LAWRENCEVILLE
GEORGIA

PLANNING COMMISSION
AGENDA

Monday, December 07, 2026	Council Chambers
6:00 PM	70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. November 2, 2026 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. SU-15-02; Kabir Small c/o Mechanical Trades Institute; 420 Grayson Highway
3. SU-CIC-18-15; Kabir Small c/o Mechanical Trades Institute; 420 Grayson Highway
4. SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
5. RZC2026-00004; Kayla Herren; 299 Scenic Highway
6. RZC2026-00005; Terravest Development Holdings; 479 Buford Drive, 459 Buford Drive, 144 Harris Drive, 295 Harris Drive and 0 Industrial Park Drive
7. RZM2026-00008, SUP2026-00014; Tellus Partners, LLC; 0 Paper Mill Road

Public Hearing Old Business

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

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, DECEMBER 7, 2026
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	November 2, 2026 Planning Commission Meeting Minutes
Department:	Planning and Development
Date of Meeting:	Monday, December 7, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
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 MTNG MNTS_11022026

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, DECEMBER 7, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SU-15-02; Kabir Small c/o Mechanical Trades Institute; 420 Grayson Highway
Department:	Planning and Development Department
Date of Meeting:	Monday, December 7, 2026
Presented By:	Todd Hargrave, Director, Planning and Development Department
Applicants Request:	Request to terminate a Special Use Permit authorizing an indoor climate-controlled storage facility
Planning & Development Recommendation:	Removal of Special Use Permit from Entitlement Record
Planning Commission Recommendation:	

Summary: The applicant and current property owner have requested termination of an earlier Special Use Permit approval, specifically SU-15-02. According to the applicant, these earlier approvals are no longer necessary and no longer serve a purpose given the property's current operational needs and the subsequent approvals granted by the City Council in 2025.
The applicant is not requesting modification or termination of SUP2025-00111 or SUP2025-00112. Those approvals shall remain in full force and effect and continue to govern the authorized uses of the property. Rather, the request is limited to the removal of the earlier Special Use Permit approval, SU-15-02, from the property's entitlement record.

Attachments/Exhibits:

- SU-15-02_AGPKT_12072026

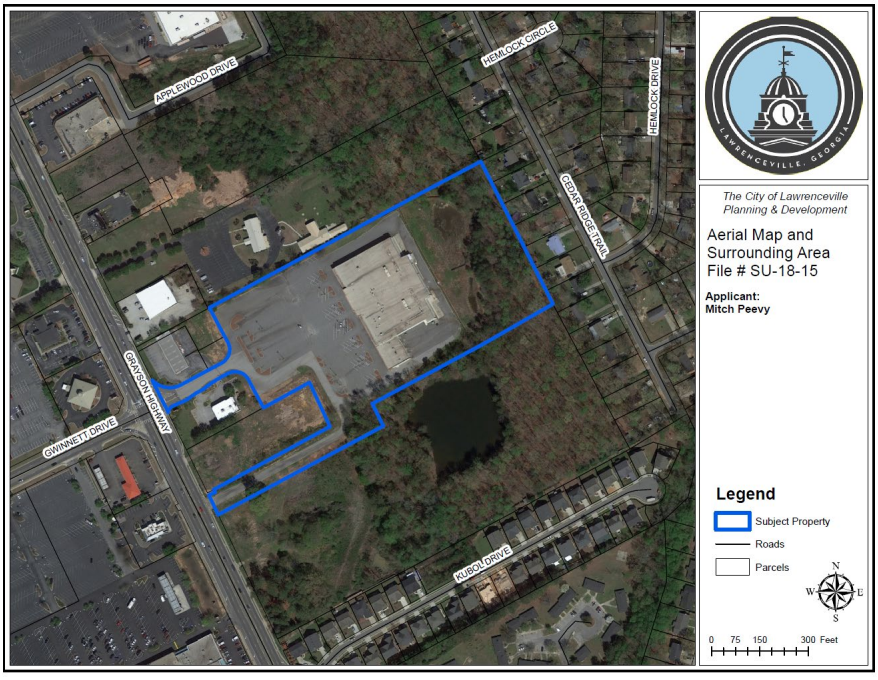
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	**SU-15-02**
APPLICANT(S) & PROPERTY OWNER(S):	KABIR SMALL C/O MECHANICAL TRADES INSTITUTE | JOINT APPRENTICES & TRANING TRUST
LOCATION(S):	420 GRAYSON HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5148 463
APPROXIMATE ACREAGE:	11.33 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REMOVAL OF SPECIAL USE PERMIT FROM ENTITLEMENT RECORD
DEPARTMENT RECOMMENDATION:	**REMOVAL OF SPECIAL USE PERMIT FROM ENTITLEMENT RECORD**

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property, dating to approximately 2015, indicate that the property was zoned BG (General Business District), which remains its current zoning classification.

In 2015, the City Council approved a Special Use Permit authorizing an indoor climate-controlled self-storage facility pursuant to SU-15-02.

In 2019, the City Council approved a Special Use Permit Change in Conditions request authorizing the outdoor storage of recreational vehicles and watercraft, pursuant to SU-CIC-18-15.

In 2020, a Special Use Permit Change in Conditions request seeking to amend various conditions of approval was considered and subsequently denied, pursuant to CIC2020-00006.

Most recently, in 2025, the City Council approved two Special Use Permits for the property. The first authorized a trade and vocational school, pursuant to SUP2025-00111, and the second authorized outdoor storage, pursuant to SUP2025-00112.

This series of zoning actions has maintained the property's BG (General Business District) zoning designation while allowing specific land uses through Council-approved Special Use Permits and subsequent amendments.

PROJECT SUMMARY

The subject property has been the beneficiary of several Council-approved Special Use Permits over time. Most recently, in 2025, the City Council approved SUP2025-00111, authorizing a trade and vocational school, and SUP2025-00112, authorizing outdoor storage. These approvals establish the current development entitlements governing the property.

The applicant and current property owner have requested termination of an earlier Special Use Permit approval, specifically SU-15-02. According to the applicant, these earlier approvals are no longer necessary and no longer serve a purpose given the property's current operational needs and the subsequent approvals granted by the City Council in 2025.

The applicant is not requesting modification or termination of SUP2025-00111 or SUP2025-00112. Those approvals shall remain in full force and effect and continue to govern the authorized uses of the property. Rather, the request is limited to the removal of the earlier Special Use Permit approval, SU-15-02, from the property's entitlement record.

STAFF ANALYSIS

Article 9 of the Zoning Ordinance establishes procedures for the processing and approval of Special Use Permit applications and includes provisions for the withdrawal of pending applications. However, the ordinance does not contain specific procedures governing the voluntary termination, surrender, or relinquishment of previously approved Special Use Permits.

Because SU-15-02 approvals exist that have already received final action by the City Council, staff do not consider the request to be a withdrawal under Article 9. Rather, staff interprets the request as a voluntary relinquishment of previously granted land use entitlements and seeks formal Council action to remove those approvals from the property's entitlement record.

Staff further finds that termination of SU-15-02 will not create any land use uncertainty for the property because the City Council has subsequently approved SUP2025-00111 and SUP2025-00112, which establish the current Special Use Permit entitlements for the site. Approval of this request would simply eliminate obsolete approvals while leaving the more recent 2025 approvals in place.

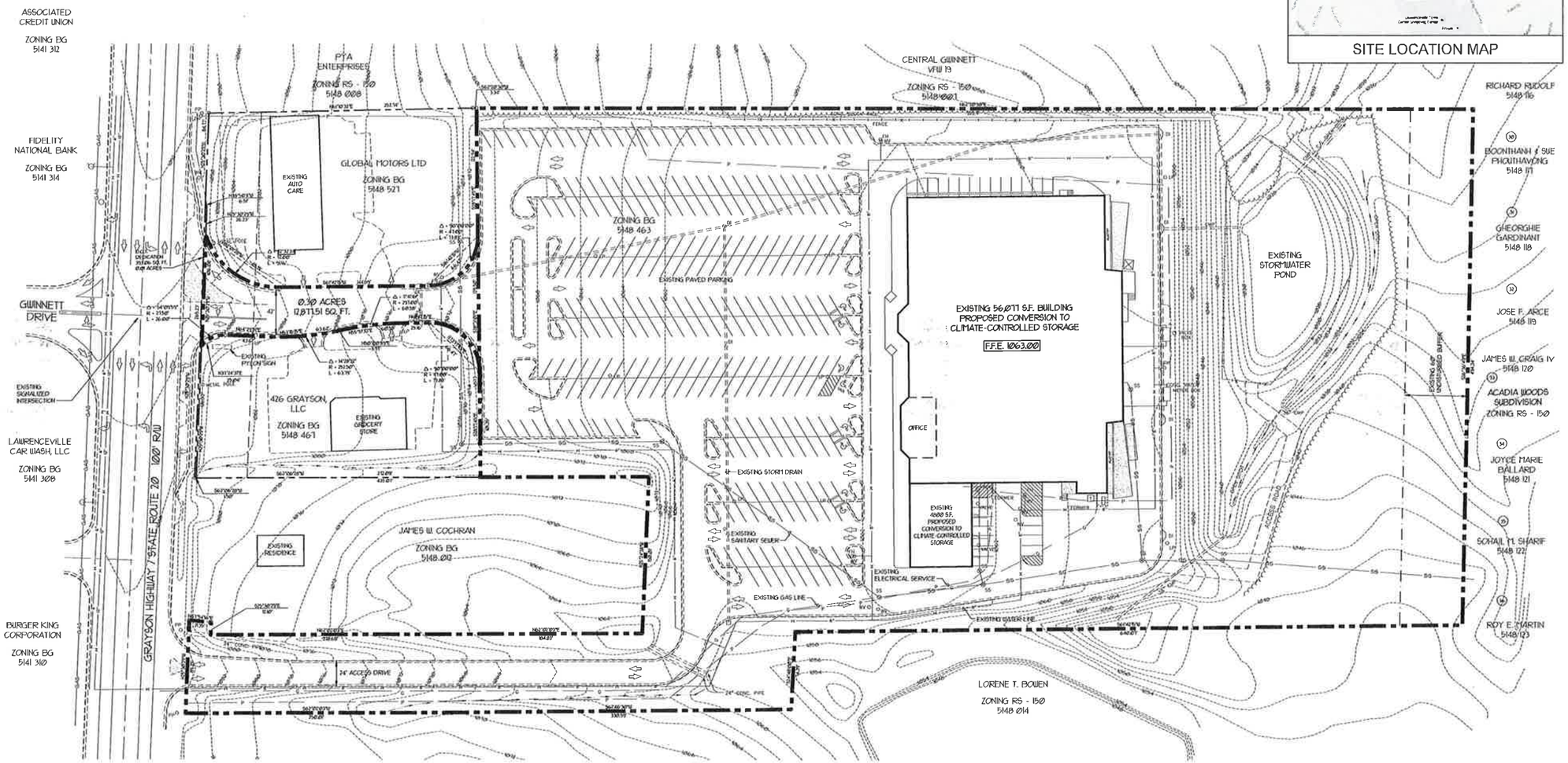
STAFF RECOMMENDATION

Given the limited scope of the request and the reuse of an existing purpose-built facility, Staff recommends the **REMOVAL OR TERMINATION** of the SU-15-02 from the property's entitlement record.

SITE DATA	
SITE AREA	11.33 AC.
ACCESS PARCEL	0.30 AC.
ZONING	B/G - GENERAL BUSINESS
FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	60' UNDISTURBED BUFFER



SITE LOCATION MAP



SCALE: 1"=40'

February 6, 2015

Proposed Indoor Climate-Controlled Storage Facility

420 Grayson Highway
Lawrenceville, Georgia

Carter & Sloope CONSULTING ENGINEERS

Legal Description
420 Grayson Highway

All that tract or parcel of lying and being in Land Lot 148 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point located at the intersection of the easterly right-of-way line of Georgia S.R. 20 (a 90-foot right-of-way at such point) with the center line of Applewood Drive; thence running along said easterly right-of-way line of Georgia S.R. 20 the following courses and distances: South 25° 28' 24" East 324.47 feet to a point; North 64° 15' 58" east 5.00 feet to a point; and South 25° 30' 29" East 515.02 feet to an iron pin set; thence leaving said easterly right-of-way line of Georgia S.R. 20 and running North 61° 10' 32" East 252.74 feet to a 4" concrete monument found; thence running North 62° 20' 30" East 3.34 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, thence running North 62° 20' 30" East 955.71 feet to a 4" concrete monument found; thence running South 26° 36' 49" East 494.34 feet to a iron pin found (1/2" pipe); thence running South 61° 42' 15" West 640.07 feet to an iron pin set; thence running South 24° 48' 00" East 74.39 feet to an iron pin found; thence running South 61° 46' 30" West 330.59 feet to an iron pin set; thence running South 62° 02' 02" West 250.01 feet to an iron pin set located on said easterly right-of-way line of Georgia S.R. 20; thence running along said easterly right-of-way line of Georgia S.R. 20 North 25° 30' 29" West 69.29 feet to an iron pin set; thence leaving said easterly right-of-way line of Georgia S.R. 20 and running North 67° 54' 16" East 21.35 feet to an iron pin set; thence running North 25° 30' 29" West 7.90 feet to an iron pin set; thence running North 62° 02' 02" East 413.51 feet to an iron pin found; thence running North 25° 24' 38" West 150.01 feet to an iron pin found; thence running South 62° 06' 28" West 161.48 feet to an iron pin set; thence running North 20° 17' 45" West 101.35 feet to an iron pin set; thence running along a 47.00 foot radius curve to the left, said curve having a chord of 66.47 feet bearing North 73° 17' 45" West a distance of 73.83 feet to an iron pin set; thence running South 61° 42' 15" West 25.16 feet to an iron pin set; thence running along a 297.00 foot radius curve to the left, said curve having a chord of 60.58 feet bearing South 55° 51' 37" West a distance of 60.68 feet to an iron pin set; thence running South 50° 00' 59" West 3.77 feet to an iron pin set; thence running along a 252.77 foot radius curve to the right, said curve having a chord of 63.62 feet bearing South 57° 15' 15" west a distance of 63.79 feet to an iron pin set; thence running South 64° 28' 35" West 43.61 feet to an iron pin set; thence running along a 27.50 foot radius curve to the left, said curve having a chord of 25.04 feet bearing South 37° 24' 31" West a distance of 25.99 feet to an iron pin set; thence running South 25° 30' 29" East 126.52 feet to an iron pin set; thence running South 62° 06' 28" West 1.50 feet to an iron pin set located on said easterly right-of-way line of Georgia S.R. 20; thence running along said easterly right-of-way line of Georgia S.R. 20 North 25° 30' 29" West 265.23 feet to an iron pin set; thence leaving said right-of-way line of Georgia S.R. 20 and running South 38° 50' 11" East 6.51 feet to an iron pin set; thence running South 25° 30' 29" East 26.23 feet to an iron pin set; thence running along a 72.00 foot radius curve to the left said curve having a chord of 85.19 feet bearing South 82° 01' 28" East a distance of 91.15

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Said parcel of land is shown as “Publix Tract” (10.33 acres), “Drive 1” (12,878 square feet), “Drive 2” (43,203 square feet), and “Tract 3” (393 square feet) on that certain survey entitled “Development Survey of Gwinnett Square for Gwinnett Square Partners, Barnett Bank of Southwest Georgia, Jefferson-Pilot Life Insurance Company, Bank South, N.A, Publix Super Markets, Inc., and Ticor Title Insurance Company” dated July 28, 1993, bearing the certification and seal of Larry W. Grogan, Georgia Registered Land Surveyor No. 1649, Job No. 92227-05, and recorded in Plat Book 59, Page 204, Gwinnett County, Georgia records.

TOGETHER WITH Easements, as contained in that certain Declaration of Easements, covenants and Restrictions by Gwinnett Square Partners, dated August 12, 1993, to be filed in the real estate records of Gwinnett County, Georgia.

TOGETHER WITH that certain Sewer Easement between Curt H. Tabor and Rhonda L. Tabor and Hand Partners, Inc. dated August 12, 1993, as assigned from Hand Partners, Inc. to Gwinnett Square Partners by Assignment dated August 12, 1993, to be filed in the real estate records of Gwinnett County, Georgia.

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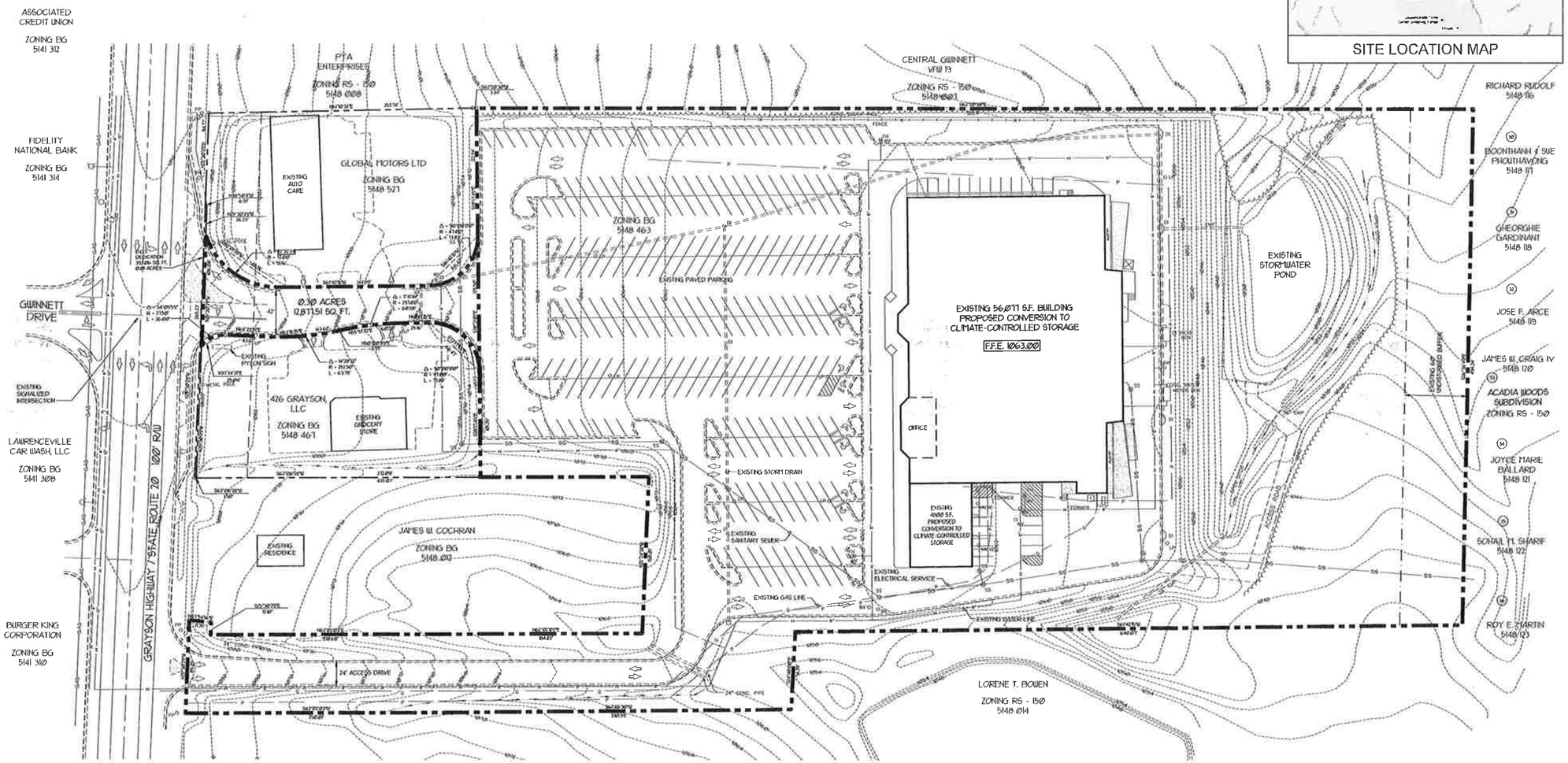
SITE LOCATION MAP



SCALE: 1"=40'

February 6, 2015

Proposed Indoor Climate-Controlled Storage Facility

420 Grayson Highway
Lawrenceville, Georgia

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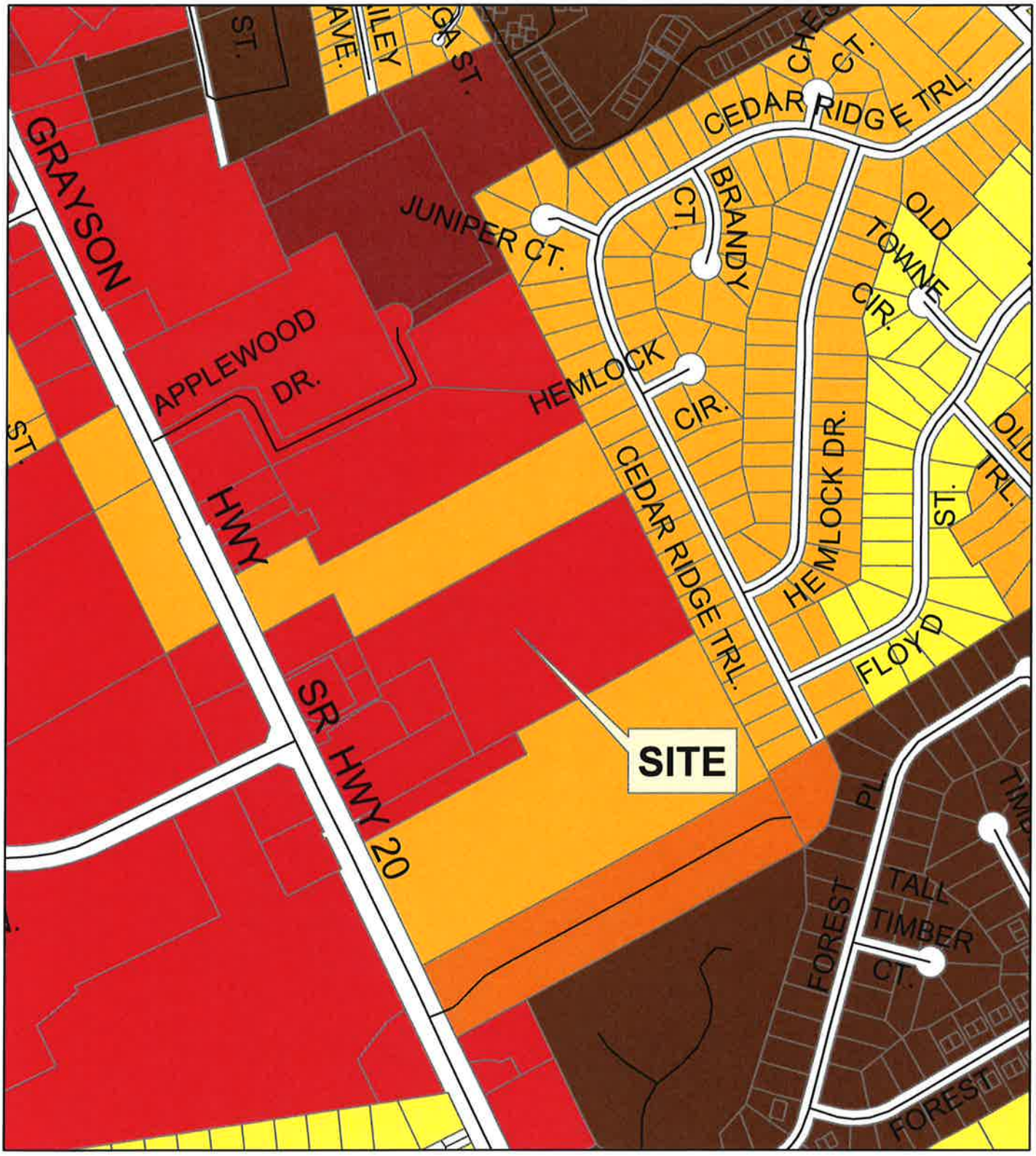
CONSULTING ENGINEERS



Location Map and Surrounding Zoning
SU-15-02 Parcels 5-148-463, 009, 035, 462 and 010
Lee Tucker or Wes Turner of Mahaffey Pickens Tucker
on behalf of Gwinnett Square Partners
420 Grayson Highway
To Allow:
1) Indoor Climate Controlled Storage Facility

RM-M
RMHR
RS150
RS180
RS60
City Limits
HSB
LM
OI
ON
RM-12
RM-4-C
Streets
AR
BG
BGC
BN
HM

N
W
E
S

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, DECEMBER 7, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SU-CIC-18-15; Kabir Small c/o Mechanical Trades Institute; 420 Grayson Highway
Department:	Planning and Development Department
Date of Meeting:	Monday, December 7, 2026
Presented By:	Todd Hargrave, Director, Planning and Development Department
Applicants Request:	Request to terminate a Special Use Permit authorizing outdoor storage
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

Summary: The applicant and current property owner have requested termination of an earlier Special Use Permit approval, specifically SU-CIC-18-15. According to the applicant, these earlier approvals are no longer necessary and no longer serve a purpose given the property's current operational needs and the subsequent approvals granted by the City Council in 2025.
The applicant is not requesting modification or termination of SUP2025-00111 or SUP2025-00112. Those approvals shall remain in full force and effect and continue to govern the authorized uses of the property. Rather, the request is limited to the removal of the earlier Special Use Permit approval, SU-CIC-18-15, from the property's entitlement record.

Attachments/Exhibits:

- SU-CIC-18-15_AGPKT_12072026

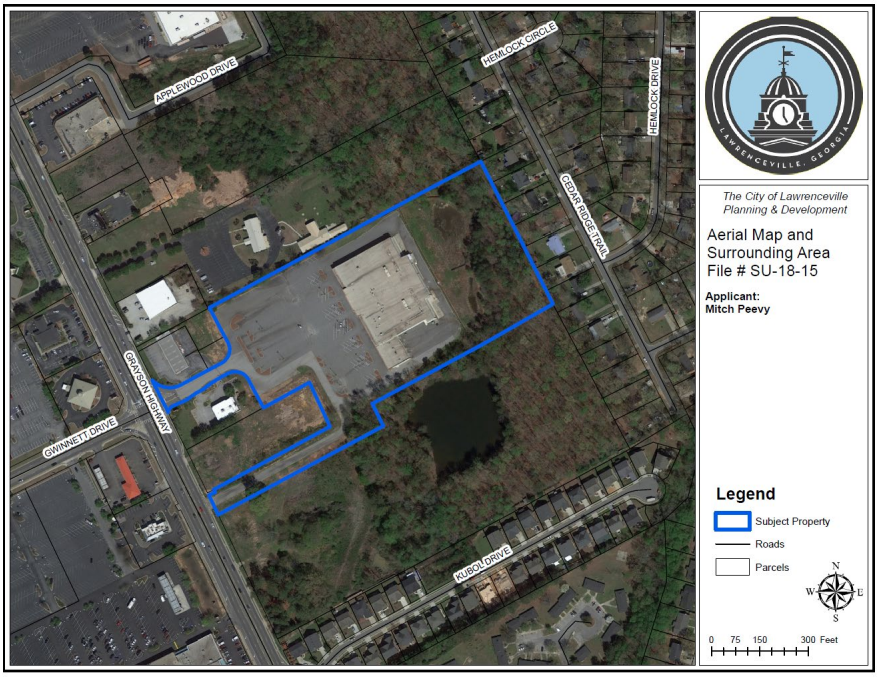
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	**SU-CIC-18-15**
APPLICANT(S) & PROPERTY OWNER(S):	KABIR SMALL C/O MECHANICAL TRADES INSTITUTE | JOINT APPRENTICES & TRANING TRUST
LOCATION(S):	420 GRAYSON HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5148 463
APPROXIMATE ACREAGE:	11.33 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REMOVAL OF SPECIAL USE PERMIT FROM ENTITLEMENT RECORD
DEPARTMENT RECOMMENDATION:	**APPROVAL**

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property, dating to approximately 2015, indicate that the property was zoned BG (General Business District), which remains its current zoning classification.

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In 2020, a Special Use Permit Change in Conditions request seeking to amend various conditions of approval was considered and subsequently denied, pursuant to CIC2020-00006.

Most recently, in 2025, the City Council approved two Special Use Permits for the property. The first authorized a trade and vocational school, pursuant to SUP2025-00111, and the second authorized outdoor storage, pursuant to SUP2025-00112.

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PROJECT SUMMARY

The subject property has been the beneficiary of several Council-approved Special Use Permits over time. Most recently, in 2025, the City Council approved SUP2025-00111, authorizing a trade and vocational school, and SUP2025-00112, authorizing outdoor storage. These approvals establish the current development entitlements governing the property.

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STAFF ANALYSIS

Article 9 of the Zoning Ordinance establishes procedures for the processing and approval of Special Use Permit applications and includes provisions for the withdrawal of pending applications. However, the ordinance does not contain specific procedures governing the voluntary termination, surrender, or relinquishment of previously approved Special Use Permits.

Because SU-CIC-18-15 approvals exist that have already received final action by the City Council, staff do not consider the request to be a withdrawal under Article 9. Rather, staff interprets the request as a voluntary relinquishment of previously granted land use entitlements and seeks formal Council action to remove those approvals from the property's entitlement record.

Staff further finds that termination of SU-15-02 and SU-CIC-18-15 will not create any land use uncertainty for the property because the City Council has subsequently approved SUP2025-00111 and SUP2025-00112, which establish the current Special Use Permit entitlements for the site. Approval of this request would simply eliminate obsolete approvals while leaving the more recent 2025 approvals in place.

STAFF RECOMMENDATION

Given the limited scope of the request and the reuse of an existing purpose-built facility, Staff recommends the **REMOVAL OR TERMINATION** of the SU-CIC-18-15 from the property's entitlement record.

CASE NUMBER: SU-CIC-18-15

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

PRESENT	VOTE
Judy Jordan Johnson, Mayor	No
Victoria Jones, Councilmember	Yes
Keith Roche , Councilmember	Yes
David Still , Councilmember	Yes

On motion of Councilman Still, which carried 3-1, the following resolution was adopted:

A RESOLUTION TO GRANT A CHANGE-IN-CONDITIONS

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Change in Conditions by Lawrenceville Hand Properties, LLC for the proposed use of an Outdoor Storage for RV's and Boats on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on May 6th, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawrenceville this the 6th day of May, 2019, that the aforesaid application for a Change in Conditions is hereby APPROVED subject to the following enumerated conditions:

1. Storage units shall not be used for manufacturing, retail or wholesale, office, or other businesses or service use.

2. Storage units shall not be used for human habitation.

3. Access to all internal storage units shall be from the interior of the main building. No access to an internal storage unit shall lead directly to the exterior of the building.

4. Outdoor speakers or sound amplification systems shall be prohibited.

5. The facility shall provide adequate loading and unloading areas which shall be outside of all designated and required parking spaces, all travel lanes, and all fire lanes.

6. Covered outdoor storage shall be limited to boats and RV's only, and shall be located on the striped side yard parking areas as presented to the City Council at the Regular Meeting on May 6, 2019. The boats shall only be located in the northern side yard area and the RV's shall only be located in the southern side yard area, as approved by the Planning and Development Director.

7. A solid brick wall (a minimum length of 10 feet) that matches the existing brick façade shall be constructed on the northern side of the building as shown on the site plan presented to the City Council at the Regular Meeting on May 6, 2019.

8. Slatted security gates, 8 feet in height, shall be installed on the northern and southern (sides) portions of the parking lot immediately adjacent to the existing structure. The gates shall be aligned on both sides of the existing structure, as shown on the site plan presented to the City Council at the Regular Meeting on May 6, 2019.

9. The existing fence line shown on the site plan presented to the City Council at the Regular Meeting on May 6, 2019, shall extend from the required gates, and shall be slatted.

CASE NUMBER: SU-CIC-18-15

Judy Jordan Johnson

Judy Jordan Johnson, Mayor

Date Signed: 9/5/19

ATTEST:

Karen Pierce

Karen Pierce, City Clerk

EXHIBIT "A"

Legal Description

Publix Tract

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 148 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point located at the intersection of the easterly right-of-way line of Georgia S.R. 20 (a 90-foot right-of-way at such point) with the center line of Applewood Drive; thence running along said easterly right-of-way line of Georgia S.R. 20 the following courses and distances: south 25° 28' 24" east 324.47 feet to a point; north 64° 15' 58" east 5.00 feet to a point; and south 25° 30' 29" east 515.02 feet to an iron pin set; thence leaving said easterly right-of-way line of Georgia S.R. 20 and running north 61° 10' 32" east 252.74 feet to a 4" concrete monument found; thence running north 62° 20' 30" east 3.34 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, thence running north 62° 20' 30" east 955.71 feet to a 4" concrete monument found; thence running south 26° 36' 49" east 494.34 feet to a iron pin found (1/2" pipe); thence running south 61° 42' 15" west 640.07 feet to an iron pin set; thence running south 24° 48' 00" east 74.39 feet to an iron pin found; thence running south 61° 46' 30" west 330.59 feet to an iron pin set; thence running south 62° 02' 02" west 250.01 feet to an iron pin set located on said easterly right-of-way line of Georgia S.R. 20; thence running along said easterly right-of-way line of Georgia S.R. 20 north 25° 30' 29" west 69.29 feet to an iron pin set; thence leaving said easterly right-of-way line of Georgia S.R. 20 and running north 67° 54' 16" east 21.35 feet to an iron pin set; thence running north 25° 30' 29" west 7.90 feet to an iron pin set; thence running north 62° 02' 02" east 413.51 feet to an iron pin found; thence running north 25° 24' 38" west 150.01 feet to an iron pin found; thence running south 62° 06' 28" west 161.48 feet to an iron pin set; thence running north 28° 17' 45" west 101.35 feet to an iron pin set; thence running along a 47.00 foot radius curve to the left, said curve having a chord of 66.47 feet bearing north 73° 17' 45" west, a distance of 73.83 feet to an iron pin set; thence running south 61° 42' 15" west 25.16 feet to an iron pin set; thence running along a 297.00 foot radius curve to the left, said curve having a chord of 60.58 feet bearing south 55° 51' 37" west, a distance of 60.68 feet to an iron pin set; thence running south 50° 00' 59" west 3.77 feet to an iron pin set; thence running along a 252.77 foot radius curve to the right, said curve having a chord of 63.62 feet bearing south 57° 15' 15" west, a distance of 63.79 feet to an iron pin set; thence running south 64° 28' 35" west 43.61 feet to an iron pin set; thence running along a 27.50 foot radius curve to the left, said curve having a chord of 25.04 feet bearing south 37° 24' 31" west, a distance of 25.99 feet to an iron pin set; thence running south 25° 30' 29" east 126.52

FBH III
M.S.P. Jr.

feet to an iron pin set; thence running south 62° 06' 28" west 1.50 feet to an iron pin set located on said easterly right of way line of Georgia S.R. 20; thence running along said easterly right-of-way line of Georgia S.R. 20 north 25° 30' 29" west 265.23 feet to an iron pin set; thence leaving said easterly right-of-way line of Georgia S.R. 20 and running south 38° 50' 11" east 6.51 feet to an iron pin set; thence running south 25° 30' 29" east 26.23 feet to an iron pin set; thence running along a 72.00 foot radius curve to the left, said curve having a chord of 85.19 feet bearing south 82° 01' 28" east, a distance of 91.15 feet to a point; thence running north 61° 41' 48" east 144.59 feet to an iron pin set; thence running along a 47.00 foot radius curve to the left, said curve having a chord of 66.47 feet bearing north 16° 42' 15" east, a distance of 73.82 feet to an iron pin set; thence running north 28° 17' 45" west 122.94 feet to an iron pin found and the TRUE POINT OF BEGINNING. Said parcel of land is shown as "Publix Tract" (10.33 acres), "Drive 1" (12,878 square feet), "Drive 2" (43,203 square feet), and "Tract 3 (393 square feet) on that certain survey entitled "Development Survey Of Gwinnett Square for Gwinnett Square Partners, Barnett Bank of Southwest Georgia, Jefferson-Pilot Life Insurance Company, Bank South, N.A., Publix Super Markets, Inc., and Ticor Title Insurance Company" dated July 28, 1993, bearing the certification and seal of Larry W. Grogan, Georgia Registered Land Surveyor No. 1649, Job No. 92227-05, and recorded in Plat Book 59, page 204, Gwinnett County, Georgia records.

TOGETHER WITH Easements, as contained in that certain Declaration of Easements, Covenants and Restrictions by Gwinnett Square Partners, dated August 12, 1993, to be filed in the real estate records of Gwinnett County, Georgia.

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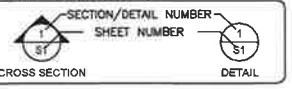
HAND PROPERTIES
LAWRENCEVILLE, GA

PROJECT DESCRIPTION:

DRAWING ABBREVIATIONS:

TYP.	TYPICAL
O.A.L.	OVERALL LENGTH
SIM.	SIMILAR
SL	STEEL LINE
CL	CENTERLINE
T.O.B	TOP OF BEAM
B.O.B	BOTTOM OF BEAM
T.O.A	TOP OF ARM
T.F.F	TOP OF FINISH FLOOR
C/C	CENTER TO CENTER
O/C	OUT TO CENTER

SYMBOL DESIGNATIONS:



DRAWING FILE/SHEET NAMES:

D##-#####-##-##-##

- VERSION NUMBER
- SHEET FILE NUMBER
- STRUCTURE NUMBER(S)
- QUOTE NUMBER
- QUOTE YEAR

PRINT SCALES:

PRINT SCALE	SHEET SIZE
FULL SCALE	36x24 (ARCH D)
FULL SCALE	34x22 (ANSI D)
1/2 SCALE	17x11 (ANSI C)
NO SCALE	11x8.5 (ANSI A)

EXAMPLE FILE NAME:
D13-12345-00-00-00.dwg(17x11)
PAGE SIZE

PDF PRINT INSTRUCTIONS:
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1. SET PAGE SCALING TO "NONE".
2. CHECK "CHOOSE PAPER SOURCE BY PDF PAGE SIZE".

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DRAWING INDEX:

CS COVER SHEET

REV	DATE	DESCRIPTION	DRFT	CHKD	ENG
00	10/11/18	PRELIMINARY DESIGN	EXAM		

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

CT DARNELL CONSTRUCTION
A Division of WTD Holdings, Inc.
2255 Newmarket Parkway, Marietta, GA 30004
(PH) 800.353.0692 (FAX) 770.569.9844
www.CT-Darnell.com | www.Sunbelt-Rack.com

PROJECT NUMBER: Q18-99999
SALESPERSON: CLINT

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PROJECT NAME: HAND PROPERTIES LAWRENCEVILLE, GA
SHEET DESCRIPTION: COVER SHEET
SHEET FILE NO: D18-99999-00-CS-00
STRC #:
SHEET NO: CS
SCALE: AS NOTED

LOCAL FILE: S:\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2018\00000_HANDPROPERTIES_LAWRENCEVILLE_GA\01_ctdarnell_sunbeltrack_drawings\00_preliminary_drawings\D18-13583\D18-13583-00-CS-00.dwg 10/18/2018 3:43 PM

LOCAL FILE S:\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2018\00000_HANDPROPERTIES_LAWRENCEVILLE_GA\01_cldarnell_sunbeltrack_drawings\a_preliminary_drawings\D18-19999-00-S1-00.dwg 10/11/2018 3:43 PM

REV.	DATE	DESCRIPTION	DRFT.	CHKD.	ENG.
00	10/11/18	PRELIMINARY DESIGN	EXAM	-	-

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PROJECT NUMBER: D18-19999
SALESPERSON:
CLINT

SHEET FILE NO: D18-19999-00-S1-00

PROJECT NAME: HAND PROPERTIES LAWRENCEVILLE, GA

SHEET DESCRIPTION: SITE LAYOUT PLAN

STRC #:

SHEET NO: C1

SCALE: 1" = 60'-0"

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SCALE:	1" = 60'-0"
STRC #:	
PROJECT NAME:	HAND PROPERTIES LAWRENCEVILLE, GA
SHEET DESCRIPTION:	SITE LAYOUT PLAN - AERIAL
SHEET NO:	C2
SHEET FILE NO:	018-999999-00-S1-00

CT DARNELL CONSTRUCTION
we build solutions.
A Division of WTD Holdings, Inc.
2255 Austin Trail | Alpharetta, GA 30004
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PROJECT NUMBER: 018-999999
SALESPERSON: CLINT

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
00	10/11/18	PRELIMINARY DESIGN	EXAR	-	-

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The City of Lawrenceville
Planning & Development

Aerial Map and Surrounding Area
File # SU-18-15

Applicant:
Mitch Peevy

Legend

- Subject Property
- Roads
- Parcels

N
W E
S

0 75 150

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, NOVEMBER 2, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
Department:	Planning and Development Department
Date of Meeting:	Monday, November 2, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); Parking on a Gravel Surface
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant seeks approval of Special Use Permits to allow a Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); and Parking on a Gravel Surface within the LM (Light Manufacturing) zoning district. The subject property presently contains long-standing industrial operations that predate the current zoning ordinance, resulting in several existing nonconforming site conditions, including gravel parking areas, unbuffered outdoor storage, and outdated screening and stormwater infrastructure. The purpose of the request is to formalize the existing outdoor storage use while establishing a clear and enforceable pathway toward full compliance with contemporary development standards.

Attachments/Exhibits:

- SUP2026-00010 SUP2026-00011 SUP2026-00012_ATTCHMNTS_07102026
- SUP2026-00010 SUP2026-00011 SUP2026-00012_272 HURRICANE SHOALS RD_06052026

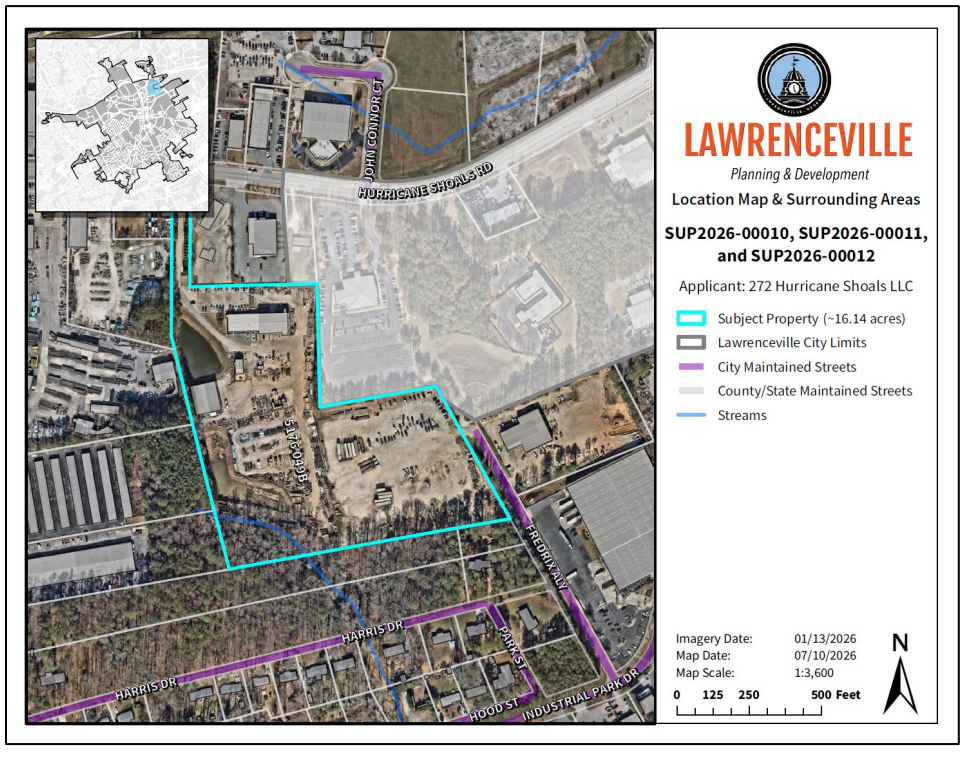
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	**SUP2026-00010, SUP2026-00011, & SUP2026-00012**
APPLICANT(S):	272 HURRICANE SHOALS LLC
PROPERTY OWNER(S):	272 HURRICANE SHOALS LLC
LOCATION(S):	272 HURRICANE SHOALS ROAD NE
PARCEL IDENTIFICATION NUMBER(S):	R5176 049B
APPROXIMATE ACREAGE:	16.23 ACRES
CURRENT ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT:	CONTRACTOR'S OFFICE, HEAVY/CIVIL; VEHICLE STORAGE LOT; PARKING ON A GRAVEL SURFACE
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as LM (Light Manufacturing District), its current zoning district. There are no Special Use Permits, Zoning Conditions, Variances, or Appeals on record for the subject property.

PROJECT SUMMARY

The applicant seeks approval of Special Use Permits to allow a Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); and Parking on a Gravel Surface within the LM (Light Manufacturing) zoning district. The subject property presently contains long-standing industrial operations that predate the current zoning ordinance, resulting in several existing nonconforming site conditions, including gravel parking areas, unbuffered outdoor storage, and outdated screening and stormwater infrastructure. The purpose of the request is to formalize the existing outdoor storage use while establishing a clear and enforceable pathway toward full compliance with contemporary development standards.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of three structures constructed between 1979 and 1982 totaling approximately 24,420 square feet of warehouse/storage floor area with accessory offices. The property is used primarily as a contractor's office for heavy/civil construction, with most of its area serving as open gravel lots for storing materials, tools, equipment, and vehicles. Vehicular access to the subject property is provided by a primary curb cut along Hurricane Shoals Road and a secondary curb cut at the rear of the property from Frederix Alley.

The applicant proposes constructing a two-story, approximately 19,200-square-foot office building on the southeastern portion of the property, accessed from Frederix Alley. The project includes associated improvements such as a paved driveway and fifty-three (53) paved parking spaces.

Given existing conditions, three related nonconforming uses are present: (1) Contractor's Office, Heavy/Civil; (2) Vehicle Storage Lot; and (3) Parking on a Gravel Surface. Because the applicant intends to extend these uses to additional portions of the property and to a new structure, the City must address the nonconforming uses through the Special Use Permit process before further development occurs.

Article 3, Section 302 (Continuance of Nonconforming Uses) provides that nonconforming uses may continue but may not be expanded to a greater portion of the lot, into new buildings, or reestablished after discontinuance. Additionally, nonconforming uses may not transition into other nonconforming uses. As such, Special Use Permit approval is required to legally continue these uses and authorize their modification.

As such, the applicant requests approval of the following Special Use Permits:

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Contractor's Office, Heavy/Civil	LM – Special Use Permit	LM – Special Use Permit	*Approval w/ Conditions*
Vehicle Storage Lot	LM – Special Use Permit	LM – Special Use Permit	*Approval w/ Conditions*

Article 5 Parking, Section 503 Paving of Surfaces, Subsection D.

Standard	Requirement	Proposal	Recommendation
Parking on a Graveled Surface	LM – Special Use Permit	LM – Special Use Permit	*Approval w/ Conditions*

Further, Contractor's Offices, Heavy/Civil and Vehicle Storage Lots are both subject to the following supplementary and accessory use standards:

200.3.56 OUTDOOR STORAGE - INDUSTRIAL

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and
5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

The applicant requests the following variances:

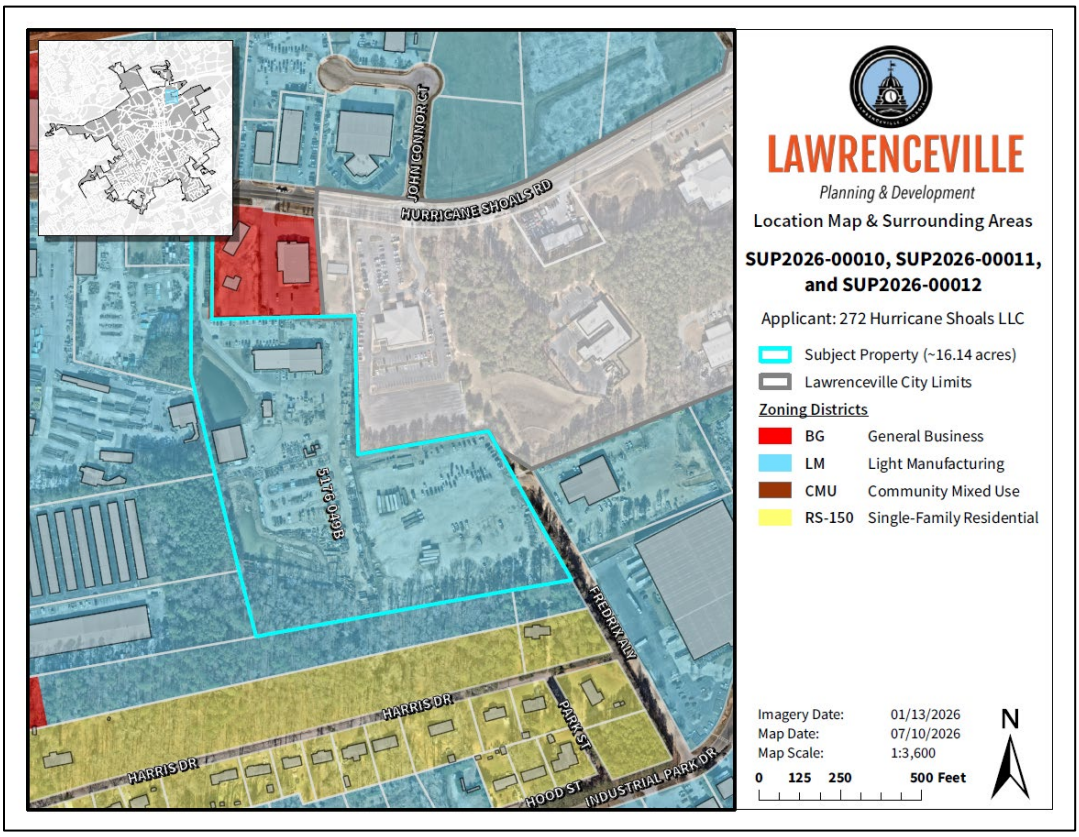
- Article 2, Section 200.3.56(A)(4) – Screening requirements for outdoor storage;
- Article 5, Section 508 – Off-street parking requirement of 77 spaces for a contractor's office;
- Article 6, Section 602(A)(1) – Architectural standards limiting metal siding to an accent material.

Approval of these variances would be inconsistent with established zoning precedent and would undermine the intent of City screening, parking, and architectural standards, which promote compatibility, visual quality, and consistent application of development regulations.

Although the applicant cites practical considerations for the screening variance, including long-standing conditions, limited traffic on Frederix Alley, and operational needs, these factors do not constitute a hardship or justify deviation from ordinance requirements. Similarly, while the applicant argues that pre-engineered metal siding is typical in the LM district and proposes a brick water table to mitigate the appearance, the request remains inconsistent with the City's architectural standards.

Given the longstanding purpose and consistent application of screening, parking, and architectural requirements in the LM district, staff does not recommend approval of the requested variances. Compliance alternatives such as updated fencing, enhanced landscaping, and conforming exterior materials may be pursued through the phased site improvement program included in the recommended conditions of zoning.

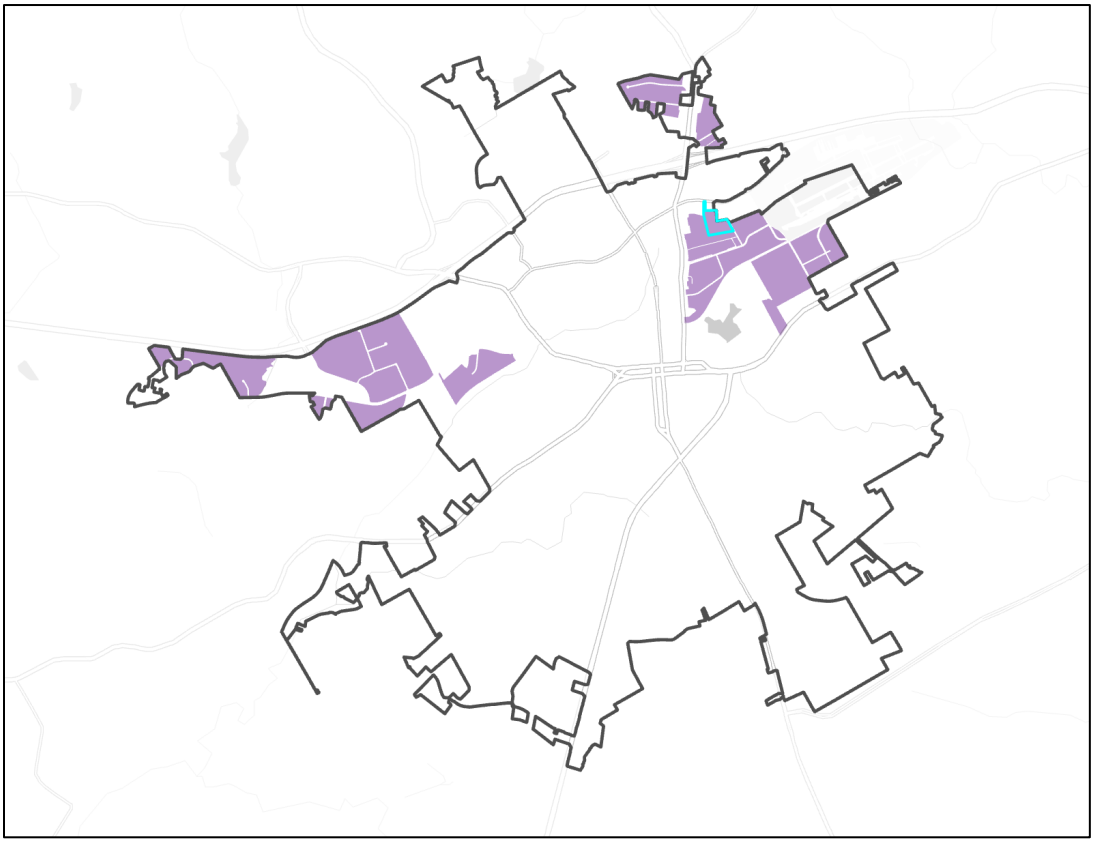
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The surrounding area is predominantly industrial, containing a mix of recycling facilities, contractor offices, equipment dealers, and warehouse uses within LM zoning. To the east, the Gwinnett Fire Department headquarters occupies M-1 (County Light Industrial) zoning. A funeral home zoned BG is located to the north, and RS-150 single-family dwellings lie farther south but are buffered by a separate LM-zoned parcel approximately 100–125 feet in width. The overall area exhibits a stable industrial development pattern, making the requested SUP appropriate with conditions.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The property lies within the Industrial Character Area, which encourages employment-generating industrial and office uses and supports modern light industrial facilities. The proposed improvements align with the intent of the Comprehensive Plan and represent reinvestment in an established industrial corridor.

STAFF RECOMMENDATION

Recognizing the established industrial character of the area and the continued suitability of the property for contractor-related activities, staff finds the use generally appropriate within the LM district. However, modernization of the site is necessary to ensure consistency with current ordinance requirements, improve site functionality, and mitigate potential impacts to surrounding properties. To accomplish this, staff recommends approval of the Special Use Permit subject to conditions that provide both regulatory clarity and a structured compliance framework.

The proposed conditions require that:

- Existing outdoor storage and related nonconforming site conditions may remain temporarily only as existing nonconforming uses,
- All newly constructed improvements must fully comply with current City development regulations, and
- The entire nonconforming portion of the site must transition into full compliance through a formal phased improvement program occurring over a period not to exceed five (5) years.

Notably, outdoor storage is **strictly prohibited** within the portion of the property designated for redevelopment, thereby ensuring that the new development area upholds modern standards from the outset.

The phased compliance structure requires the applicant to submit a detailed Phased Compliance Plan within six months of approval and to document progress annually. This approach provides the City with clear oversight while ensuring practical flexibility for the operator. Staff find that this compliance methodology is consistent with past City practice for legacy industrial sites and is appropriate given the scale and condition of the subject property.

Based on the property's existing industrial function, compatibility with surrounding uses, and the inclusion of conditions that will transition the site into full ordinance compliance, staff recommend **APPROVAL WITH CONDITIONS** of the Special Use Permit.

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;**

   The requested Special Use Permits are suitable within the context of the surrounding industrial area. Adjacent and nearby properties predominantly contain contractor's offices, warehouses, equipment suppliers, and similar light-industrial operations. Formalizing the existing contractor's office, outdoor storage and gravel parking, subject to strict conditions and phased compliance, aligns with the established industrial development pattern and ensures compatible use of the property.

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

   The proposal is not expected to adversely affect nearby properties. The use is consistent with surrounding industrial operations and remains buffered from residential areas by intervening LM-zoned land. The phased improvement requirements and prohibition of outdoor storage and gravel parking in the redevelopment area further reduce the potential for negative impacts and enhance long-term site compatibility.

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

   The property has long maintained reasonable economic use under LM zoning, functioning in heavy/civil contractor operations and associated outdoor storage and gravel parking for decades. The Special Use Permits do not introduce new uses but formalize existing ones and provide a structured compliance process that enables continued viability while transitioning the site toward ordinance conformity.

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 Special Use Permits are not expected to create an excessive burden on public infrastructure. The operations are established, and traffic patterns associated with contractor offices and material storage already utilize existing driveways on Hurricane Shoals Road and Frederix Alley. Required site improvements will further support orderly circulation, safety, and utility compliance during redevelopment.

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

   The request aligns with the 2045 Comprehensive Plan, which designates the property within the Industrial Character Area. The plan encourages employment-generating industrial and office uses in suitable locations, and the proposed conditions promote reinvestment and modernization of the industrial corridor while maintaining its established function.

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

   The property contains long-standing nonconforming industrial uses that require formal authorization and improvement. The phased compliance schedule, prohibition of outdoor storage within the redevelopment area, and required conformance for new construction provide a clear path toward full modernization while preserving operational continuity. These changing conditions, combined with the denial of unrelated variance requests, support approval of the Special Use Permits with conditions and ensure alignment with the City's long-term regulatory and development objectives.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

Approval of the Special Use Permit to allow a Contractor's Office, Heavy/Civil in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   The Special Use Permit shall authorize only a Contractor's Office, Heavy/Civil, together with customary accessory office and administrative functions.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

   B. Phased Compliance Plan Required.

   Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

   The plan shall:

   1. Identify all existing nonconforming conditions;
   2. Provide corrective actions for each condition;
   3. Establish annual milestones demonstrating progressive improvement;
   4. Demonstrate full completion within three (3) to five (5) years.

   C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

   These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

   Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

   B. Phased Compliance Plan Required.

   Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

   The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

Approval of the Special Use Permit to allow Parking on a Gravel Surface in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

   These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

   Parking on a Gravel Surface of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

   B. Phased Compliance Plan Required.

   Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

   The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT
SUP2026-00010, SUP2026-00011, AND SUP2026-00012

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: 272 Hurricane Shoals LLC	NAME: 272 Hurricane Shoals LLC
ADDRESS: 2827 Peachtree Rd NE, #630	ADDRESS: 2827 Peachtree Rd NE, #630
CITY: Atlanta	CITY: Atlanta
STATE: GA ZIP: 30305	STATE: GA ZIP: 30305
PHONE: 678-534-7810	PHONE: 678-534-7810

CONTACT PERSON: Brandon Arnold PHONE: 678-534-7810

CONTACT'S E-MAIL: barnold@mitchelldstephens.com

* 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): LM ACREAGE: 16.229

PARCEL NUMBER(S): R5176 049B

ADDRESS OF PROPERTY: 272 Hurricane Shoals Rd NE, Lawrenceville, GA 30046

PROPOSED SPECIAL USE: Contractors Office

[signature] 6/2/26	[signature] 6/2/26
SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
Mitchell Stephens, as Manager	Mitchell Stephens, as Manager
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
[signature] 6/3/26	[signature] 6/3/26
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

CATHERINE STEPHENS NOTARY PUBLIC FULTON COUNTY GA MY COMMISSION EXPIRES

RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT
SUP2026-00010, SUP2026-00011, AND SUP2026-00012

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? NONE ($0)
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? NONE ($0)
Y/N

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

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

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

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LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: (Map Reference Number) 5th (District) - 176 (Land Lot) - R5176 049B (Parcel)

Signature of Applicant — Date: 6/2/26

Mitchell Stephens, Manager
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Binh Tran
NAME

TSA
TITLE

6-3-2026
DATE

016BNT

LETTER OF INTENT AND JUSTIFICATION FOR SPECIAL USE PERMIT AND RELATED VARIANCES

June 5, 2026

Special Use Permit Application
City of Lawrenceville, Georgia

Applicant:

272 Hurricane Shoals, LLC

Property:

Gwinnett Count Tax Parcel ID R5176 049B
±16.29 Acres of Land
Located at 272 Hurricane Shoals Road NE, Lawrenceville, GA 30046

SUP for Contractors Office, Heavy/Civil with Gravel Parking Surface in the LM Zoning District With Related Variances

Submitted on behalf of Applicant by:

Brandon C. Arnold, Esq.
272 Hurricane Shoals, LLC
2827 Peachtree Road, Suite 630
Atlanta, Georgia 30305
barnold@mitchelldstephens.com

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I. INTRODUCTION

272 Hurricane Shoals LLC ("Applicant"), as owner of an approximately 16.29-acre parcel of land located within the City of Lawrenceville ("Lawrenceville") in Land Lot 176 of the 5th District of Gwinnett County Georgia, and referred to as 272 Hurricane Shoals Road NE, Lawrenceville, Georgia 30046 (the "Property"), respectfully submits this Letter of Intent in support of its request for two Special Use Permits (the "SUPs") and two concurrent variances in the LM Light Manufacturing District.

The first SUP request seeks approval for a Contractors Office, Heavy/Civil use, pursuant to Article 1, Section 103.2 of the City of Lawrenceville Zoning Ordinance. The second SUP request seeks approval to allow gravel surfacing for certain parking areas on the Property, pursuant to Article 5, Section 503(d) of the Zoning Ordinance, to the extent required in connection with the outdoor storage areas on the Property. Parking spaces serving the office building will be paved in accordance with standard requirements.

The two concurrent variances address: (1) relief from the exterior wall design standards of Article 6, Section 602(A)(1)(a), to allow corrugated steel panel cladding as the primary exterior wall material; and (2) relief from the solid opaque fencing requirement of Article 2, Section 200.3.55(D), to allow an existing chain link gate and small attached fencing section at the western/southern access point to remain.

The proposed development will replace an existing storage yard with a newly constructed, permanent office building to serve as the offices of a heavy/civil contractor. The proposed use represents a substantial improvement to the Property, is consistent with the historical use of the Property, and is consistent with the LM district's purpose of providing for a wide range of light industrial uses.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of approximately 16.29 acres of land located in Land Lot 176 of the 5th District of Gwinnett County, Georgia, within the City of Lawrenceville, and is addressed as 272 Hurricane Shoals Road NE, Lawrenceville, Georgia 30046. The Property is zoned LM Light Manufacturing District. The northern portion of the Property contains existing warehouse and office structures and is accessed via Hurricane Shoals Road NE through a narrow panhandle corridor approximately 450 feet in length. The southern portion, where the proposed development will take place, has been used for outdoor storage for many years and is accessed via Fredrix Alley NE, which serves multiple adjacent LM-zoned properties in the area.

The surrounding area reflects a well-established light industrial and commercial development pattern consistent with the LM designation. Properties to the east and south are zoned LM, with some RS-180 single-family residential interspersed to the south. Properties to the

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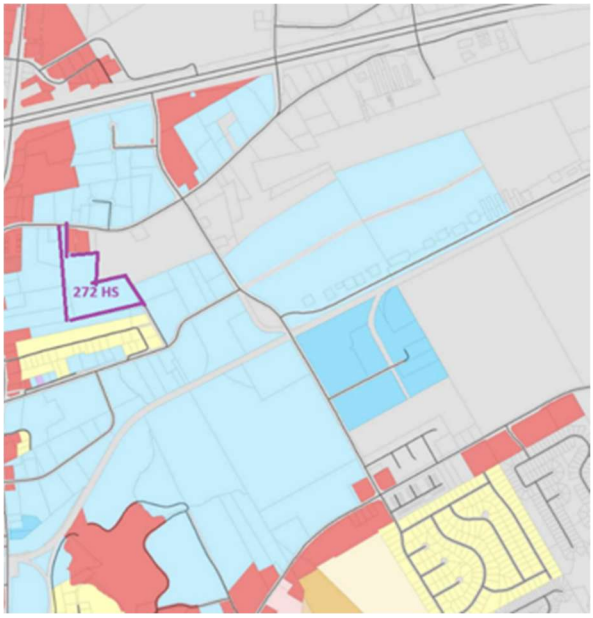
northwest and west are zoned General Business (BG). RS-180 residential properties front the west side of Fredrix Alley NE; however, those properties have no access points from Fredrix Alley NE and are separated from the primary development area of the Property by approximately 750 feet, approximately 300 feet of which consists of dense tree cover providing natural screening.

An excerpt of the official City of Lawrenceville zoning map depicting the Property and the surrounding zoning and development pattern is included:



The Property is located within the Industrial character area of the City of Lawrenceville 2045 Character Areas Map.



As described further in Section IV below, the proposed office building use and continued use of the Property for outdoor storage are consistent with the Industrial character area designation and advance several of the City's stated economic development and workforce goals.

III. PROJECT SUMMARY

The proposed development does not represent a significant departure from the existing use and character of the Property. Outdoor storage has been conducted on the southern portion of the Property for many years, and a contractors office has operated on the Property for many years as well. The SUPs and variances sought herein are intended to formalize these long-standing uses and, in the case of the contractors office, are sought out of an abundance of caution. The primary change to the Property is the construction of a new, permanent office building on the southern portion, which represents an improvement to the Property consistent with its historical and continuing use.

The Applicant proposes to construct a new pre-engineered metal office building on the southern portion of the Property. The proposed building has a steel structure, corrugated steel panel cladding, a brick water table banding detail at the base, and a concrete slab foundation. The building measures approximately 120 feet in length, 80 feet in width, and 40 feet in height. Architectural elevation drawings are included with this application and incorporated herein by reference. Final building colors, door styles, finish selections, and other design details will be confirmed at the time of building permit submission and, while the finished design may vary from current plans, is expected to be generally consistent therewith.

Parking spaces serving the office building will be paved in accordance with standard requirements. Gravel surfacing is proposed for areas associated with outdoor storage on the Property, consistent with the long-standing industrial use of those areas and as authorized by Article 5, Section 503(d) upon approval by City Council.

IV. CONSISTENCY WITH THE LAWRENCEVILLE 2045 COMPREHENSIVE PLAN

The Property is located within the Industrial character area of the City of Lawrenceville 2045 Character Areas Map. The 2045 Comprehensive Plan describes the Industrial character area as one that leverages its location along SR 316 and the growing distribution and technology industries, supporting a variety of job types with a focus on skilled jobs in Class A office space and modern light industrial facilities. The Property is located approximately 0.4 miles from SR 316, directly within the corridor the Plan identifies as a target for light industrial business attraction. The proposed development—a permanent office building for a heavy/civil contractor on a long-established light industrial property—is precisely the kind of modern light industrial facility the Plan envisions for this area.

The proposed development is further consistent with and advances the following Economic Development Policies identified in the 2045 Comprehensive Plan:

Attracting Light Industrial Businesses Near SR 316

The 2045 Comprehensive Plan identifies as a stated need the attraction of light industrial businesses that create jobs near SR 316. The Property is located approximately 0.4 miles from SR 316 and has operated as a light industrial property for many years. The proposed construction of a permanent office building for a heavy/civil contractor directly responds to this identified need by formalizing and improving an existing light industrial use at a location the Plan expressly targets for this type of development.

Addressing the Jobs-Residents Mismatch

The 2045 Comprehensive Plan identifies one of Lawrenceville's most significant challenges as the mismatch between residents and available jobs, noting that most Lawrenceville residents commute outside the city for work while many workers commute into the city from other areas. The Plan calls for a focus on local employment opportunities which align with the skill sets of residents. The proposed Contractors Office, Heavy/Civil use directly addresses this challenge by establishing a permanent local employment node within the city, creating professional, administrative, and field supervisory jobs accessible to Lawrenceville residents and reducing out-commuting.

Building Upon the Existing Skilled Workforce

The 2045 Comprehensive Plan calls for the City to attract, develop, and build upon its existing skilled workforce through training programs and apprenticeship opportunities that provide hands-on experience in high-demand fields. Construction and civil contracting are classic apprenticeship trades, and the establishment of a permanent local contractor's office supports the development of a skilled trades workforce pipeline, consistent with the Plan's emphasis on experiential training and career development for Lawrenceville residents.

Enhancing the Business Climate

The 2045 Comprehensive Plan identifies enhancing the business climate as a priority economic development policy, including providing incentives for new and existing businesses and continuing partnerships to support local entrepreneurship and investment. Approval of the requested SUPs directly advances this policy by facilitating continued and improved business investment within the city. The construction of a permanent office building on a long-established light industrial property represents a concrete improvement to the Property consistent with the City's stated goal of growing and retaining local business.

In summary, the proposed development is consistent with the Industrial character area designation, directly responds to the Plan's stated need to attract light industrial business near SR

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316, and advances multiple Economic Development Policies identified in the 2045 Comprehensive Plan. The proposed office building and continued outdoor storage use represent exactly the kind of modern light industrial investment the Plan envisions for this corridor.

V. CONCURRENT VARIANCES

The Applicant requests two variances in connection with the proposed development. Each variance addresses an existing condition on the Property and allows the Property to continue to be used for light industrial purposes consistent with its historical use, surrounding development, and the LM Light Manufacturing District. Neither variance introduces a new or incompatible use; rather, each formalizes or accommodates conditions that have existed on the Property for many years.

A. VARIANCE TO ARTICLE 6, SECTION 602(A)(1)(a) – EXTERIOR WALL DESIGN

Section 602(A)(1)(a) of the Zoning Ordinance permits metal as an accent material only on the exterior walls of non-residential buildings. The Applicant requests a variance to allow corrugated steel panel cladding as the primary exterior wall material on the proposed office building, as shown on the architectural elevation drawings submitted with this application.

The proposed building is a pre-engineered metal building, and corrugated steel panel cladding is the standard exterior material for this building type. The requested variance is consistent with the industrial character of the LM Light Manufacturing District, the existing buildings on the Property, and the existing buildings on adjacent LM-zoned properties in the area, all of which reflect a similar industrial aesthetic. Current plans contemplate brick water table banding as a complementary masonry accent element; however, final building plans will be submitted during the permitting process and the finished design may vary.

B. VARIANCE TO ARTICLE 2, SECTION 200.3.55(D) – SOLID OPAQUE FENCING

Section 200.3.55(D) of the Zoning Ordinance requires solid opaque fencing around outdoor storage areas. The Applicant requests a variance to allow an existing chain link access gate and small attached fencing section at the western/southern access point off Fredrix Alley to remain. The existing conditions at the access point are depicted in the Google Street View and aerial images included below.

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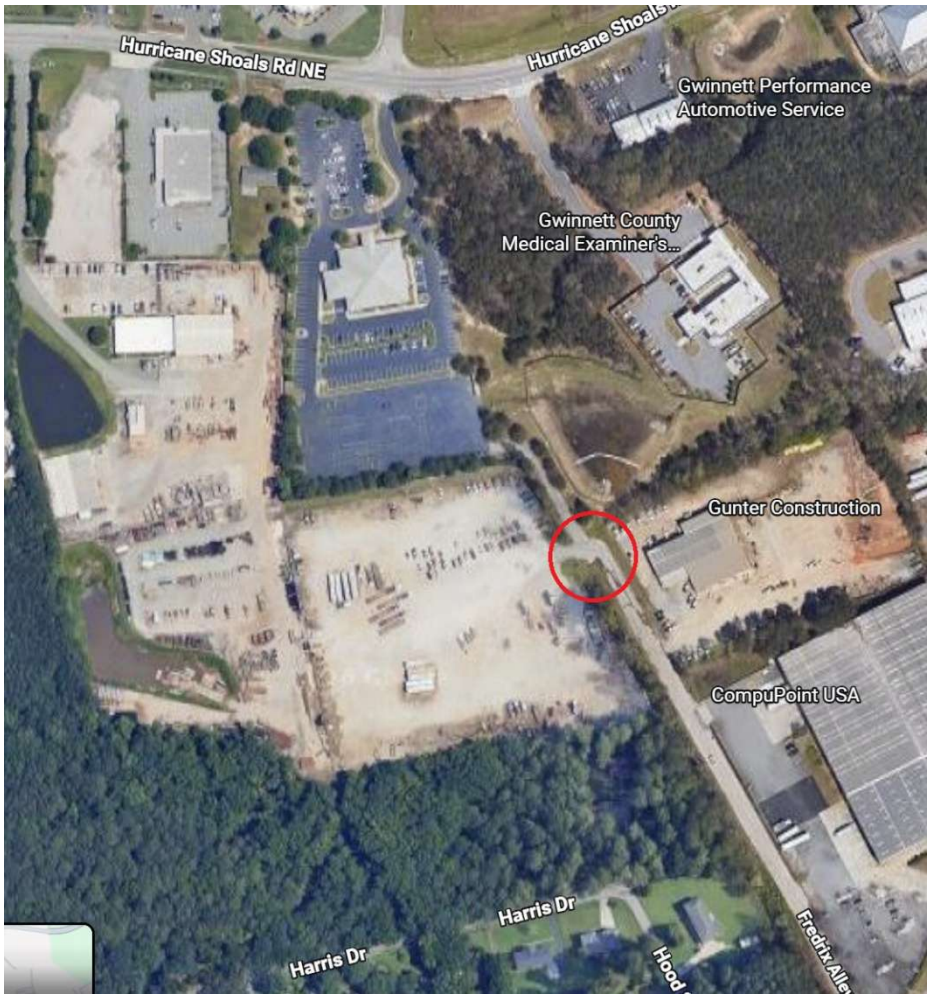

The existing chain-link access gate and small attached fence section have been in place for many years and serve as the primary access point to the outdoor storage areas on the southern portion of the Property off Fredrix Alley. The rest of the perimeter fencing consists of chain-link fencing with screening slats or is screened by dense existing tree cover, which provides effective visual separation from adjacent properties. As shown in the images above, the nonconforming condition is limited to the access gate and a small attached section, representing only a minimal deviation from the solid opaque fencing requirement.

As a functional matter, a solid opaque gate at this access point would be impractical given the nature of the use. The access point serves heavy equipment, trucks, and vehicles requiring

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wide, unobstructed entry, and a chain link gate is standard for this type of industrial access. Moreover, the gate is situated on the interior of the property along Fredrix Alley, well removed from any residential uses. The nearest RS-180 residential properties are located approximately 750 feet from the storage area, with approximately 300 feet of dense tree cover providing natural screening. The requested variance imposes no adverse impact on adjacent properties and is consistent with the long-standing industrial use and character of the Property and the surrounding LM corridor.

C. CONCLUSION

Each variance request is narrow in scope and tied directly to existing conditions on the Property. The requested relief allows the Property to continue to be used in a manner consistent with its long-standing industrial character, the surrounding LM corridor, and the policies of the 2045 Comprehensive Plan. Neither variance introduces a new or incompatible use, and both are consistent with the intent of the Zoning Ordinance and the Industrial character area designation.

VI. SITE IMPACT ANALYSIS

Pursuant to the applicable standards governing the exercise of zoning power, the Applicant submits the following written analysis in support of both SUP requests:

A. WHETHER A ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

Yes. The proposed Contractors Office, Heavy/Civil use and associated gravel parking are suitable in view of the use and development of adjacent and nearby properties. The Property is zoned LM Light Manufacturing, a district expressly intended to provide for a wide range of light industrial uses meeting nuisance-free performance standards. The proposed office building is a comparatively low-intensity use relative to the range of uses permitted by right in the LM district, and it is compatible with the established light industrial and commercial character of the surrounding area. The transition from an existing storage yard to a permanent, staffed office facility represents an improvement in use intensity and site condition, not an escalation.

B. WHETHER A ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. The proposed use will not adversely affect the existing use or usability of adjacent or nearby properties. The replacement of an existing storage yard with a permanent office building eliminates potential nuisance concerns associated with the current unimproved condition of the Property, including dust, visual blight, and uncontrolled activity. The proposed office use generates predictable, low-impact traffic and activity consistent with standard business operations. Adjacent and nearby properties will not experience any increase in noise, odor, lighting, or other external effects as a result of the proposed development.

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C. WHETHER THE PROPERTY TO BE AFFECTED BY A ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The Property currently functions as a storage yard, which represents a viable but underutilized economic use of an LM-zoned parcel. The proposed SUP will allow the Property to be developed to a higher and better use—a permanent office building—that more fully realizes the economic potential of the site consistent with its LM zoning and the City's development objectives. The requested Special Use Permits are the mechanism by which the Zoning Ordinance authorizes this improved use, and their approval is consistent with both the letter and spirit of the LM district standards.

D. 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.

No. The proposed use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. A contractor's office generates predictable, business-hours traffic consistent with standard office and professional uses. This traffic profile is significantly less intensive than the heavy truck and equipment movements associated with many uses permitted by right in the LM district, and it is less intensive than the storage yard activity currently occurring on the Property. The development will utilize existing utility infrastructure, and no impact to schools is anticipated, as the use does not generate residential population.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. As described in Section IV above, the proposed use is in conformity with the policy and intent of the City of Lawrenceville 2045 Comprehensive Plan. The Property is located within the Industrial character area, and the proposed Contractors Office, Heavy/Civil use advances three identified Economic Development Policies: addressing the jobs-residents mismatch by creating local employment opportunities; supporting the City's skilled workforce and apprenticeship development goals; and enhancing the business climate by facilitating continued and improved business investment within the city. The proposed office building and continued outdoor storage use represent exactly the kind of modern light industrial investment the Plan envisions for this corridor.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY, WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

Yes. Existing and changing conditions support approval of both SUP requests. The City of Lawrenceville has identified workforce development, local job creation, and business climate enhancement as priority economic development objectives in its 2045 Comprehensive Plan. The proposed transition from a passive storage yard to a permanent, staffed contractor office directly responds to these changing policy priorities. The development of this Property for an active, employment-generating use is consistent with the City's stated goals and with the broader trajectory of investment and improvement in the surrounding area. No conditions exist that would support disapproval.

VII. RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

The Applicant respectfully submits that the Property is entitled to a reasonable economic use consistent with its LM zoning classification and with the standards and policies of the City of Lawrenceville Zoning Ordinance. To the extent that any interpretation or application of the Ordinance, including the denial of this request or the imposition of unduly restrictive conditions, would prohibit such reasonable use, the Applicant asserts that those actions would be unlawful under controlling state and federal law.

Without limitation, the Applicant hereby reserves all constitutional objections available under Georgia and federal law, including objections based on substantive due process (arbitrary or unreasonable restriction of property rights), equal protection (disparate treatment of similarly situated properties), regulatory taking without just compensation, and unlawful delegation of zoning authority.

The Applicant further submits that any zoning classification, interpretation, or condition that would prevent the Property from being used in a manner consistent with its established industrial character and the 2045 Comprehensive Plan's Industrial character area designation would lack substantial relation to the public health, safety, or welfare. The Applicant expressly preserves the right to raise any and all constitutional and statutory claims in the event this request is denied or granted subject to conditions that eliminate reasonable economic use of the Property.

VIII. CONCLUSION

The proposed Special Use Permits and concurrent variances represent a reasonable and well-planned continuation and improvement of a long-established light industrial property. The application is consistent with the 2045 Comprehensive Plan's Industrial character area

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designation, compatible with surrounding development, and supported by existing natural buffers and screening that ensure compatibility with adjacent uses. Approval of the requests will allow the Property to be used in a manner that fits the established industrial character of the surrounding LM corridor and advances the City of Lawrenceville's long-term planning and economic development goals.

The Applicant respectfully requests approval of both Special Use Permits and both concurrent variances.

/s/ Brandon C. Arnold
Brandon C. Arnold
Georgia Bar No. 847150
2827 Peachtree Road, Suite 630
Atlanta, Georgia 30305
barnold@mitchelldstephens.com

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 176 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at a point at the intersection of the southerly right-of-way of Hurricane Shoals Road (80'R/W) and Land Lot line common to land lots 177 and 176; THENCE following said right-of-way in a southwesterly direction for a distance of 483.47 feet to point, said point being the TRUE POINT OF BEGINNING.

THENCE South 00 degrees 19 minutes 03 seconds West a distance of 355.97 feet to a point;

THENCE North 88 degrees 16 minutes 38 seconds East a distance of 144.73 feet to a point;

THENCE North 88 degrees 12 minutes 31 seconds East a distance of 195.69 feet to a point;

THENCE North 88 degrees 12 minutes 31 seconds East a distance of 99.72 feet to a point;

THENCE South 01 degrees 20 minutes 13 seconds West a distance of 427.35 feet to a point;

THENCE North 80 degrees 08 minutes 05 seconds East a distance of 426.26 feet to a point;

THENCE South 29 degrees 58 minutes 03 seconds East a distance of 150.96 feet to a point;

THENCE South 29 degrees 15 minutes 23 seconds East a distance of 380.53 feet to a point;

THENCE South 79 degrees 37 minutes 38 seconds West a distance of 1,001.43 feet to a point;

THENCE North 13 degrees 00 minutes 13 seconds West a distance of 515.38 feet to a point;

THENCE North 13 degrees 00 minutes 34 seconds West a distance of 264.89 feet to a point;

THENCE North 12 degrees 56 minutes 51 seconds West a distance of 52.64 feet to a point;

THENCE North 00 degrees 24 minutes 34 seconds East a distance of 336.16 feet to a point;

THENCE North 00 degrees 10 minutes 29 seconds West a distance of 194.39 feet to a point;

THENCE South 87 degrees 43 minutes 06 seconds East a distance of 61.37 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains 16.238 Acres.

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 176 of the 5th Land District of Gwinnett County, Georgia, containing 16.229 acres as shown on survey for "H.O. Hamby, Jr., et. al." prepared by Hayes, James & Associates, Surveyors dated May 10, 1974, recorded in Plat Book 2, Page 53, plat records of Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING at an iron pin on the southerly right-of-way line of Hurricane Shoals Road located 201.2 feet southeasterly as measured along said right-of-way line from its intersection with the southeasterly right-of-way line of Georgia Highway No. 20; run thence along the southerly right-of-way line of Hurricane Shoals Road south 88 degrees 27 minutes east 60.03 feet to an iron pin at property of C.O. Gunter; run thence along property of Gunter, south 00 degrees 24 minutes east 355.78 feet to an iron pin; run thence north 87 degrees 31 minutes east 440.17 feet to an iron pin at property of Mrs. C.D. Whitlock; run thence along property of Whitlock south 00 degrees 36 minutes west 427.27 feet to an iron pin; continue thence along property of Whitlock, north 79 degrees 24 minutes east 426.71 feet to an iron pin on the land lot line separating Land Lots 176 and 177; run thence along said land lot line, south 30 degrees 31 minutes east 150.79 feet to an iron pin; run thence south 29 degrees 57 minutes east along the southwesterly right-of-way line of Industrial Park Way a distance of 380.44 feet to an iron pin at property of Frank Edwards; run thence along property of Edwards, south 78 degrees 56 minutes west 1,001.68 feet to an iron pin at property of Hope Russell; run thence along property of Russell, north 13 degrees 40 minutes west 515.15 feet to an iron pin at property of Dr. W.A. Elinburg; run thence along property of Elinburg, north 13 degrees 44 minutes west 317.31 feet to an iron pin at property of Chalmers H. Knight; run thence north 00 degrees 24 minutes west 530.23 feet to an iron pin on the southerly right-of-way line of Hurricane Shoals Road and the place or point of beginning.

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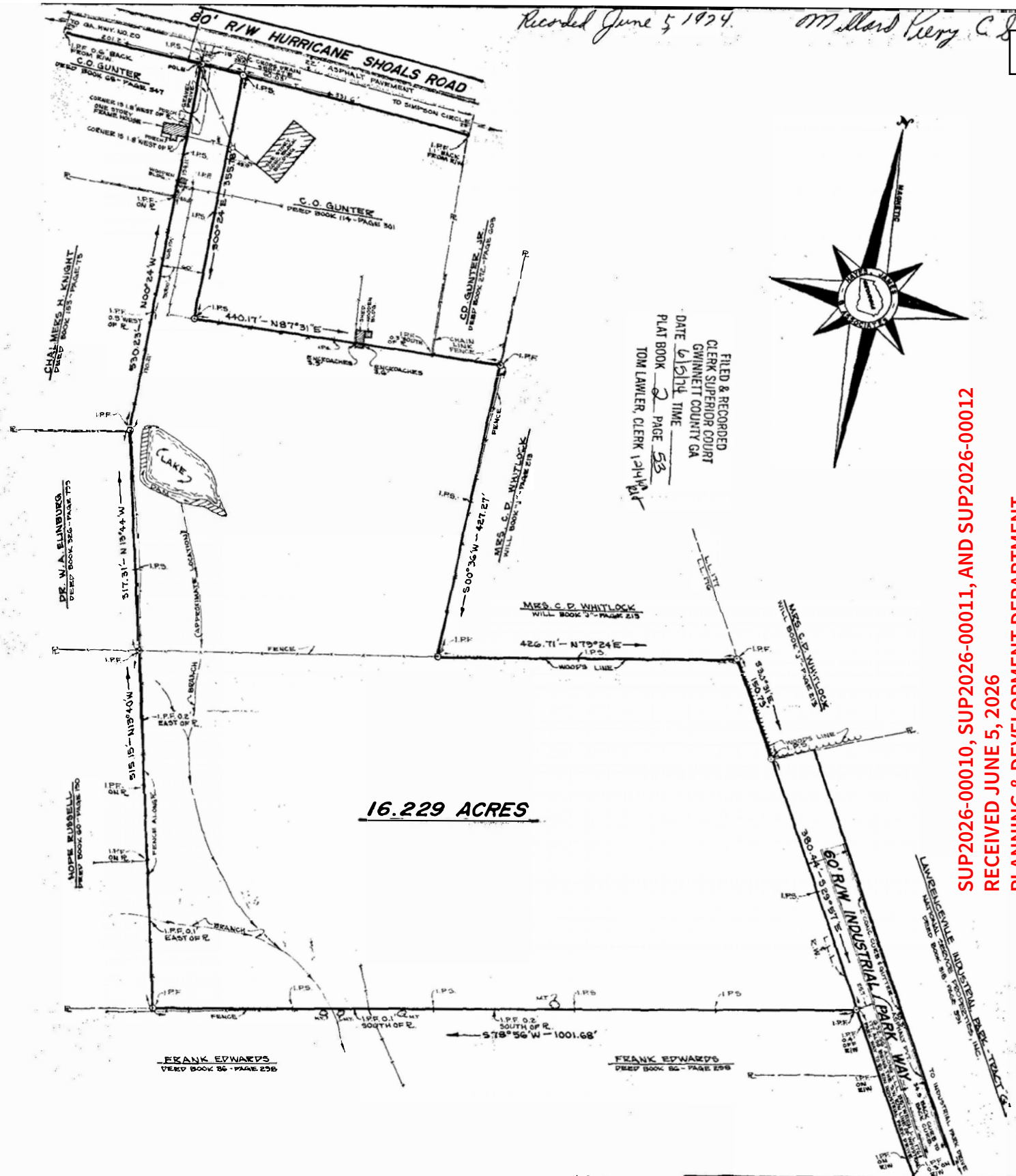
Recorded June 5, 1974. Millard Berry C.S.C.



SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
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LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
C.M.F.	= CONC. MONU. FOUND
R/W	= RIGHT OF WAY
℄	= CENTER LINE
R	= PROPERTY LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
B.M.	= BENCH MARK
T.C.	= TOP OF CURB
B.C.	= BOTTOM OF CURB
I.E.	= INVERT ELEVATION
C.B.	= CATCH BASIN
M.H.	= MAN HOLE
M.T.	= MARKED TREE
P.C.	= PROPERTY CORNER
P.O.	= POLE
F.H.	= FIRE HYDRANT
L.L.L.	= LAND LOT LINE
X	= FENCE
T	= TELEPHONE LINE
G	= GAS LINE
W	= WATER LINE
S	= SANITARY SEWER LINE
P	= POWER LINE
	= BRANCH

This survey has been calculated by latitudes and departures for closure and found to be accurate to within 1 foot in 19,222.0 feet.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

Billy Ray Chase
Member # 1615
Ga. Assn. Reg. Land Surveyors

SURVEY FOR:

H.O. HAMBY, JR., ET. AL.

HAYES, JAMES & ASSOCIATES
ENGINEERS & SURVEYORS
327 Jackson Street, S. E.
Lawrenceville, Georgia

GEORGIA REGISTERED NO. 1615 PROFESSIONAL LAND SURVEYOR
GRANT HAYES • E. E. J. JAMES

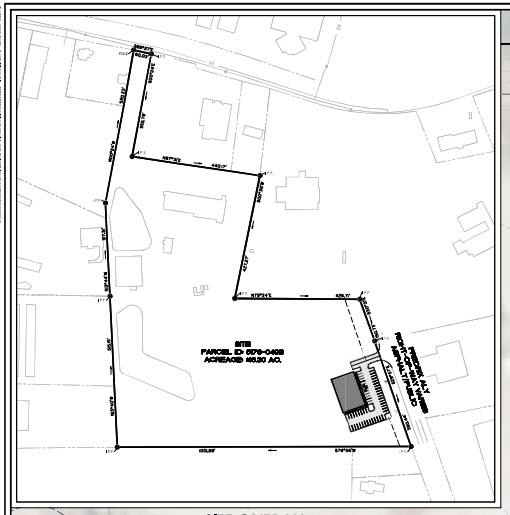
16.229 ACRES

REVISIONS

LAND LOT 176
5TH. DISTRICT
GWINNETT COUNTY
SURVEYED 5-10-74
SCALE 1" = 100'

DEVELOPMENT PLANNING
ENGINEERING
LAND SURVEYING

JOB NO. 74-41
FILE NO



SITE OVERALL
1" = 100'



VICINITY MAP
NTS

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±16.30 AC. (PARCEL ID # 5176 - 049B)
2. CURRENT ZONING: LM (LIGHT-MANUFACTURING)
3. PROPOSED SETBACKS LM:
   FRONT = 50'
   SIDE = 0'
   REAR = 0'
4. PROPOSED BUILDING SIZE (OFFICE) = 9,600 SQFT
5. PROPOSED BUILDING HEIGHT = 40 FEET
6. PROPOSED DISTURBED AREA = ±5.67
7. PROPOSED FAR = 9,600 SQFT / 710,028 SQFT = .014
8. PARKING SUMMARY:

   MIN. SPACES REQUIRED: 1 SPACE PER 300 SQFT OF BUILDING AREA (32 SPACES)

   SPACES PROVIDED: 53 SPACES
9. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

SITE EXHIBIT

HURRICANE SHOALS

272 HURRICANE SHOALS RD. NE

PREPARED FOR:
MITCH STEPHENS

PREPARED BY:
THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

1 INCH = 30 FEET

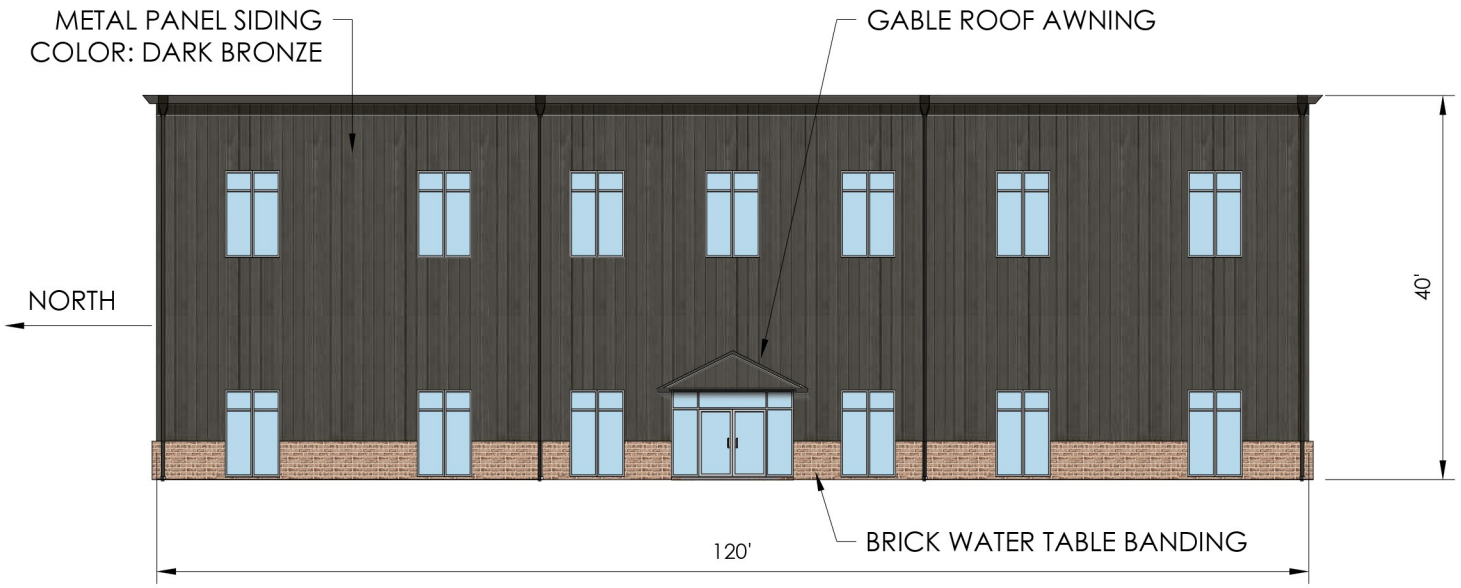
JOB NO:	>>0953.0000
DRAWN:	SWH
REVIEWED:	RJP
DATE:	06/09/2026
SCALE:	1" = 30'
SHEET:	EX1

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT

272 HURRICANE SHOALS ROAD

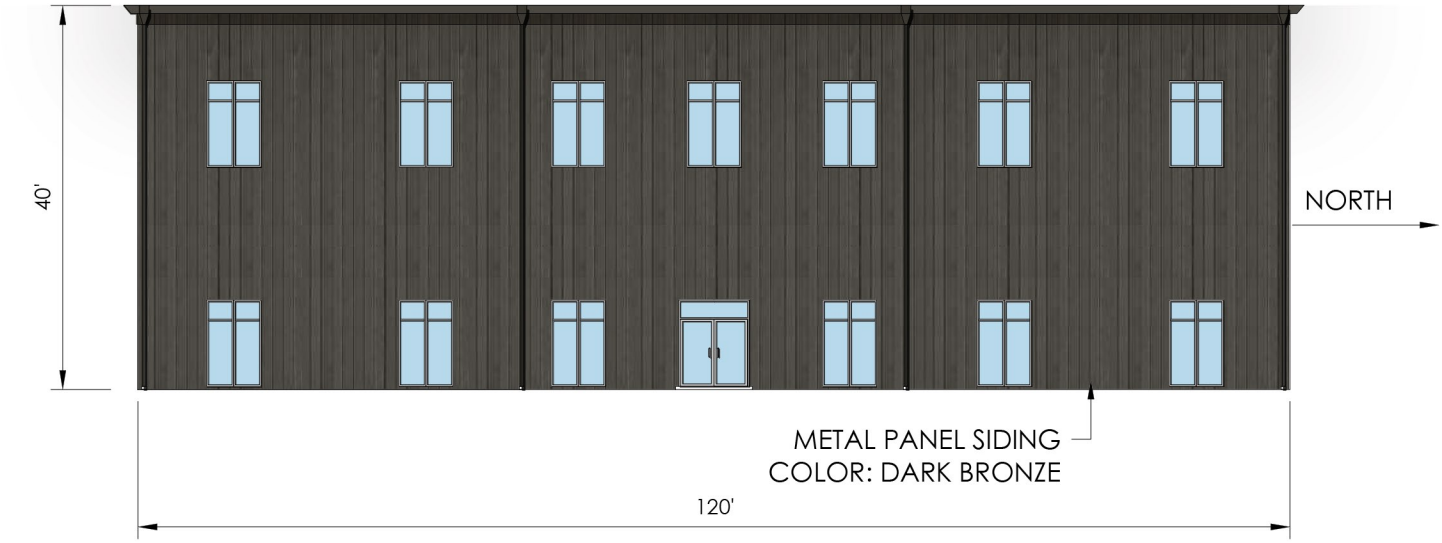
PROPOSED BUILDING MATERIALS:

PRE-ENGINEERED METAL BUILDING WITH STEEL STRUCTURE
CORRUGATED STEEL PANEL CLADDING
CONCRETE SLAB FOUNDATION
BUILDING DIMENSIONS: 120' (L) X 80' (W) X 40' (H)

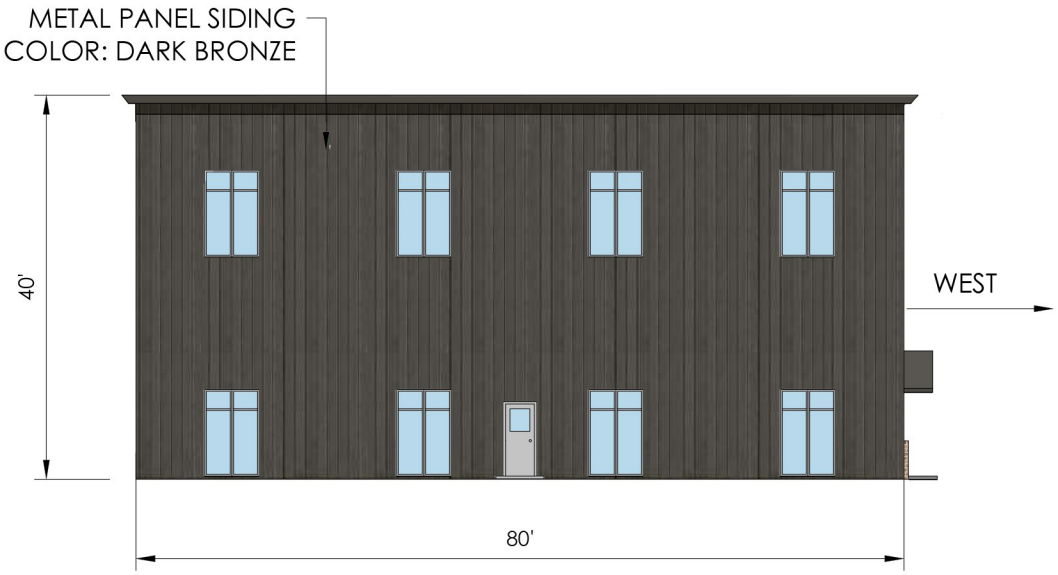


FRONT ELEVATION

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT



REAR ELEVATION

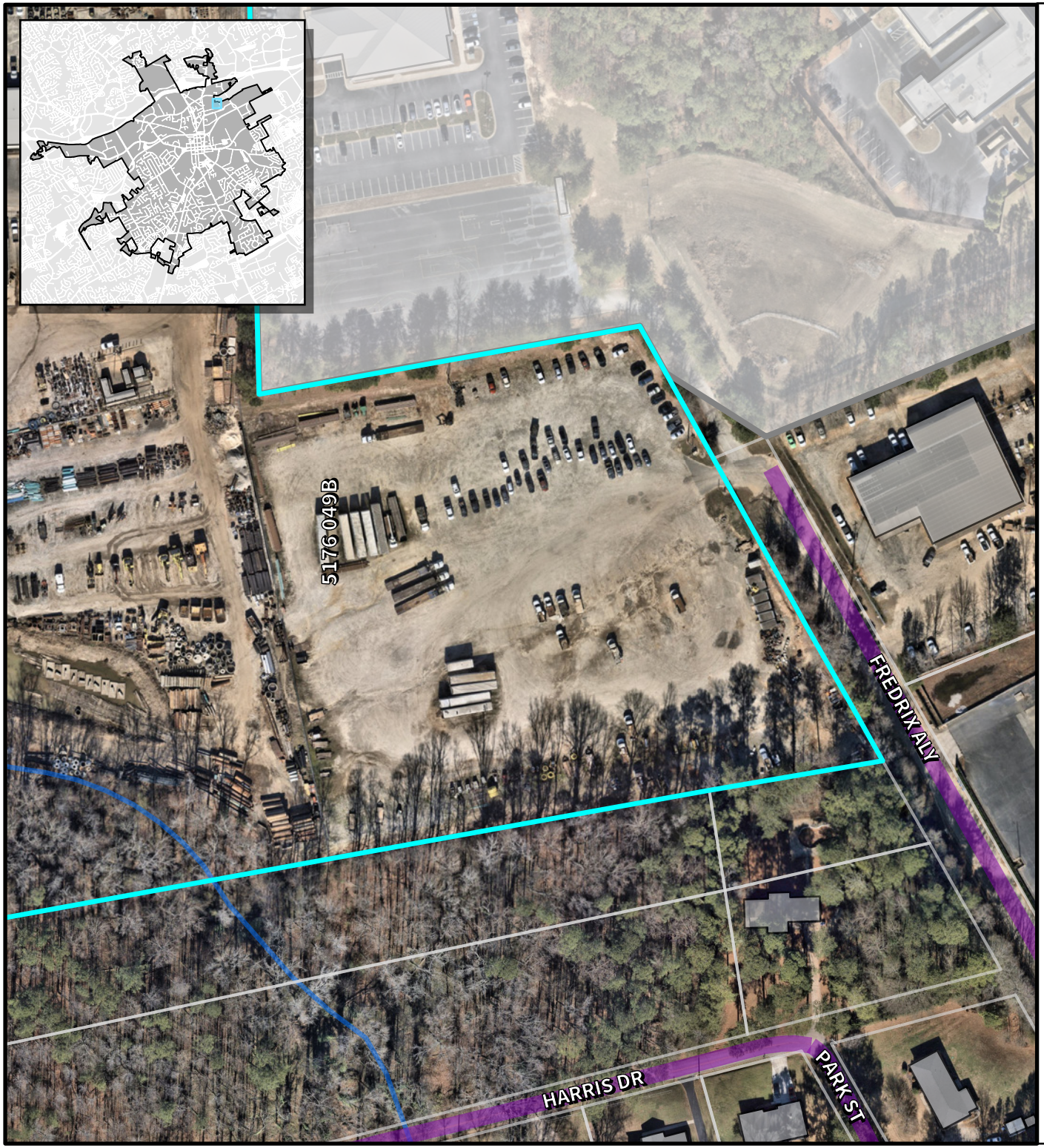


NORTH ELEVATION, FACING NORTH



SOUTH ELEVATION, FACING SOUTH

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

Applicant: 272 Hurricane Shoals LLC

- Subject Property (~16.14 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	07/10/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

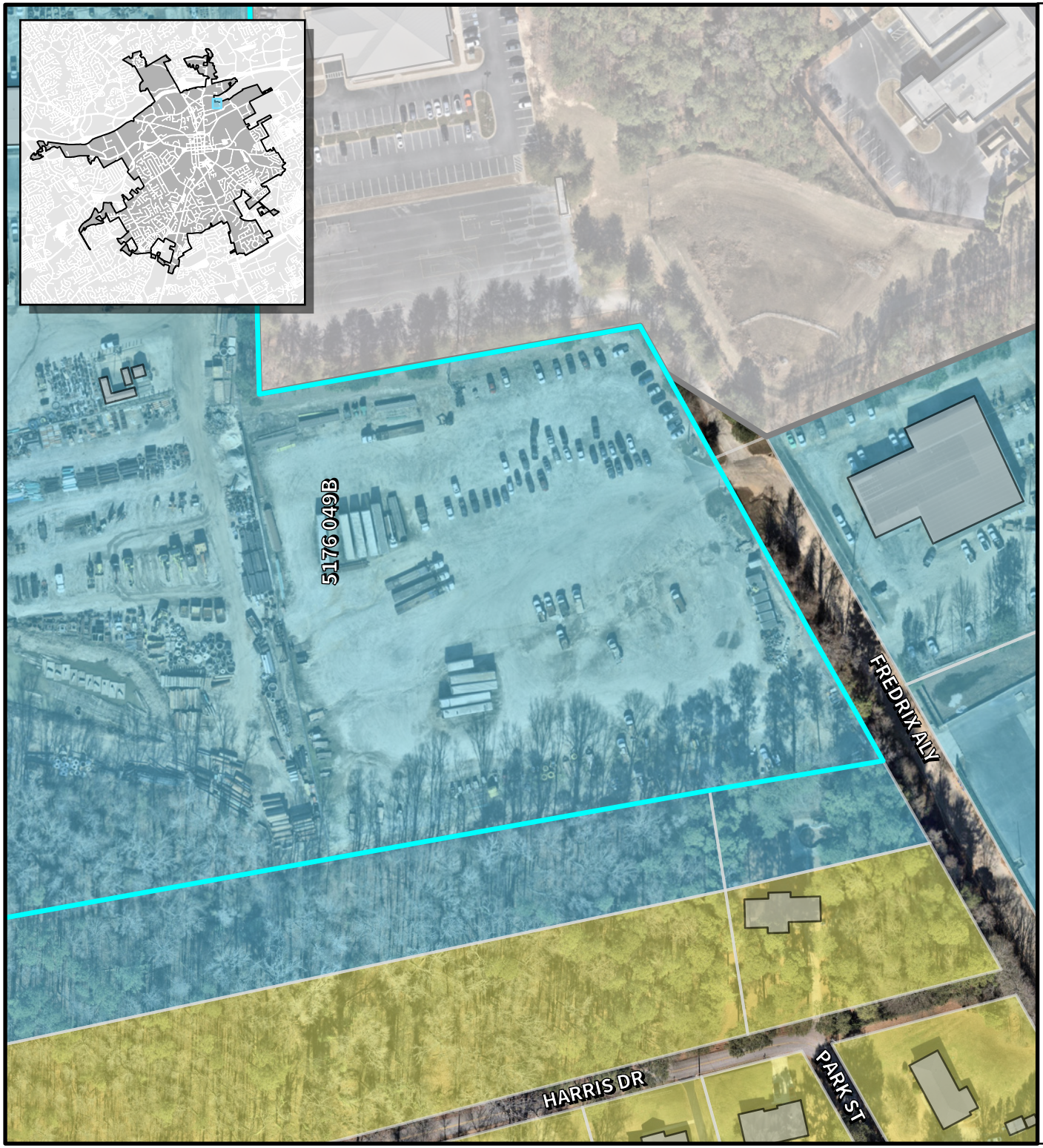
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

Applicant: 272 Hurricane Shoals LLC



- Subject Property (~16.14 acres)
- Lawrenceville City Limits

Zoning Districts

- **LM** Light Manufacturing
- **RS-150** Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 07/10/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet

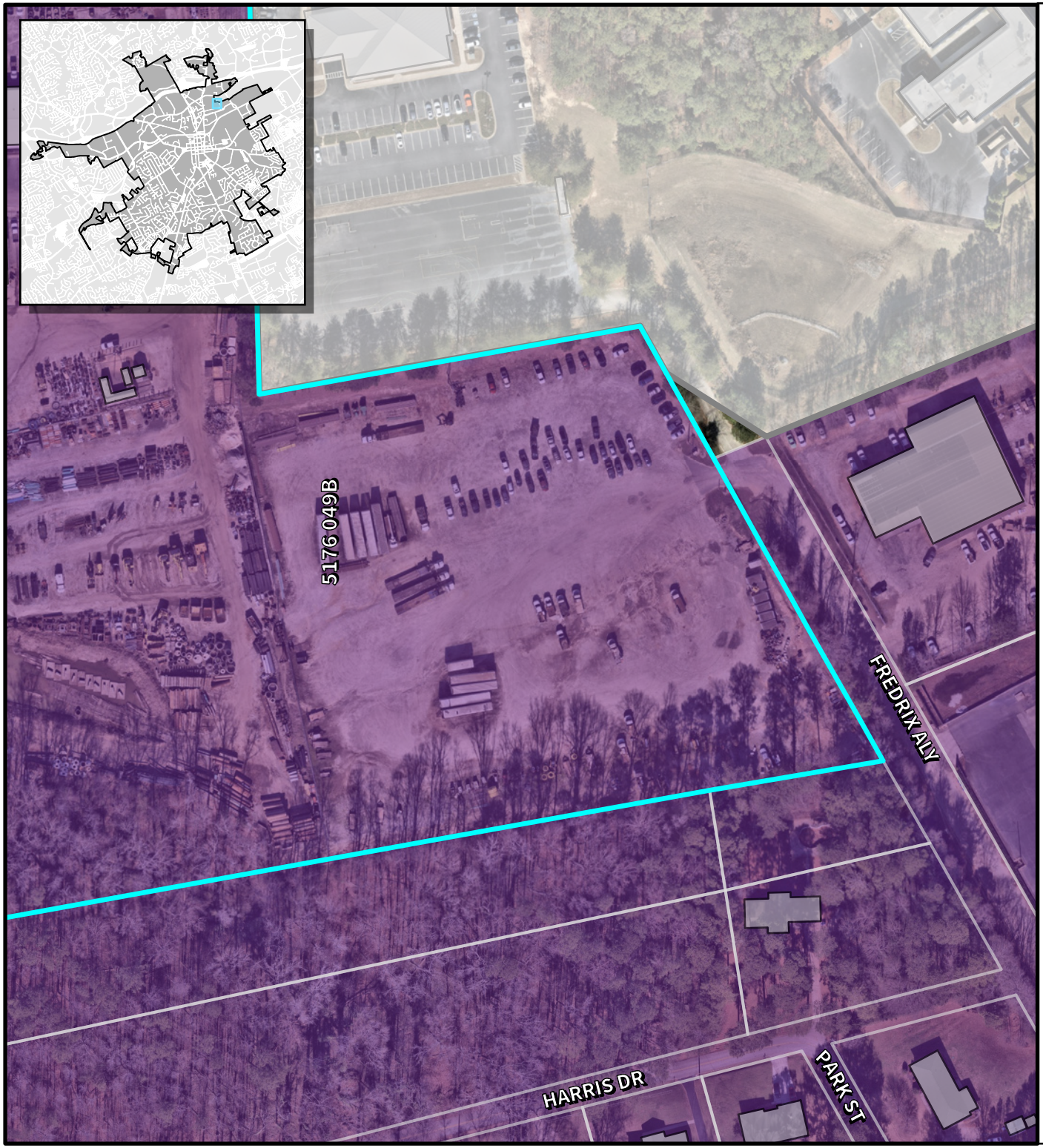
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

Applicant: 272 Hurricane Shoals LLC



Subject Property (~16.14 acres)

Lawrenceville City Limits

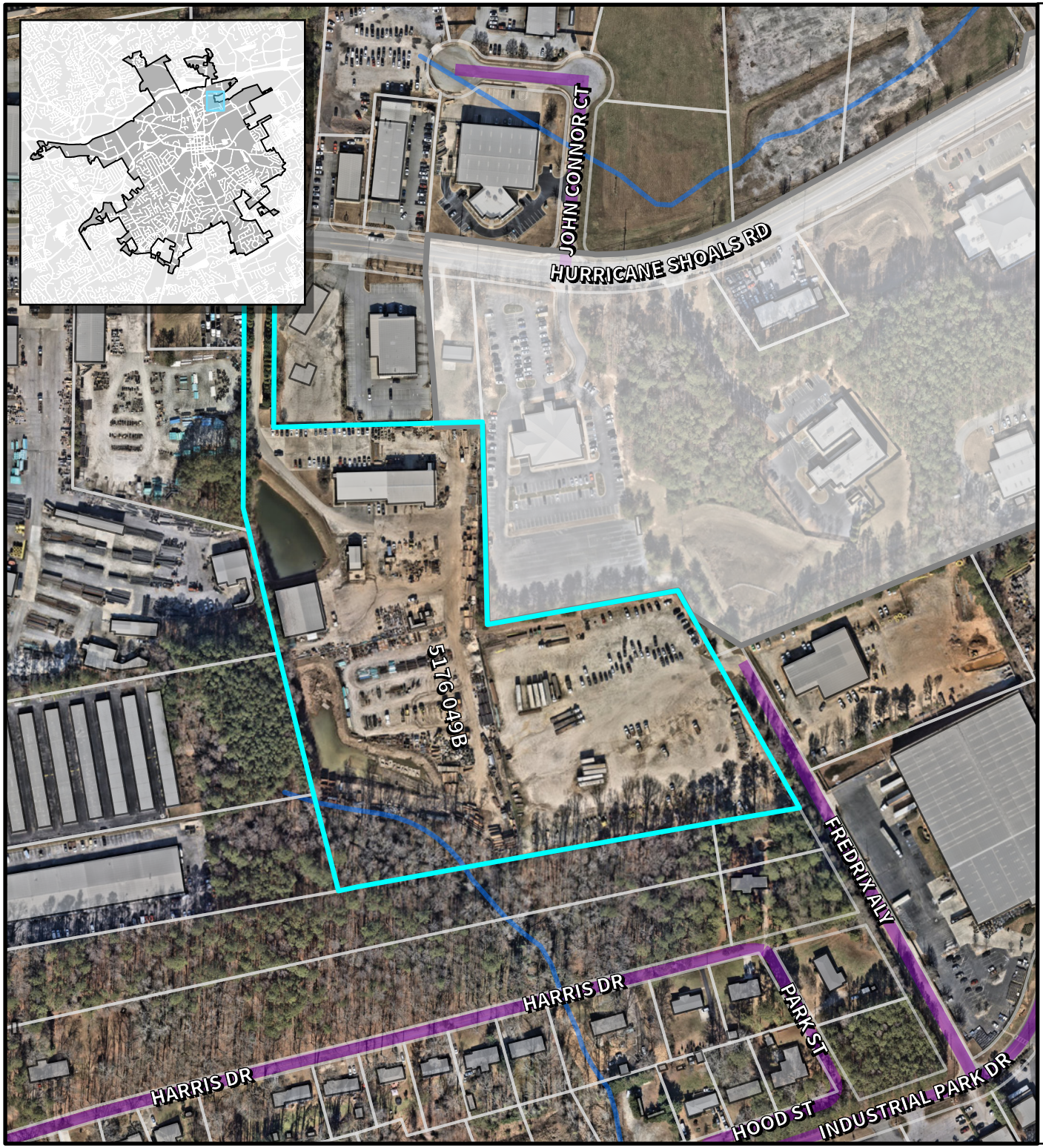
2045 Character Areas

Industrial

Imagery Date:	01/13/2026
Map Date:	07/10/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

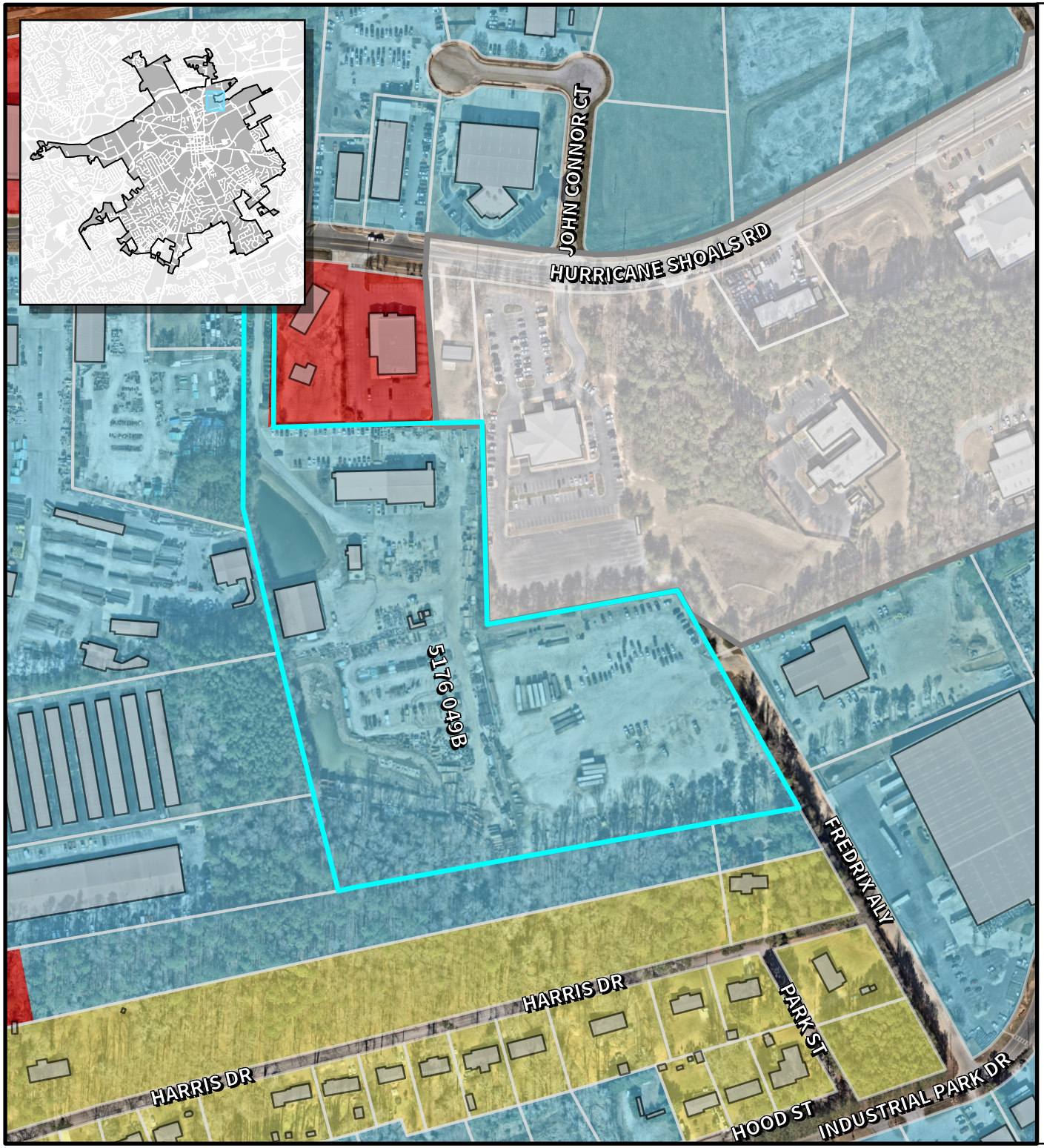
Applicant: 272 Hurricane Shoals LLC

- Subject Property (~16.14 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	07/10/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

Applicant: 272 Hurricane Shoals LLC

- Subject Property (~16.14 acres)
- Lawrenceville City Limits

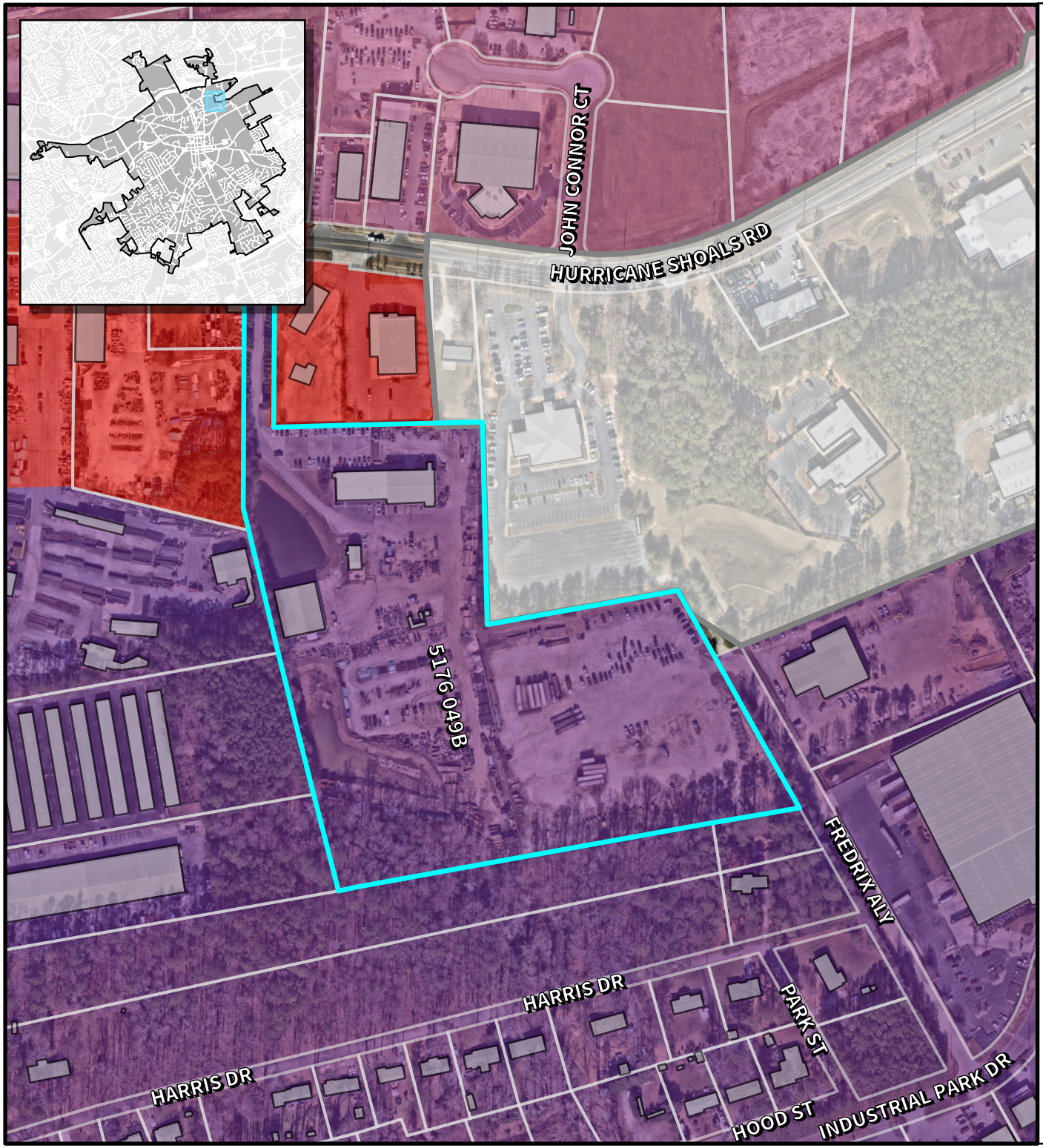
Zoning Districts

BG	General Business
LM	Light Manufacturing
CMU	Community Mixed Use
RS-150	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 07/10/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00010, SUP2026-00011, and SUP2026-00012

Applicant: 272 Hurricane Shoals LLC

- Subject Property (~16.14 acres)
- Lawrenceville City Limits

2045 Character Areas

- Community Mixed Use
- Commercial Corridor
- Industrial

Imagery Date: 01/13/2026
Map Date: 07/10/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet

Special Use Permits – Contractor's Office, Heavy/Civil; Outdoor Storage; Parking on Gravel Surface

SUP2026-00010, SUP2026-00011, & SUP2026-00012

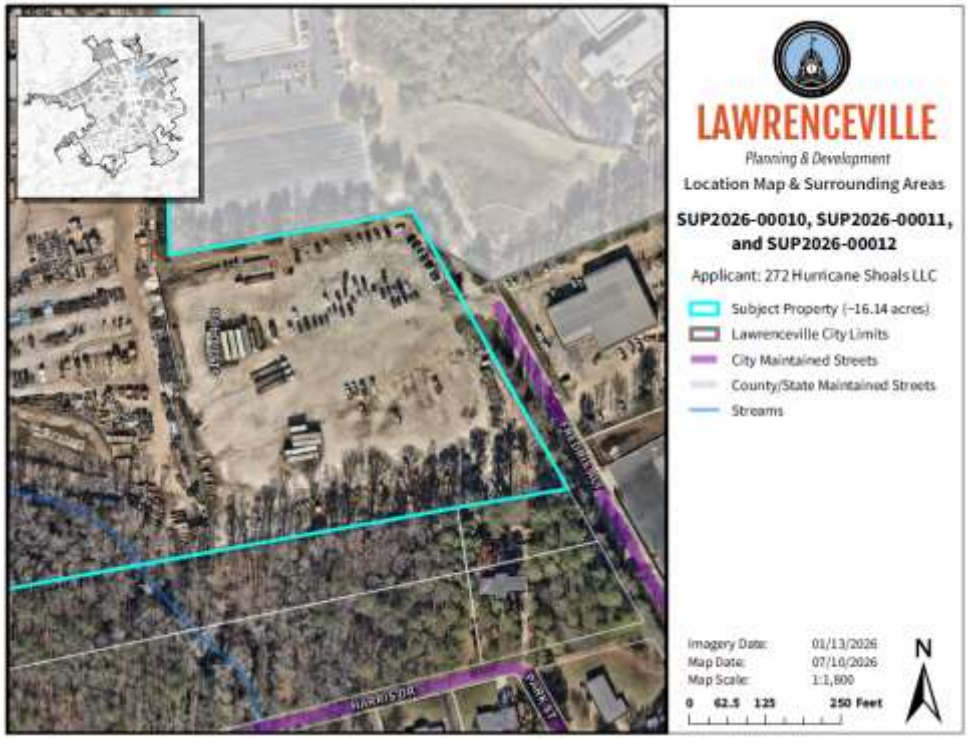
272 Hurricane Shoals Road

Overview

- Special Use Permit – Contractor's Office, Outdoor Storage, Gravel Parking
- Applicant/Property Owner: 272 Hurricane Shoals LLC
- Location: 272 Hurricane Shoals Road, Lawrenceville, GA
- Acreage: 16.23 acres
- Current Zoning: LM (Light Manufacturing District)
- Proposed Development: Contractor's Office (Heavy/Civil), Outdoor Storage, Parking on Gravel Surface
- Department Recommendation: Approval with Conditions

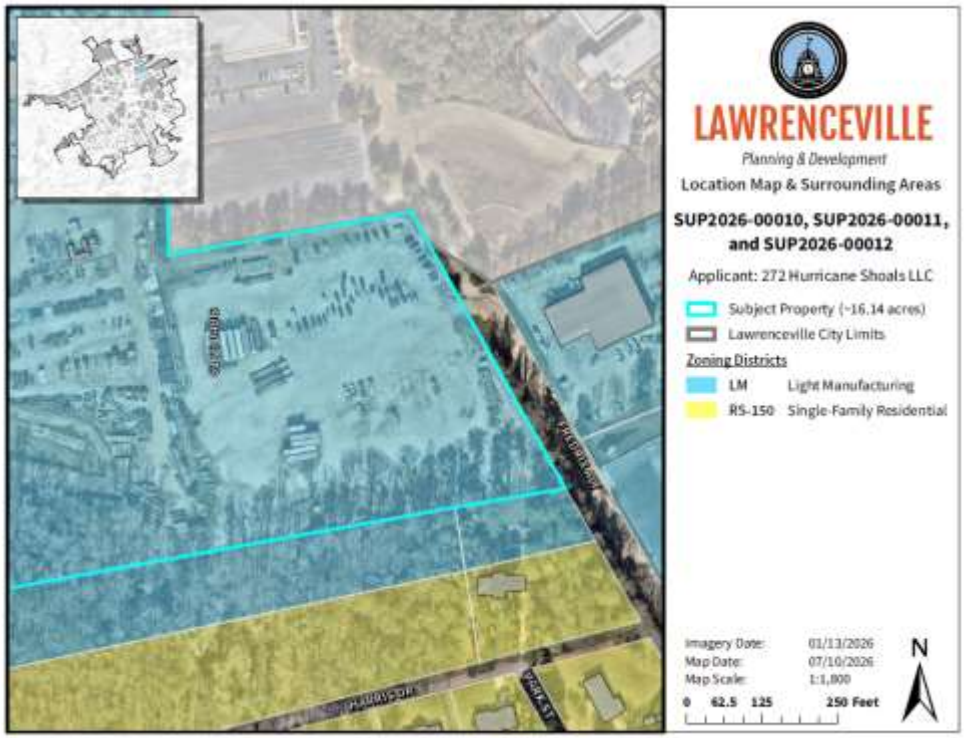
Vicinity Map

- Site located on the southern side of Hurricane Shoals Road, just east of Buford Drive (GA Hwy 124), and along the west side of Fredrix Alley.
- Surrounding area includes a mix of commercial, office, institutional, light industrial, and single-family residential uses.



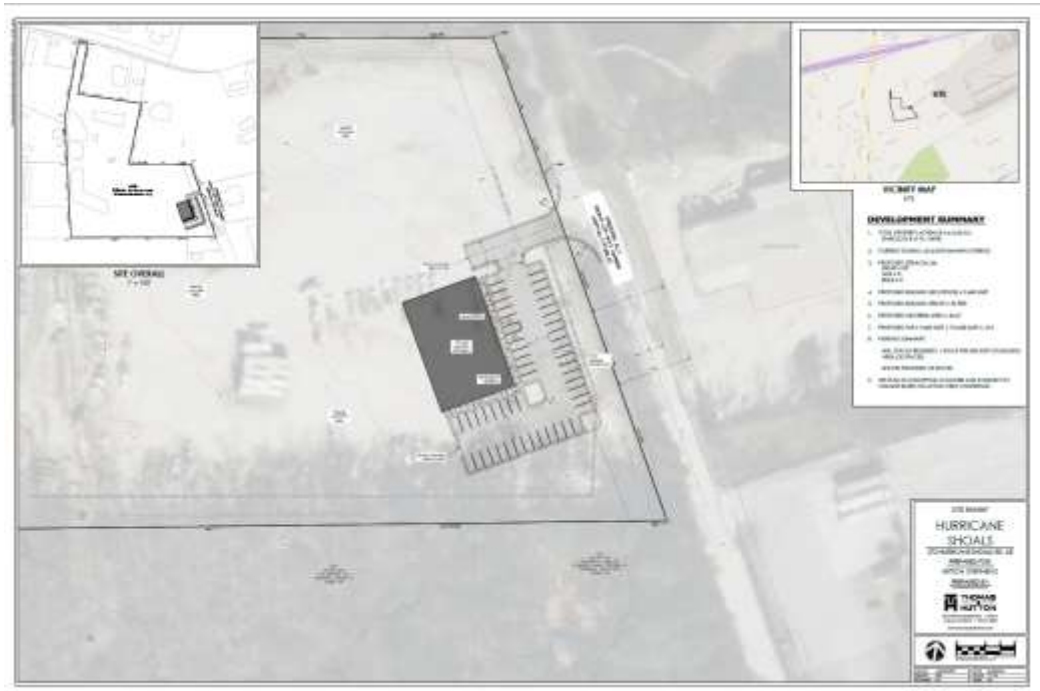
Zoning Map

- LM since 1960; no prior SUPs, variances, or appeals
- Request Special Use Permits to allow contractor offices, outdoor storage, and gravel parking.
- Requested Special Use Permits fit established industrial pattern



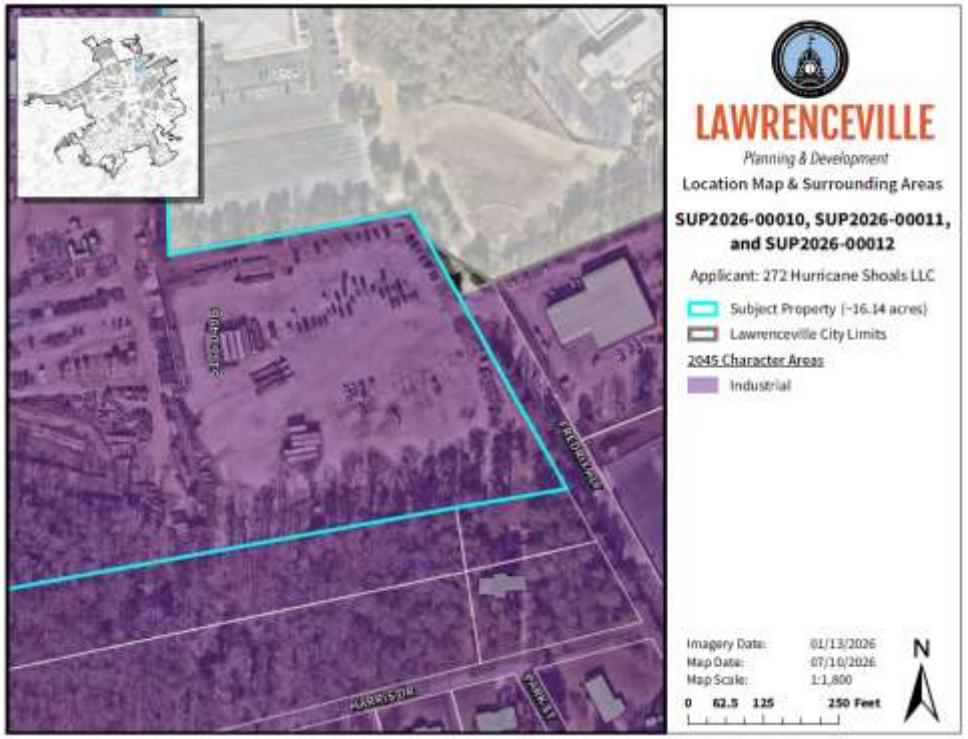
Site Plan

- Three existing industrial structures totaling 24,420 sq ft on the property
- Proposed new two-story, 19,200-sq-ft office building located on the southeast portion of the site along the west side of Fredrix Alley.



Comprehensive Plan

- Industrial Character Area – supports employment-generating industrial/office uses, reinvestment, modernization.

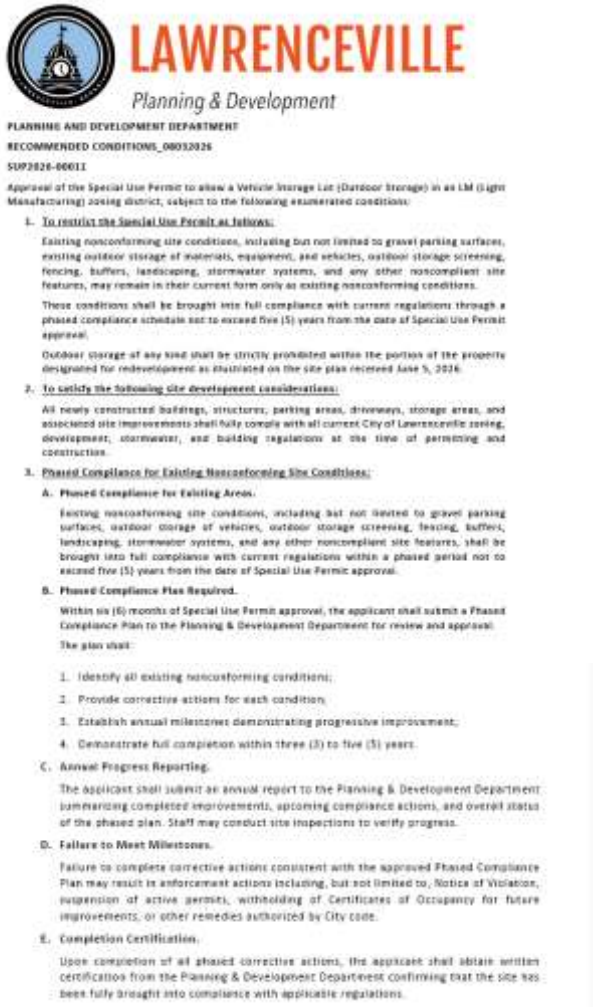


Nonconformities & Conclusion

- Long-established industrial setting makes contractor uses appropriate within the LM district
- Site modernization is necessary to meet current ordinance standards and reduce impacts on nearby properties
- SUPs are required to continue existing nonconforming uses, allow limited expansion, and authorize proposed site upgrades
- Existing conditions may remain only as temporary legal nonconforming uses
- Compliance is required

Conclusion

- Based on the property's established industrial use, its compatibility with surrounding development, and the conditions requiring a full transition to ordinance compliance.
- Approval with conditions; phased compliance plan, prohibition of outdoor storage, and gravel parking in redevelopment area



LAWRENCEVILLE
Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

   These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

   Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

   A. **Phased Compliance for Existing Areas.**

      Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

   B. **Phased Compliance Plan Required.**

      Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

      The plan shall:

      1. Identify all existing nonconforming conditions;
      2. Provide corrective actions for each condition;
      3. Establish annual milestones demonstrating progressive improvement;
      4. Demonstrate full completion within three (3) to five (5) years.

   C. **Annual Progress Reporting.**

      The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

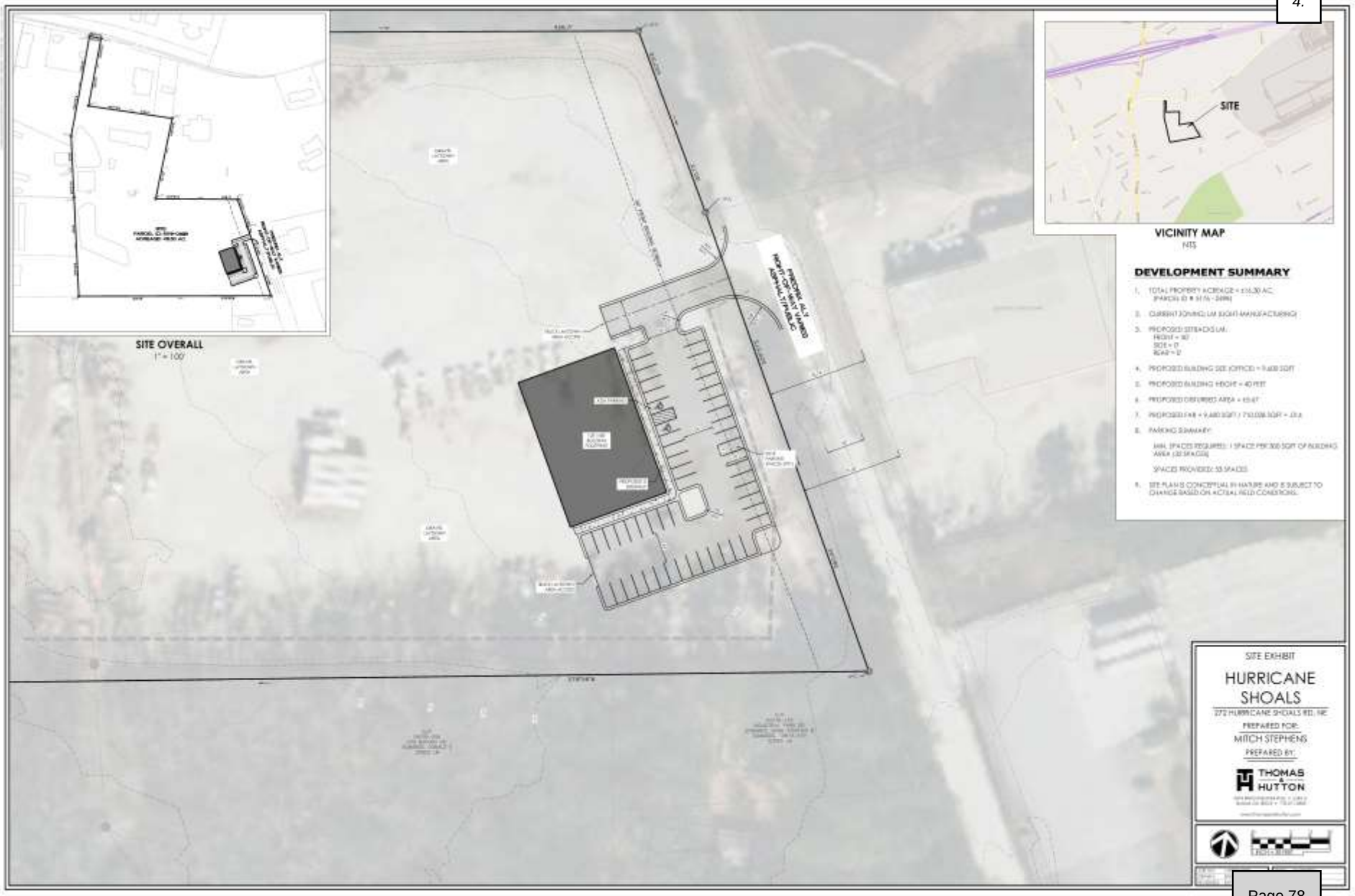
   D. **Failure to Meet Milestones.**

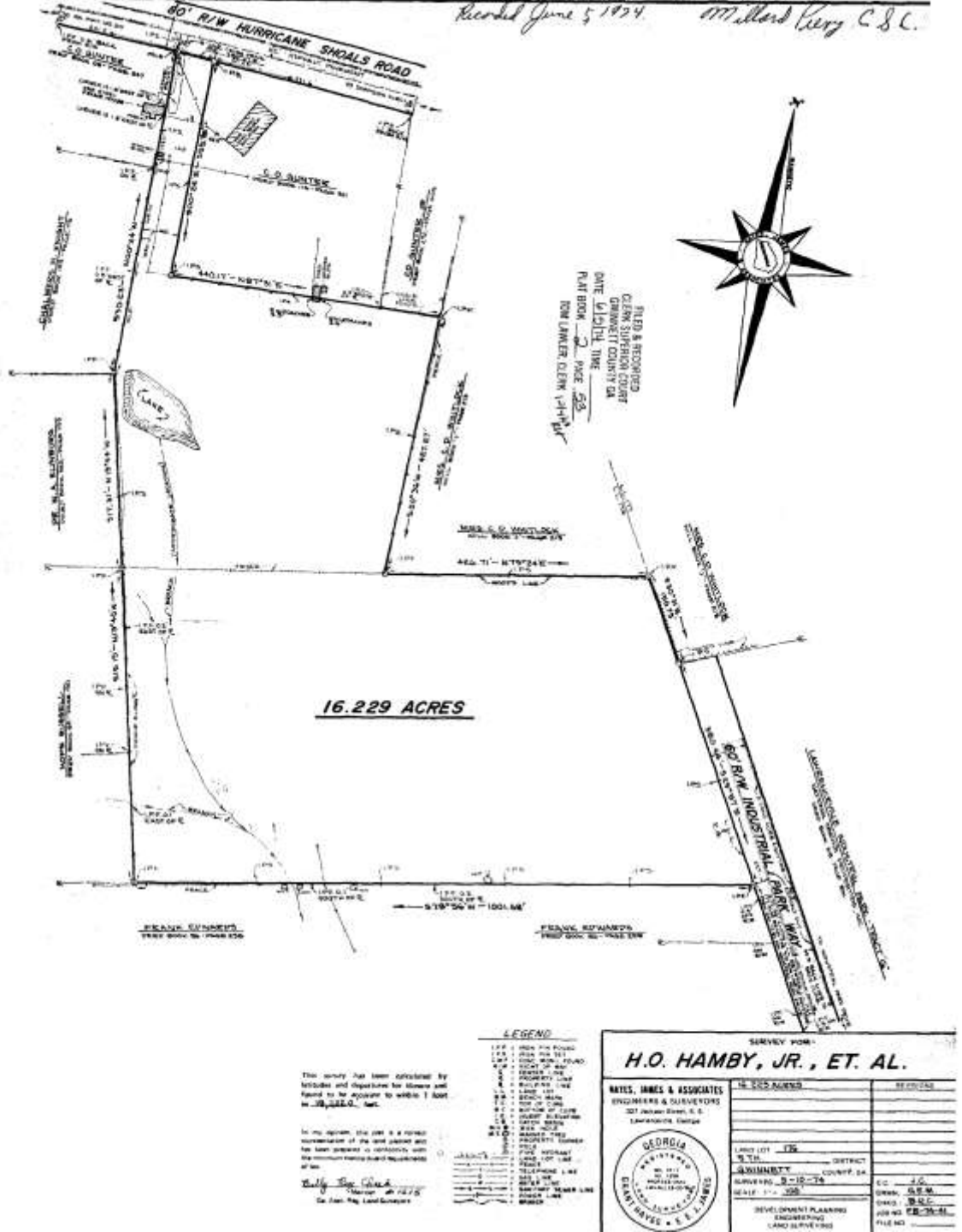
      Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

   E. **Completion Certification.**

      Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

Questions?


SITE OVERALL
1" = 100'
SITE
VICINITY MAP
NTS
DEVELOPMENT SUMMARY
SITE EXHIBIT
HURRICANE SHOALS
272 HURRICANE SHOALS RD. NE
PREPARED FOR:
MITCH STEPHENS
PREPARED BY:
THOMAS & HUTTON


Recorded June 5 1974 Millard Perry C.S.C.
80' R/W HURRICANE SHOALS ROAD
5.0 ACRES
5.0 ACRES
LAKE
16.229 ACRES
60' R/W INDUSTRIAL PARK WAY
FRANK SUMMERS
FRANK SUMMERS
FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 6/5/74 TIME
PLAT BOOK 2 PAGE 58
TOM LANKER, CLERK
LEGEND
SURVEY FOR:
H.O. HAMBY, JR., ET. AL.
BATES, INNES & ASSOCIATES
ENGINEERS & SURVEYORS
GEORGIA
REGISTERED
GRANT INNES
GWINNETT
SURVEYED 5-10-74
DEVELOPMENT PLANNING
ENGINEERING
LAND SURVEYING

272 HURRICANE SHOALS ROAD

PROPOSED BUILDING MATERIALS:
PRE-ENGINEERED METAL BUILDING WITH STEEL STRUCTURE
CORRUGATED STEEL PANEL CLADDING
CONCRETE SLAB FOUNDATION
BUILDING DIMENSIONS: 120' (L) X 80' (W) X 40' (H)



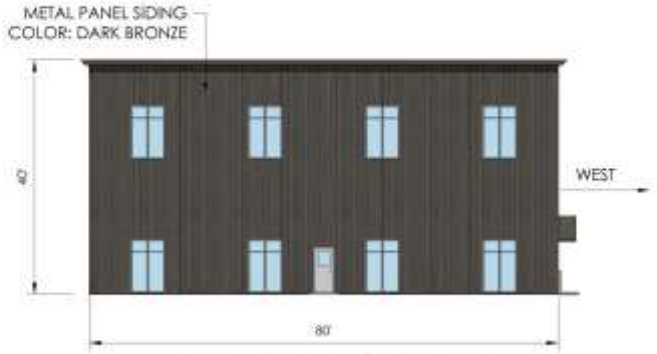
FRONT ELEVATION



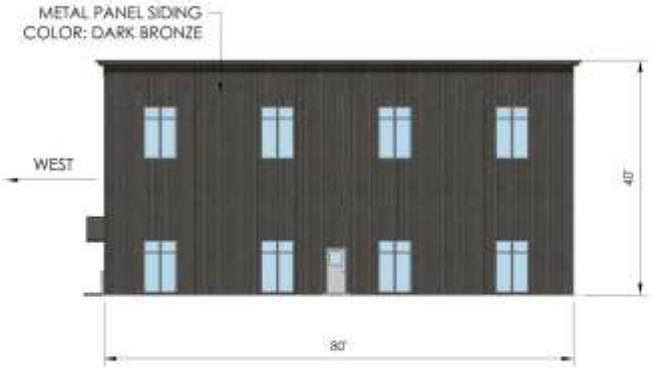
REAR ELEVATION

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT



NORTH ELEVATION, FACING NORTH



SOUTH ELEVATION, FACING SOUTH

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

Approval of the Special Use Permit to allow a Contractor's Office, Heavy/Civil in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   The Special Use Permit shall authorize only a Contractor's Office, Heavy/Civil, together with customary accessory office and administrative functions.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

   B. Phased Compliance Plan Required.

   Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

   The plan shall:

   1. Identify all existing nonconforming conditions;
   2. Provide corrective actions for each condition;
   3. Establish annual milestones demonstrating progressive improvement;
   4. Demonstrate full completion within three (3) to five (5) years.

   C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

   These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

   Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

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4. Demonstrate full completion within three (3) to five (5) years.

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LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

Approval of the Special Use Permit to allow Parking on a Gravel Surface in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

   Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

   These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

   Parking on a Gravel Surface of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

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

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

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   B. Phased Compliance Plan Required.

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   The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

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E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, DECEMBER 7, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2026-00004; Kayla Herren; 299 Scenic Highway
Department:	Planning and Development Department
Date of Meeting:	Monday, December 7, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Rezone property from ON (Office Neighborhood) to OI (Office Institutional) for a Medical/Clinic office
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests to rezone approximately 0.55 acres at 299 Scenic Highway from ON (Office Neighborhood District) to OI (Office Institutional District) to permit a therapist's office, classified as a medical office or clinic. The subject property fronts Scenic Highway and is located within an established corridor containing residential, professional office, medical office, and institutional uses.

Attachments/Exhibits:

- RZC2026-00004_AGPKT_12072026

LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZC2026-00004**
APPLICANT(S):	KAYLA HERREN
PROPERTY OWNER(S):	FLETCHER GORDON MOORS
LOCATION(S):	299 SCENIC HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5142 119
APPROXIMATE ACREAGE:	0.65 ACRES
CURRENT ZONING:	ON (OFFICE NEIGHBORHOOD DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	MEDICAL OFFICE OR CLINIC
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY

In 1960, the subject property was zoned RS-180 (Single Family Residential District). In 2000. the property was rezoned to ON (Office Neighborhood District), pursuant to RZ-00-25.

PROJECT SUMMARY

The applicant requests to rezone approximately 0.65 acres at 299 Scenic Highway from ON (Office Neighborhood District) to OI (Office Institutional District) to permit a therapist's office, classified as a medical office or clinic. The subject property fronts Scenic Highway and is located within an established corridor containing residential, professional office, medical office, and institutional uses.

The requested OI (Office Institutional District) permits a broader range of professional and medical uses than the retired ON (Office Neighborhood District). Similar zoning actions in the immediate area include RZC2023-00047 (ON to OI), RZ-03-14 (RS-180 to OI), RZC2025-00072 (RS-180 to OI), and RZC2025-00074 (ON to OI). These cases provide context for the transition toward office and institutional zoning along this portion of Scenic Highway.

EXISTING CONDITIONS

The subject property is situated within a transitional area of the Scenic Highway corridor characterized by a mixture of office, institutional, multifamily residential, and single-family residential zoning districts. Properties immediately north of the site are zoned ON (Office Neighborhood District) and RS-180 (Single-Family Residential District), while properties to the south are zoned OI (Office Institutional District) and RS-180 (Single-Family Residential District). Across Scenic Highway to the east are properties zoned OI (Office Institutional District) and ON (Office Neighborhood District), with additional single-family residential development located further east beyond the corridor. Properties to the west along Five Forks Trickum Road are zoned RM (Multifamily Residential District).

The surrounding zoning pattern demonstrates that the Scenic Highway corridor functions as a transition area between residential neighborhoods and office/institutional uses. The subject property's existing ON zoning already recognizes the suitability of office-related uses at this location. The requested OI zoning would be consistent with nearby OI-zoned properties and would permit low-intensity professional medical office use compatible with the established development pattern along the corridor.

SURROUNDING ZONING AND LAND USE

The subject property is located along the Scenic Highway corridor within an area characterized by a mixture of office, institutional, multifamily residential, and single-family residential zoning districts. The surrounding zoning classifications are as follows:

Direction	Existing Zoning
North	ON (Office Neighborhood District) and RS-180 (Single-Family Residential District)
South	OI (Office Institutional District) and RS-180 (Single-Family Residential District)
East	Across Scenic Highway are properties zoned OI (Office Institutional District) and ON (Office Neighborhood District, Retired). Further east beyond the Scenic Highway corridor are properties zoned RS-180 (Single-Family Residential District).
West	RM (Multifamily Residential District) properties located along Five Forks Trickum Road.

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Office character area, described as follows:

> *"The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city's economic growth and technological innovation."*

As proposed, the requested rezoning may be consistent with the policies of the 2045 Comprehensive Plan that supports the appropriate location of professional and medical services and recognizes the role of medical offices in improving access to healthcare. The proposed therapist's office would provide a professional healthcare service along an established transportation corridor already containing office and institutional uses.

O.C.G.A. § 36-67-3 REVIEW STANDARDS

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

   The proposed therapist's office is suitable in view of the surrounding development pattern. The subject property is currently zoned ON (Office Neighborhood District) and is located within a corridor containing existing OI (Office Institutional), ON (Office Neighborhood), RM (Multifamily Residential), and RS-180 (Single-Family Residential) zoning districts. OI-zoned properties exist immediately south of the subject property and across Scenic Highway to the east, while ON-zoned properties exist nearby along the corridor. In addition, the City has approved similar rezonings in the immediate area, including RZC2023-00047, RZ-03-14, and RZC2025-00072, which further demonstrate the appropriateness of office and institutional uses along Scenic Highway. Accordingly, the proposed OI zoning and therapist's office are suitable in view of the use and development of adjacent and nearby property.

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

   The proposed therapist's office is a low-intensity medical office use and is not expected to adversely affect adjacent or nearby properties. The surrounding area already contains a mixture of office, institutional, multifamily residential, and residential uses. Because OI zoning exists adjacent to and across from the subject property, the requested zoning does not introduce a new land-use type into the area. Furthermore, any future improvements will be required to comply with applicable parking, access management, buffering, landscaping, and development standards designed to protect adjacent residential properties.

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

The property currently possesses reasonable economic use under its ON-zoning classification and may continue to be used for professional office purposes. However, the ON district limits the range of office uses available on the site. The requested OI zoning would broaden opportunities for professional and medical office uses that are increasingly common along the Scenic Highway corridor.

While the property has reasonable economic use as presently zoned, the requested rezoning would allow greater flexibility and may better reflect current market conditions and development trends in the area.

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 therapist's office is not expected to create excessive demands on public infrastructure. Scenic Highway is designed to accommodate office and commercial traffic, and existing utility services are available to serve the site. The proposed use does not generate school-age population impact and is not anticipated to burden public school facilities.

Staff find that the proposed rezoning will not cause an excessive or burdensome impact on streets, transportation facilities, utilities, or schools.

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

The proposed rezoning is consistent with the Comprehensive Plan's objectives supporting professional office and medical service uses along major transportation corridors. The OI district was specifically established to accommodate medical office and institutional uses in areas served by public infrastructure.

The request also aligns with recent zoning decisions in the immediate area that have facilitated office and institutional development. Collectively, these actions support implementation of the Comprehensive Plan and reinforce the established development pattern along Scenic Highway.

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 Scenic Highway corridor has experienced a continuing transition toward office and institutional development while maintaining adjacent residential neighborhoods. Existing OI-zoned properties immediately south of the site and across Scenic Highway, coupled with nearby ON-zoned properties and recent OI rezonings approved by the City, demonstrate an established pattern of office and institutional development. These changing conditions provide supporting grounds for approval of the requested rezoning, as the proposal represents a logical continuation of existing development trends within the corridor while preserving compatibility with nearby residential uses.

DEVELOPMENT PLAN REVIEW

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

Standard	Requirement	Existing	Recommendation
Lot Area	*20,000 sq. ft*	*23,958 sq. ft.*	*N/A*
Lot Width	*100 ft*	*90 ft*	*N/A*
Front Setback	*50 ft*	*Not listed*	*N/A*
Side Setback	*10 ft*	*10 ft*	*N/A*
Rear Setback	*40 ft*	*Not listed*	*N/A*
Impervious Surface Coverage	*70%*	*Not listed*	*N/A*
Max Height	*35 ft*	*Not listed*	*N/A*

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

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

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI/RM-12	*25*	*25*	*N/A*

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

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	*1 per 300 SF GFA (8)*	*Not listed*	*N/A*

DEVELOPMENT PLAN REVIEW COMPLIANCE

Approval of the rezoning request shall not constitute approval of any existing nonconforming site improvements or structures. Prior to occupancy or redevelopment of the property, the applicant shall demonstrate compliance with all applicable requirements of the Zoning Ordinance, Development Regulations, Subdivision Regulations, Stormwater Management Ordinance, adopted construction codes, and all applicable federal and state accessibility requirements. Any deficiencies related to parking, access, landscaping, buffering, sidewalks, utilities, or drainage compliance shall be corrected as part of the development review and permitting process.

EXISTING STRUCTURE CODE COMPLIANCE

Approval of the rezoning does not constitute approval of the existing structure for occupancy as a medical office or clinic. Prior to issuance of any business license or certificate of occupancy, the applicant shall obtain all necessary permits and demonstrate compliance with the adopted International Building Code, International Existing Building Code, International Fire Code, accessibility requirements. The extent of required building modifications shall be determined during building permit review based upon the proposed occupancy classification, occupant load, and scope of renovation.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STAFF RECOMMENDATION

Based upon the findings of the review conducted pursuant to O.C.G.A. § 36-67-3, staff finds that the proposed rezoning from ON (Office Neighborhood District) to OI (Office Institutional District) for a therapist's office (medical office or clinic) is appropriate for the subject property.

Approval of this rezoning does not constitute approval of any existing nonconforming site conditions, structures, or improvements. Prior to occupancy or redevelopment of the property, the applicant shall comply with all applicable provisions of the Zoning Ordinance, Development Regulations, Subdivision Regulations, Stormwater Management Ordinance, adopted construction codes, accessibility requirements, and all applicable departmental review requirements.

With these conditions, the proposed rezoning and redevelopment are consistent with the City's adopted plans and policies. Therefore, staff recommend **APPROVAL** of the requested rezoning with recommended conditions.

RECOMMENDED CONDITIONS

Approval of a rezoning from ON (Office Neighborhood District) to OI (Office Institutional District) for a therapist's office (medical office or clinic), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
    a. The property shall be limited to professional office, and medical office uses, including therapist offices, counseling services, mental health specialists, psychologists, psychiatrists, and other similar professional healthcare offices.
    b. The existing structure shall remain on site and shall maintain its existing residential character. Any exterior modifications shall be subject to the review and approval of the Director of Planning and Development.
    c. No tents, canopies, temporary banners, streamers, or rope decorated with flags, tinsel, or similar material shall be displayed, hung, or strung on the site. Decorative balloons, hot-air balloons, yard signs, bandit signs, sign twirlers, and sign walkers shall be prohibited.
    d. Peddlers and/or parking lot sales unrelated to the approved use shall be prohibited.
    e. Outdoor storage shall be prohibited.
    f. The owner shall repair or remove any graffiti or vandalism within seventy-two (72) hours of occurrence.
2. To satisfy the following site development considerations:
    a. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance, Development Regulations, and all other applicable City

ordinances. The final site design shall be subject to the review and approval of the Director of Planning and Development.

b. Any Electrical, Mechanical, Plumbing, Structural, Accessibility, or Life-Safety modifications required to accommodate the proposed use shall comply with the International Building Code (IBC), International Existing Building Code (IEBC), International Fire Code (IFC), and applicable accessibility requirements. Plans shall be subject to review and approval by the Director of Planning and Development and applicable City departments.

c. Landscaping shall be designed and installed in accordance with the requirements of the City of Lawrenceville Zoning Ordinance and Development Regulations. Final landscape plans shall be subject to review and approval by the Director of Planning and Development.

d. Provide a minimum of one (1) parking space per three hundred (300) square feet of gross floor area. All parking areas shall be paved with an approved surface and striped in accordance with the City of Lawrenceville Zoning Ordinance.

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

f. Provide or maintain a five (5) foot concrete sidewalk adjacent to all public rights-of-way, unless otherwise approved by the Director of Planning and Development.

g. Any required buffers adjacent to residentially zoned property shall be installed or restored in accordance with the City of Lawrenceville Zoning Ordinance.

h. Lighting shall be contained in full cut-off type luminaires and directed toward the interior of the property so as not to shine directly onto adjacent properties or public rights-of-way.

i. Any dumpster or refuse collection area shall be screened with solid masonry walls compatible with the principal structure and shall include an opaque gate enclosure.

j. Prior to issuance of a Certificate of Occupancy, all existing site improvements, parking areas, landscaping, sidewalks, access points, and drainage facilities shall be brought into substantial compliance with the City of Lawrenceville Zoning Ordinance and Development Regulations, as determined by the Director of Planning and Development.

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Kayla Herren	NAME: Fletcher Gordon Moore
ADDRESS: 3257 Blue Jasmine Lane	ADDRESS: 656 Antrim Glenn Drive
CITY: Dacula	CITY: Hoschton
STATE: GA ZIP: 30019	STATE: GA ZIP: 30548

CONTACT PERSON: Kayla Herren PHONE: 404 242 9210

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): ON REQUESTED ZONING DISTRICT: OI

PARCEL NUMBER(S): ~~299 Scenic Highway~~ (KH) 5142119 ACREAGE: .65

ADDRESS OF PROPERTY: 299 Scenic Highway Lawrenceville GA 30046

Kayla H 08/20/2024
SIGNATURE OF APPLICANT DATE

Fletcher Gordon Moore
SIGNATURE OF OWNER DATE

Kayla Herren
TYPED OR PRINTED NAME

Fletcher Gordon Moore
TYPED OR PRINTED NAME

Jenna T. Vang 08/20/2026
NOTARY PUBLIC DATE

Jenna T. Vang 08/20/2026
NOTARY PUBLIC DATE

RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

August 21, 2026

Kayla Herren, M.A., BCBA, LBA
Founder & Clinical Director
Kind Minds Early Intervention Services
299 Scenic Highway
Lawrenceville, GA 30046

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
Lawrenceville, GA 30046

RE: Rezoning Request – 299 Scenic Highway | ON to O-I

Dear Planning Commission and Members of City Council:

Kind Minds Early Intervention Services respectfully submits this request to rezone the property located at **299 Scenic Highway from Office-Neighborhood (ON) to Office-Institutional (O-I)**. The property is intended to serve as the Lawrenceville clinical location for Kind Minds, a pediatric behavioral health provider specializing in Applied Behavior Analysis (ABA).

Our purpose is to create an accessible clinical setting where children with autism and developmental needs can receive individualized behavioral healthcare in their community.

ABA is an evidence-based behavioral health treatment that uses systematic assessment and individualized intervention to improve skills that meaningfully affect a child's daily functioning. At Kind Minds, treatment is developed and clinically supervised by Board Certified and Licensed Behavior Analysts. Depending on clinical need, treatment may focus on communication, adaptive functioning, emotional and behavioral regulation, social functioning, safety awareness, self-care, and greater independence across everyday environments.

The clinical work conducted at 299 Scenic Highway will include direct individualized treatment, behavioral assessment, treatment-plan development and monitoring, caregiver consultation and training, and clinical supervision. Treatment decisions are based on each client's assessed needs and measurable clinical objectives, allowing services to remain individualized rather than following a standardized program model.

299 Scenic Highway is particularly compatible with this use because the existing building can support the practice without changing the fundamental character of the property. Its existing office configuration provides space that can be adapted for treatment, consultation, clinical oversight, and administrative functions. Kind Minds intends to work within the existing structure, with improvements primarily focused on creating a safe, functional, and welcoming healthcare environment.

RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

The transition from **ON to O-I** will provide a current zoning classification that appropriately reflects the professional and institutional nature of the proposed behavioral health use. The property will retain an office-oriented character while supporting the delivery of specialized clinical services.

Kind Minds also represents an opportunity to expand local access to pediatric behavioral healthcare. Families seeking ABA treatment frequently coordinate services across home, community, healthcare, and other environments. Establishing a clinical location in Lawrenceville allows families to access specialized treatment within the community in which they live and participate in daily life.

As a **Board Certified Behavior Analyst and Licensed Behavior Analyst**, I have built Kind Minds around the belief that high-quality behavioral healthcare should be both clinically rigorous and responsive to the individual child and family. Our goal for 299 Scenic Highway is to establish a professional clinical environment that reflects that standard while being a responsible and compatible part of the Lawrenceville community.

For these reasons, Kind Minds Early Intervention Services respectfully requests approval to rezone **299 Scenic Highway from ON to O-I**. I appreciate your consideration of this application and welcome the opportunity to provide any additional information that may assist the City in its review.

Respectfully,

Kayla Herren, M.A., BCBA, LBA
Founder & Clinical Director
Kind Minds Early Intervention Services

RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

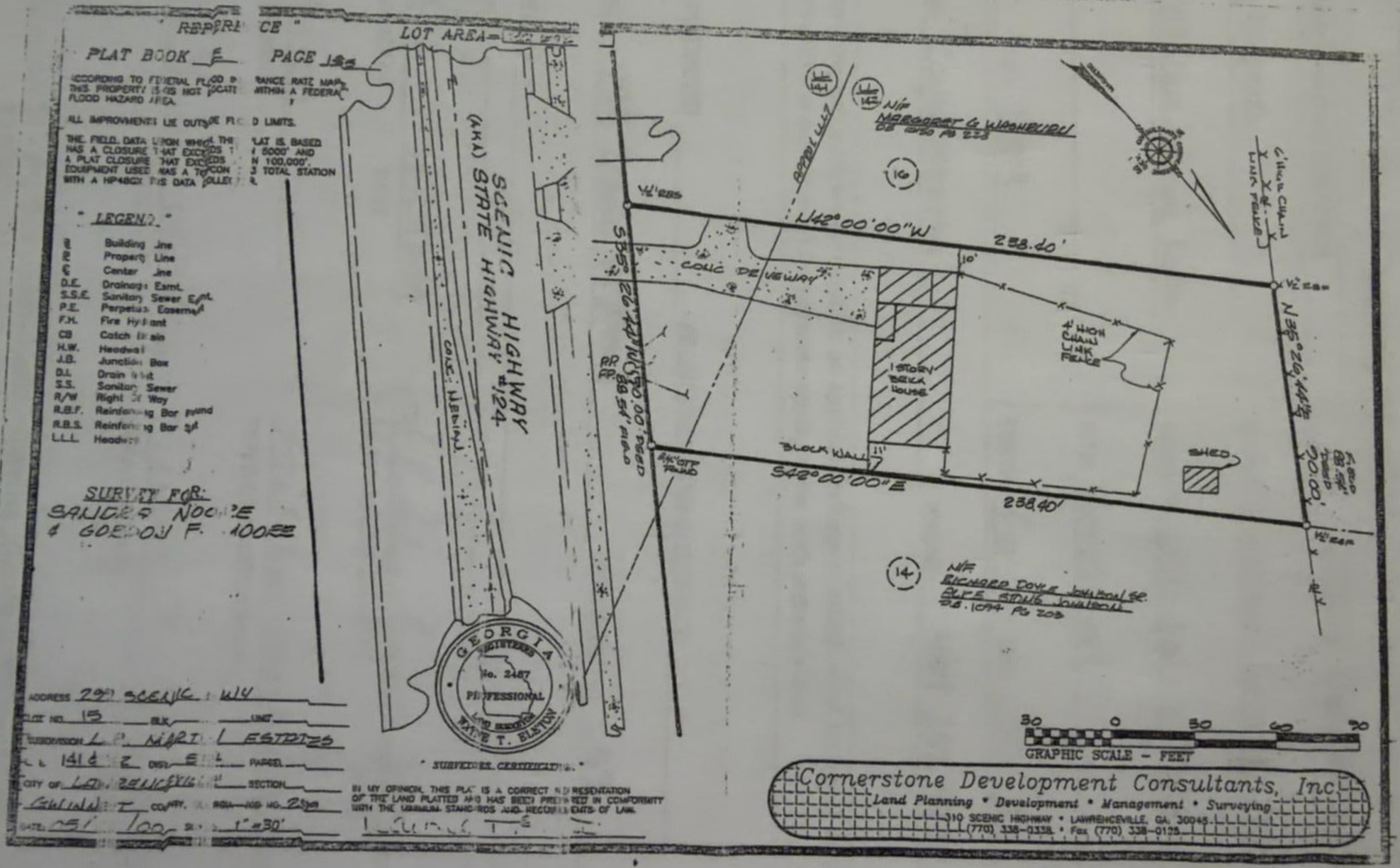
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 141 and 142 of the 5th District of Gwinnett County, Georgia, and being Lot No. 15, Section A of the L.R. Martin Estate Subdivision as per plat made by S. R. Fields, Surveyor, dated January 26, 1950, and recorded in Plat Book E, page 155, records of Gwinnett County and described as follows:

BEGINNING at a point on the westerly side of the new Snellville Road where Lot No. 15 joins Lot No. 14, thence running in a northwesterly direction 266 feet to an iron pin, thence in a southwesterly direction 90 feet to an iron pin, thence in a southeasterly direction 267.3 feet to an iron pin on the westerly side of the new Snellville Road, thence northerly along the westerly side of said road 90 feet to the POINT OF BEGINNING, and being the same property as conveyed by Mary Ann Simonton to Sandra Moore and F. Gordon Moore by General Warranty Deed dated April 28, 2000, recorded in Deed Book 20445, Page 236, Gwinnett County records.

The above-described property being known as 299 Scenic Highway, Lawrenceville, GA 30046 and being Tax Parcel No. R5142 119.

RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



RZC2026-00004
RECEIVED OCTOBER 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE

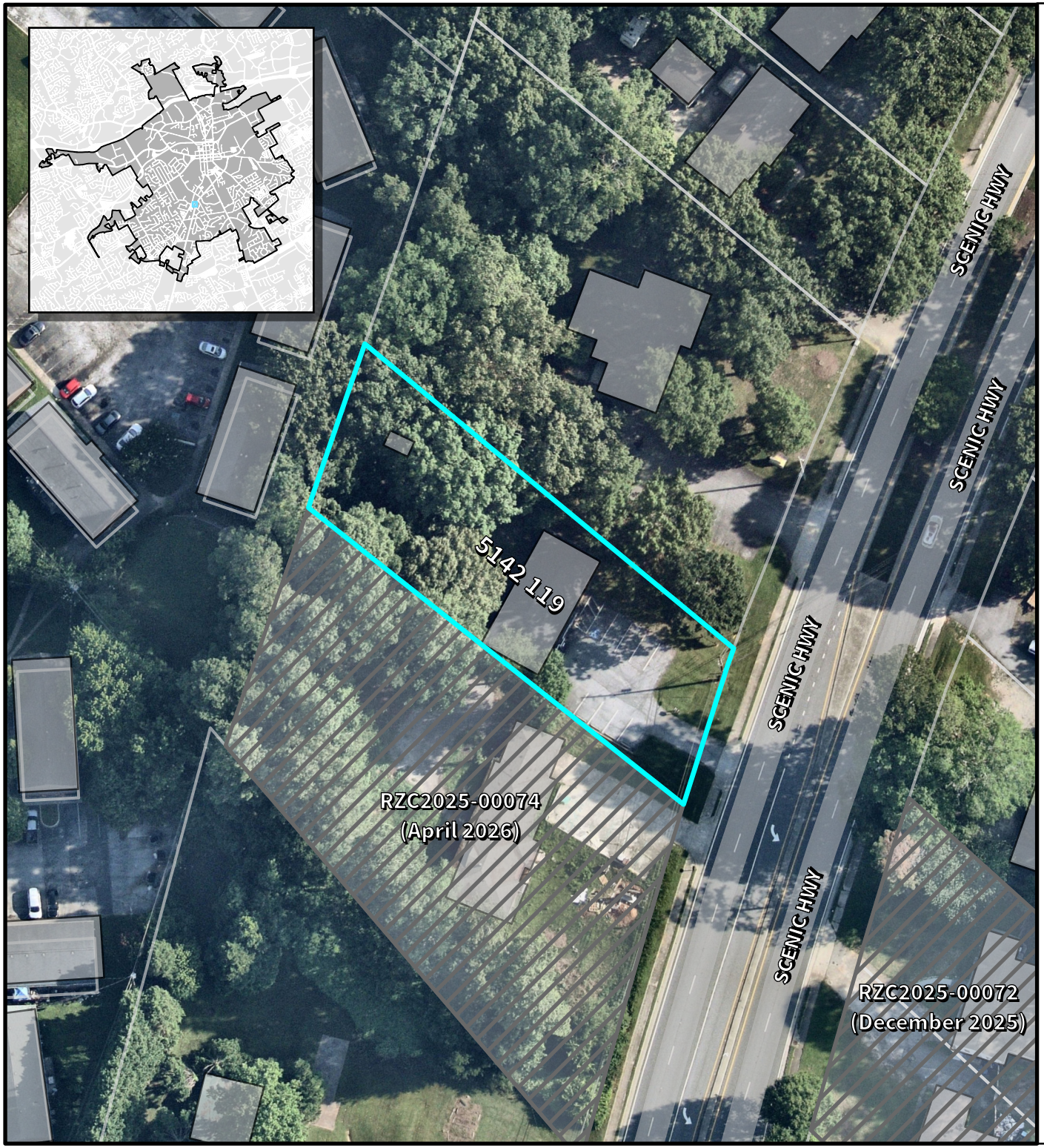
Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

Applicant:
Kayla Herren

- Subject Property (~0.48 acres)
- Related Zoning Cases
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets



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Map Date:	10/07/2026
Map Scale:	1:900

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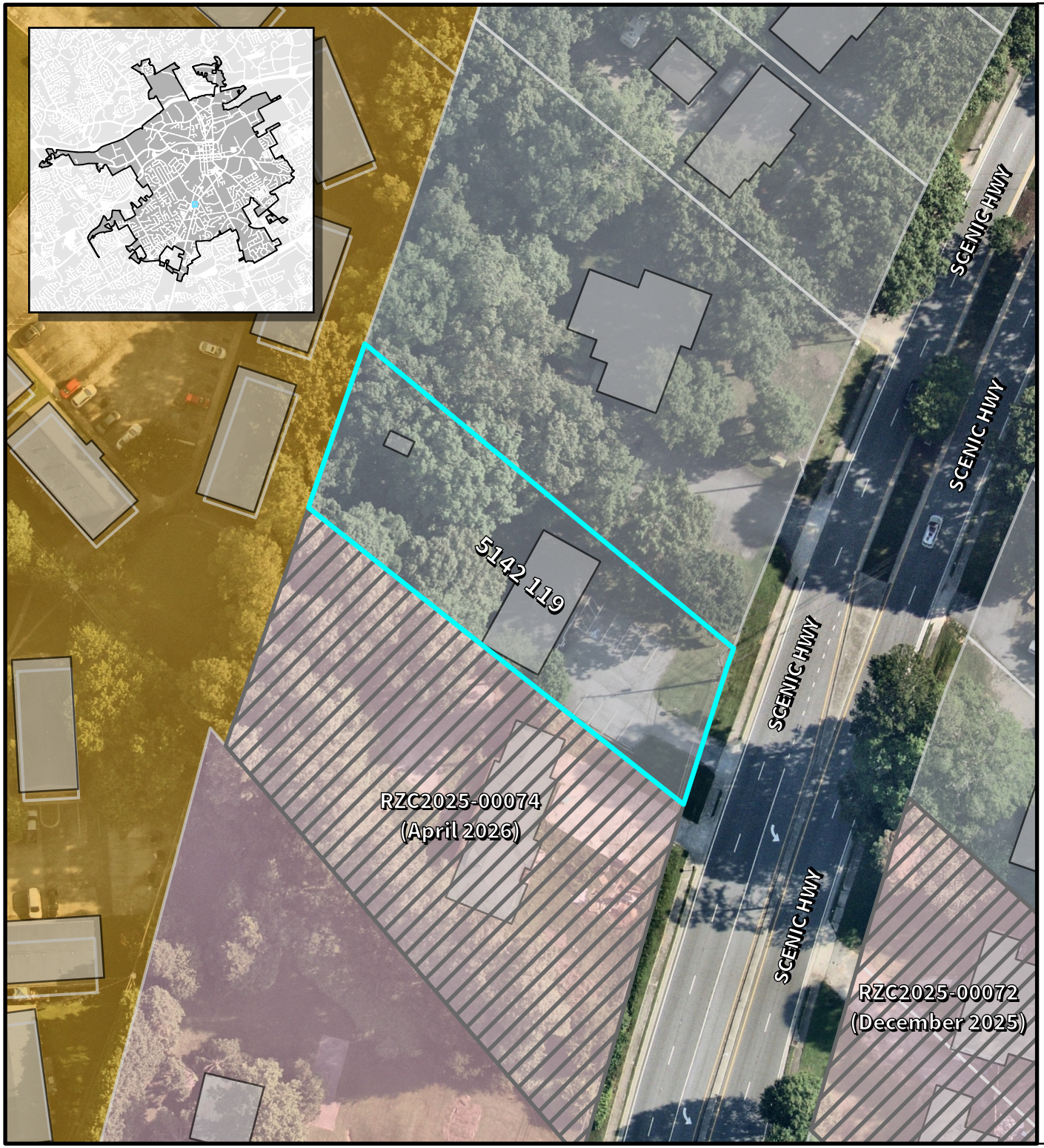

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

Applicant:
Kayla Herren

- Subject Property (~0.48 acres)
- Related Zoning Cases
- Lawrenceville City Limits

Zoning Districts

OI	Office/Institutional
ON	Office/Neighborhood
RM-12	Multifamily Residential

Imagery Date: 06/28/2026
Map Date: 10/07/2026
Map Scale: 1:900

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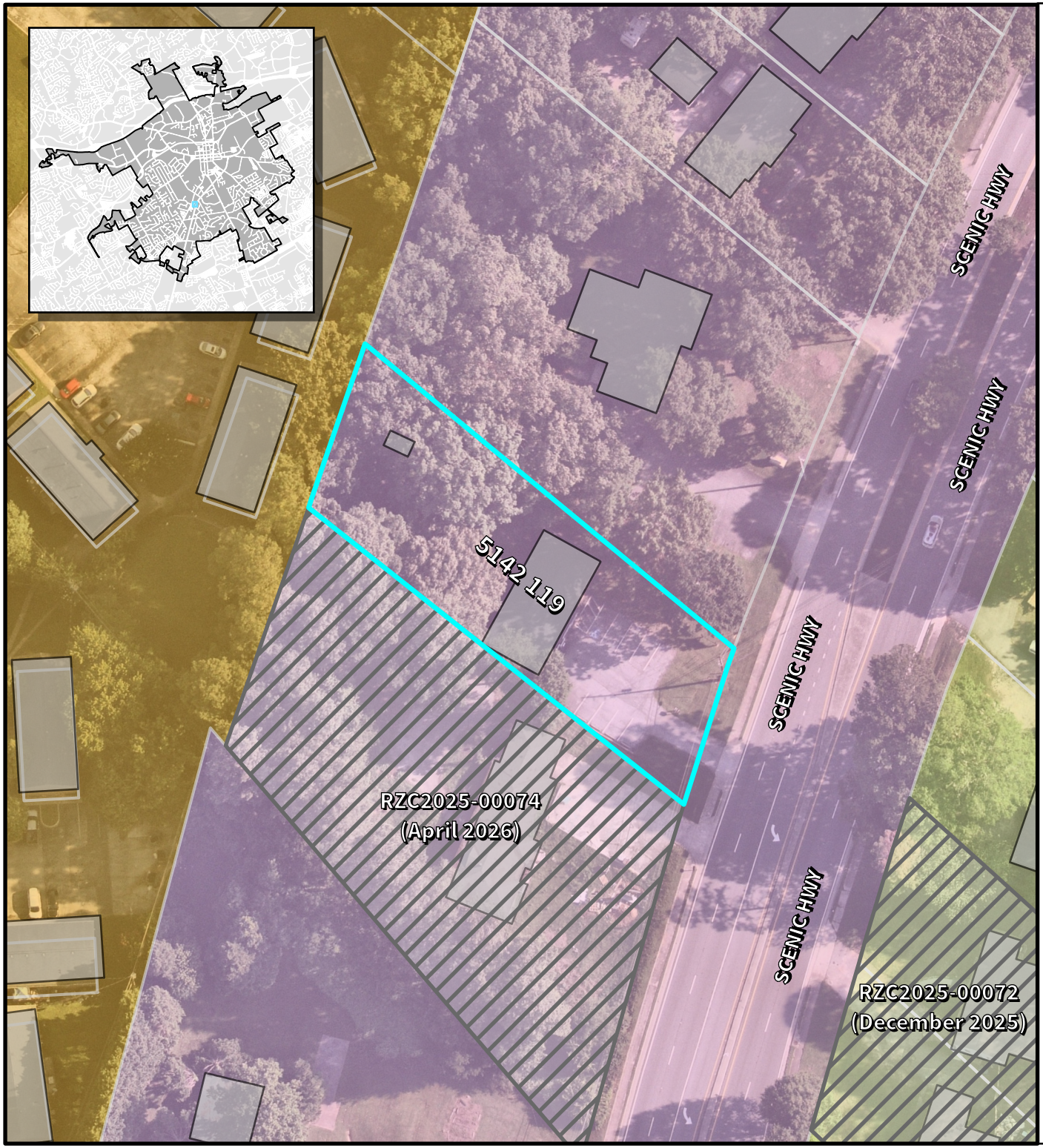

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

Applicant:
Kayla Herren

- Subject Property (~0.48 acres)
- Related Zoning Cases
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Mixed Residential
- Office

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:900

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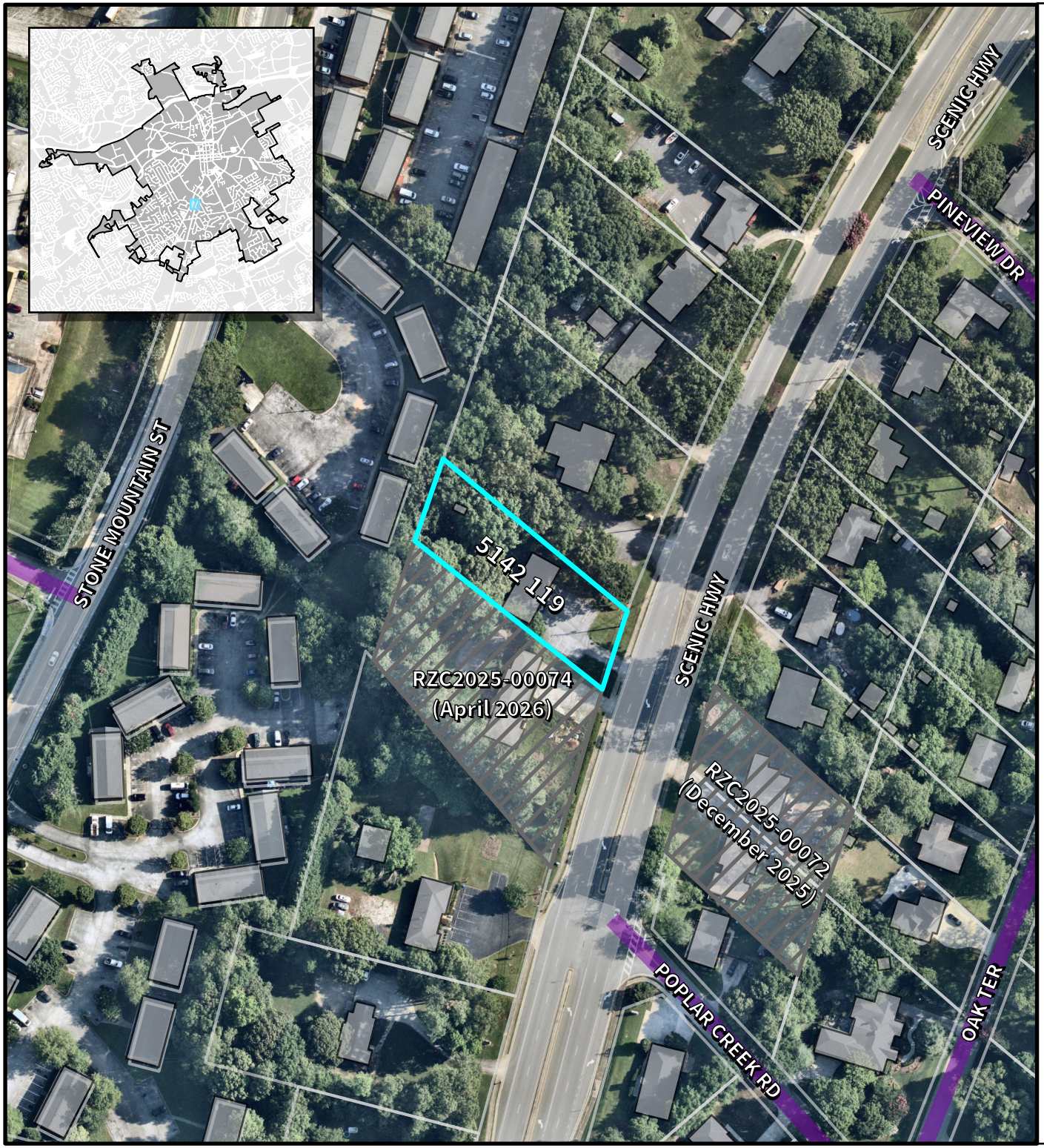

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

Applicant:
Kayla Herren

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Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:1,800

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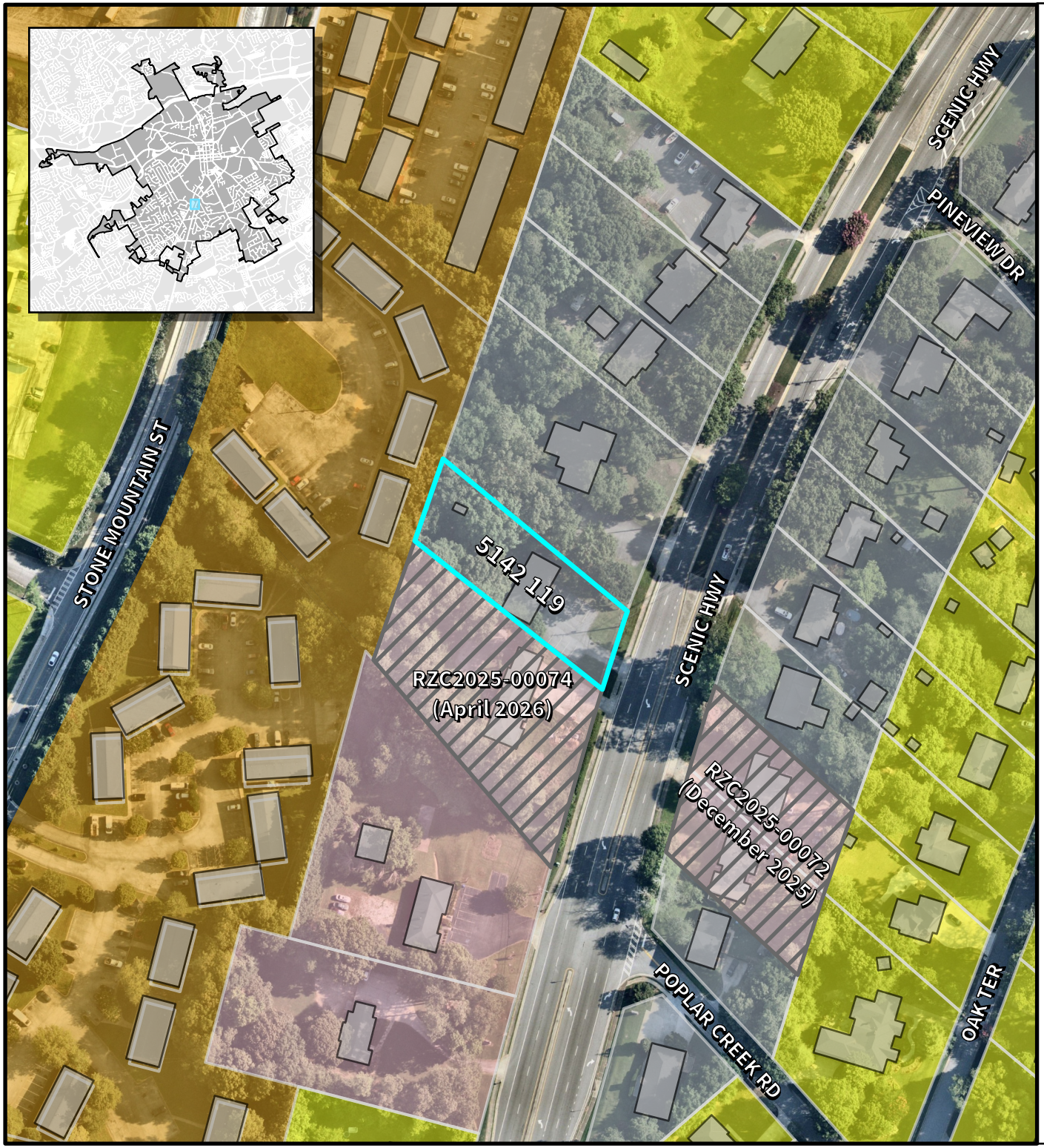

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

Applicant:
Kayla Herren

- Subject Property (~0.48 acres)
- Related Zoning Cases
- Lawrenceville City Limits

Zoning Districts

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

Imagery Date: 06/28/2026
Map Date: 10/07/2026
Map Scale: 1:1,800

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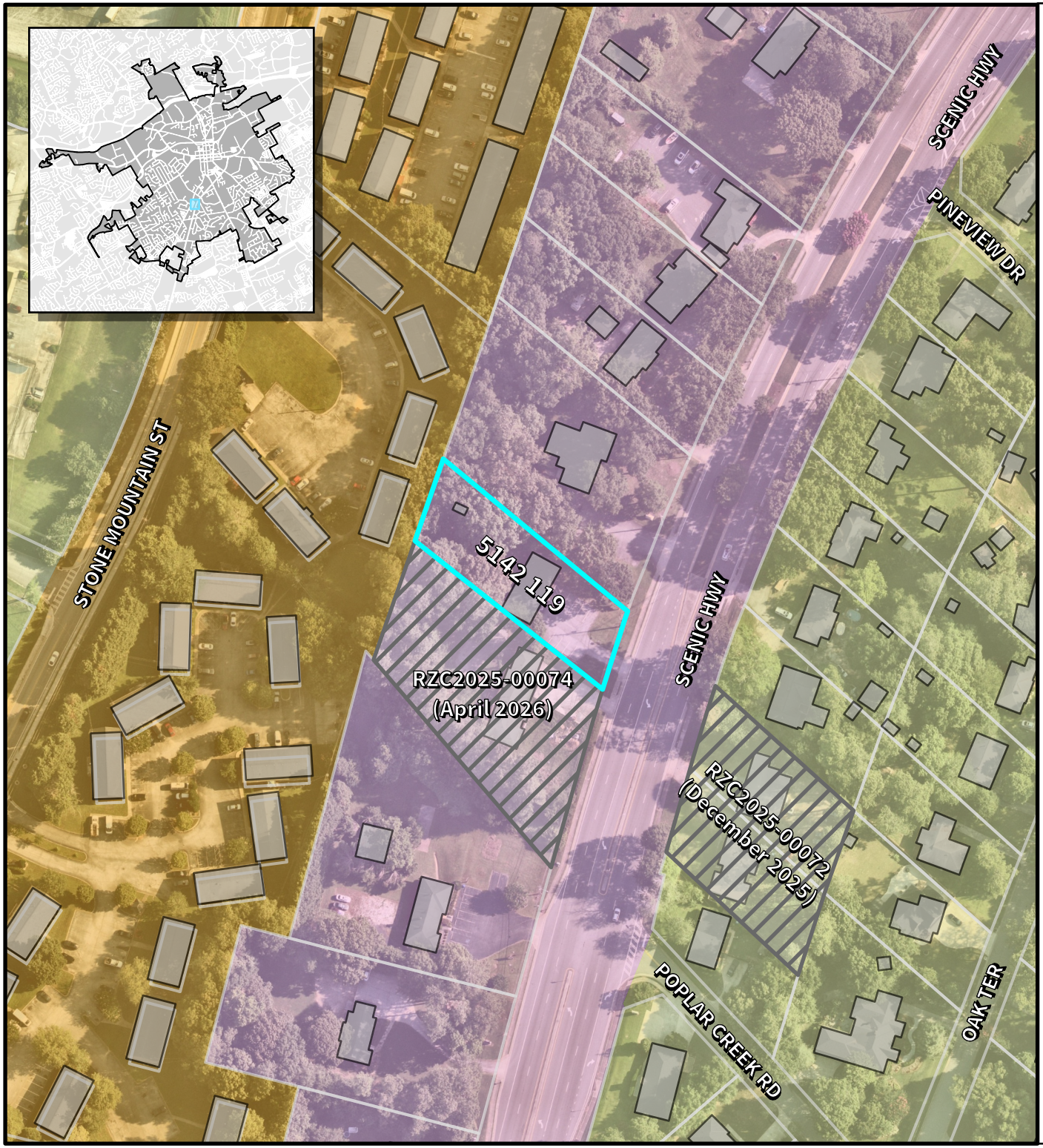

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00004

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Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

RZC2026-00004

299 Scenic Highway

Rezone approximately 0.65 acres from ON (Office Neighborhood District) to OI (Office Institutional District) for a therapist's office, classified as a medical office or clinic.

Staff Recommendation | APPROVAL WITH CONDITIONS

Suitability and compatibility

EXISTING PATTERN

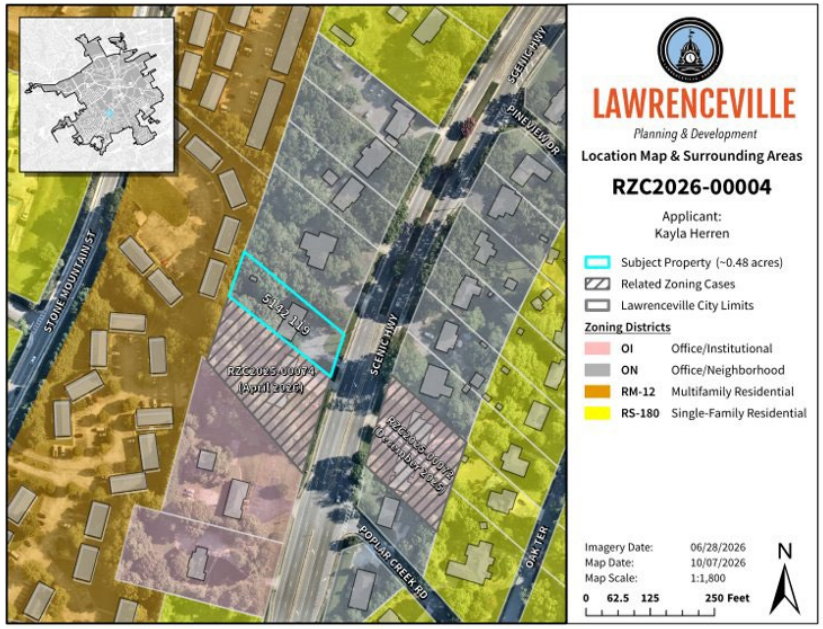
The corridor already contains OI, ON, RM and RS-180 zoning.

DIRECT CONTEXT

OI zoning is immediately south and across Scenic Highway to the east.

PRECEDENT

Nearby approvals reinforce office and institutional use along the corridor.



Finding | Suitable and compatible

Effect on adjacent property

USE INTENSITY

A therapist's office is a low-intensity medical office use.

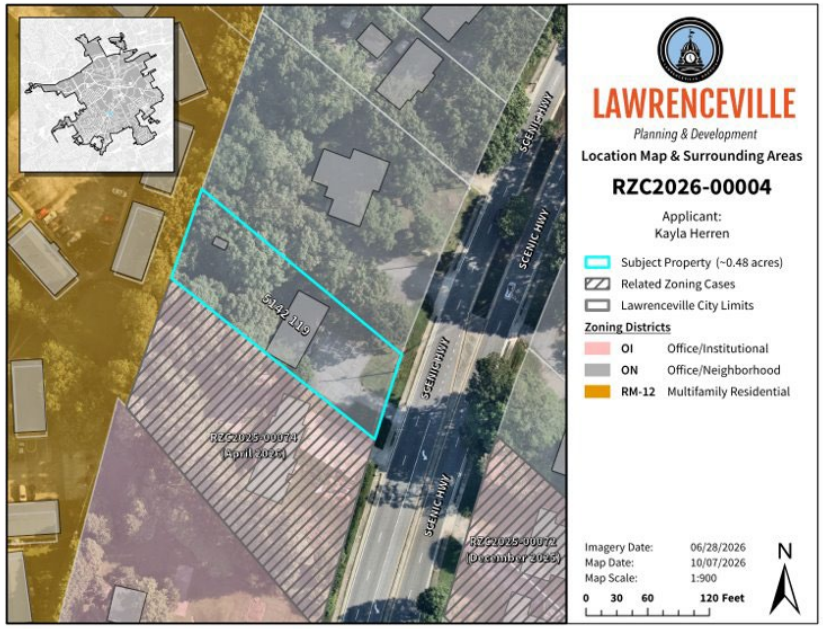
NO NEW TYPE

OI uses already exist next to and across from the subject property.

MITIGATION

Parking, access, buffers and landscaping protect nearby residential uses.

Finding | No adverse effect anticipated

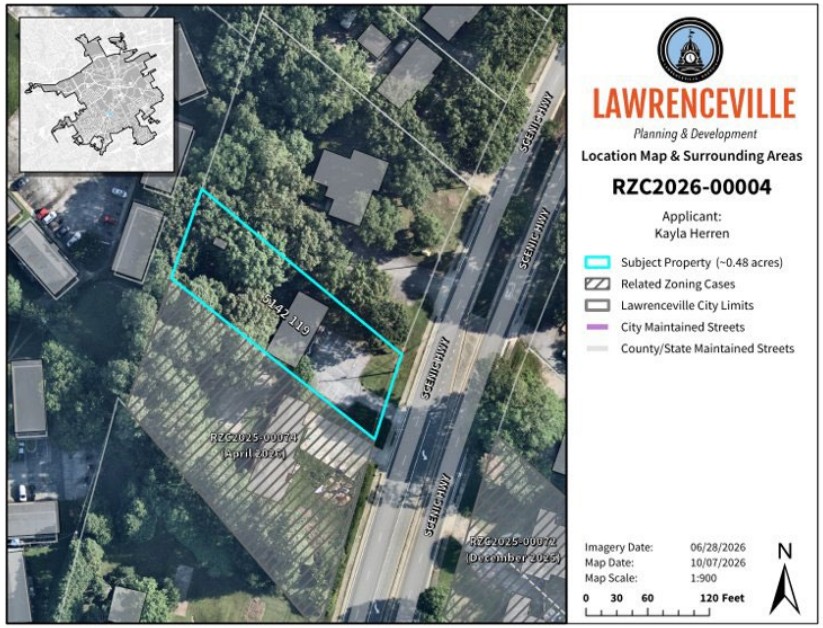


Reasonable economic use

ON CURRENT ZONING
Professional office use remains economically reasonable.

OI – REQUESTED ZONING
Broadens flexibility for professional and medical office uses.

Finding | Reasonable use exists today; OI better reflects current corridor trends.

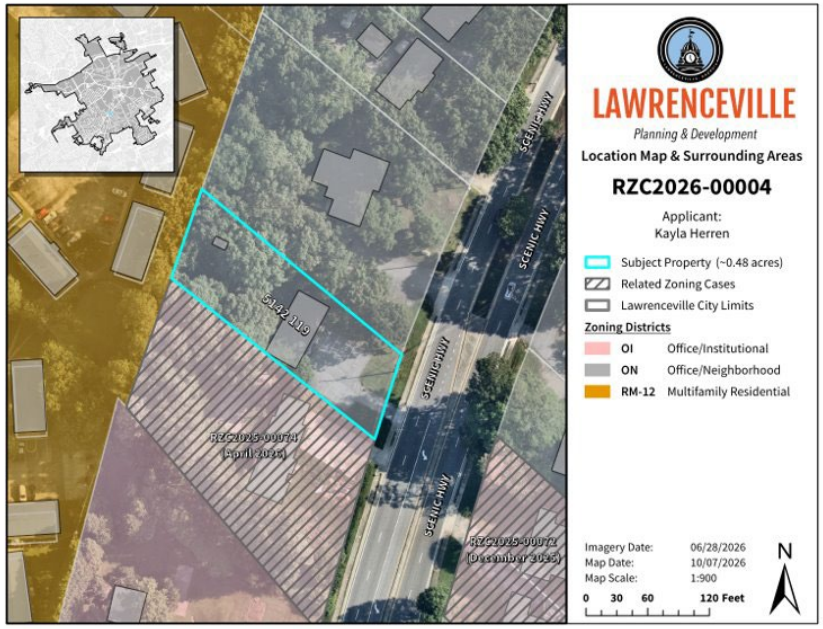


Public facilities and infrastructure

STREETS
Scenic Highway accommodates office and commercial traffic.

UTILITIES
Existing services are available to serve the site.

SCHOOLS
The proposed use creates no school-age population impact.



Finding | No excessive or burdensome impact anticipated.

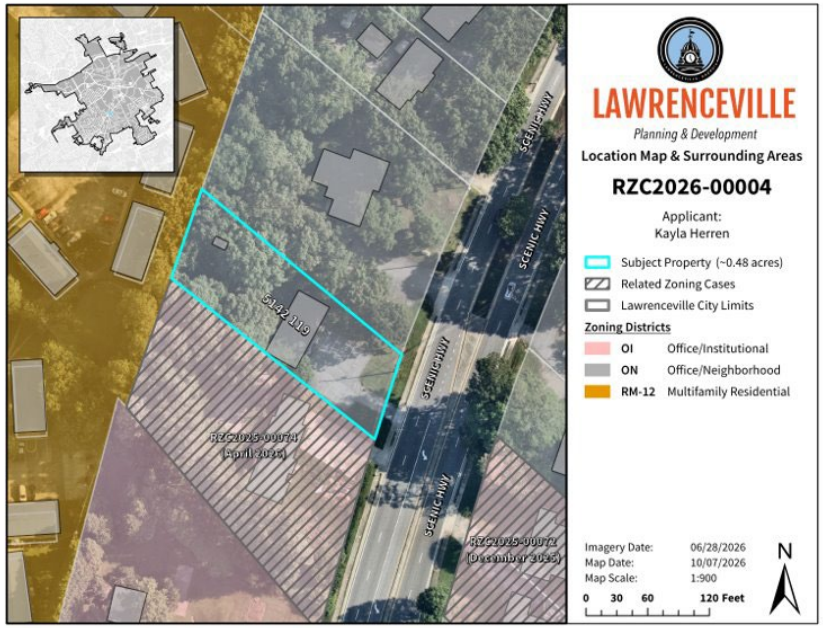
Comprehensive Plan conformity

The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs.

The proposed use advances:

- Professional and medical services
- Access to healthcare
- Office and institutional development along a major corridor

Finding | Consistent

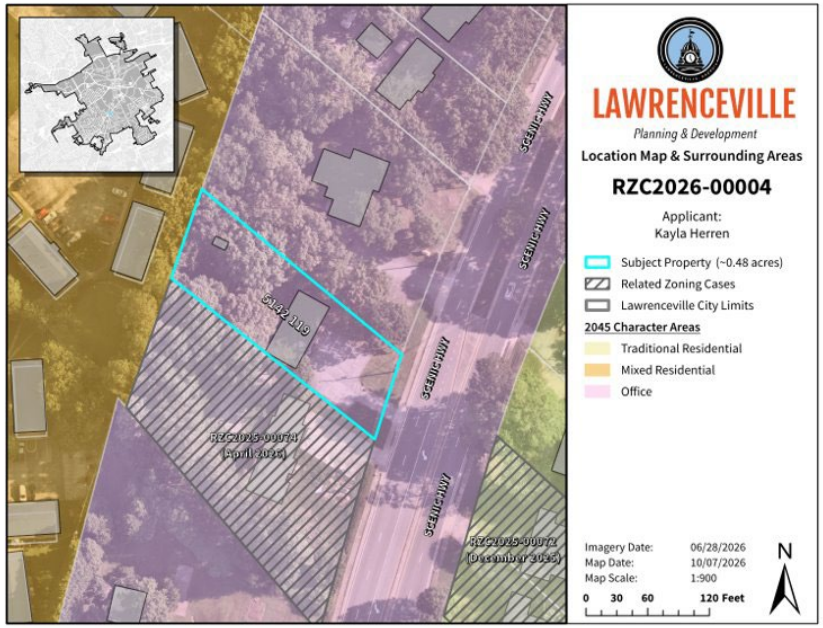


Existing and changing conditions

ESTABLISHED TRANSITION
Scenic Highway continues to evolve toward office and institutional development.

VISIBLE PATTERN
OI properties sit immediately south and across the corridor; ON remains nearby.

LOGICAL CONTINUATION
The request extends an existing pattern while preserving residential compatibility.



SUPPORTING GROUND | APPROVAL WITH CONDITIONS

Questions?

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, DECEMBER 7, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2026-00005; Terravest Development Holdings; 479 Buford Drive, 459 Buford Drive, 144 Harris Drive, 295 Harris Drive and 0 Industrial Park Drive
Department:	Planning and Development Department
Date of Meeting:	Monday, December 7, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Rezone a parcel assemblage from split RS-150 (Single-Family), BG (General Business), and LM (Light Manufacturing) to LM (Light Manufacturing) to develop Office Warehouses
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests to rezone an approximately 15.73-acre assemblage of five parcels from split RS-150, BG, and LM zoning to LM (Light Manufacturing District) to develop a coordinated office-warehouse and light industrial campus. The site fronts Buford Drive (SR 124), Harris Drive, Fredrix Alley NE, and Industrial Park Drive.

Attachments/Exhibits:

- RZC2026-00005_AGPKT_12072026

LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZC2026-00005**
APPLICANT(S):	TERRAVEST DEVELOPMENT HOLDINGS, LLC
PROPERTY OWNER(S):	AMANDA STREET; DENNIS H. FREEMAN, LAURA FREEMAN; JAMES H. MAUGHON; DONALD E. EDWARDS; MARK STEPHEN EDWARDS
LOCATION(S):	479 BUFORD DRIVE; 459 BUFORD DRIVE; 144 HARRIS DRIVE; 295 HARRIS DRIVE; 0 INDUSTRIAL PARK DRIVE
PARCEL ID NUMBER(S):	5176 056; 5176 058; 5176 059; 5176 059A; 5176 173
APPROXIMATE ACREAGE:	15.73 ACRES
CURRENT ZONING:	SPLIT RS-150, BG, AND LM
PROPOSED ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT:	THREE OFFICE-WAREHOUSE / LIGHT INDUSTRIAL BUILDINGS, APPROXIMATELY 164,500 SF TOTAL
DEPARTMENT RECOMMENDATION:	**APPROVAL W/ CONDITIONS**

ZONING HISTORY

The earliest zoning records on file with the City, dating to approximately 1960, indicate that the subject property has maintained its current underlying zoning pattern of RS-150 (Single-Family Residential District), BG (General Business District), and LM (Light Manufacturing District). Staff identified no subsequent rezonings affecting the subject parcels.

PROJECT SUMMARY

The applicant requests to rezone an approximately 15.73-acre assemblage of five parcels from split RS-150, BG, and LM zoning to LM (Light Manufacturing District) to develop a coordinated office-warehouse and light industrial campus. The site fronts Buford Drive (SR 124), Harris Drive, Fredrix Alley NE, and Industrial Park Drive.

The submitted concept plan depicts three buildings totaling approximately 164,500 square feet: Building 1 at 70,000 square feet, Building 2 at 62,500 square feet, and Building 3 at 32,000 square feet. The plan also shows approximately 274 parking spaces, internal drives, dedicated truck courts, landscape strips, stream protection areas, a stormwater management area, and identification signage.

EXISTING CONDITIONS

The property is located within an established employment and industrial area near the Buford Drive corridor. LM-zoned properties to the north and east contain warehouses, manufacturing operations, and contractor offices. Residential properties are located along Harris Drive to the south, while BG-zoned commercial properties are located along Buford Drive. This arrangement places the southern edge of the proposed industrial campus near existing residential development and warrants careful attention to buffers, truck circulation, lighting, noise, loading, and operating characteristics.

The assemblage's current mixture of residential, commercial, and light manufacturing zoning complicates coordinated redevelopment. Consolidation under LM zoning would permit a unified site design, but compatibility with the Harris Drive residences should be maintained through an undisturbed buffer, supplemental landscaping, internalized truck courts, controlled access, screening, and performance standards.

SURROUNDING ZONING AND LAND USE

The surrounding zoning classification and land uses are as follows:

Direction	Existing Zoning	Existing Land Use
North	LM	Warehouses, manufacturing, and contractor offices
South	RS-150	Single-family residential properties along Harris Drive
East	LM	Warehouses, manufacturing, and contractor offices
West	BG	Commercial properties along the Buford Drive corridor

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map identify the parcel assemblage within the Industrial character area, described as follows:

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

As proposed, the requested rezoning may be consistent with the Industrial character area because it would create modern employment space, unify fragmented parcels, expand the nonresidential tax base, and place industrial development adjacent to an established LM district.

O.C.G.A. § 36-67-3 REVIEW STANDARDS

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

   The proposal is generally suitable. The assemblage adjoins LM-zoned warehouse, manufacturing, and contractor-office properties to the north and east and BG-zoned commercial property to the west. The requested LM zoning would extend an existing industrial pattern and would be consistent with the Industrial character area. Because residential properties lie to the south, suitability depends on enforceable buffering, screening, lighting, noise, truck-routing, and site-design conditions.

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

   The proposed enclosed employment uses should not adversely affect nearby industrial or commercial properties. Potential effects on Harris Drive residences may include truck traffic, loading activity, noise, lighting, and visual impacts. These effects can be reduced through an undisturbed buffer, supplemental evergreen screening, internalized truck courts, full-cutoff lighting, restrictions on outdoor storage, and compliance with nuisance-free performance standards.

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

   The individual parcels retain potential uses under their existing RS-150, BG, and LM classifications. However, the split zoning limits coordinated development of the assemblage and complicates common access, circulation, stormwater management, and site planning. A unified LM classification would provide a more practical framework for comprehensive employment-oriented redevelopment.

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

   The proposal is nonresidential and would not generate a direct school-capacity impact. The 164,500-square-foot development would generate employee, service, and truck traffic. Buford Drive provides regional access, but final driveway locations, roadway improvements, truck routing, fire access, water, sewer, stormwater, and utility capacity must be confirmed during agency and development-permit review. With required improvements, the proposal is not expected to create an excessive burden.

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

   The proposal conforms to the Industrial character area's emphasis on modern light industrial facilities, office space, distribution activities, skilled employment, and economic development. The project also advances orderly redevelopment by replacing fragmented zoning with a coordinated 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 surrounding area includes an established concentration of LM-zoned employment uses. The ability to assemble five parcels creates an opportunity for coordinated access, circulation, stormwater management, and environmental protection. These conditions support approval, provided that the development includes appropriate transition measures along Harris Drive and is limited to nuisance-controlled uses.

DEVELOPMENT PLAN REVIEW

Article 1 Districts, Section 102.14 LM Light Manufacturing District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	*25,000 sq. ft*	*685,199 sq. ft.*	*N/A*
Lot Width	*50 ft*	*Exceeds 50 ft*	*N/A*
Front Setback	*50 ft*	*50 ft*	*N/A*
Side Setback	*0 ft*	*0 ft*	*N/A*
Rear Setback	*0 ft*	*0 ft*	*N/A*
Imp. Surface Coverage	*85%*	*Not listed*	*N/A*
Maximum Height	*50 ft*	*Not listed*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
LM/LM	*N/A*	*N/A*	*N/A*

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

Standard	Requirement	Proposal	Recommendation
Warehousing and Wholesaling	*1 per 1,000 SF GFA (165 spaces)*	*1 per 600 SF GFA (274 spaces)*	*N/A*

DEVELOPMENT PLAN REVIEW COMPLIANCE

Approval of the rezoning request shall not constitute approval of any existing nonconforming site improvements or structures. Prior to occupancy or redevelopment of the property, the applicant shall demonstrate compliance with all applicable requirements of the Zoning Ordinance, Development Regulations, Subdivision Regulations, Stormwater Management Ordinance, adopted construction codes, and all applicable federal and state accessibility requirements. Any deficiencies related to parking, access, landscaping, buffering, sidewalks, utilities, or drainage compliance shall be corrected as part of the development review and permitting process.

EXISTING STRUCTURE CODE COMPLIANCE

Approval of the rezoning does not constitute approval of the proposed buildings for construction or occupancy. Prior to issuance of any building permit or Certificate of Occupancy, the applicant shall obtain all required permits and demonstrate compliance with the adopted International Building Code, International Fire Code, applicable accessibility requirements, and all other adopted construction and life-safety codes. Final requirements shall be determined during building-permit review based on the proposed tenant uses, occupancy classifications, occupant loads, building areas, hazardous materials, and fire-protection requirements.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

Engineering requests a traffic impact study following Gwinnett County DOT guidelines. Staff is concerned with the connection to Harris Drive, which is a Local/Residential Street.

Engineering additionally requests a stormwater impact assessment.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STAFF RECOMMENDATION

Based upon the review conducted pursuant to O.C.G.A. § 36-67-3, staff finds that the requested rezoning from split RS-150, BG, and LM zoning to LM for a coordinated office-warehouse and light industrial campus is appropriate for the subject property. The request would unify fragmented zoning, reinforce the established LM employment area to the north and east, and implement the Industrial character area of the 2045 Comprehensive Plan.

The principal compatibility concern is the relationship between the proposed industrial campus and residential properties along Harris Drive. With conditions addressing permitted uses, buffers, screening, truck circulation, loading, lighting, noise, outdoor storage, architecture, and final development review, the proposal can provide an orderly transition and protect nearby property. Therefore, staff recommends **APPROVAL WITH CONDITIONS**.

RECOMMENDED CONDITIONS

Approval of a rezoning from split RS-150 (Single-Family Residential District), BG (General Business District), and LM (Light Manufacturing District) to LM (Light Manufacturing District) for an office-warehouse and light industrial development, subject to the following enumerated conditions:

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

   a. The property shall be limited to office-warehouse, light manufacturing, assembly, distribution, flex-industrial, contractor office, and similar nuisance-controlled employment uses permitted in the LM (Light Manufacturing District).

   b. Any use requiring a Special Use Permit under the City of Lawrenceville Zoning Ordinance shall obtain separate approval before establishment on the property.

   c. Adult entertainment establishments, junkyards, salvage operations, vehicle dismantling, recovered-material processing facilities, outdoor vehicle sales, and similar high-impact uses shall be prohibited.

   d. Outdoor storage of materials, equipment, merchandise, or products shall be prohibited. This condition shall not prohibit truck or trailer parking associated with an approved on-site tenant within designated and screened parking or staging areas shown on the approved development plan.

   e. No tents, canopies, temporary banners, streamers, or ropes decorated with flags, tinsel, or similar materials shall be displayed, hung, or strung on the site. Decorative balloons, hot-air balloons, yard signs, bandit signs, sign twirlers, and sign walkers shall be prohibited.

   f. Peddlers and parking lot sales unrelated to an approved use shall be prohibited.

   g. The owner shall repair or remove any graffiti or vandalism within seventy-two (72) hours of occurrence.

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

   a. The development shall be constructed in general conformity with the submitted concept plan and in accordance with the City of Lawrenceville Zoning Ordinance, Development Regulations, and all other applicable City ordinances. The final site design shall be subject to review and approval by the Director of Planning and Development.

   b. The final site plan shall provide coordinated access, internal circulation, truck routing, fire access, parking, utilities, stormwater management, stream protection, landscaping, and pedestrian improvements. Final plans shall be subject to review and approval by the Director of Planning and Development and applicable reviewing agencies.

c. All buildings shall comply with the architectural and design standards applicable to light manufacturing development. Final building elevations, colors, and materials shall be subject to review and approval by the Director of Planning and Development.

d. Landscaping shall be designed and installed in accordance with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final landscape plans shall be subject to review and approval by the Director of Planning and Development.

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

f. Provide a minimum five (5) foot concrete sidewalk adjacent to all public rights-of-way, unless otherwise approved by the Director of Planning and Development.

g. Provide and maintain all required buffers adjacent to residentially zoned or developed property. Existing healthy vegetation shall be preserved and supplemented with evergreen plantings where necessary to provide an effective year-round visual screen.

h. No loading dock, truck court, outdoor storage area, dumpster, or mechanical equipment area shall be located within a required residential buffer.

i. Truck courts, loading areas, and service areas shall be oriented toward the interior of the development and away from residential properties to the greatest extent practicable.

j. Truck and trailer parking, staging, and loading shall occur only within designated areas shown on the approved development plan. Such activities shall not obstruct internal drives, fire lanes, or public rights-of-way.

k. Lighting shall be contained in full cut-off luminaires and directed toward the interior of the property so as not to shine directly onto adjacent properties or public rights-of-way.

l. Outdoor amplified sound shall be prohibited. All operations shall comply with applicable City noise and nuisance regulations.

m. Rooftop and ground-mounted mechanical equipment shall be screened from public rights-of-way and adjacent residential properties.

n. Any dumpster or refuse collection area shall be screened with solid masonry walls compatible with the principal buildings and shall include an opaque gate enclosure.

o. Parking shall be provided based on the final tenant and use mix. All parking and vehicular-use areas shall be paved with an approved surface, striped, landscaped, and illuminated in accordance with the City of Lawrenceville Zoning Ordinance.

p. Stream buffers, undisturbed buffers, and impervious-surface setbacks shall be established and maintained in accordance with applicable City and state requirements.

q. Any electrical, mechanical, plumbing, structural, accessibility, fire-protection, or life-safety improvements shall comply with the adopted construction codes, fire codes, and applicable accessibility requirements. Plans shall be subject to review and approval by the Director of Planning and Development and applicable City departments.

r. Any required roadway, driveway, turn-lane, sight-distance, or access-management improvements shall be installed at the developer's expense, as determined during development review by the City, the Georgia Department of Transportation, and other agencies having jurisdiction.

s. Prior to issuance of a Certificate of Occupancy, all required site improvements, parking areas, landscaping, buffers, sidewalks, access points, utilities, stormwater facilities, and drainage improvements shall be completed or secured in accordance with applicable City requirements, as determined by the Director of Planning and Development.

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: Amanda Street
ADDRESS: 3715 Davinci Court 300	ADDRESS: 144 Harris Drive
CITY: Peachtree Corners	CITY: Lawrenceville
STATE: GA ZIP: 30092	STATE: GA ZIP: 30046

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RS150 & BG REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176059 ACREAGE: 8.01

ADDRESS OF PROPERTY: 144 Harris Dr, Lawrenceville

9/20/2026
SIGNATURE OF APPLICANT DATE

Amanda St 9/29/26
SIGNATURE OF OWNER DATE

Terravest Development Holdings LL
TYPED OR PRINTED NAME

Amanda Street
TYPED OR PRINTED NAME

OFFICIAL SEAL
ELIJAH HIGGINS
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 21, 2030

10-6-26
NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

9/29/26
NOTARY PUBLIC DATE

C2026-00005_ATTCH_10062026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: Dennis H. Freeman
ADDRESS: 3715 Davinci Court 300	ADDRESS: 144 Harris Drive
CITY: Peachtree Corners	CITY: Lawrenceville
STATE: GA ZIP: 30092	STATE: GA ZIP: 30046

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RS150 & BG REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176059 ACREAGE: 8.01

ADDRESS OF PROPERTY: 144 Harris Dr, Lawrenceville

9/20/2026
SIGNATURE OF APPLICANT DATE

Dennis Freeman 9/29/2026
SIGNATURE OF OWNER DATE

Terravest Development Holdings LL
TYPED OR PRINTED NAME

Dennis H. Freeman
TYPED OR PRINTED NAME

OFFICIAL SEAL
ELIJAH HIGGINS
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 21, 2030

10-6-26
NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

9/29/26
NOTARY PUBLIC DATE

C2026-00005_ATTCH_10082026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: Laura Freeman
ADDRESS: 3715 Davinci Court 300	ADDRESS: 144 Harris Drive
CITY: Peachtree Corners	CITY: Lawrenceville
STATE: GA ZIP: 30092	STATE: GA ZIP: 30046

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RS150 & BG REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176059 ACREAGE: 8.01

ADDRESS OF PROPERTY: 144 Harris Dr, Lawrenceville

9/20/2026	09/24/2026
SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
Terravest Development Holdings LL	Laura Freeman
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
10-16-26	9-24-2026
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

Beth N Jones
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 06/10/2029

C2026-0005_ATTCH_10082026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: James H. Maughon
ADDRESS: 3715 Davinci Court 300	ADDRESS: 3570 Bay Creek Rd
CITY: Peachtree Corners	CITY: Loganville
STATE: GA ZIP: 30092	STATE: GA ZIP: 30052

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176058 ACREAGE: 0.46

ADDRESS OF PROPERTY: 459 Buford Dr, Lawrenceville

9/20/2026
SIGNATURE OF APPLICANT DATE

James H. Maughon by [signature] Attorney in Fact
SIGNATURE OF OWNER DATE

Terravest Development Holdings LL
TYPED OR PRINTED NAME

James H. Maughon
TYPED OR PRINTED NAME

[signature] 10-6-26
NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

[signature] 9/24/2026
NOTARY PUBLIC DATE

TIFFINI HARRIS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires September 12, 2029

C2026-00005_ATTCH_10082026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: Donald E. Edwards
ADDRESS: 3715 Davinci Court 300	ADDRESS: 101 Rockyford Rd
CITY: Peachtree Corners	CITY: Atlanta
STATE: GA ZIP: 30092	STATE: GA ZIP: 30317

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG,RS150,LM REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176056, R5176173, R5176059A ACREAGE: 7.27

ADDRESS OF PROPERTY: 479 Buford Dr, 0 Industrial Park Dr, 295 Harris Dr Lawrenceville

9/20/2026
SIGNATURE OF APPLICANT DATE

Donald E. Edwards 9/28/26
SIGNATURE OF OWNER DATE

Terravest Development Holdings LL
TYPED OR PRINTED NAME

Donald E. Edwards
TYPED OR PRINTED NAME

10-6-26
NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

NOTARY PUBLIC DATE

JOSEPH M BONGIORNO
NOTARY PUBLIC
GWINNETT COUNTY GEORGIA
MY COMMISSION EXPIRES
MAY 03, 2027

C2026-00005_ATTCH_10082026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Terravest Development Holdings	NAME: Mark Stephen Edwards
ADDRESS: 3715 Davinci Court 300	ADDRESS: 101 Rockyford Rd
CITY: Peachtree Corners	CITY: Atlanta
STATE: GA ZIP: 30092	STATE: GA ZIP: 30317

CONTACT PERSON: Michael Cooper PHONE: (678)343-8842

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG,RS150,LM REQUESTED ZONING DISTRICT: LM

PARCEL NUMBER(S): R5176056, R5176173, R5176059A ACREAGE: 7.27

ADDRESS OF PROPERTY: 479 Buford Dr, 0 Industrial Park Dr, 295 Harris Dr Lawrenceville

9/20/2026

SIGNATURE OF APPLICANT DATE

Terravest Development Holdings LL

TYPED OR PRINTED NAME

10-6-26

NOTARY PUBLIC DATE

BARBARA QUIGG
Notary Public, Georgia
Forsyth County
My Commission Expires
August 29, 2027

SIGNATURE OF OWNER DATE

Mark Stephen Edwards

TYPED OR PRINTED NAME

LESLIE STONER
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires
11/4/26

NOTARY PUBLIC DATE 9/27/26

11/4/26

C2026-00005_ATTCH_10082026

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

C2026-00005_ATTCH_10082026

LETTER OF INTENT AND JUSTIFICATION FOR REZONING

October 1, 2026

Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia

Applicant:
Terravest Development Holdings, LLC

Contact:
Michael Cooper
678-343-8842

Property/Tax Parcel IDS;
R5176056, R5176058, R5176059, R5176059A, and R5176173

+/- 15.73 Acres of Land
Located at Buford Drive (SR 124), Harris Drive, and Fredrix Alley NE

Present Zoning:
RS-150 – Single Family Residential, BG – General Business, and LM - Light Manufacturing

Requested Zoning:
LM - Light Manufacturing

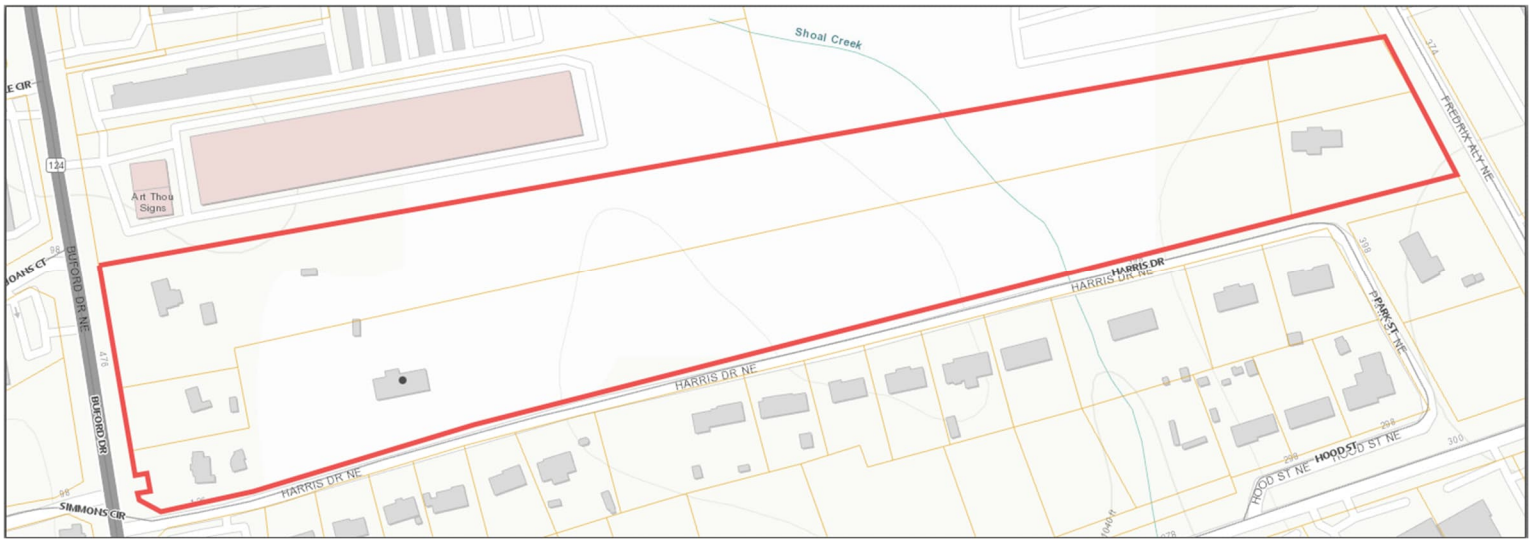
Submitted for Applicant by:
Ingenium Enterprises, Inc
5995 Parkway North Blvd
Suite B
Cumming, GA 30040
770-437-8850
permitting@ingeniumenterprises.com

RZC2026-00005_ATTCH_10082026

I. INTRODUCTION

This Letter of Intent and Justification is submitted on behalf of Terravest Development Holdings, LLC (the "Applicant") in support of an application to rezone approximately 15.73 acres within the City of Lawrenceville (the "Property") to the LM Light Manufacturing District. The Property is an assemblage of five parcels intended to be combined and developed under a unified site plan. The Property currently maintains three zoning classifications: RS-150 (Single-family Residential), BG (General Business), and LM (Light Manufacturing).

The Applicant proposes a coordinated light industrial and office-warehouse campus containing three buildings totaling approximately 164,500 square feet, together with parking, truck courts, internal drives, stormwater management facilities, landscaping, signage, and related infrastructure. This document serves as the Applicant's Letter of Intent and response to the Standards Governing the Exercise of Zoning Power.



II. PROPERTY AND SURROUNDING AREA

The Property is an assemblage of five (5) tax parcels with frontage on Buford Drive (SR 124), Harris Drive, and Fredrix Alley NE in the City of Lawrenceville. The assemblage includes the addresses and tax parcels identified below. The final boundary survey and consolidated legal description submitted with the application will control if any acreage, address, or parcel information differs from this narrative.

- 479 Buford Drive - Parcel R5176056 – BG & LM
- 459 Buford Drive - Parcel R5176058 - BG
- 144 Harris Drive - Parcel R5176059 – BG & RS150
- 295 Harris Drive - Parcel R5176059A – RS150
- 0 Industrial Park Drive - Parcel R5176173 – LM

C2026-00005_ATTCH_10082026

III. PROPOSED DEVELOPMENT

The rezoning site plan depicts three industrial buildings with an aggregate area of approximately 164,500 square feet:

Building	Approximate Area
Building 1	70,000 SF
Building 2	62,500 SF
Building 3	32,000 SF
Total	164,500 SF

The development is intended for use permitted in the LM District, potentially including light manufacturing, office-warehouse, distribution, assembly, flex industrial, contractor office, and other compatible employment uses. Final occupants and operations will be limited to uses permitted by the City's zoning ordinance and any conditions of zoning imposed through the rezoning approval.

The concept plan currently shows approximately 274 parking spaces, dedicated truck courts, internal circulation drives, a stormwater management area, perimeter landscape strips, and identification signs. Final engineering, access, parking, stormwater, utility, fire access, landscaping, and environmental details will be established through the City's development-permit review process.

IV. CONSISTENCY WITH THE LM DISTRICT

Section 102.16 of the City of Lawrenceville Zoning Ordinance states that the LM Light Manufacturing District is intended to provide for a wide range of light industrial uses capable of meeting comparatively rigid specifications for nuisance-free performance. The proposed enclosed light industrial and office-warehouse campus is consistent with that purpose.

The LM District establishes a minimum lot area of 25,000 square feet, minimum lot width of 50 feet, minimum front setback of 50 feet, maximum impervious coverage of 85 percent, and maximum building height of 50 feet. The approximately 15.73-acre concept plan provides a 50-foot building setback along external frontages. Final plans will demonstrate compliance with all applicable LM dimensional, architectural, parking, buffer, landscaping, and development standards.

V. COMPATIBILITY AND SITE DESIGN

The proposal consolidates multiple parcels into a unified plan with coordinated access, circulation, drainage, landscaping, and architecture. The concept positions truck courts and service areas within the campus and incorporates landscape strips, setbacks, stream protection areas, and stormwater facilities to reduce potential impacts on nearby properties. Exterior lighting, loading, signage, screening, noise, and operations will comply with City requirements and any approved zoning conditions.

Buford Drive (SR 124) provides access to the broader transportation network and supports the Property's transition to an employment-oriented use. Access locations and any improvements to Buford Drive, Harris Drive, and Fredrix Alley NE, remain subject to City and other applicable agency review and approval.

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VI. SITE IMPACT ANALYSIS AND STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes. The proposed LM zoning is suitable for the Property's location and the development pattern along the Buford Drive corridor. The Property has frontage and access opportunities on established streets and sufficient acreage for a comprehensively designed light industrial campus. The proposed development is compatible with existing uses and LM zoning in the surrounding area.

B. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The concept plan has been arranged to reduce potential effects on adjacent and nearby property through building setbacks, landscape strips, stream buffers, impervious setbacks, internalized truck courts, controlled access, and stormwater management. Development will also be subject to the LM District's nuisance-free performance intent, the City's architectural and design standards, and all applicable operational, lighting, noise, screening, and environmental requirements. These measures will allow nearby properties to continue their existing lawful uses.

C. Whether the Property has reasonable economic use as currently zoned:

No. The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding properties.

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

No. The proposal is nonresidential employment use and will result in excessive or burdensome use of the infrastructure systems. The Property is located along Buford Drive (SR 124) and other existing streets. Final driveway locations, turn-lane or roadway improvements, truck-routing measures, and traffic-control requirements will be determined through review by the City and other agencies having jurisdiction. Water, sanitary sewer, fire service, stormwater infrastructure, and other utilities will be designed and permitted to applicable capacity and technical standards.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan: The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Industrial Use which supports the proposed use of the Property. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

F. Whether other existing or changing conditions affecting the use and development of the Property provide supporting grounds for approval or disapproval:

Existing and changing conditions support approval. The Property consists of an assemblage of multiple parcels that can now be planned as one site; fronts Buford Drive and other established streets; and can accommodate three modern industrial buildings with coordinated access, parking, truck circulation, stormwater management, landscaping, and environmental buffers. The proposed LM district provides an appropriate framework for nuisance-controlled light industrial uses and allows the Property to transition in an orderly manner from fragmented commercial and residential parcels to a unified light manufacturing parcel.

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VII. PUBLIC BENEFITS

- Consolidation of fragmented parcels into a unified and professionally designed development.
- Creation of approximately 164,500 square feet of modern employment space.
- Private investment and expansion of the City's nonresidential tax base.
- Coordinated access, circulation, stormwater management, buffering, landscaping, and environmental protection.
- Redevelopment under the LM District's nuisance-free performance intent and applicable architectural standards.

VIII. CONCLUSION

For the reasons stated above, the Applicant respectfully requests approval to rezone the Property to LM Light Manufacturing. The proposed zoning is consistent with the LM District's purpose, allows comprehensive redevelopment of the assemblage, and supports a modern light industrial campus designed to protect adjacent properties through setbacks, buffering, landscaping, internal circulation, stormwater management, and compliance with applicable City standards.

The Applicant welcomes the opportunity to coordinate with City staff, the Planning Commission, and the Mayor and City Council regarding the application and any reasonable conditions necessary to ensure a high-quality development.

Respectfully submitted,

TERRAVEST DEVELOPMENT HOLDINGS, LLC

By: _____

Name/Title: Michael Cooper - Manager

Date: 10/6/26

C2026-00005_ATTCH_10082026

TRACT A

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally;
Thence, leaving said right of way and land lot line, S 79°37'35" W a distance of 191.50' to a point;
Thence S 79°37'35" W a distance of 809.91' to a ¾" rod;
Thence S 79°56'22" W a distance of 902.60' to a point;
Thence S 79°56'22" W a distance of 185.77' to a ½" rebar on the eastern right of way of Buford drive;
Thence, along said right of way, S 79°56'22" W a distance of 13.15' to a point;
Thence, S 09°26'56" E a distance of 200.05' to a point, which is the true point of beginning,

Thence, leaving said right of way, N 79°47'22" E a distance of 199.29' to a point;
Thence S 09°33'25"E a distance of 100.01' to a point;
Thence S 79°47'22" W a distance of 199.48' to a point on the eastern right of way Buford drive;
thence, along said right of way, N 09°26'56"W a distance of 100.01' This marks the point of beginning, encompassing an area of 19938.93 square feet, 0.458 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.

TRACT B

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally;
Thence, leaving said right of way and land lot line, S 79°37'35" W a distance of 191.50' to a point, which is the true point of beginning,
Thence S 79°37'35"W a distance of 809.91' to a ¾" rod;
Thence S 79°56'22"W a distance of 902.60' to a point;
Thence S 79°56'22"W a distance of 185.77' to a ½" rebar on the eastern right of way of Buford drive;
Thence, along said right of way, S 79°56'22"W a distance of 13.15' to a point;
Thence S 09°26'56"E a distance of 200.05' to a point;
Thence, leaving said right of way, N 79°47'22"E a distance of 199.29' to a point;
Thence N 09°33'25"W a distance of 50.00' to a point;
Thence N 78°24'12"E a distance of 1714.20' to a point;
Thence N 09°56'14"W a distance of 107.99' to a point, this marks the point of beginning, encompassing an area of 258324.00 square feet, 5.930 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.

C2026-00005_ATTCH_10082026

TRACT C

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally, thence, leaving said right of way and land lot line, S 79°37'35"W a distance of 191.50' to a point; thence S 09°56'14"E a distance of 107.99' to a point, which is the true point of beginning,

Thence S 78°24'12"W a distance of 1714.20' to a point;
Thence S 09°33'25"E a distance of 50.00' to a point;
Thence S 09°33'25"E a distance of 100.01' to a point;
Thence S 79°47'22"W a distance of 199.48' to a point on the eastern right of way of Buford drive;
Thence, along said right of way, S 09°26'56"E a distance of 46.00' to a point;
Thence N 80°32'28"E a distance of 15.00' to a right of way monument;
Thence S 09°26'56"E a distance of 20.00' to a point;
Thence S 80°33'04"W a distance of 15.00' to a point;
Thence S 09°26'56"E a distance of 14.03' to a point, which is the intersection of the Buford drive right of way and the Harris drive right of way;
Thence, leaving the Buford drive wight of and continuing along the northern right of way of Harris drive, S 76°20'28"E a distance of 48.93' to a point;
Thence N 78°17'54"E a distance of 129.29' to a point;
Thence N 76°25'52"E a distance of 41.02' to a point;
Thence N 72°05'56"E a distance of 133.85' to a point;
Thence N 73°13'01"E a distance of 96.90' to a point;
Thence N 75°36'34"E a distance of 834.48' to a point;
Thence N 75°57'10"E a distance of 535.69' to a point;
Thence N 75°04'18"E a distance of 105.28' to a point;
Thence, leaving said right of way, N 10°03'10"W a distance of 151.18' to a point, this marks the point of beginning, encompassing an area of 348740.76 square feet, 8.006 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.

TRACT D

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally, which is the true point of beginning,

Thence, leaving said right of way and land lot line, S 79°37'35"W a distance of 191.50' to a point;
Thence S 09°56'14"E a distance of 107.99' to a point;
Thence N 76°13'35"E a distance of 225.44' to a point on said right of way and land lot line;

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Thence, along said right of way and land lot line, N 29°27'07"W a distance of 100.12 to a point, this marks the point of beginning, encompassing an area of 21205.79 square feet, 0.487 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.

TRACT E

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, thence, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally, thence, continuing along said land lot line and right of way, S 29°27'07"E a distance of 100.12 to a point, which is the true point of beginning,

Thence, leaving said right of way and land lot line, S 76°13'35"W a distance of 225.44'to a point;
Thence S 10°03'10"E a distance of 151.18' to a point on the northern right of way of Harris drive;
Thence, along said right of way, N 75°04'18"E a distance of 11.46';
Thence N 74°55'23"E a distance of 264.46' to a point which lies at the intersection of the Harris drive right of way and the Fredrix ally right of way, which is also the land lot line of land lots 176 & 177;
Thence, along the western right of Fredrix ally and the land lot line, N 29°27'07"W a distance of 150.21' to a point. This marks the point of beginning, encompassing an area of 37082.39 square feet, 0.851 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.



C2026-00005_ATTCH_10082026

CONBINED TRACT

All that tract or parcel of land located in land lot 176, 5th LAND DISTRICT, City of Lawrenceville, Gwinnett County, Georgia is described below:

Starting at a 1 ½" open top pipe, on the land lot line of land lot 176 and 177, along said land lot line, S 29°27'05" E a distance of 531.62' to a 1 ¼" rod, which is also on the western right of way of Fredrix ally, which is the true point of beginning,
thence, along said right of way and land lot line, S 29°27'07" E a distance of 250.32' to a point which lies at the intersection of the Harris drive right of way, the Fredrix ally right of way and said land lot line;

thence, leaving said land lot line and the Fredrix ally right of way, to then continue along the northern right of way of Harris drive, S 74°55'23" W a distance of 264.46' to a point;

thence S 75°04'18" W a distance of 116.74' to a point;

thence S 75°57'10" W a distance of 535.69' to a point;

thence S 75°36'34" W a distance of 834.48' to a point;

thence S 73°13'01" W a distance of 96.90' to a point;

thence S 72°05'56" W a distance of 133.85' to a point;

thence S 76°25'52" W a distance of 41.02' to a point;

thence S 78°17'54" W a distance of 129.29' to a point;

thence N 76°20'28" W a distance of 48.93' to a point, which is the intersection of the northern right of way of Harris drive and the eastern right of way of Buford drive;

thence, along the Buford drive right of way, N 09°26'56" W a distance of 14.03' to a point;

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thence N 80°33'04" E a distance of 15.00' to a point;

thence N 09°26'56" W a distance of 20.00' to a right of way monument;

thence S 80°32'28" W a distance of 15.00' to a point;

thence N 09°26'56" W a distance of 346.06' to a point;

thence N 79°56'22" E a distance of 13.15' to a ½" rebar;

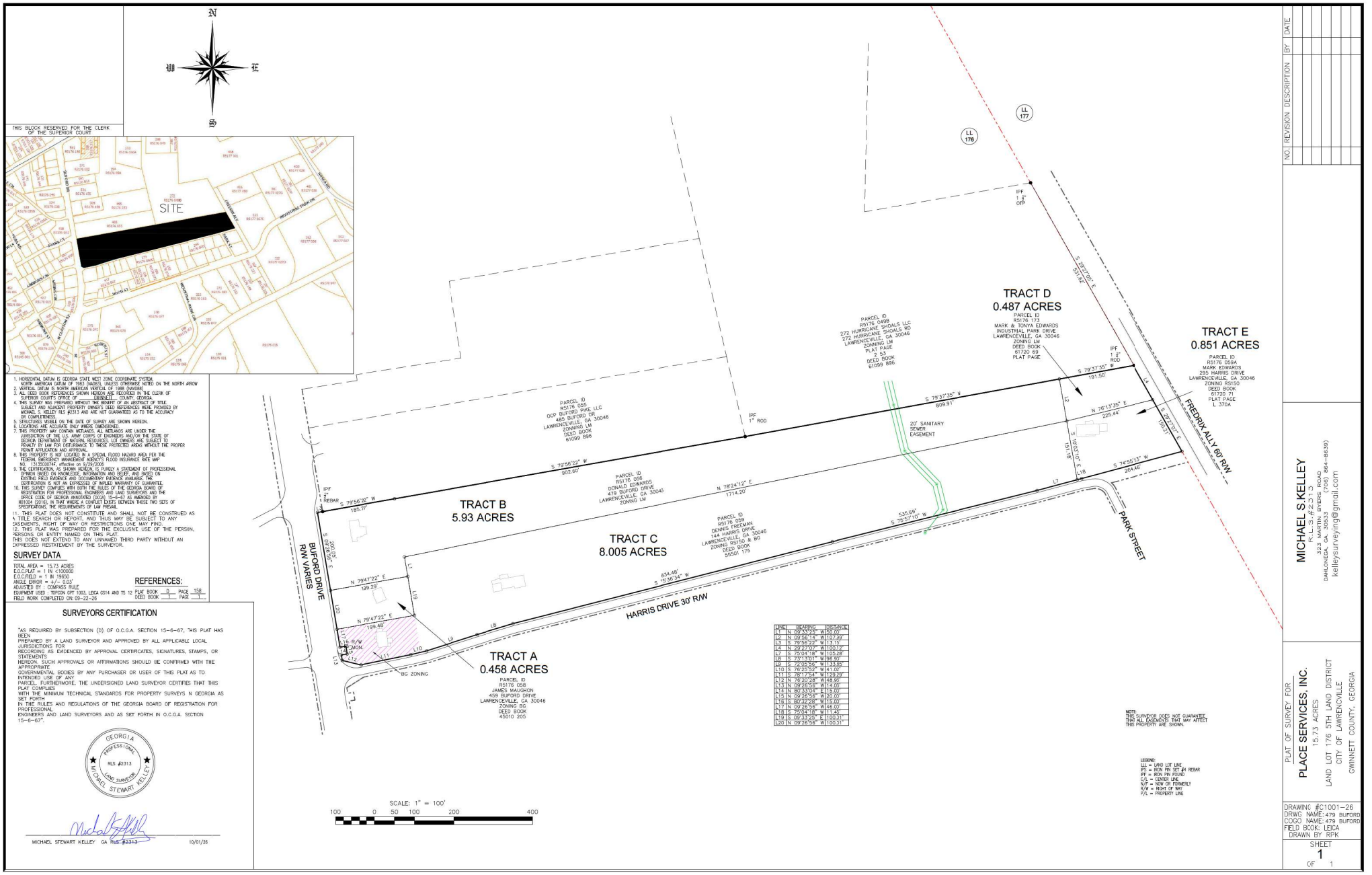
thence, leaving said right of way, N 79°56'22"E a distance of 1088.36' to a ¾" rod;

thence N 79°37'35"E a distance of 1001.41' to a 1 ¼" rod,

This marks the point of beginning, encompassing an area of 685291.86 square feet, 15.732 acres. This legal description has been taken from a plat by Michael S. Kelley, Georgia Registered Land Surveyor, License #2313, prepared for Place Services, Inc., dated October 1, 2026.



C2026-00005_ATTCH_10082026



1. HORIZONTAL DATUM IS GEORGIA STATE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), UNLESS OTHERWISE NOTED ON THE NORTH ARROW
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL OF 1988 (NAVD88)
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF _____ COUNTY, GEORGIA.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY MICHAEL S. KELLEY RLS #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
5. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
6. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
7. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13135C0076F, effective on 9/29/2006
9. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
10. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICE CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY #81004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
11. THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
12. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

SURVEY DATA

TOTAL AREA = 15.73 ACRES
E.O.C.PLAT = 1 IN <100000
E.O.C.FIELD = 1 IN 19650
ANGLE ERROR = +/- 0.03
ADJUSTED BY : COMPASS RULE
EQUIPMENT USED : TOPCON GPT 1003, LEICA GS14 AND TS 12
FIELD WORK COMPLETED ON 09-22-26

REFERENCES:
PLAT BOOK 0 PAGE 158
DEED BOOK 1 PAGE 1

SURVEYORS CERTIFICATION

"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, "THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS N GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67".

GEORGIA PROFESSIONAL LAND SURVEYOR MICHAEL STEWART KELLEY RLS #2313

MICHAEL STEWART KELLEY GA RLS #2313 10/01/26

LINE	BEARING	DISTANCE
L1	N 09°53'25" W	150.07'
L2	N 09°56'14" W	107.29'
L3	S 79°56'22" W	113.15'
L4	N 29°27'07" W	100.12'
L7	S 79°04'18" W	105.28'
L8	S 73°13'01" W	96.92'
L9	S 72°05'56" W	133.85'
L10	S 76°25'52" W	41.02'
L11	S 78°17'54" W	129.29'
L12	N 76°20'28" W	48.93'
L13	N 09°26'56" W	14.03'
L14	N 80°33'04" E	15.00'
L15	N 09°26'56" W	20.02'
L16	S 80°33'28" W	15.00'
L17	N 09°26'56" W	46.02'
L18	S 79°04'18" W	11.48'
L19	S 09°33'25" E	100.31'
L20	N 09°26'56" W	100.31'

NOTE:
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.

LEGEND:
LL = LAND LOT LINE
IPF = IRON PIN SET #4 REBAR
IPF = IRON PIN FOUND
C/L = CENTER LINE
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
P/L = PROPERTY LINE

NO.	REVISION DESCRIPTION	BY	DATE

MICHAEL S.KELLEY
R.L.S.#2313
323 MARTIN BYERS ROAD
DAHLONEGA, GA. 30533 (706) 864-8639
kelleysurveying@gmail.com

PLAT OF SURVEY FOR
PLACE SERVICES, INC.
15.73 ACRES
LAND LOT 176 5TH LAND DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

DRAWING #C1001-26
DRWG NAME:479 BUFORD
COGO NAME:479 BUFORD
FIELD BOOK: LEICA
DRAWN BY RPK

SHEET 1 OF 1

SITE INFORMATION

JURISDICTION: CITY OF LAWRENCEVILLE

CURRENT ZONING: RS-150, BG, LM
PROPOSED ZONING: LM

REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE: 50'
SIDE: 50'
REAR: NONE'

BUILDINGS:
3 INDUSTRIAL
TOTAL SF: 164,500 SF
HEIGHT: TBD

REQUIRED PARKING:
CITY MINIMUM: 1 SPACE PER 1,000SF
BUILDING 1 MINIMUM: 70
BUILDING 2 MINIMUM: 63
BUILDING 3 MINIMUM: 32

TOTAL REQUIRED PARKING FOR COMPLEX:
70 + 63 + 32 = 165
PROPOSED PARKING:

BUILDING 1 PARKING
9'x20' (REGULAR) = 130
9'x20' (HC) = 5
TOTAL = 135

BUILDING 2 PARKING
9'x20' (REGULAR) = 84
9'x20' (HC) = 3
TOTAL = 87 AVAILABLE

BUILDING 3 PARKING
9'x20' (REGULAR) = 49
9'x20' (HC) = 3
TOTAL = 52 AVAILABLE

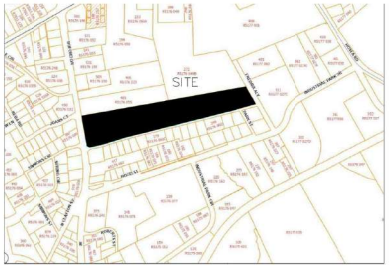
TOTAL PROPOSED PARKING FOR COMPLEX:
139 + 87 + 52 = 274

DRIVE AISLE: 24'

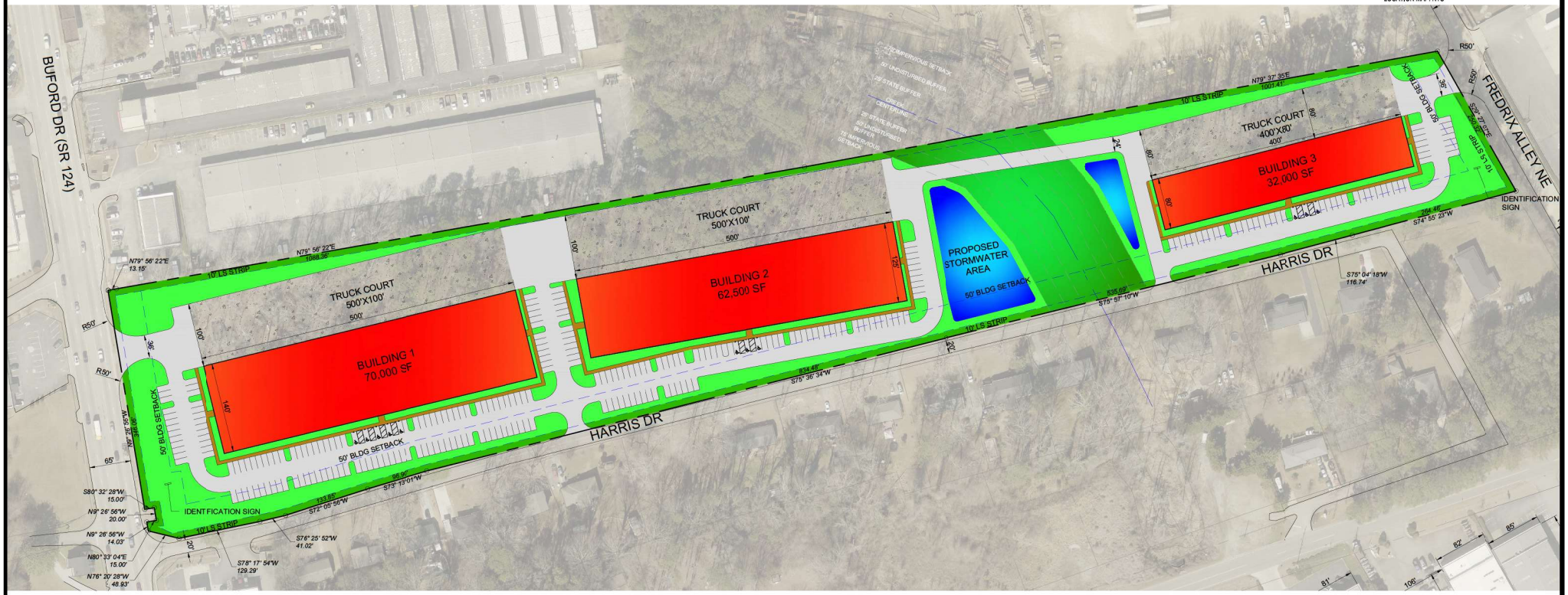
SITE AREA CALCULATIONS:
SITE: ±15.73 AC.
SITE: ±685,292 SF

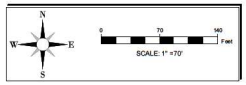
FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13135C0074F, DATED 9/25/2006.

EXISTING/FUTURE CONDITIONS INFORMATION:
PROVIDED BY SURVEY, DATED 10/01/2026.



LOCATION MAP: NTS





INGENIUM ENTERPRISES, INC.
5995 PARKWAY NORTH BLVD.
SUITE B
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850
GA CERT. OF AUTHORITY #PEF006172

SEAL

REV.	DATE	DESCRIPTION

INGENIUM PROJECT:	260053
PROJECT PM:	xx
PROJECT RE:	xx
ISSUE DATE:	xx/xx/xxxx
DWG NAME:	260053 C01.DWG

REV.	DATE	DESCRIPTION

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

CLIENT:

PSI
Place Services, Inc.
PLACE SERVICES, INC.
201 GATEWAY DRIVE
CANTON, GA 30115
PHONE: (678) 880-4777

PSI LAWRENCEVILLE
479 BUFORD DR
LAWRENCEVILLE, GA 30046

SITE PLAN RENDER

C01.2

ISSUE FOR COORDINATION

SITE INFORMATION

JURISDICTION: CITY OF LAWRENCEVILLE

CURRENT ZONING: RS-150, BG, LM
PROPOSED ZONING: LM

REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE: 50'
SIDE: 50'
REAR: NONE'

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3 INDUSTRIAL
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HEIGHT: TBD

REQUIRED PARKING:
CITY MINIMUM: 1 SPACE PER 1,000SF
BUILDING 1 MINIMUM: 70
BUILDING 2 MINIMUM: 63
BUILDING 3 MINIMUM: 32

TOTAL REQUIRED PARKING FOR COMPLEX:
70 + 63 + 32 = 165
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BUILDING 1 PARKING
9'x20' (REGULAR) = 130
9'x20' (HC) = 5
TOTAL = 135

BUILDING 2 PARKING
9'x20' (REGULAR) = 84
9'x20' (HC) = 3
TOTAL = 87 AVAILABLE

BUILDING 3 PARKING
9'x20' (REGULAR) = 49
9'x20' (HC) = 3
TOTAL = 52 AVAILABLE

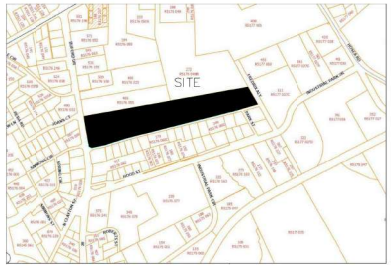
TOTAL PROPOSED PARKING FOR COMPLEX:
139 + 87 + 52 = 274

DRIVE AISLE: 24'

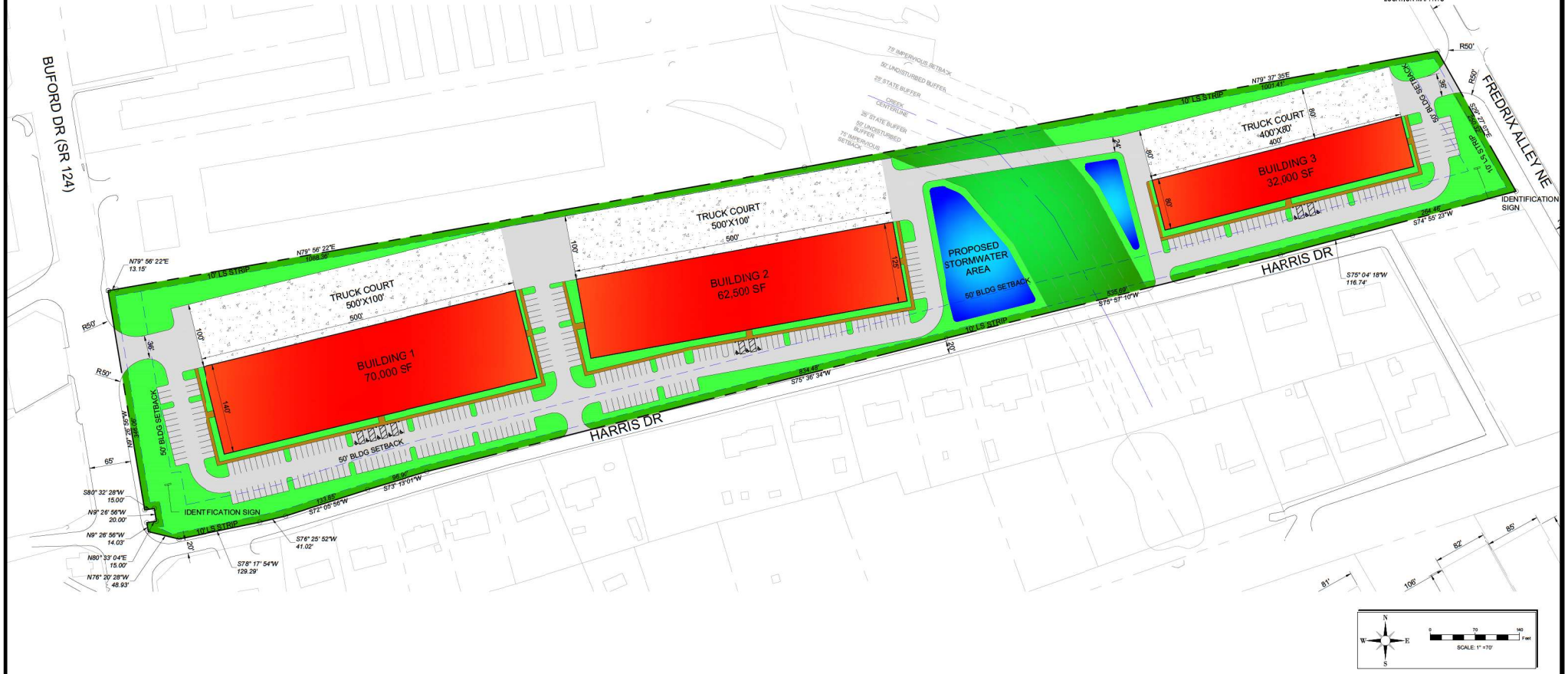
SITE AREA CALCULATIONS:
SITE: ±15.73 AC.
SITE: ±685,292 SF

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13135C0074F, DATED 9/29/2006.

EXISTING/FUTURE CONDITIONS INFORMATION:
PROVIDED BY SURVEY, DATED 10/01/2026.



LOCATION MAP: NTS



INGENIUM ENTERPRISES, INC.
5995 PARKWAY NORTH BLVD.
SUITE B
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850
GA CERT. OF AUTHORITY #PEF006172

SEAL

REV.	DATE	DESCRIPTION

INGENIUM PROJECT:	260053
PROJECT PM:	xx
PROJECT RE:	xx
ISSUE DATE:	xx/xx/xxxx
DWG NAME:	260053 C01.DWG

REV.	DATE	DESCRIPTION

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CLIENT:

PSI
Place Services, Inc.
PLACE SERVICES, INC.
201 GATEWAY DRIVE
CANTON, GA 30115
PHONE: (678) 880-4777

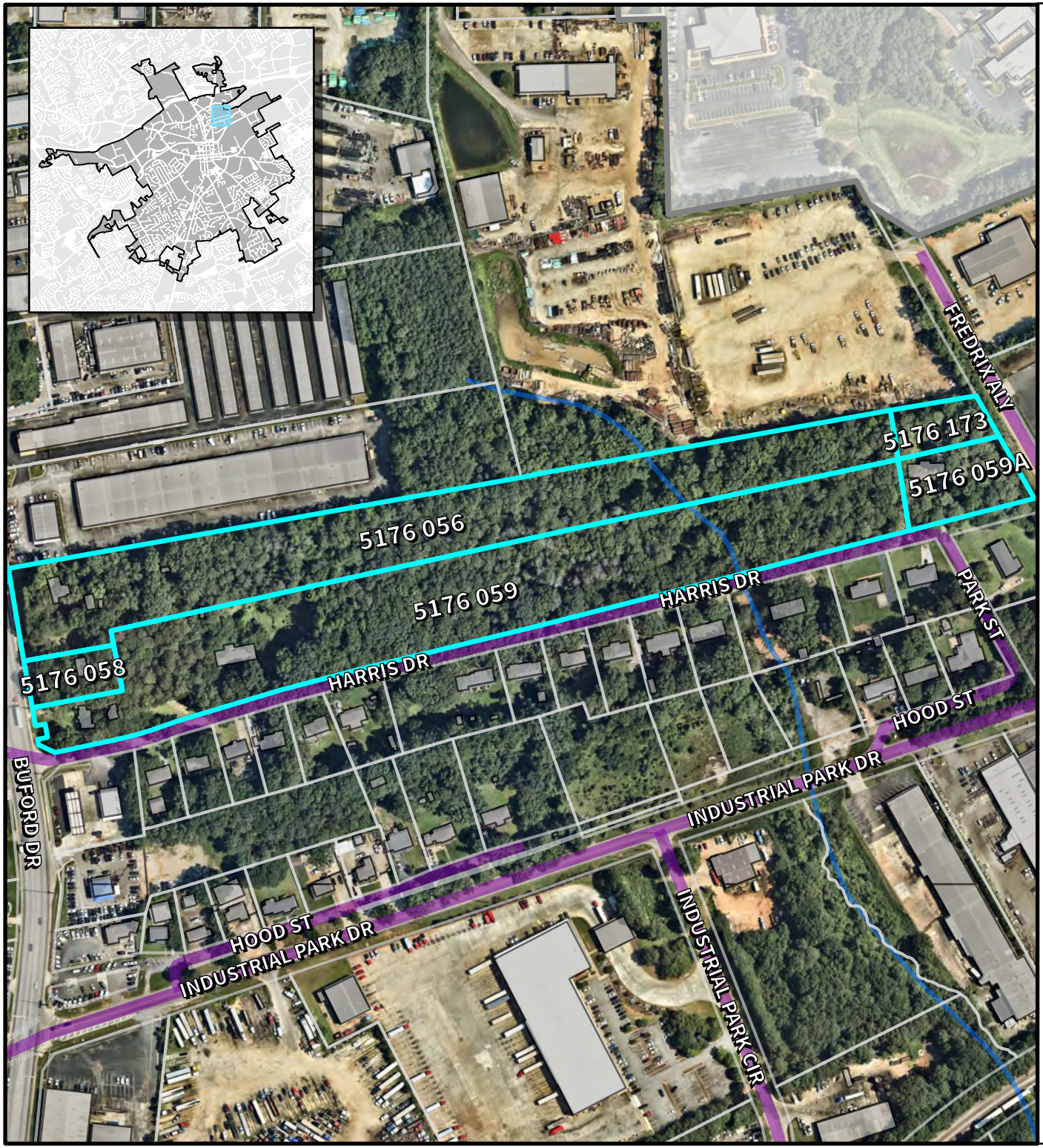
PSI LAWRENCEVILLE
479 BUFORD DR
LAWRENCEVILLE, GA 30046

SITE PLAN RENDER

C01.2

ISSUE FOR COORDINATION


BUFORD
COMMERCE PLACE



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

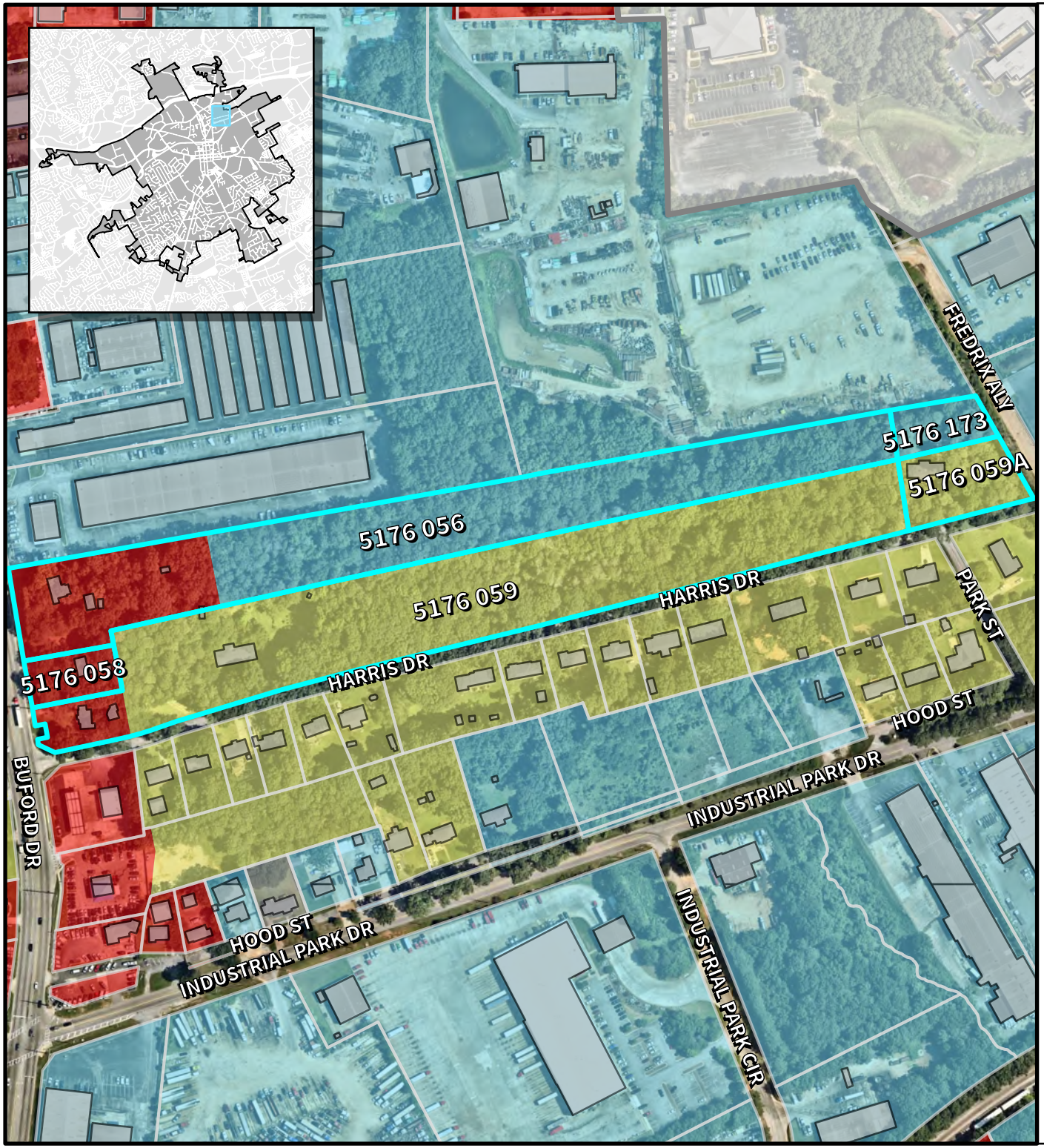
Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:3,650

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	ON	Office/Neighborhood
	RS-150	Single-Family Residential

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:3,650

N

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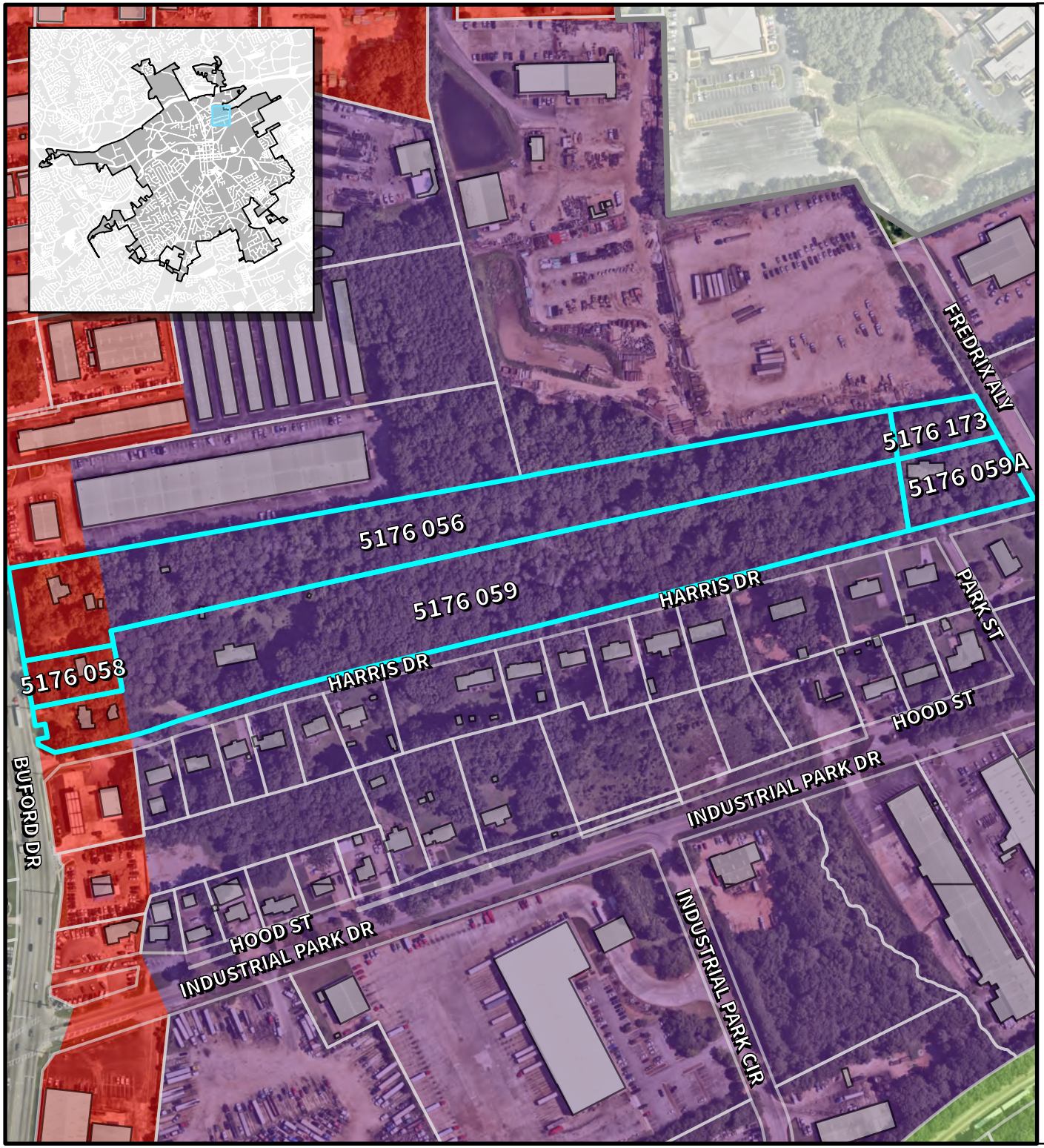


LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits

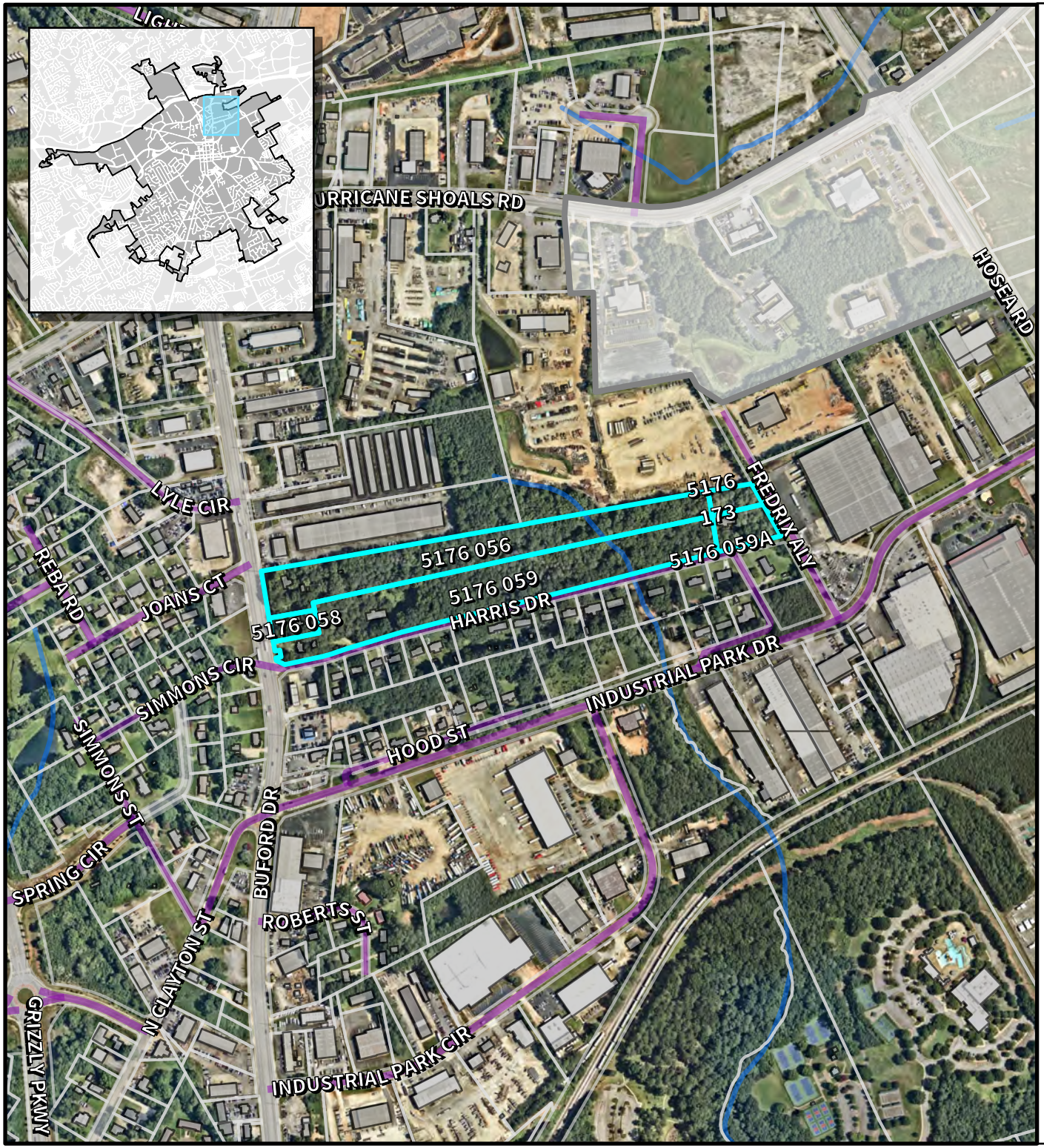
2045 Character Areas

- Downtown
- Commercial Corridor
- Industrial
- Parks

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:3,650

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:7,200

N

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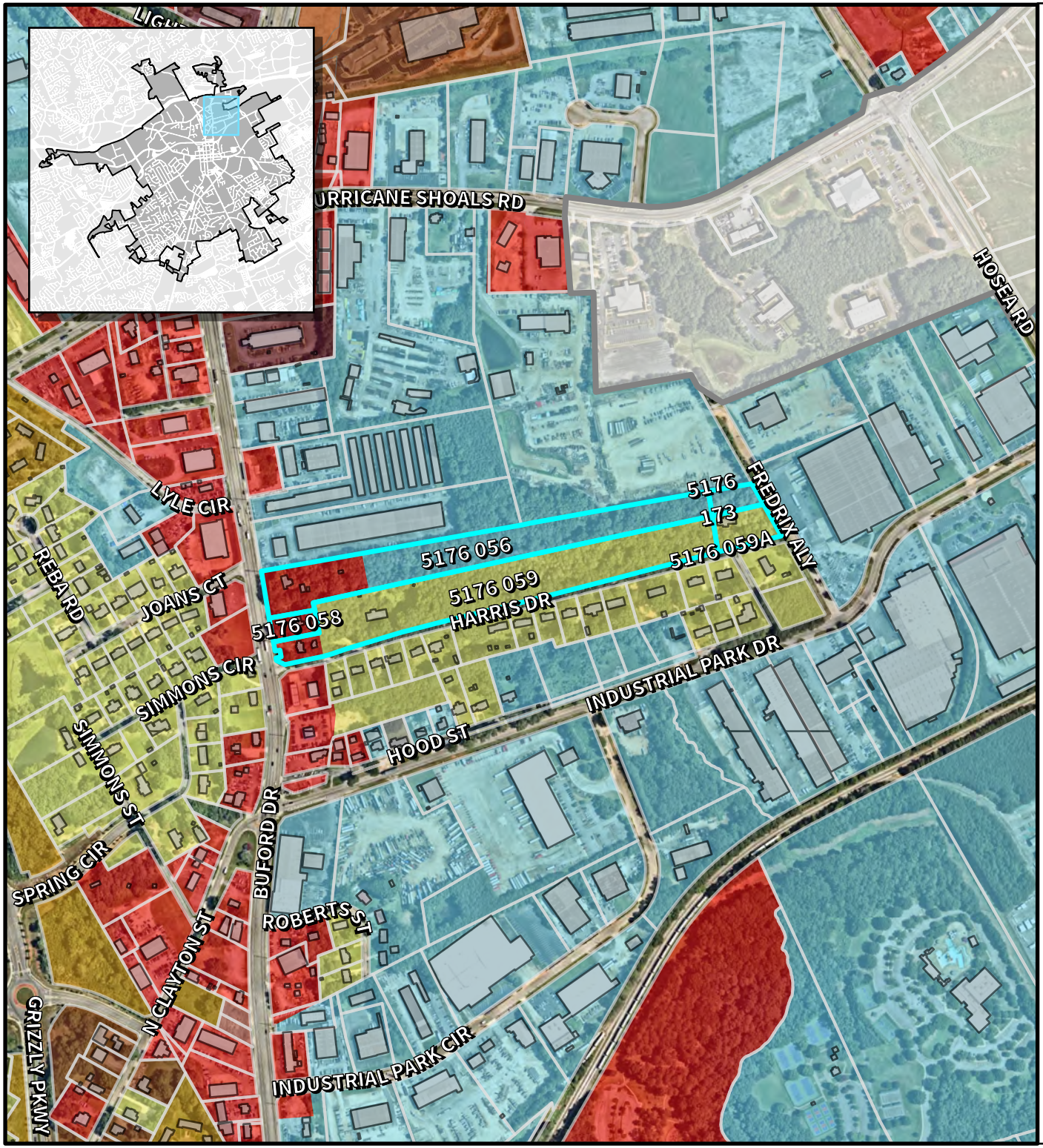

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits

Zoning Districts

BG	General Business
BGC	Central General Business
HSB	Highway Service Business
LM	Light Manufacturing
ON	Office/Neighborhood
CMU	Community Mixed-Use
RM-12	Multifamily Residential
RS-150	Single-Family Residential

Imagery Date: 06/28/2026
Map Date: 10/07/2026
Map Scale: 1:7,200

N

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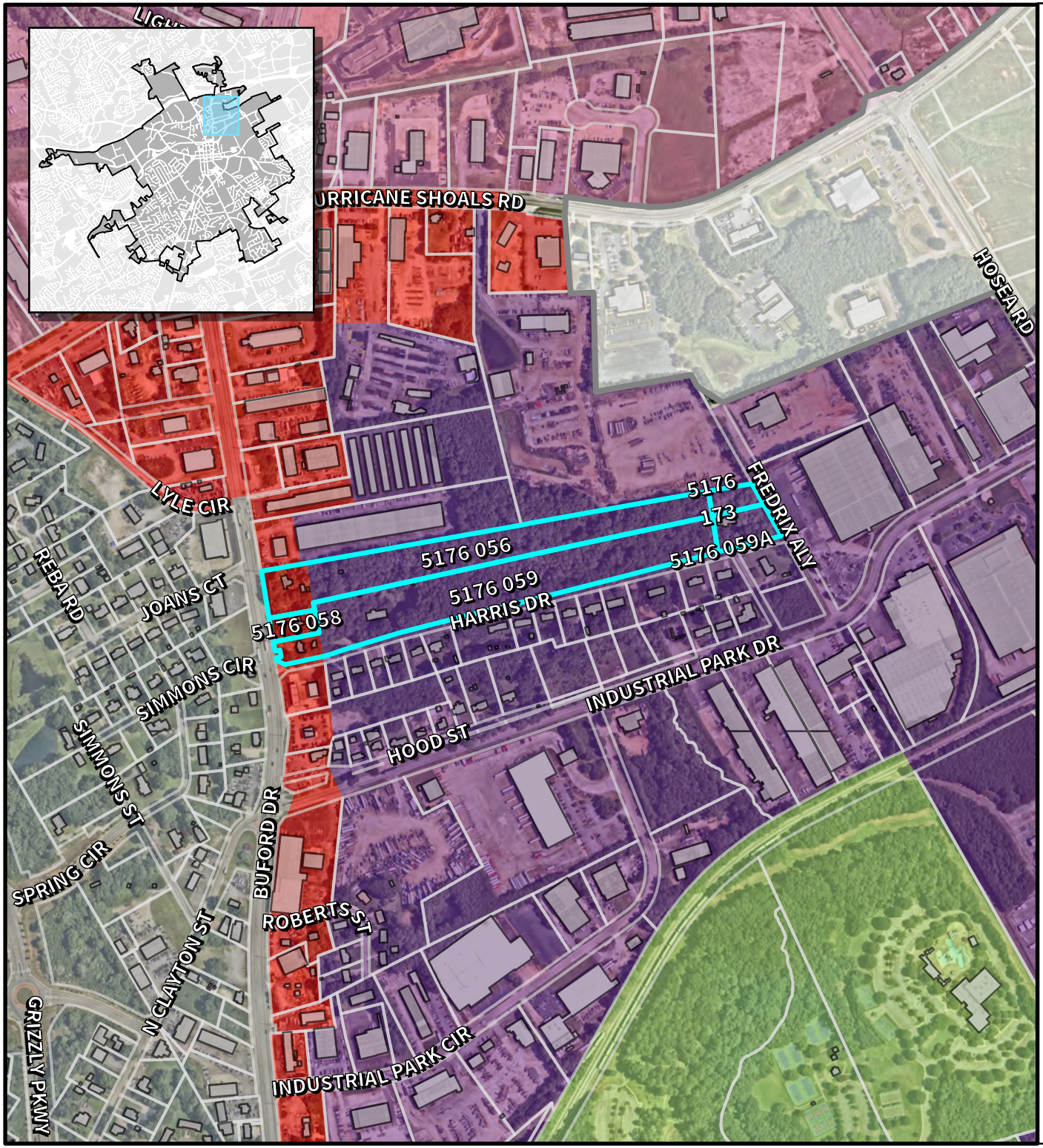


LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00005

Applicant:
Terravest Development Holdings

- Subject Property (~15.83 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Community Mixed Use
- Commercial Corridor
- Industrial
- Airport
- Parks

Imagery Date:	06/28/2026
Map Date:	10/07/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet

RZC2026-00005

459 & 479 Buford Drive, 144 & 295 Harris Drive,

& Industrial Park Drive

Rezone approximately 15.73 acres from RS-150 (Single-Family District), BG (General Business District), & LM (Light Manufacturing District) to LM (Light Manufacturing District) for a office-warehouse, and distribution facility.

Staff Recommendation | APPROVAL WITH CONDITIONS

Suitability and compatibility

EXISTING PATTERN

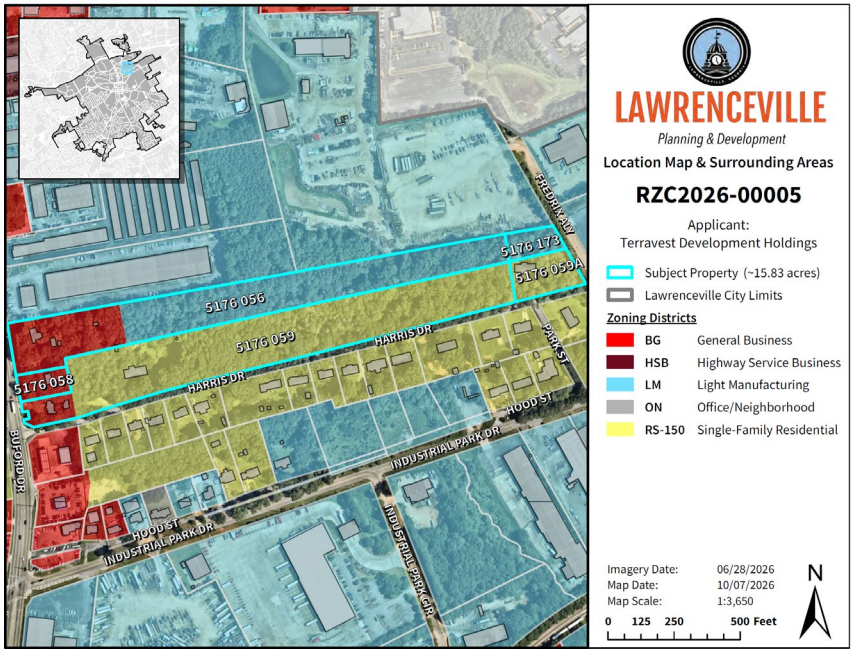
LM-zoned warehouses, manufacturing operations and contractor offices are located to the north and east..

DIRECT CONTEXT

The assemblage fronts Buford Drive and adjoins BG commercial property to the west.

PRECEDENT

Modern office-warehouse and light industrial space supports the Industrial character area.



Finding | Suitability depends on enforceable buffering, screening, lighting, noise and truck-routing conditions.

Effect on adjacent property

INDUSTRIAL AND COMMERCIAL

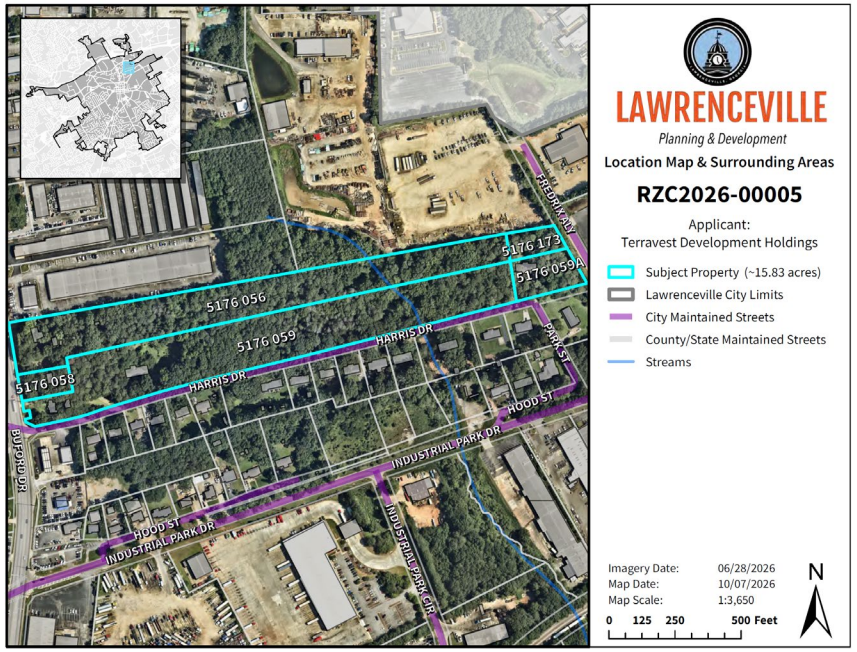
Enclosed employment uses are not expected to adversely affect nearby LM or BG properties.

RESIDENTIAL

Harris Drive residences could experience truck traffic, loading activity, noise, lighting and visual impacts.

MITIGATION

Preserve and add buffers, internalize truck courts, use full-cutoff lighting and prohibit outdoor storage..



Finding | Impact can be mitigated by conditions

Reasonable economic use

CURRENT ZONING

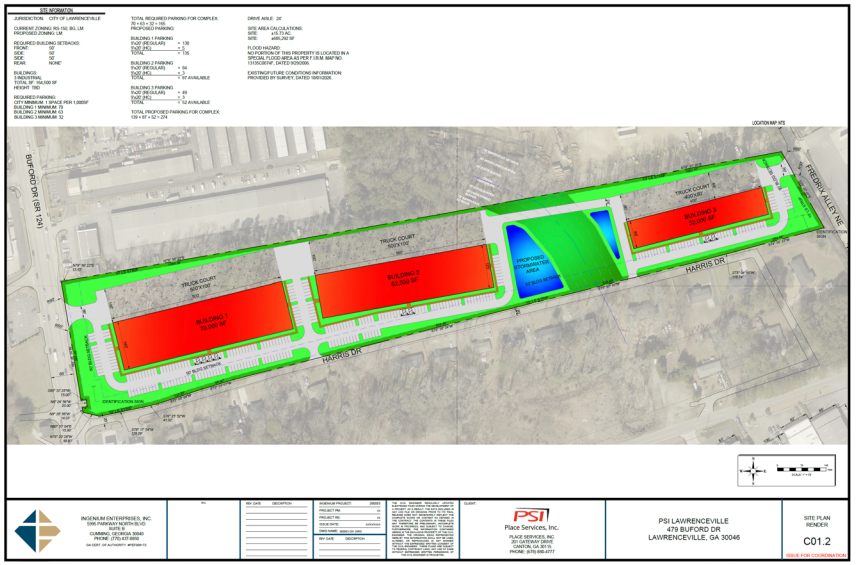
The individual RS-150, BG and LM parcels retain potential uses under their existing classifications..

SPLIT ZONING

Split zoning complicates common access, circulation, stormwater management and coordinated site planning.

UNIFIED LM DISTRICT

A single LM classification provides a practical framework for comprehensive employment-oriented redevelopment.



Finding | LM enables more coordinated economic use

Public facilities and infrastructure

TRANSPORTATION

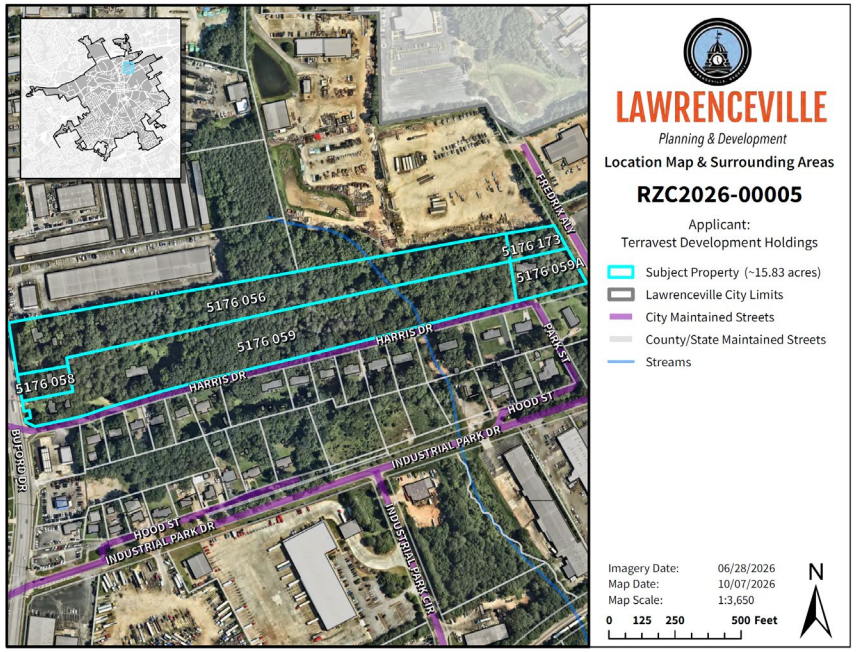
The 164,500-square-foot campus will generate employee, service and truck traffic. Buford Drive provides regional access.

ACCESS REVIEW

Final driveways, turn lanes, sight distance, truck routing and fire access remain subject to City and GDOT review.

UTILITIES & STORMWATER

Water, sewer, electric, gas, drainage, stream protection and stormwater details will be confirmed during permitting.



Finding | No excessive burden with required improvements.

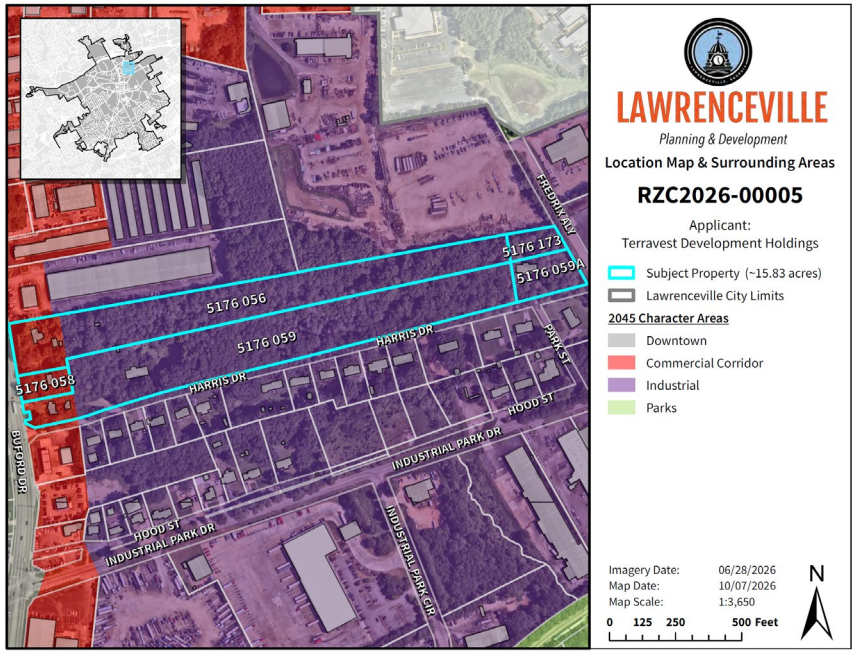
Comprehensive Plan conformity

2045 INDUSTRIAL CHARACTER AREA

"Supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities."

The request advances:

- **Modern employment space**
- **Unified redevelopment of fragmented parcels**
- **Expansion of the nonresidential tax base**
- **Industrial development next to an established LM district**



Finding | Consistent with the 2045 Comprehensive Plan

Existing and changing conditions

ESTABLISHED EMPLOYMENT DISTRICT

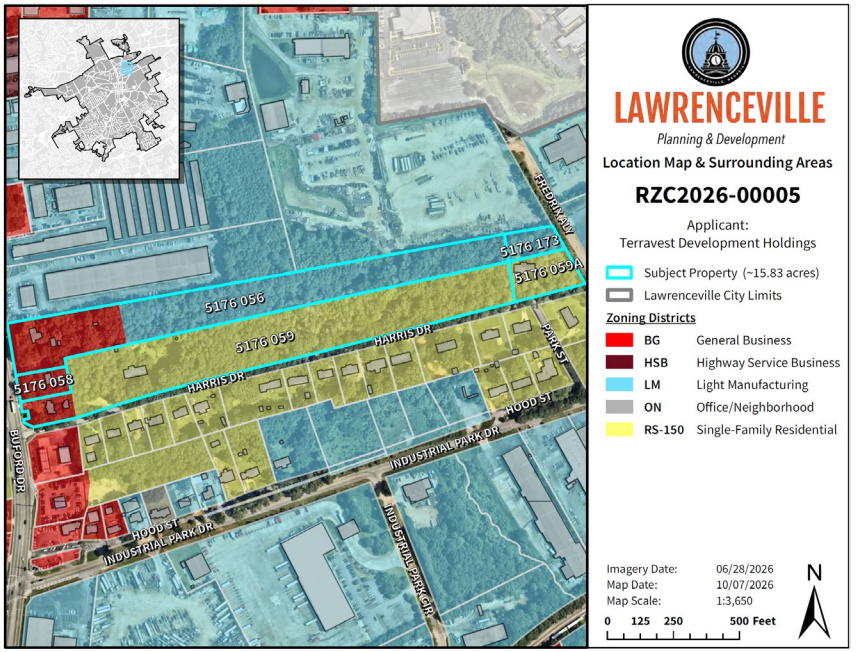
The surrounding area contains a concentration of LM-zoned employment uses.

ASSEMBLAGE OPPORTUNITY

Five parcels can now be planned as one coordinated site with common access, circulation and stormwater management.

ORDERLY TRANSITION

The site can transition from fragmented residential, commercial and industrial zoning to a unified LM campus.



Supporting Ground | Approval should retain transition measures along Harris Drive

Questions?

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: TO BE DETERMINED
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2026-00008, SUP2026-00014; Tellus Partners, LLC; 0 Paper Mill Road
Department:	Planning and Development Department
Date of Meeting:	TO BE DETERMINED
Presented By:	Todd Hargrave, Director, Planning and Development Department
Applicants Request:	Requests to rezone approximately 23.33 acres from Retired RM-12 (General Residence District) to CMU (Community Mixed-Use District) to allow a mixed-use development consisting of 65 attached townhouse dwelling units and 32 detached single-family dwelling units, with a special use permit allowing 43 front-entry townhouse dwelling units
Planning & Development Recommendation:	Staff recommends that the application be continued and resubmitted in its entirety. Since publication of the legal advertisement, the applicant has submitted multiple revisions to the development program and site plan, including increases in the total number of dwelling units and modifications affecting numerous requested variances. Staff has identified inconsistencies between the concept plan, letter of intent, and site plan and has requested corrective action. To date, the submitted materials do not reflect a single, internally consistent development proposal suitable for final staff review or public consideration. Accordingly, staff cannot provide a reliable analysis or recommendation until a complete and internally consistent application package has been submitted and properly advertised.

Summary: The applicant requests to rezone approximately 23.33 acres from Retired RM-12 (General Residence District) to CMU (Community Mixed-Use District) to allow a mixed-use residential

development consisting of 97 total dwelling units at a gross density of approximately 4.16 units per acre. As proposed, the development would consist of 65 attached townhouse dwelling units and 32 detached single-family dwelling units. In addition, the request includes a requested Special Use Permit for 43 front-entry townhouse dwelling units and multiple variances from the minimum requirement of the CMU district.

Attachments/Exhibits:

-