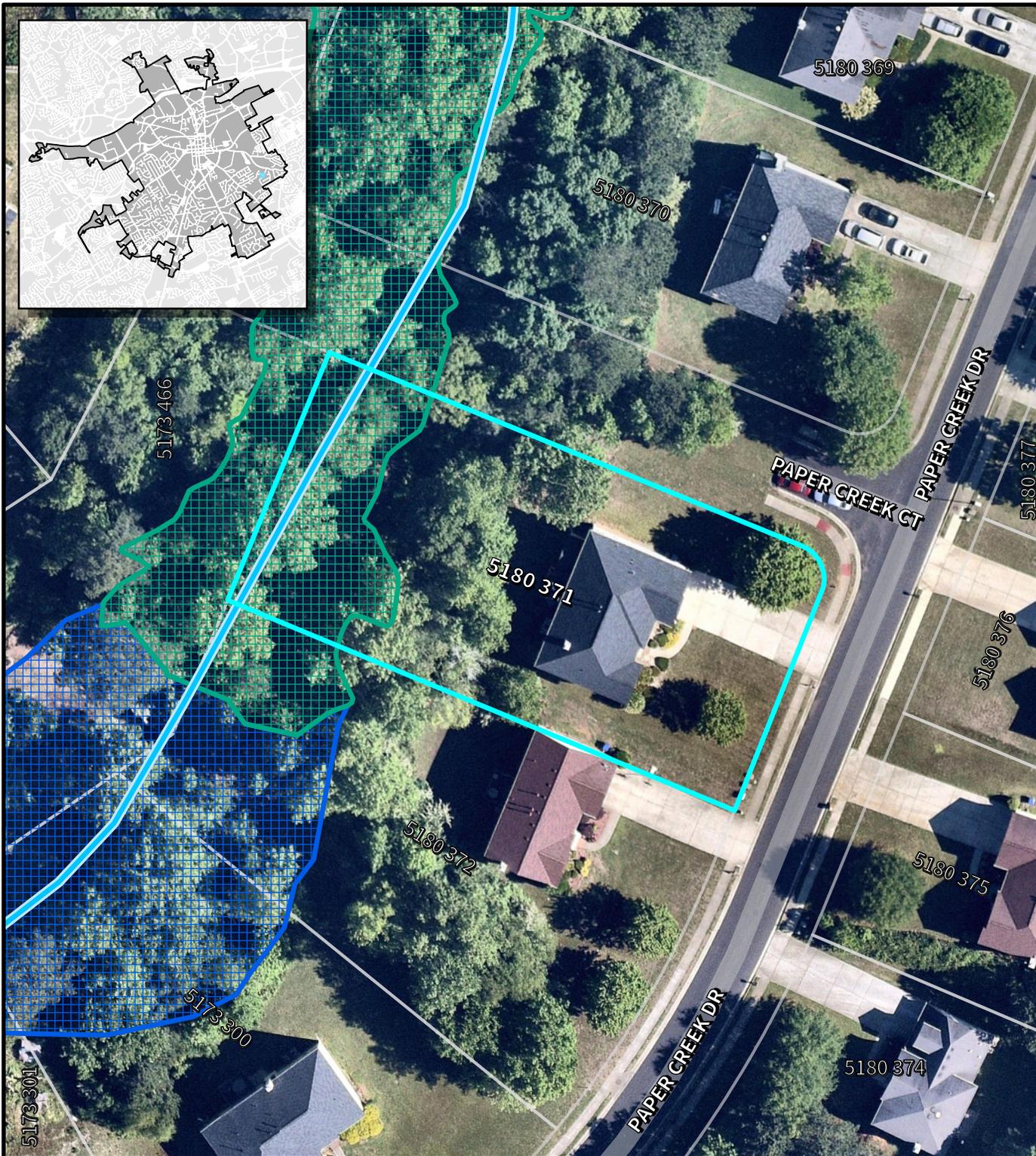
Flood Zone AE

Imagery Date: 5/10/2020

Scale: 1:700



N





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Streets

Streams

### Flood Hazard Area

Flood Zone A

Flood Zone AE

Imagery Date: 5/21/2021

Scale: 1:700

