



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, March 30, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. March 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. RZM2025-00023; Curt Thompson; 464 West Pike Street
3. RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
4. RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road
5. RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road
6. An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

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, MARCH 30, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

- Item:** March 2, 2026, Planning Commission Meeting Minutes
- Department:** Planning and Development
- Date of Meeting:** Monday, March 30, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Approval of Prior Meeting Minutes
- Planning & Development Recommendation:** Approval
- Planning Commission Recommendation:**

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

Attachments/Exhibits:

- PC MTNG MNTS_03022026



LAWRENCEVILLE

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AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 30, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZM2025-00023; Curt Thompson; 464 West Pike Street
- Department:** Planning and Development
- Date of Meeting:** Monday, March 30, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

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

Attachments/Exhibits:

- RZM2025-00023_FULL ATTCHMNTS_11212025



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZM2025-00023

APPLICANT(S): CURT THOMPSON

PROPERTY OWNER(S): 12 BROTHERS CAPITAL VENTURE, LLC

LOCATION(S): 434 W PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): R5144 037

APPROXIMATE ACREAGE: 5.15 ACRES

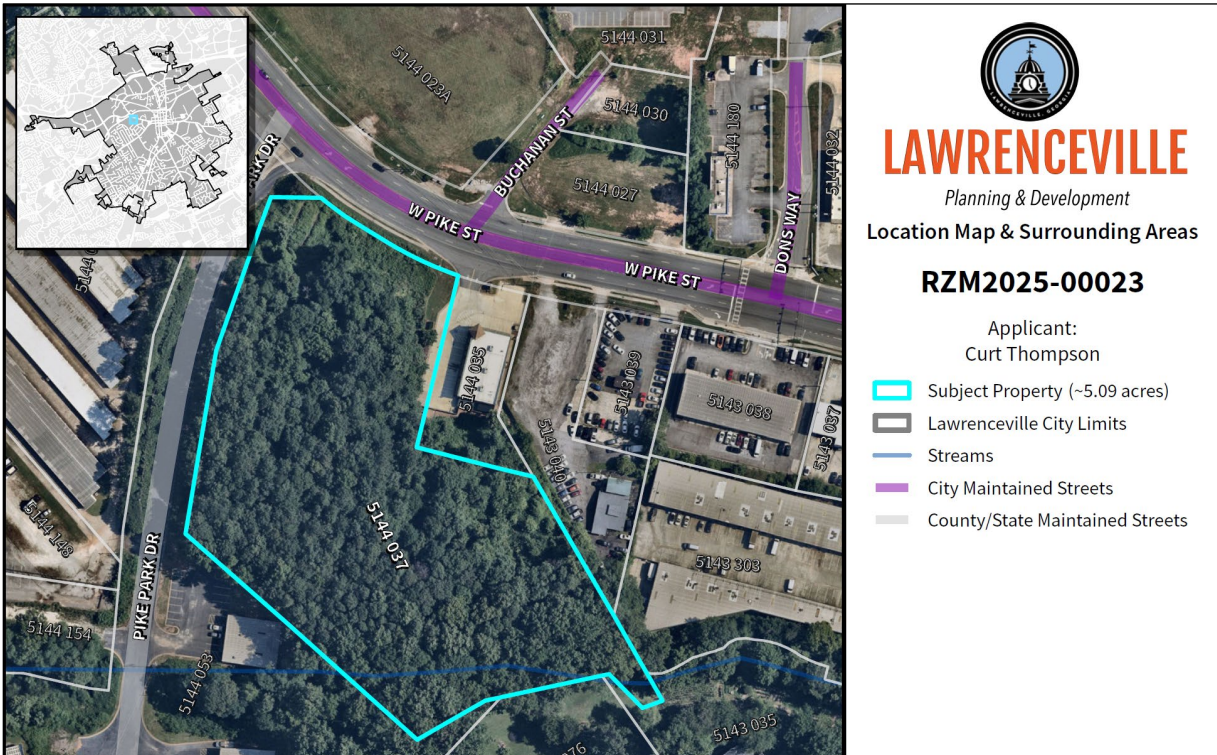
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: CMU (COMMUNITY MIXED-USE DISTRICT)

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

Minimum Heated Floor Area (RM-8)

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

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

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

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

Minimum Heated Floor Area (RM-24)

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

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

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

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

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

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

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

Article 4 Buffers, Section 403 Buffers Table

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

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

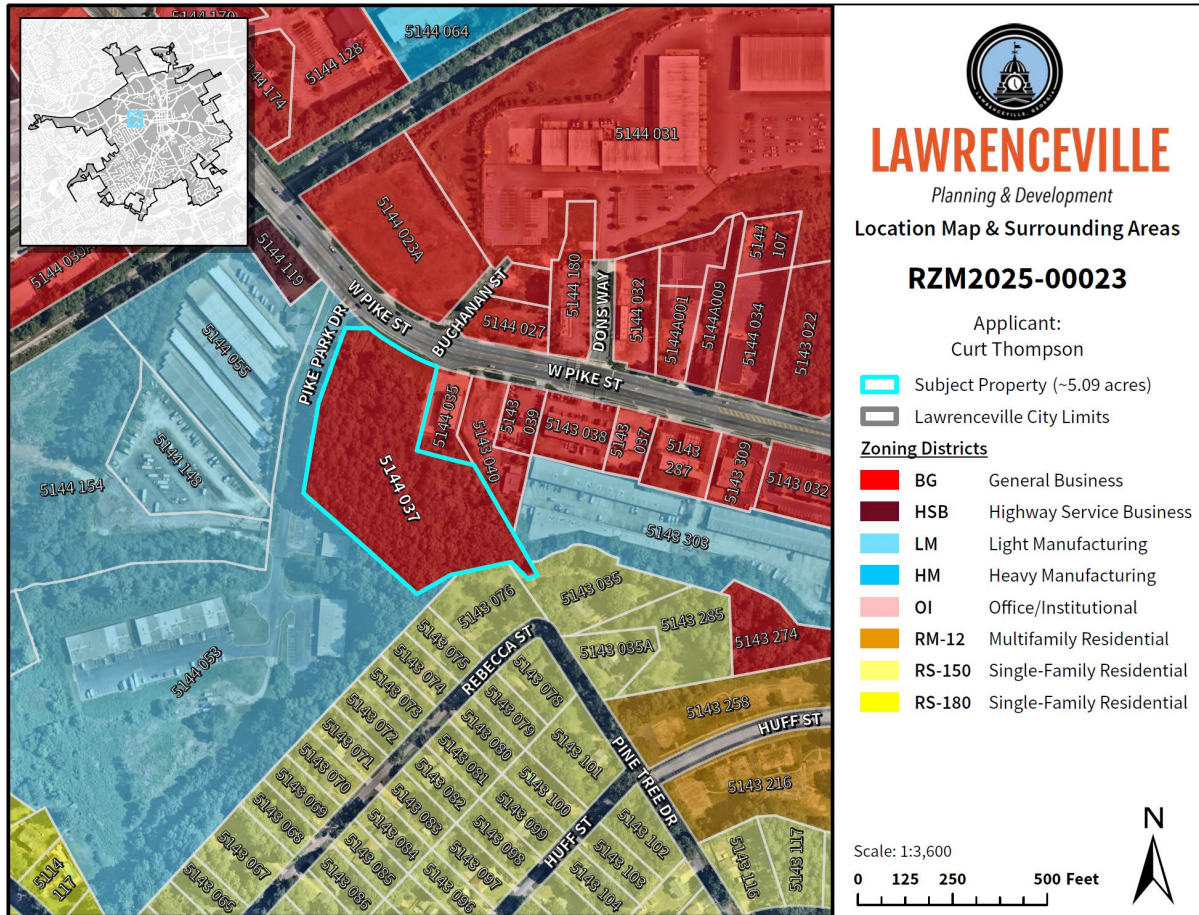
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts,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

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

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

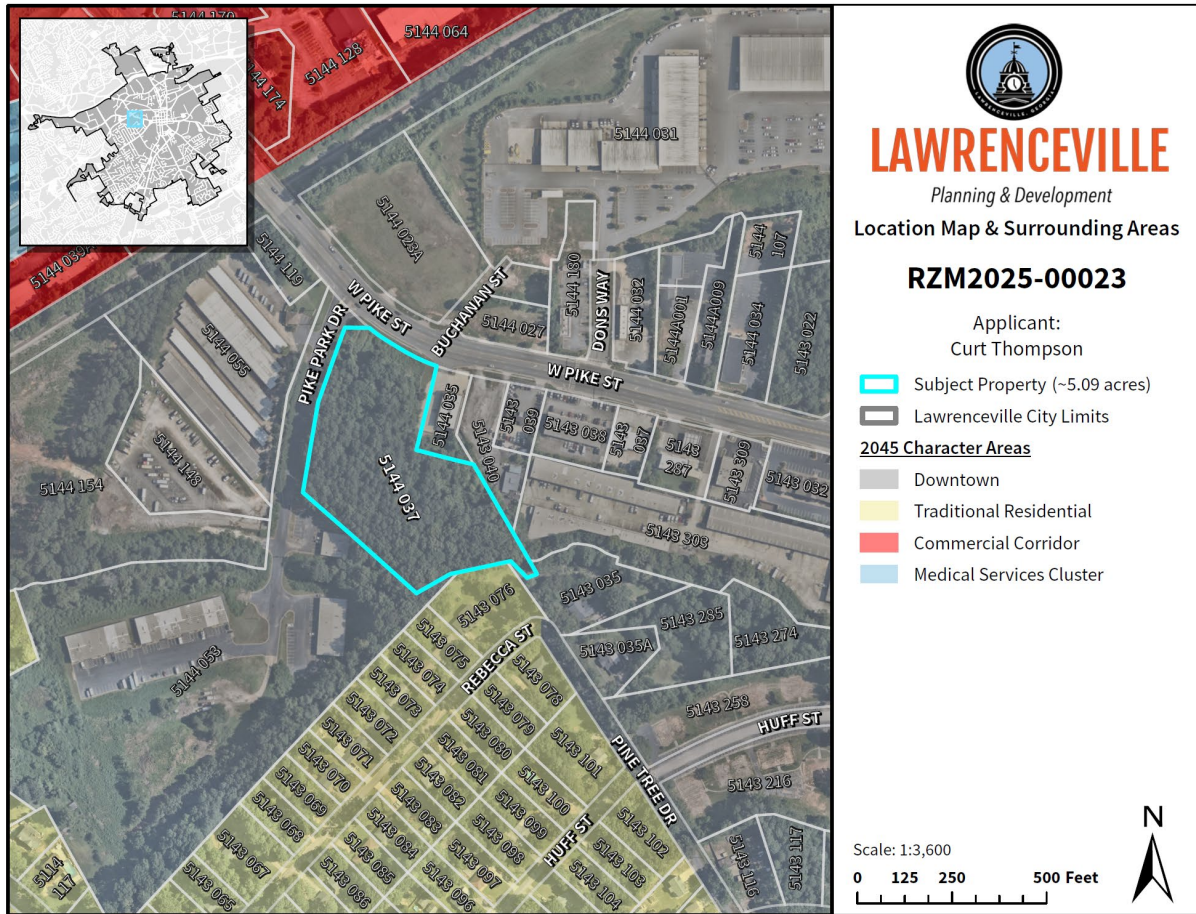


SURROUNDING ZONING AND USE

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

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

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

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZM2025-00023

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

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

A. A maximum of one hundred twenty-four (124) housing units, including a minimum of eight (8) single-family attached townhomes and a maximum of one hundred sixteen (116) multifamily apartment units. Density of housing units is not to exceed twenty-four units per acre (24 UPA).

B. Retail, service-commercial, office and accessory uses, including 9,400 square feet of retail on the first floor of the building facing West Pike Street (“Block D,” according to the submitted site plan). The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
- Contractor’s Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities

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

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

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

Restrictive Covenant shall include the following:

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

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

2. To satisfy the following site development considerations:

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

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

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

of the Planning and Development Department.

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

3. The following variances are approved:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

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

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

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



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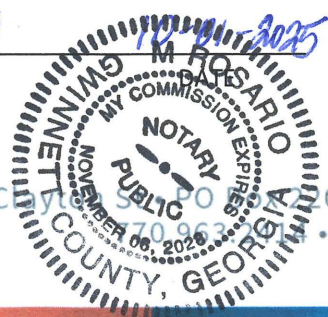
REZONING APPLICATION

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

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

Curt Thompson
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC



[Signature] 09.30.2025
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

Letter of Intent for Rezoning

Date: September 30th, 2025

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

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

Dear Members of the Planning Commission:

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

I. Introduction

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

II. Property Description

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

III. Project Overview

The proposed development will consist of:

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

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IV. Rationale for Rezoning

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

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

V. Compliance and Community Benefits

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

VI. Next Steps

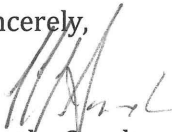
We respectfully request the Planning Commission’s consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

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

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

Thank you for your time and consideration.

Sincerely,



Martha Sanchez
Member
Edgewater II Venture Management LLC
12 Brothers LLC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

Mixed-Use Building (9 Retail Units) + (18 x 2-Bed units) + (2 x 1-Bed units)			Apartment B (18 x 2-Bed units) + (18 x 1-Bed units)			Floor Area - Sq.ft
		Floor Area - Sq.ft		First floor	Parking	14240
First floor	9 Retail Units	10391.2		Second Floor	(2-Bed x 6) + (1-Bed x 6)	12 units 14010.1
2nd floor	10 Apartment Unit	11895		Third Floor	(2-Bed x 6) + (1-Bed x 6)	12 units 14010.1
3rd floor	10 Apartment Unit	11895		Fourth Floor	(2-Bed x 6) + (1-Bed x 6)	12 units 14010.1
	Total Built Area	34181.2			Total	36 units 56270

Apartment	Type	Unit Count	Apt Area - Sq.ft/unit	2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
Occupancy Area	Type 2E (2-Bed)	10	1056.6	Apartment A (77 x 2-Bed units) + (7 x 1-Bed units)	Type 2C (2-Bed)	18	1092.3
	Type 2F (2-Bed)	6	1061.6		Type 2D (1-Bed)	18	730
	Type 2G (2-Bed)	2	1002.6				
	Type 2H (1-Bed)	2	615				
	Total Apt. Units	20 Units					

Retail	Unit	Unit Count	Apt Area - Sq.ft/unit	Floor Area - Sq.ft		
Occupancy Area	Unit 1	1	1052	First floor	Basement parking	28552
	Unit 2-8	7	1100	Second Floor	(2-Bed x 18) + (1-Bed x 1)	19 units 28015.94
	Unit 9	1	962.5	Third Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
	Total Retail. Units	9 Units		Fourth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
				Fifth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
					Total	82 units 141063

Townhomes (8 x 2-Car Garage units)				2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Unit 1	Unit 2-7	Unit 8				
	Area in Sq.Ft/unit				Type 2A (2-Bed)	6	1075.7
First floor	756.09	734.59	734.59		Type 2A - Accessible (2-Bed)	2	
Second floor	1150.95	1129.45	1129.45		Type 2B (2-Bed)	65	1092.5
Third Floor	1165.45	1122.45	1143.95		Type 2B - Accessible (2-Bed)	2	
Garage	432.01	432.01	432.01		2-Bed Total	75	
Porch	46.78	46.78	46.78	1-Bed units	Type 1A (1-Bed)	4	794
Deck	234.5	234.5	234.5		Type 1B (1-Bed)	3	1029.5
Roof	0	0	0		1-Bed Total	7	
	3785.77	3699.77	3721.27	Leasing Office		1	1075.7
	Unit 1	Unit 2-7	Unit 8	Fitness Room		1	1029.5
Unit count	1	6	1	Storage		3	592
	3785.77	22198.61	3721.27				
	Total Built Area	29705.65					

Sub-total	138 Units	111 x 2-Bed units	27 x 1-Bed unit
	8 Townhomes	8 x 4-Bed unit	
Total	146 Units	261220 Sq.ft	

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MIXED-USE | 464 West Pike

464 W Pike St
Lawrenceville, GA 30046

Telephone: 770.516.5007

EXECUTIVE SUMMARY

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

Developer: Edgewater II Venture Management LLC

OWNER NAME: 12 Brothers LLC

ZONING: BG-Community Mixed-Us

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

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

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

SPECIAL USE REQUESTED: None currently requested

CONTACT PERSON: Cris Driskell

TELEPHONE NUMBER: 770.516.5007

PLANNING COMMISSION HEARING: xx/xx/xxxx

BOARD OF COMMISSIONERS HEARING: xx/xx/xxxx

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

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

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

I. INTRODUCTION

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

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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

III. PROJECT SUMMARY

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

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

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

Development Program

The site will include:

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

Zoning and Land Use Compliance

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

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

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

Design and Architecture

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

Green Space and Amenities

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

- ❖ **Gross Site Area:** 224,247 sq. ft.
 - ❖ **Flood Deduction:** 16,367 sq. ft.
 - ❖ **Net Area for Open Space Requirement:** 207,880 sq. ft.
 - ❖ **Required Green/Open Space:** 31,182 sq. ft.
 - ❖ **Provided:** 62,169 sq. ft.
This exceeds minimum requirements, contributing to stormwater management, recreation, and quality of life.
-

Infrastructure and Connectivity

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

Parking and Transportation

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

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

Parking Calculations

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

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

Land Use Allocation

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

Project Timeline

Projected Start of Construction: January 2026

Estimated Completion: 24 months from groundbreaking

Projected Pricing Information

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

Budget and Resources

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

Prior Experience

Avonlea Pointe – Duluth, Georgia

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

Conclusion

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

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

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DEVELOPMENT TEAM CONTACT

Builder: Cris Driskell

Contact: 770.516.5007

Email: Criscdslle@yahoo.com

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

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

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

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

Surveyor: Boundary Zone

Contact: : 770.271.5772

Email: gdean@boundaryzone.com

PROPERTY MANAGEMENT

Company: Edgewater II Venture Management

Contact: 404.931.8109

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2503-21

Exhibit "A"

464 WEST PIKE ST, LAWRENCEVILLE, GA 30046

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

AS WELL AS:

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

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

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

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TAX ID #R5144 037

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GRID NORTH
AS RECALCULATED BY
DATE: MAY 16, 2025
SCALE: 1" = 30'

DATE	REVISION



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

Stephen Calhoun
STEPHEN CALHOUN
PLS 12906

06-19-2025
DATE

TRACT AREA:
224,384 Sq. Ft.
5.151 Ac.

- TREE LEGEND:**
- HARDWOOD TREE
 - CONIFERUS TREE
 - XX" TREE DIAMETER (IN INCHES)
 - DDH DEAD/DISEASED/HAZARDOUS

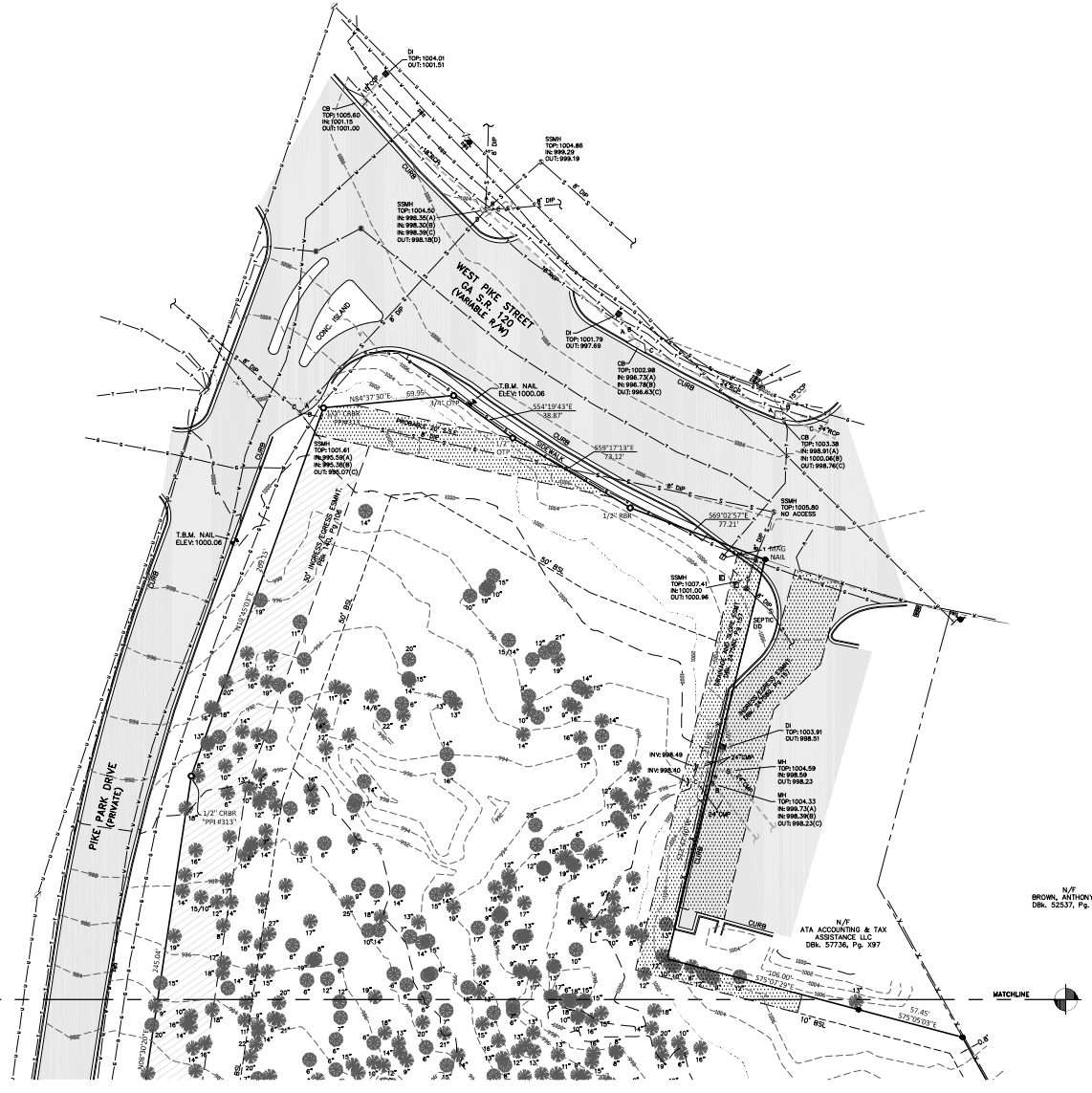
ZONING INFORMATION:
BG
BUSINESS GENERAL DISTRICT

BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 10'

ZONING AND SETBACK DESIGNATIONS AS SHOWN HEREON WERE OBTAINED FROM THE OFFICIAL CITY OF LAWRENCEVILLE WEBSITE ON 06/15/2025.

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

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



BOUNDARY REFERENCES: DBL 0987, Pg. 36

THE FIELDWORK WAS COMPLETED ON 06/09/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,335 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S' SERIES 3" TOTAL STATION AND GPS BY BROWNS PERSPECTIVE CONSTRUCTION SERVICES.

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

© COPYRIGHT 2025 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.

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

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	⚡ POWER POLE
● 1/2" REBAR WITH CAP SET "LSF# 839"	⚡ POWER/LIGHT POLE
□ R/W MONUMENT	— GUY WIRE
▣ REBAR	⚡ POWER METER
▣ CAPPED REBAR	⚡ POWER BOX
○ OPEN TOP PIPE	⚡ A/C UNIT
○ CRIMP TOP PIPE	⚡ GAS METER
	⚡ GAS VALVE
	⚡ TELEPHONE BOX
▲ FIRE HYDRANT	⚡ WATER METER
⊖ WATER VALVE	⊖ CATCH BASIN
⊖ MANHOLE	⊖ JUNCTION BOX
⊖ DRAINAGE INLET	⊖ CLEAN OUT
⊖ CONC. CONCRETE SIGN	⊖ CABLE BOX
⊖ OVERHANG WATER LINE	⊖ SEWER LINE
⊖ GAS LINE	⊖ TEL. LINE
⊖ OVERHEAD UTIL.	⊖ DRAINAGE LINE
⊖ FENCE LINE	⊖ SAN. SEWER EASMT.
⊖ DRANGE EASMT.	⊖ POWER EASMT.
⊖ N/W RIGHT-OF-WAY	⊖ N/W
⊖ PBL. PLAT BOOK	⊖ DEED BOOK
⊖ Pgs. PAGE	⊖ LAND LOT
⊖ D.E. DRAINAGE EASMT.	⊖ S.S.E. SAN. SEWER EASMT.
⊖ U.E. UTILITY EASMT.	

BOUNDARY ZONE, INC.
PROVIDING SERVICES FOR METRO ATLANTA, RAY EIGHT ORHAM & CENTRAL FLORIDA.

1175 W. PINE BLVD.
SUITE 100
ROSAWELL, GA 30088
WWW.BOUNDARYZONE.COM (770) 215-5772
INFO@BOUNDARYZONE.COM

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
Prepared For: MARTHA SANCHEZ
464 WEST PIKE STREET, LAWRENCEVILLE, GA 30046
LAND LOTS 143 & 144 of the 5th DISTRICT
WINNETT COUNTY, GEORGIA - 06/19/2025

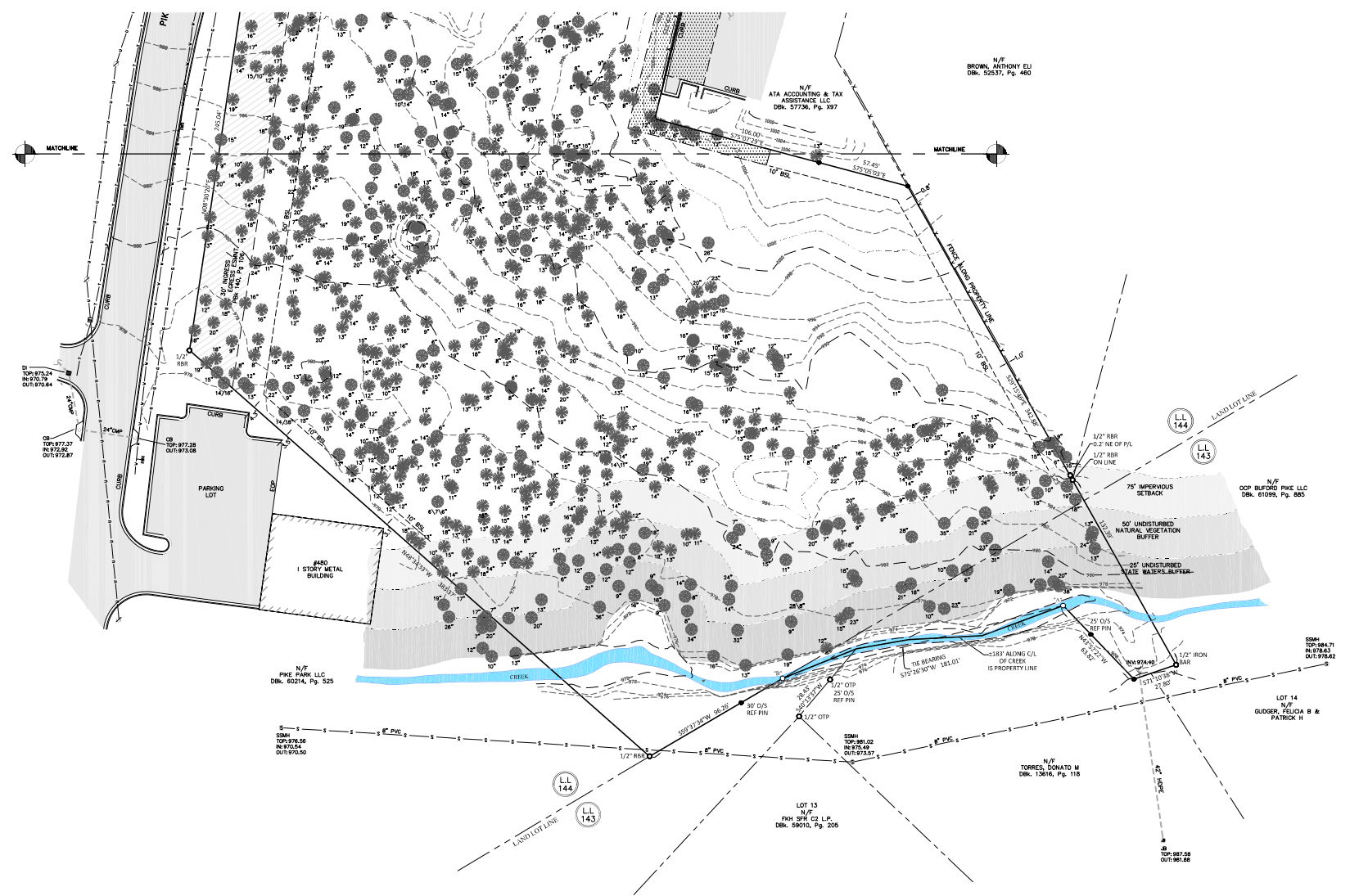
PROJECT 2745401
SHEET 1 of 2

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



GRID NORTH
AS REDEFINED BY
DATUM NAVD 83
SCALE: 1" = 30'

DATE	REVISION



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THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
RZM2025-00023

BOUNDARY REFERENCES: DBL 6987, Pg. 36
THE FIELDWORK WAS COMPLETED ON 06/09/2025
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,355 FEET.
FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S SERIES 3" TOTAL STATION AND GPS RTK REAL TIME FREQUENCY CORRS RECEIVERS.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.01 FEET.

LEGEND:	
○	PROPERTY CORNER FOUND (AS NOTED)
●	1/2" REBAR WITH CAP SET "LSP" 839"
□	R/W MONUMENT
▣	REBAR
▤	CAPPED REBAR
○	OTP OPEN TOP PIPE
○	CRMP TOP PIPE
⊙	POWER POLE
⊙	POWER/LIGHT POLE
—	GUY WIRE
⊙	POWER METER
⊙	POWER BOX
⊙	A/C UNIT
⊙	GAS METER
⊙	GAS VALVE
⊙	TELEPHONE BOX
▲	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
C.D.	CATCH BASIN
⊙	MANHOLE
⊙	JUNCTION BOX
⊙	DRAINAGE INLET
⊙	CLEAN OUT
⊙	SIEN
⊙	CABLE BOX
OH	OVERHEAD WATER LINE
—	SEWER LINE
—	GAS LINE
—	TEL. LINE
—	OVERHEAD UTIL.
—	FENCE LINE
CONC.	CONCRETE
BSL	BUILDING SETBACK
N/F	NOW OR FORMERLY RIGHT-OF-WAY
PBL	PLAT BOOK
DBL	DEED BOOK
Pg.	PAGE
L.L.	LAND LOT
D.E.	DRAINAGE EASMENT
S.S.E.	SAN SEWER EASMENT
P.E.	POWER EASMENT
F.A.	FORMERLY KNOWN AS NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERT. DATUM
⊙	REGULAR PARKING
⊙	GREASE TRAP
⊙	FLAG POLE
U.E.	UTILITY EASMENT



BOUNDARY
zone, inc.
PROVIDING SERVICES FOR METRO ATLANTA, RAY EIGHT ORHAM & CENTRAL FLORIDA.
800 MARKET BAY, SEVENAGE, GA 30024
WWW.BOUNDARYZONE.COM (770) 215-5172
INFO@BOUNDARYZONE.COM

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
Prepared For: MARTHA SANCHEZ
464 WEST PIKE STREET, LAWRENCEVILLE, GA 30046
LAND LOTS 143 & 144 of the 5th DISTRICT
GWINNETT COUNTY, GEORGIA - 06/19/2025

PROJECT 2745401
SHEET 2 of 2



SUP2025-00116
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



SUP2025-00116
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TOTAL SITE AREA:
224,384 SQ.FT
5.151 AC

CURRENT ZONING: BG
(AS PER ARTICLE 102.13)

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

PROPOSED ZONING: CMU
(AS PER ARTICLE 100.11C)

MIN. FRONT: 5 - 15 FT
MIN. SIDE: 10 - 20 FT
MIN. REAR: 25 - 40 FT
MIN. LOT AREA: 5400 SQ.FT
MIN. LOT WIDTH: 40 FT MAX.
HEIGHT: 44'-6" FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>>			190
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			142
STANDARD PARKING SPACES PROVIDED >>>			172
COMPACT PARKING SPACES PROVIDED >>>			0
HANDICAP PARKING SPACES PROVIDED >>>			10
TOTAL PARKING SPACES PROVIDED >>>			182



- BLOCK D:** MIXED USE BUILDING (2 FLOORS OVER RETAIL)
(RETAIL - 9 UNITS, APARTMENTS - 20 UNITS)
FIRST FLOOR: RETAIL X 9 UNITS, TOTAL 9700+ SQ.FT
SECOND FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS
THIRD FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS
PARKING: 35 STANDARD PARKING + 4 ACCESSIBILITY PARKING
TOTAL: 9 RETAIL UNITS + 18 2-BED APARTMENT UNITS + 2 1-BED APARTMENT UNITS
38 PARKING
- BLOCK C:** TOWNHOMES - 8 UNITS
(3 FLOORS + ACCESSIBLE FLAT ROOF)
2-CAR GARAGE HOMES X 8
2-CAR GARAGE HOME UNIT DIMENSION: 24'X50'
NUMBER OF BEDROOMS PER UNIT: 3
20'+ DRIVEWAY
TOTAL: 8 TOWNHOMES
(2-CAR GARAGE HOMES X 8) = 16 PARKING
- BLOCK B:** APARTMENT BUILDING - 36 UNITS
(3 FLOORS OVER PARKING)
FIRST FLOOR: PARKING 36 STANDARD PARKING + 2 ACCESSIBILITY PARKING
SECOND FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS
THIRD FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS
FOURTH FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS
TOTAL: 36 APARTMENT UNITS + 36 PARKING
- BLOCK A:** APARTMENT BUILDING - 82 UNITS
(4 FLOORS OVER BASEMENT PARKING)
BASEMENT PARKING: 70 STANDARD PARKING + 4 ACCESSIBILITY PARKING
FIRST FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 1) = 19 UNITS
+ ENTRANCE LOBBY, FITNESS ROOM, LEASING OFFICE
SECOND FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 2) = 21 UNITS
THIRD FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 2) = 21 UNITS
FOURTH FLOOR: (2-BED UNITS X 19) + (1-BED UNIT X 2) = 21 UNITS
TOTAL: 82 APARTMENT UNITS + 74 PARKING

1 CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING
A100 SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

GENERAL NOTES
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC. AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-810

CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 14&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
DRAWN: AMMARNATH
CHECKED: []
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A100

TOTAL SITE AREA:
224,384 SQ FT
5.151 AC

CURRENT ZONING: BG
(AS PER ARTICLE 102.13)

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

PROPOSED ZONING: CMU
(AS PER ARTICLE 100.11C)

MIN. FRONT: 5 - 15 FT
MIN. SIDE: 10 - 20 FT
MIN. REAR: 25 - 40 FT
MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH: 40 FT MAX.
HEIGHT: 44'-6" FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>>			170
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			122
STANDARD PARKING SPACES PROVIDED >>>			172
COMPACT PARKING SPACES PROVIDED >>>			0
HANDICAP PARKING SPACES PROVIDED >>>			10
TOTAL PARKING SPACES PROVIDED >>>			182



- BLOCK D:** MIXED USE BUILDING (2 FLOORS OVER RETAIL)
(RETAIL - 9 UNITS, APARTMENTS - 20 UNITS)
FIRST FLOOR: RETAIL x 9 UNITS, TOTAL 9700+ SQ.FT
SECOND FLOOR: (2-BED UNITS x 9) + (1-BED UNIT x 1) = 10 APARTMENT UNITS
THIRD FLOOR: (2-BED UNITS x 9) + (1-BED UNIT x 1) = 10 APARTMENT UNITS
PARKING: 35 STANDARD PARKING + 4 ACCESSIBILITY PARKING
TOTAL: 9 RETAIL UNITS + 18 2-BED APARTMENT UNITS + 2 1-BED APARTMENT UNITS
38 PARKING
- BLOCK C:** TOWNHOMES - 8 UNITS
(3 FLOORS + ACCESSIBLE FLAT ROOF)
2-CAR GARAGE HOMES x 8
2-CAR GARAGE HOME UNIT DIMENSION: 24'X50'
NUMBER OF BEDROOMS PER UNIT: 3
20'+ DRIVEWAY
TOTAL: 8 TOWNHOMES
(2-CAR GARAGE HOMES x 8) = 16 PARKING
- BLOCK B:** APARTMENT BUILDING - 36 UNITS
(3 FLOORS OVER PARKING)
FIRST FLOOR: PARKING: 36 STANDARD PARKING + 2 ACCESSIBILITY PARKING
SECOND FLOOR: (2-BED UNITS x 6) + (1-BED UNIT x 6) = 12 UNITS
THIRD FLOOR: (2-BED UNITS x 6) + (1-BED UNIT x 6) = 12 UNITS
FOURTH FLOOR: (2-BED UNITS x 6) + (1-BED UNIT x 6) = 12 UNITS
TOTAL: 36 APARTMENT UNITS + 38 PARKING
- BLOCK A:** APARTMENT BUILDING - 82 UNITS
(4 FLOORS OVER BASEMENT PARKING)
BASEMENT PARKING: 70 STANDARD PARKING + 4 ACCESSIBILITY PARKING
FIRST FLOOR: (2-BED UNITS x 18) + (1-BED UNIT x 1) = 19 UNITS
+ ENTRANCE LOBBY, FITNESS ROOM, LEASING OFFICE
SECOND FLOOR: (2-BED UNITS x 18) + (1-BED UNIT x 2) = 21 UNITS
THIRD FLOOR: (2-BED UNITS x 18) + (1-BED UNIT x 2) = 21 UNITS
FOURTH FLOOR: (2-BED UNITS x 19) + (1-BED UNIT x 2) = 21 UNITS
TOTAL: 82 APARTMENT UNITS + 74 PARKING

1 CONCEPTUAL ARCHITECTURAL SITE PLAN
A101 SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

GENERAL NOTES
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC. AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONCEPTUAL ARCHITECTURAL SITE PLAN
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH
CHECKED: _____
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: **A101**



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 414-8100

ELEVATIONS - APARTMENT BLOCK A - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 14&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
DRAWN: AMMARNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET

A203



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



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
PHONE: (770) 414-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
PLANS
ONLY

DRAWN:
AMMARNATH

CHECKED:

DATE:
09-24-2025

SCALE:
AS NOTED

SHEET

A204



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



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

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 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
 PHONE: (770) 414-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
 PLANS
 ONLY

DRAWN
 AMMARNATH
 CHECKED

DATE
 09-24-2025

SCALE
 AS NOTED

SHEET

A302



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



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

EC CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
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ELEVATIONS - APARTMENT BLOCK B - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A303



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 414-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
 PLANS
 ONLY

DRAWN
 AMMARNATH

CHECKED

DATE
 09-24-2025

SCALE
 AS NOTED

SHEET

A402



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 414-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A403



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 414-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET
A502



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 414-8143

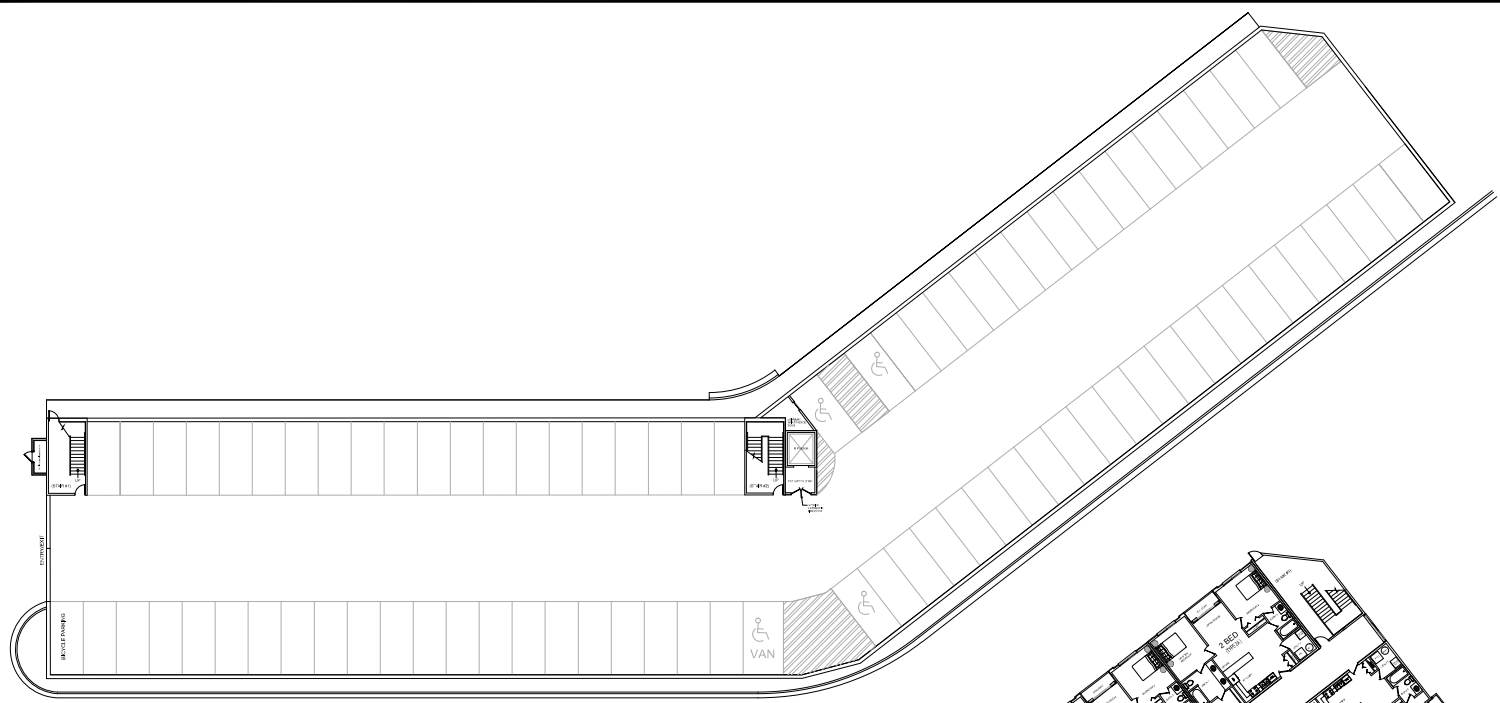
ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST AND WEST
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 143&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

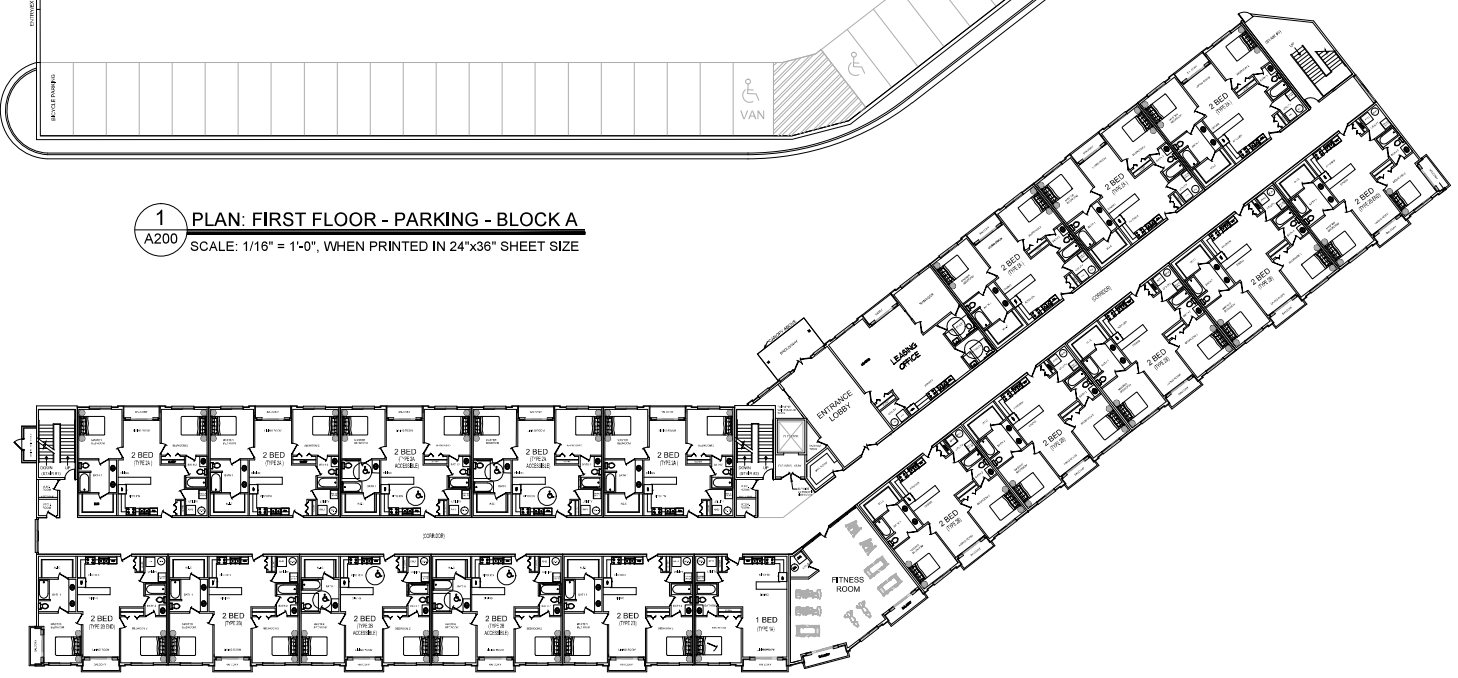
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
 DRAWN: AMMARNATH
 CHECKED:
 DATE: 09-24-2025
 SCALE: AS NOTED
 SHEET

A503



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



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



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

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

REVISIONS		
NO.	DATE	DESCRIPTION

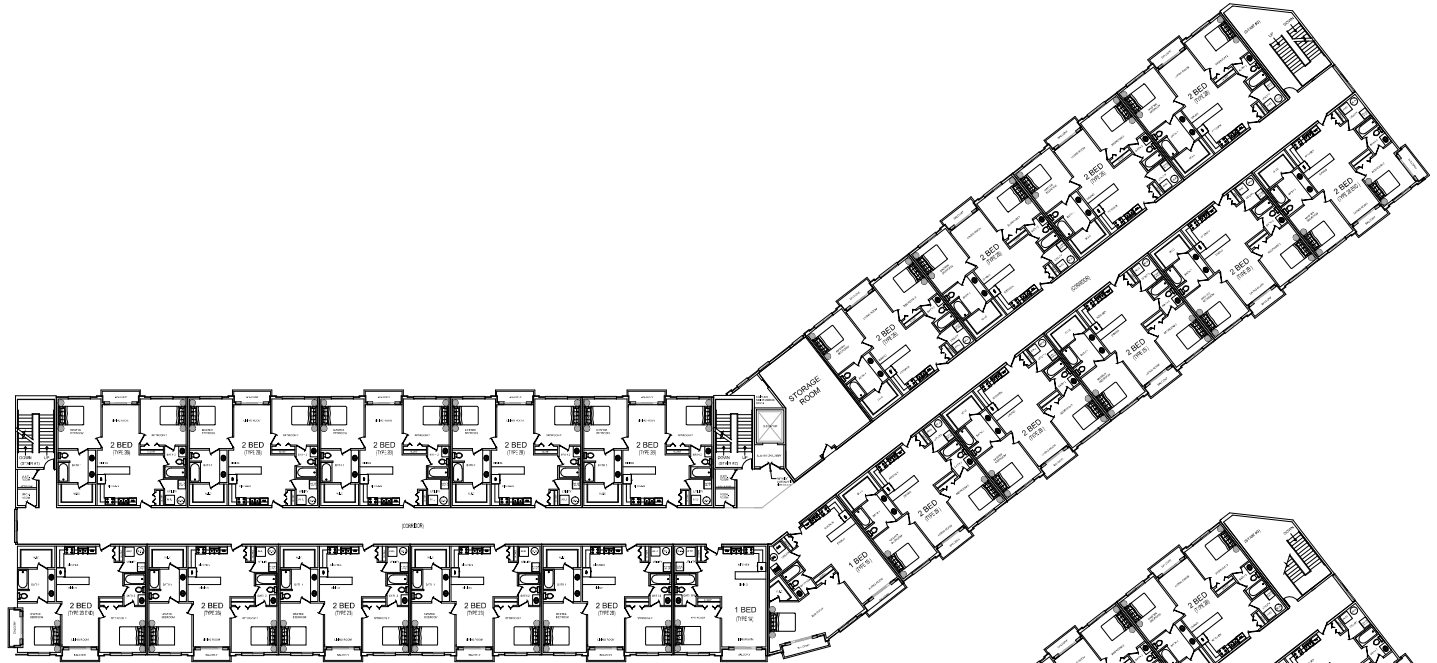
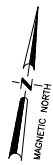
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNAATH
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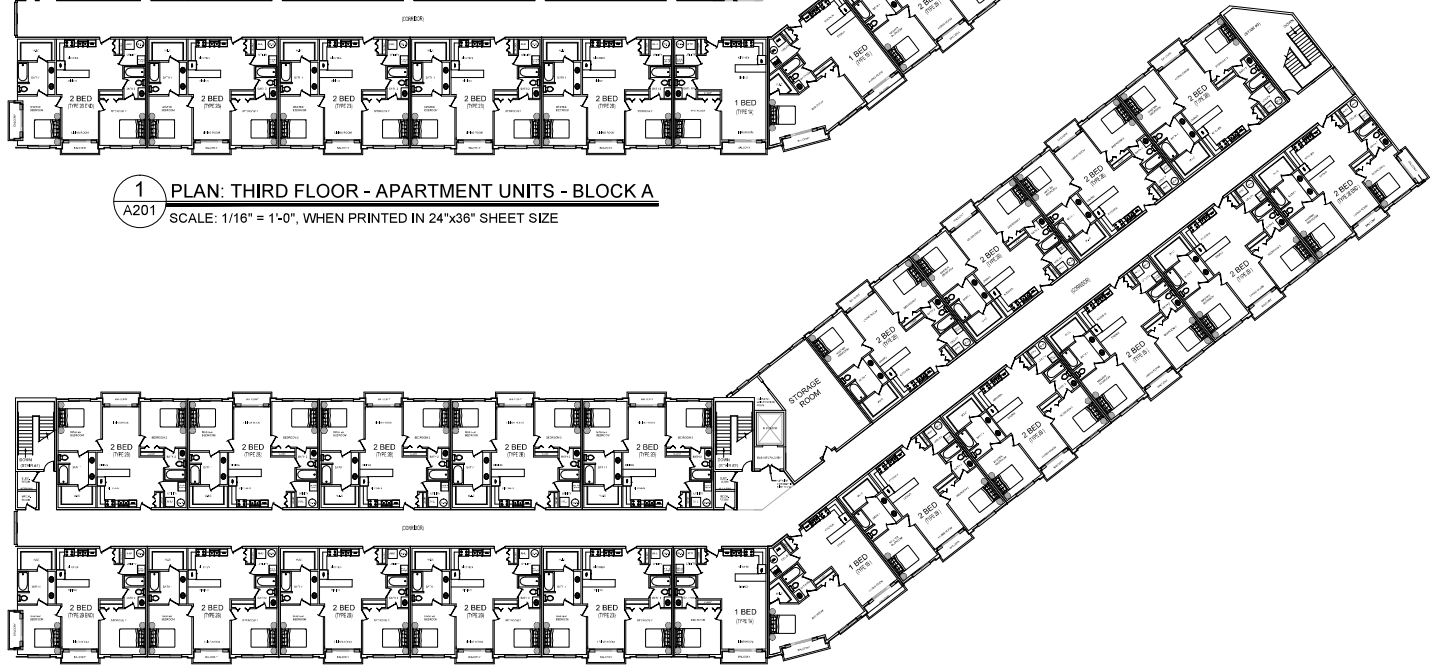
DATE: 09-24-2025

SCALE: AS NOTED
 SHEET

A200



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

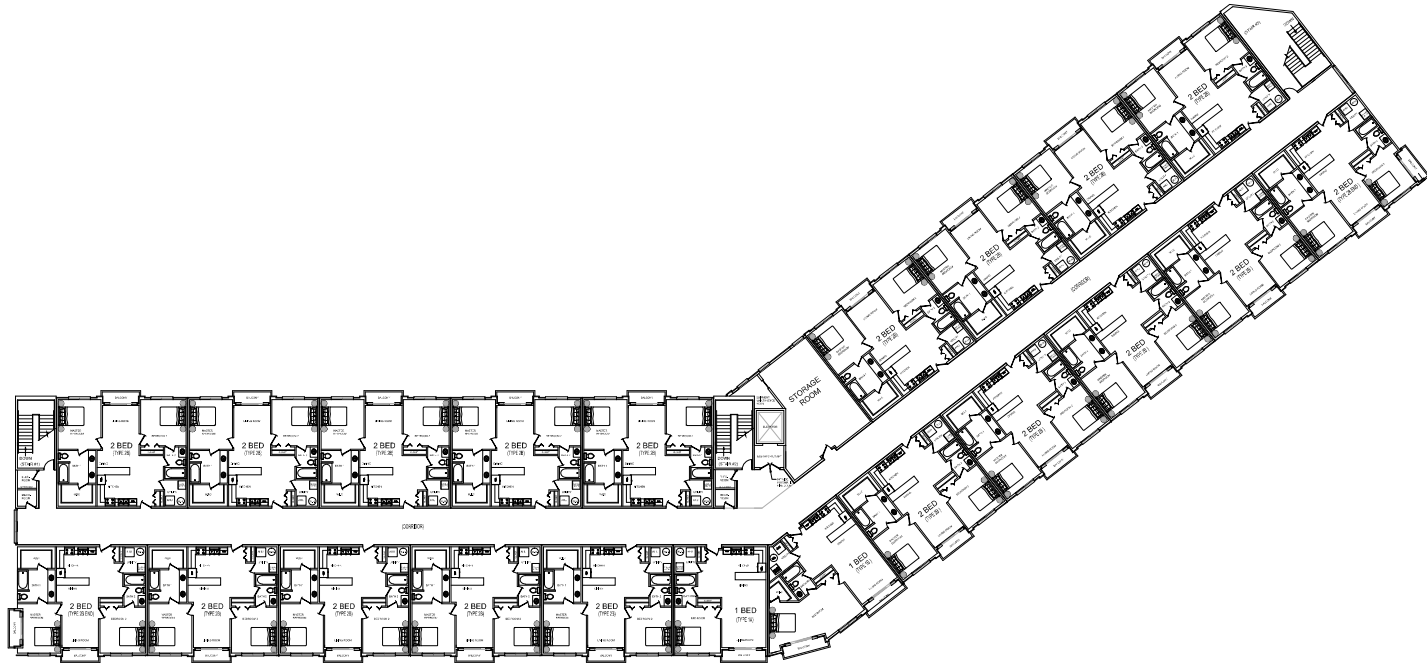
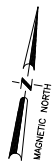
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A201



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

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
PHONE: (770) 414-1403

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN
AMMARNATH

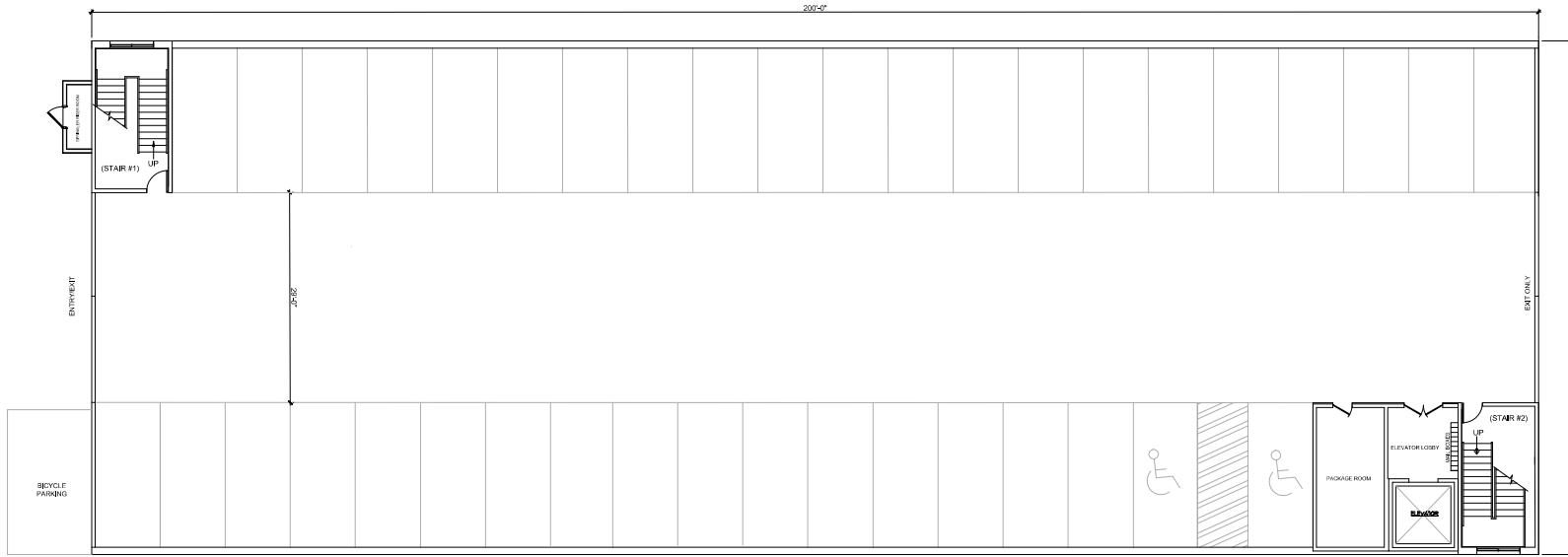
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DATE
09-24-2025

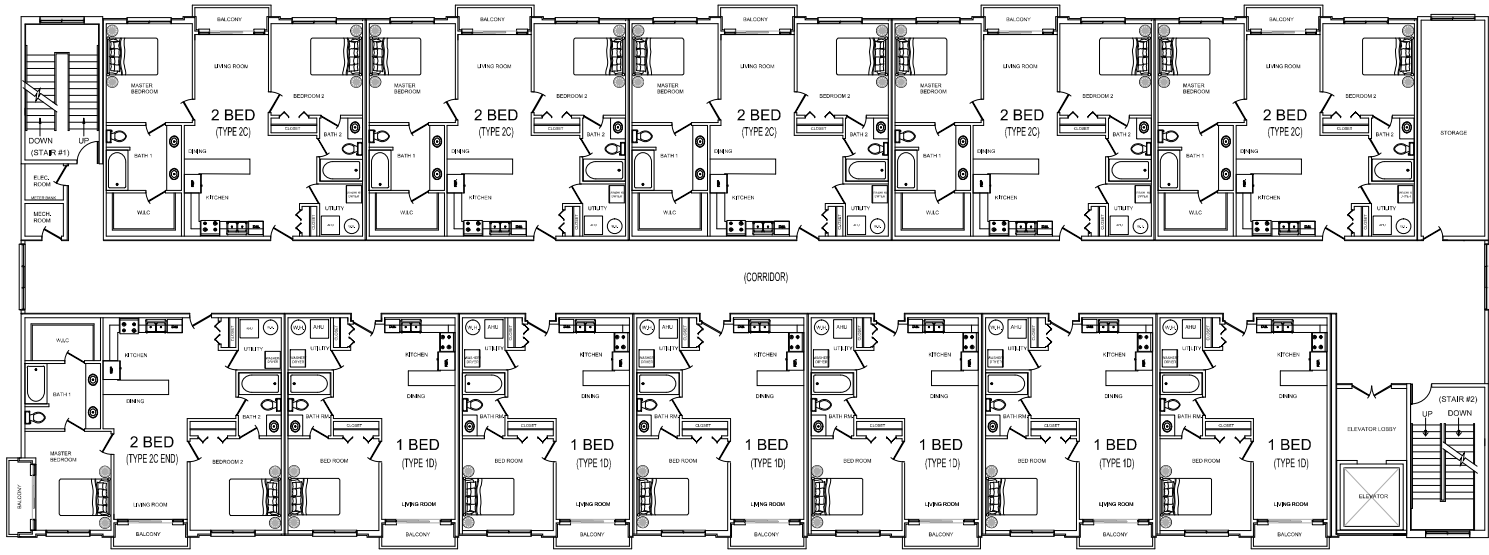
SCALE
AS NOTED

SHEET

A202



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
 PHONE: (770) 944-1403

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

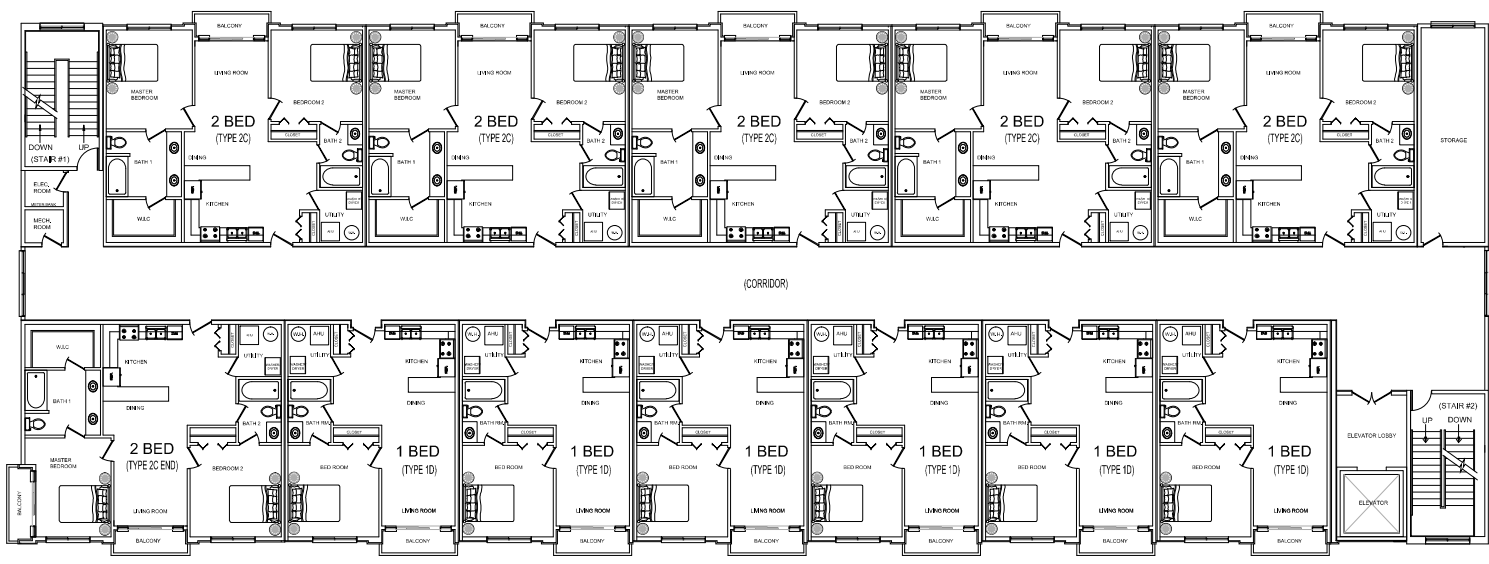
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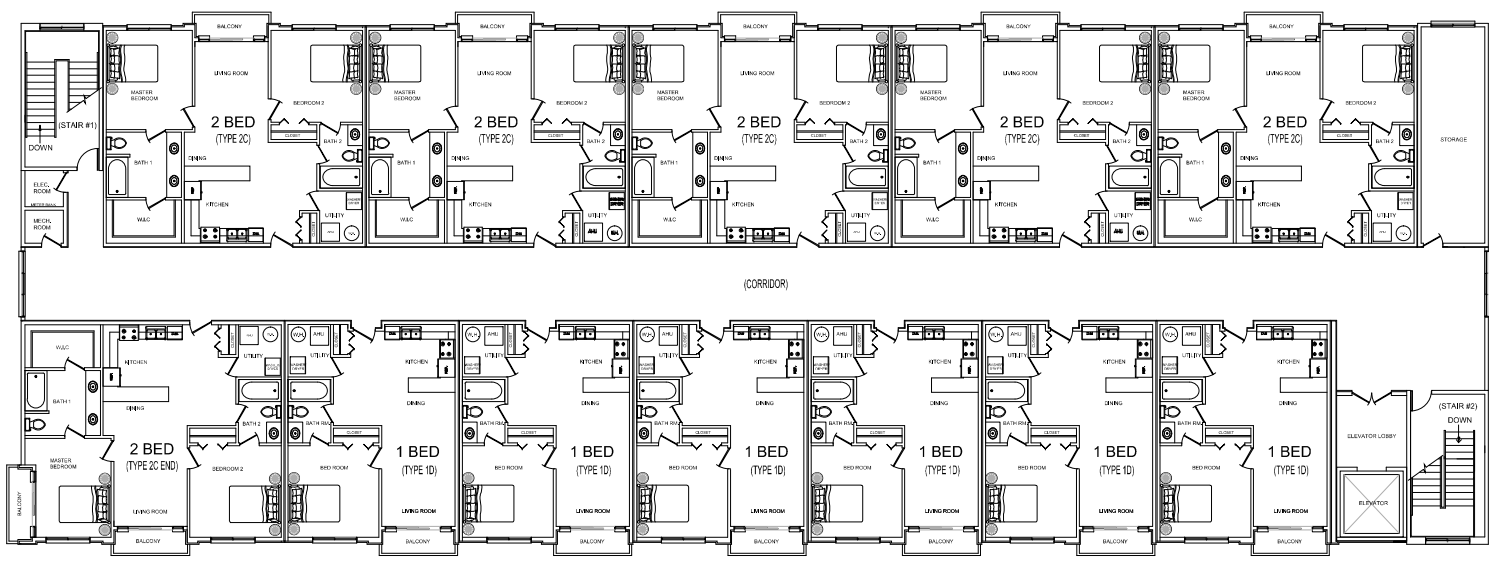
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNAATH
 CHECKED:
 DATE: 09-24-2025
 SCALE: AS NOTED
 SHEET

A300



1 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK B
 A301 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK B
 A301 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
 PHONE: (770) 414-1403

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

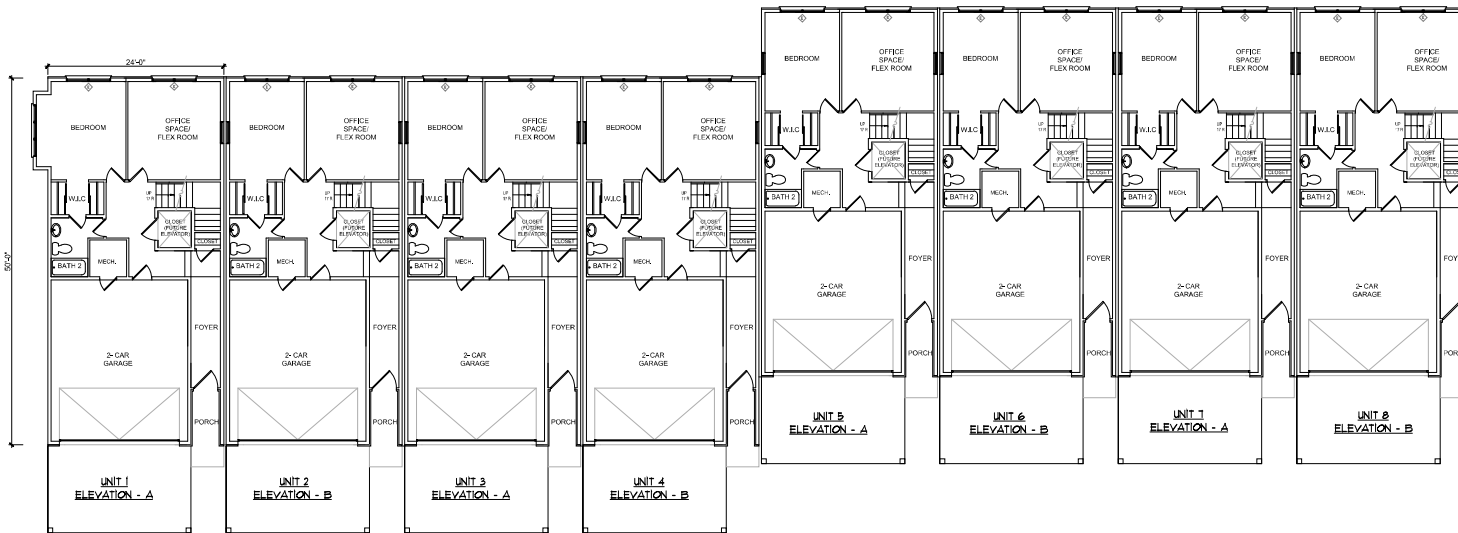
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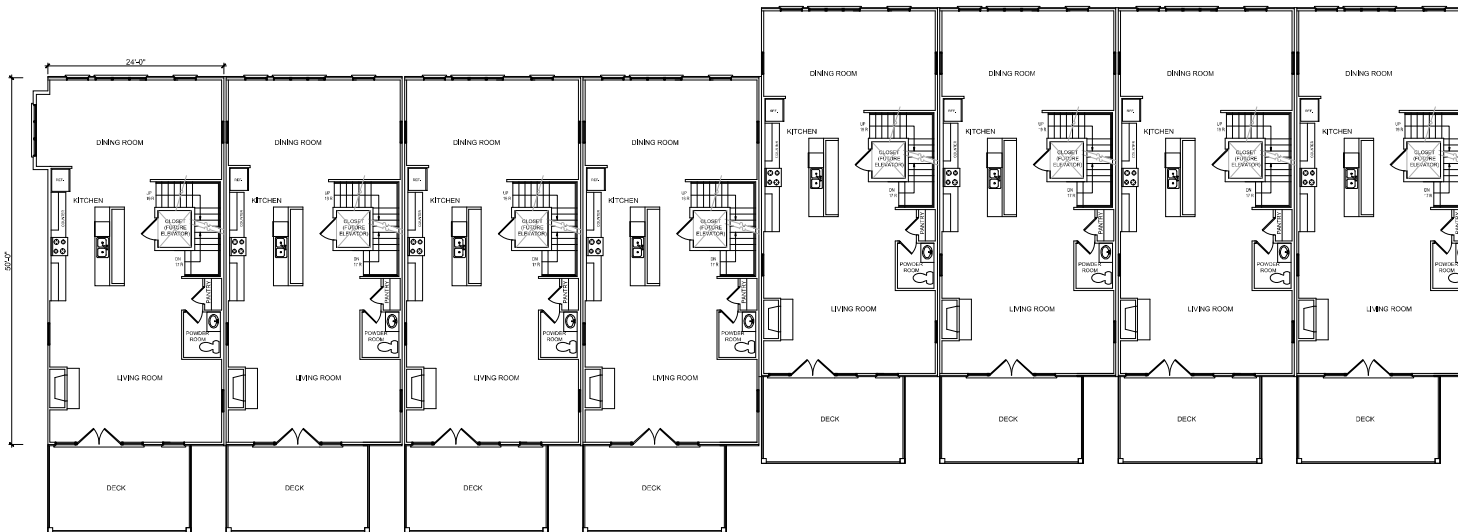
CONCEPTUAL PLANS ONLY

DRAWN	AMMARNATH
CHECKED	
DATE	09-24-2025
SCALE	AS NOTED
SHEET	

A301



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
 PHONE: (770) 414-4403

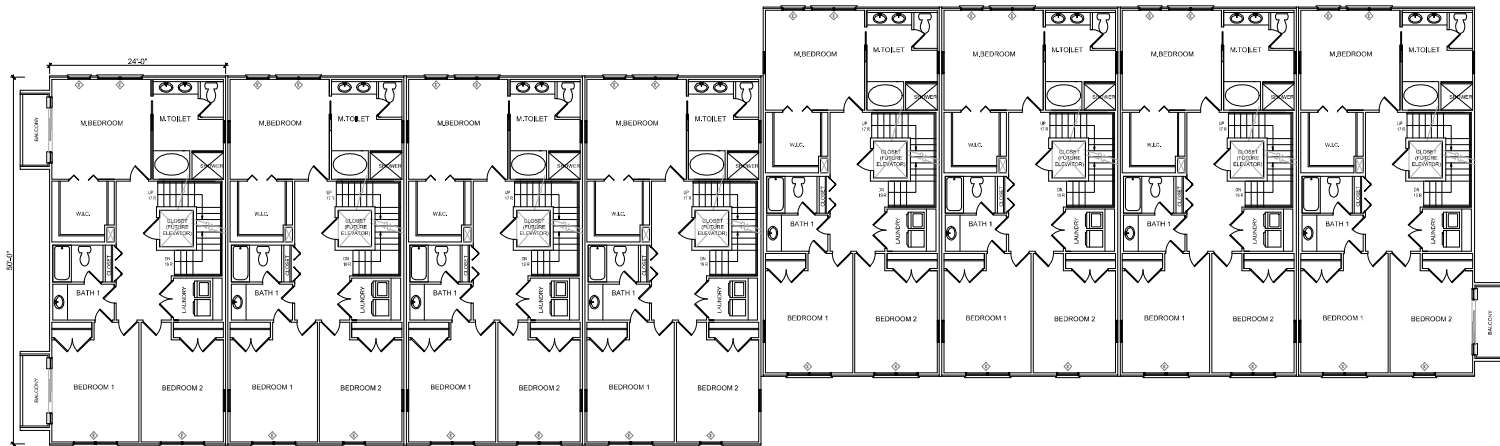
PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 14&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
 DRAWN: AMMARNATH
 CHECKED:
 DATE: 09-24-2025
 SCALE: AS NOTED
 SHEET

A400



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

EC CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
 4000 Peachtree Dunwoody Road, Suite 1000, Atlanta, GA 30341
 PHONE: (770) 414-1400

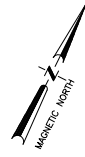
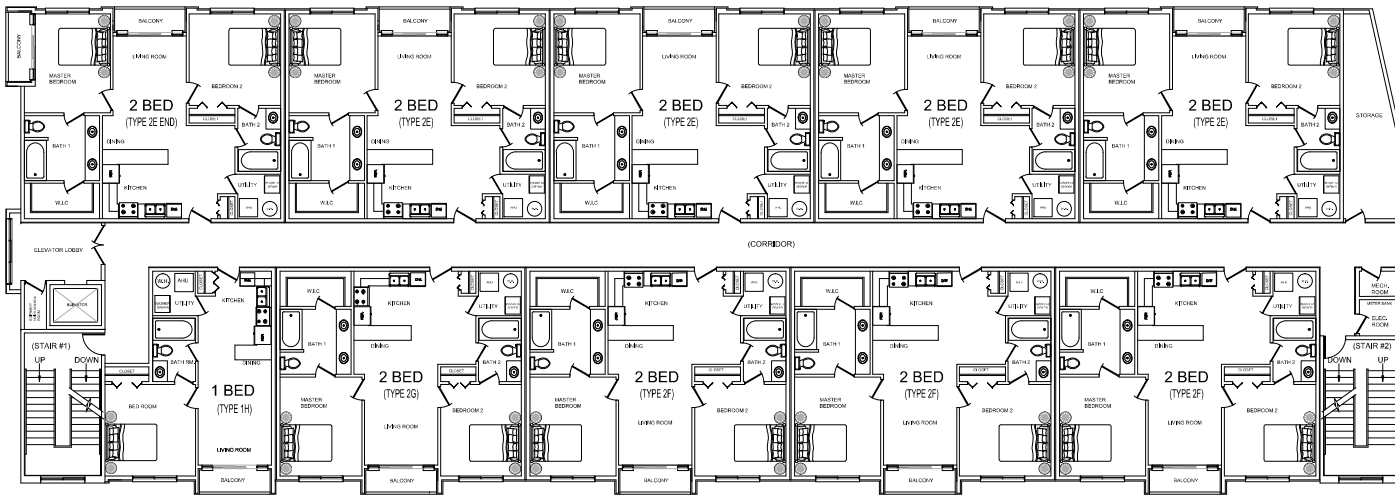
PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 143&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

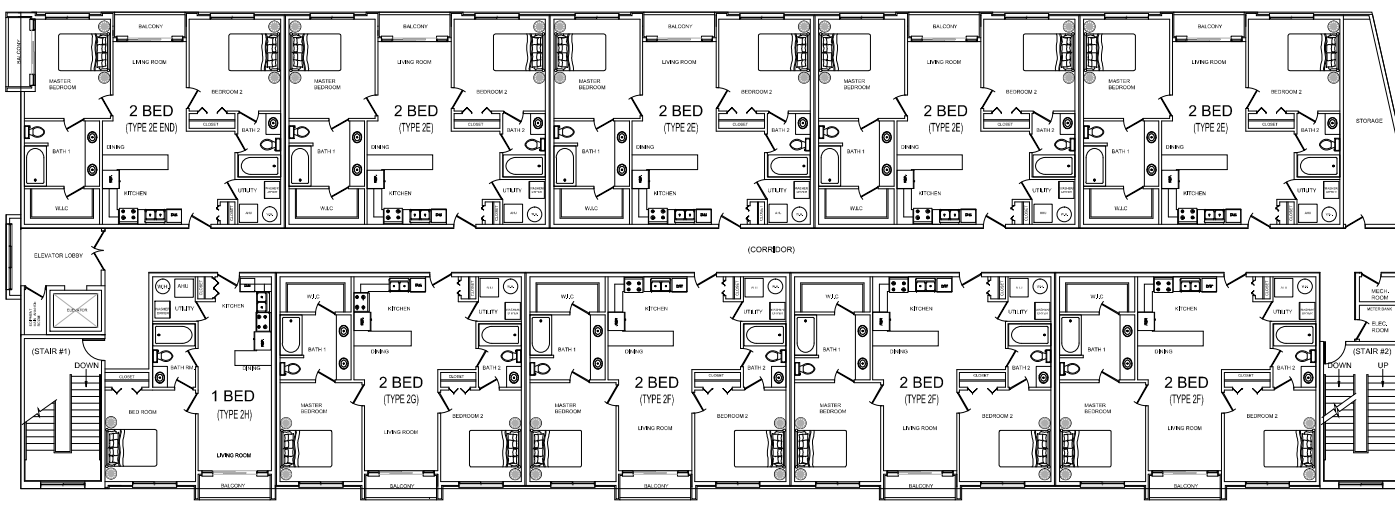
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
 DRAWN: AMMARNAATH
 CHECKED:
 DATE: 09-24-2025
 SCALE: AS NOTED
 SHEET

A401



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



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

CONSULTING ENTERPRISES, CORP.
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE
 PHONE: (770) 444-4400



PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
 LAND LOTS 14&144, 5TH DISTRICT
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNAATH
 CHECKED:
 DATE: 09-24-2025
 SCALE: AS NOTED
 SHEET

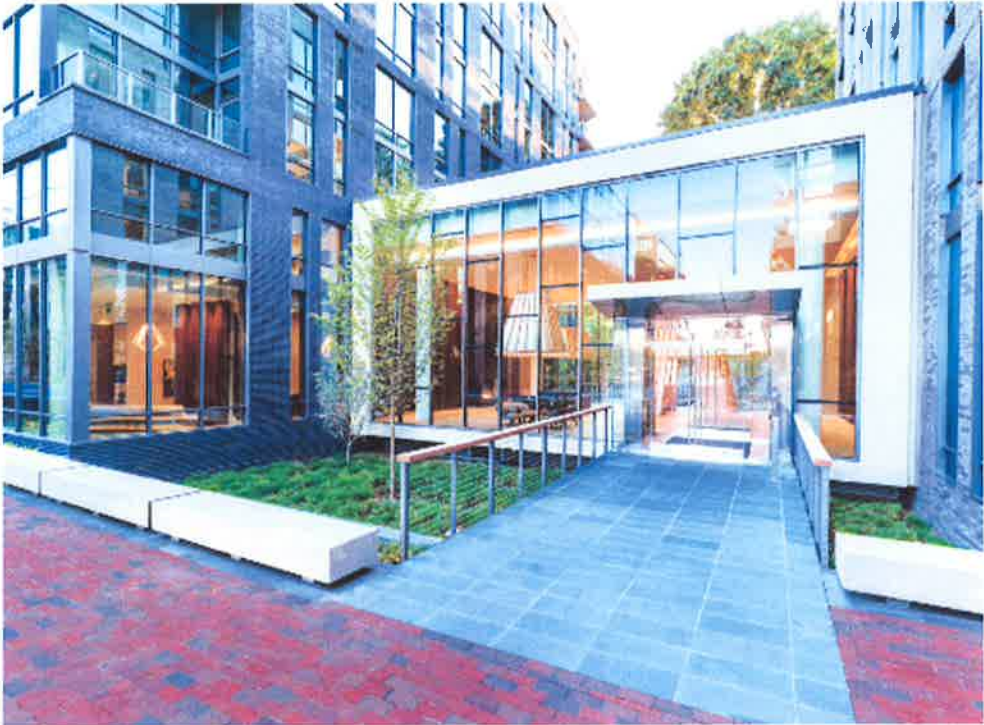
A501

Projected Renderings Of Exterior



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Projected Renderings Of Exterior



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Projected Renderings Of Interior



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Projected Renderings Of Interior



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Projected Renderings Of Amenities



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Projected Renderings Of Amenities



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Projected Renderings Of Interior Apartments



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Projected Renderings Of Interior



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November 10, 2025

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

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

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

Dear Ms. Sanchez:

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

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

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

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

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

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

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

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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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



SEWER CAPACITY CERTIFICATION REQUEST

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

Select Request Type:
[checked] Pre-Rezoning
[] New Request
[] Renew Request
[] Revise Existing Request

DWR Use Only:
Capacity Certification Request No. C2025-294-11
[checked] Approved [] Conditionally Approved* [] Denied
Printed Name: Della Taylor, PE - Division Director, Infrastructure Support
Signature: [Handwritten Signature] 11/10/2025

Gwinnett County Planning and Development Permit No.:

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

Development/Project Name: 464 West Pike
Development Address: 464 West Pike Street (City) Lawrenceville (Zip) 30046
Parcel Number(s): R5144 037

Project Description: Develop with Retail spaces, townhomes & apartment homes
Refer attached Utility Concept Plan for number of units and/or square footage per each type of use

Total Area of Development: 5.151 acres
If residential, total number of units: 138 Density: 26.8 units/acre

Property Owner Name: 12 Brothers Venture Capital, LLC (Martha Sanchez)
Property Owner Email: ms@globalprg.com Phone #: 404-931-8109

Developer Contact: Martha Sanchez Company: 12 Brothers Venture Capital, LLC
Address: 3775 Venture Drive, Bldg. D300 City: Duluth Zip: 30096
Developer Email: ms@globalprg.com Phone #: 404-931-8109

Engineering Contact: Rajesh Patel Engineering Firm: Boundary Zone, Inc.
Engineer Email: rpatel@boundaryzone.com Phone #: 770-271-5772

Additional Recipients:
Recipient(s) Email(s):

DWR Use Only

Capacity Certification Request No.: C2025-294-11

Development/Project Name: _____

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

Downstream Pump Station: Patterson Sewer Basin: Patterson

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

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

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

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

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

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

Provide your BEST estimated dates for:

Zoning Submittal: 10/2025 Plan Submittal 04/2026 Begin Construction: 10/2026

Zoning Approval: 12/2025 Completion/Occupancy: 03/2028

Include the following in the submittal package:

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

Proposed utility plan

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



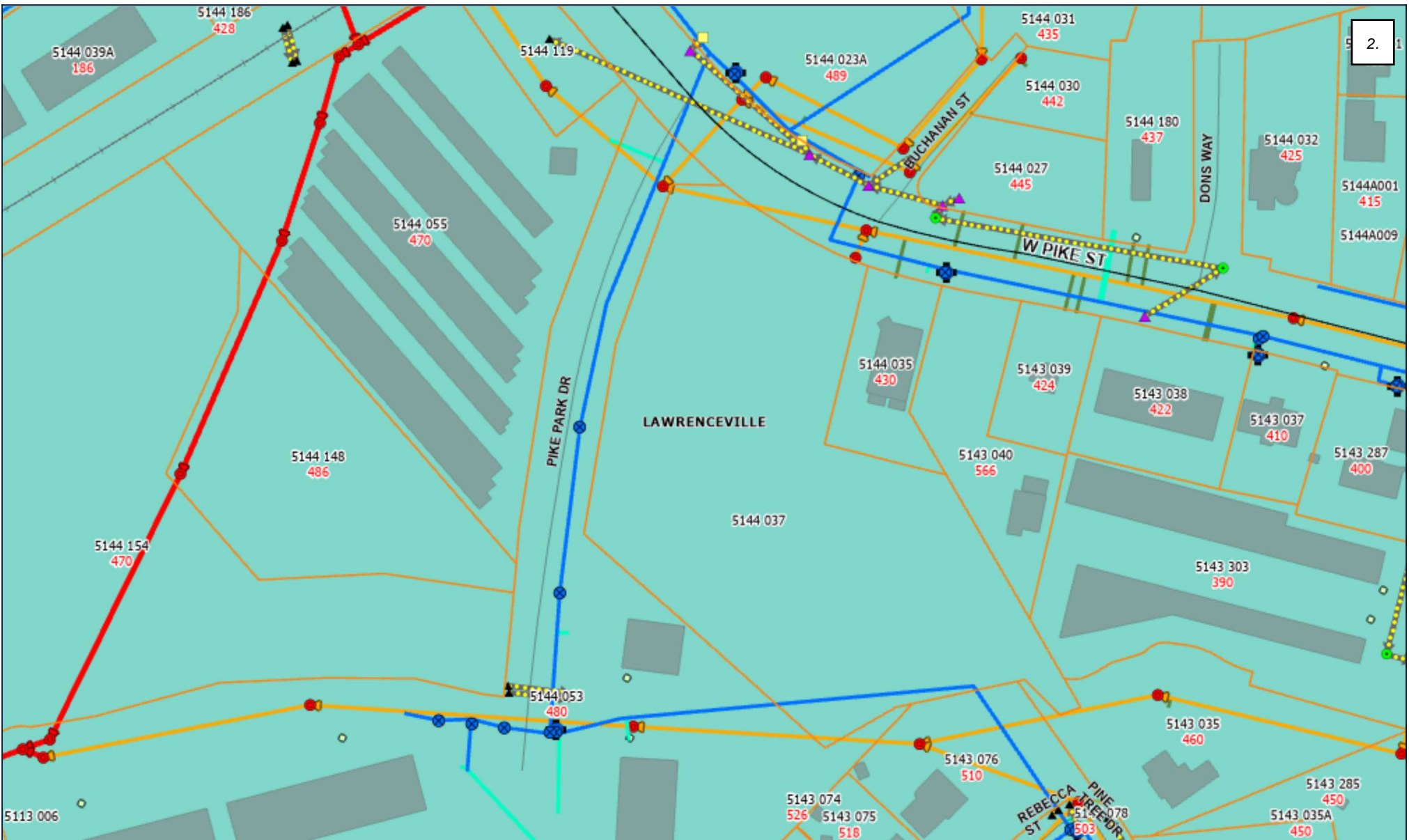
Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

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464 West Pike Street, Lawrenceville

10/7/2025 12:54:35 PM

Utilities



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PLANNING & DEVELOPMENT DEPARTMENT

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WASTEWATER FLOW ESTIMATION

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

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

Annual Average Daily Flow (gpm) = $\text{AADF (gpd)} / 1440 =$ **16.77 gpm**

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PLANNING & DEVELOPMENT DEPARTMENT

800 Satellite Blvd NW, Suwanee, GA 30024
 1100 Peachtree St NE #200, Atlanta, GA 30309
 125 TownPark Drive, Suite 300, Kennesaw, GA 30144
 Phone: (770) 271 5772








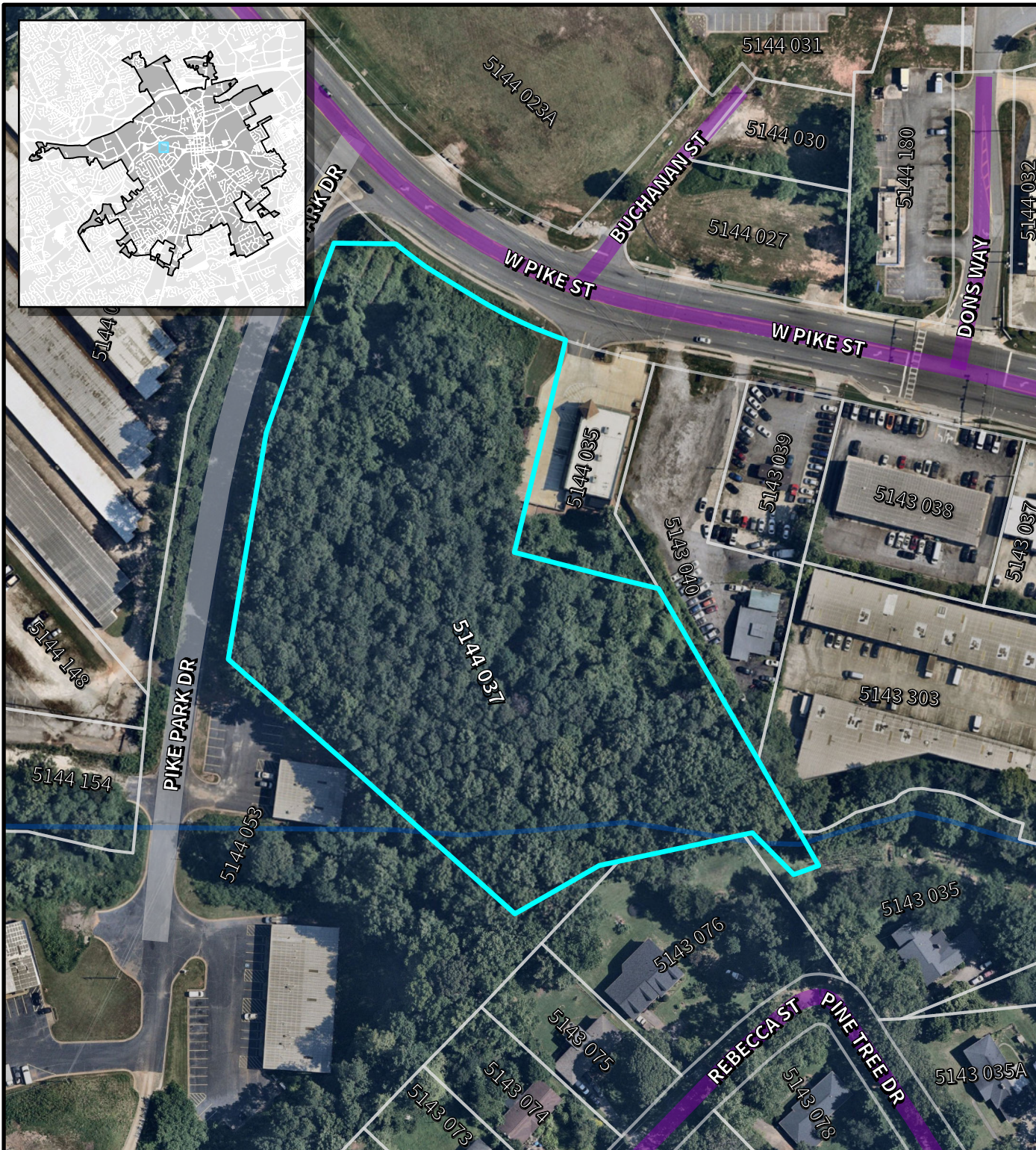
LAWRENCEVILLE

Planning & Development
Location Map & Surrounding Areas

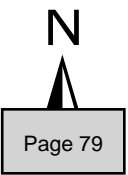
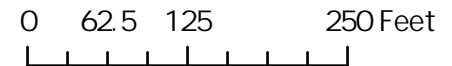
RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





RZM2025-00023

Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

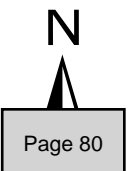
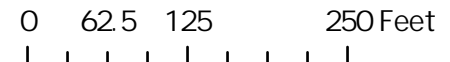
 Lawrenceville City Limits

Zoning Districts

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

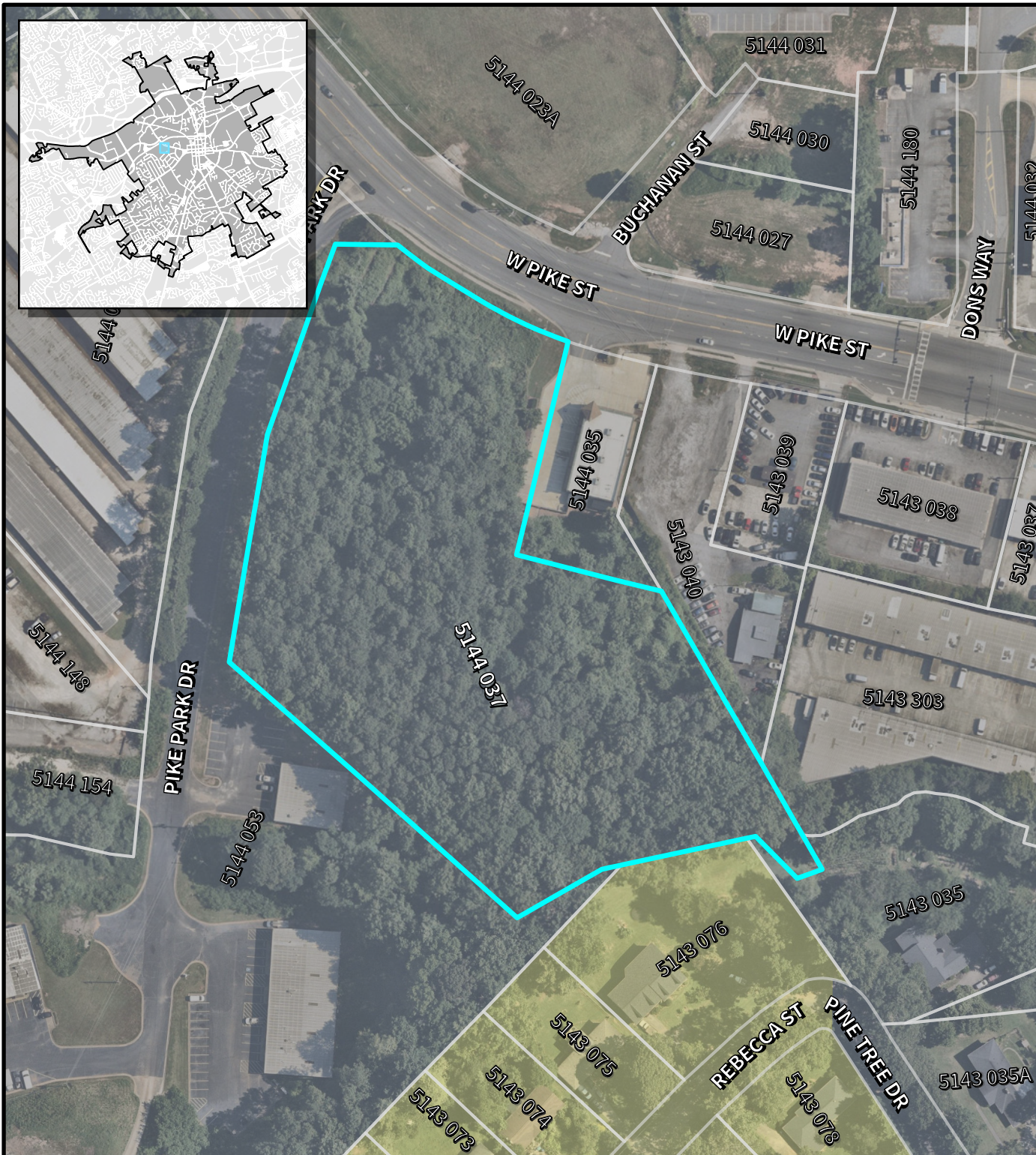
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet



N








LAWRENCEVILLE

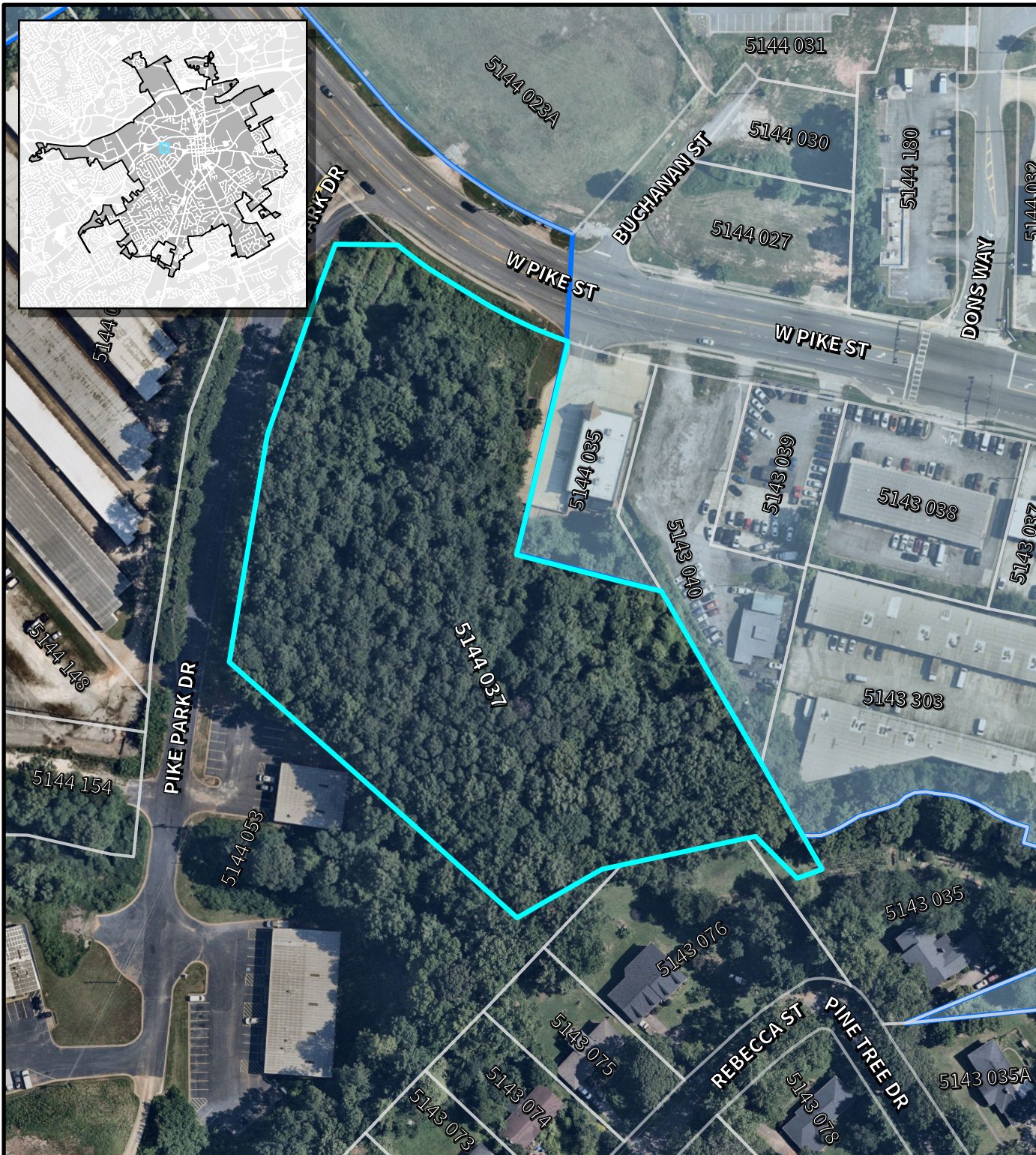
Planning & Development

Location Map & Surrounding Areas

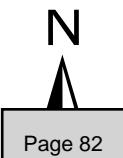
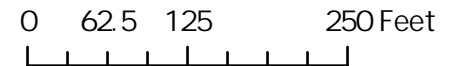
RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:1,800










LAWRENCEVILLE

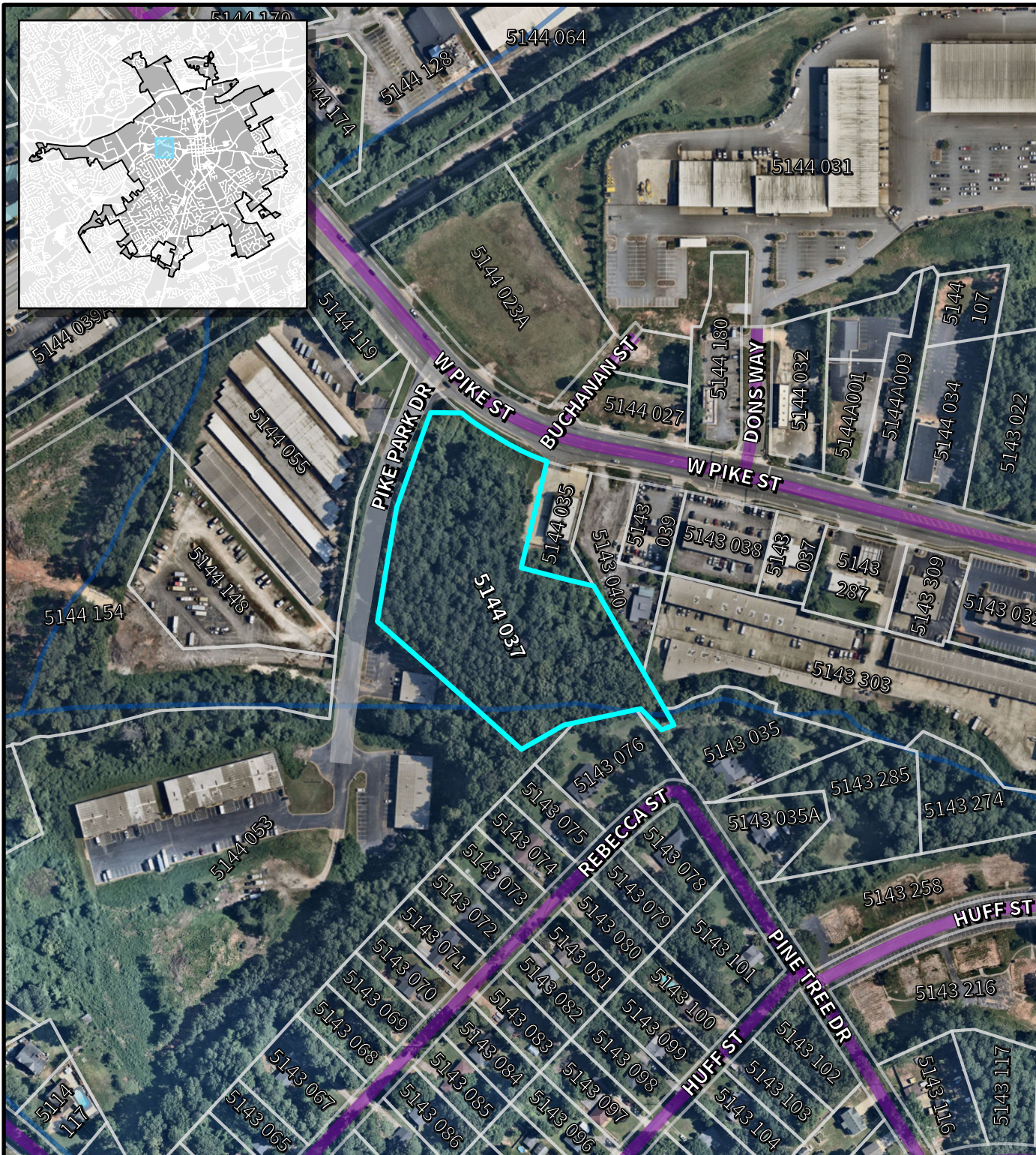
Planning & Development

Location Map & Surrounding Areas

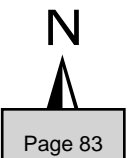
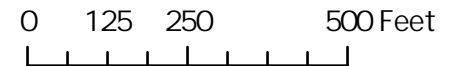
RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

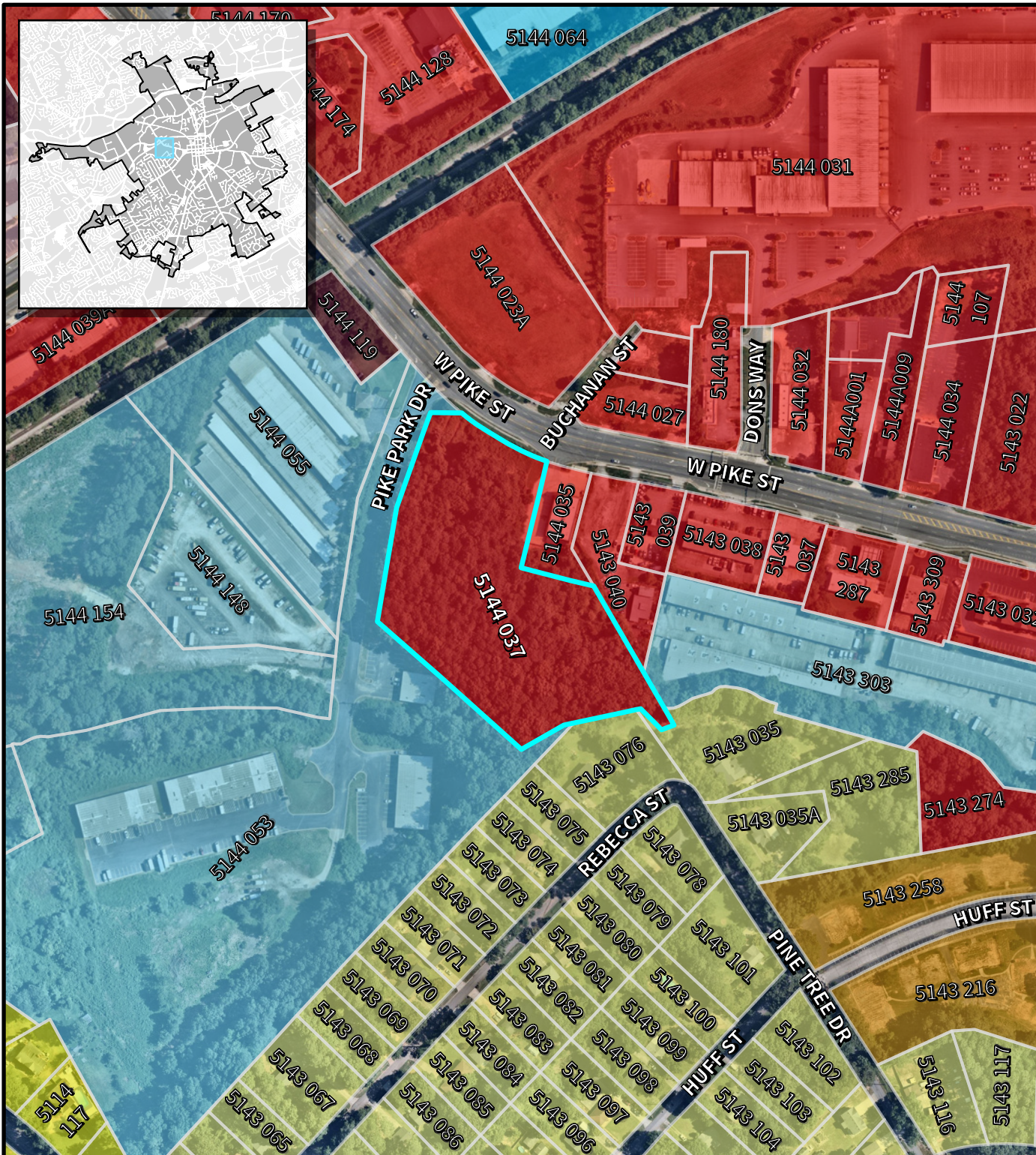
Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

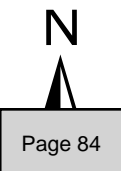
Zoning Districts

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



Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

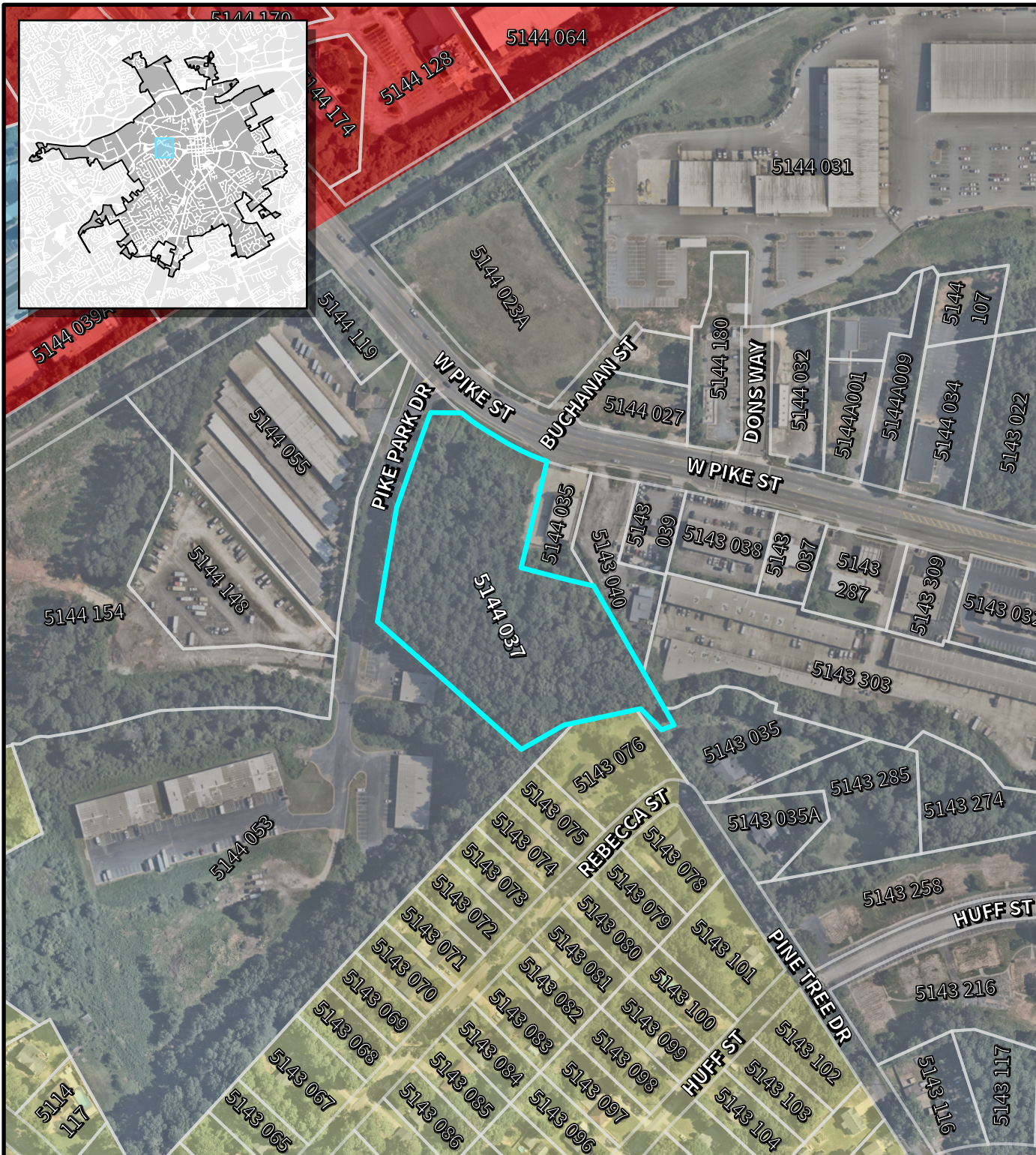
2045 Character Areas

 Downtown

 Traditional Residential

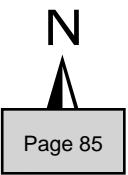
 Commercial Corridor

 Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet








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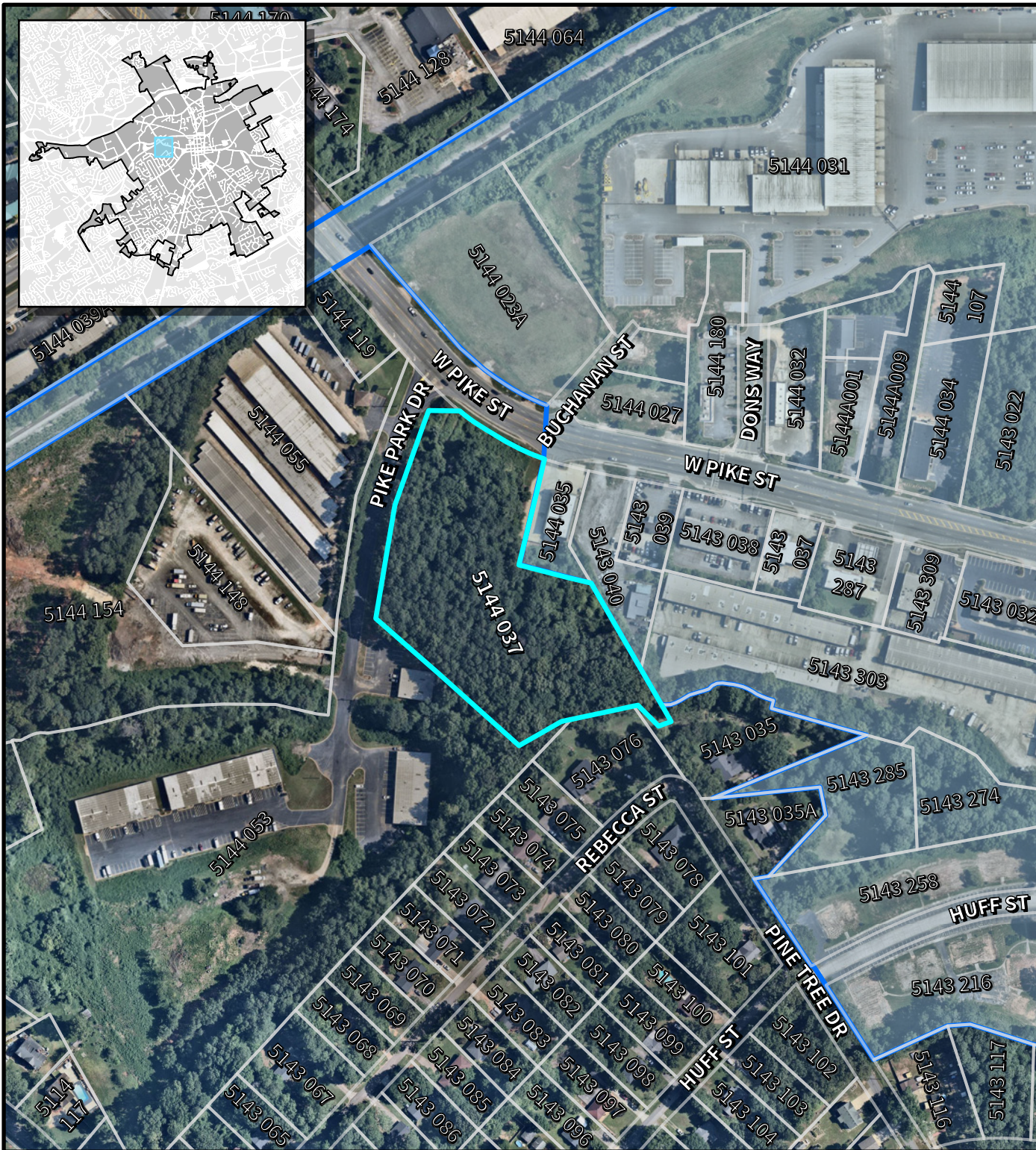
Planning & Development

Location Map & Surrounding Areas

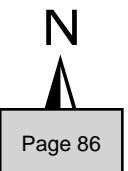
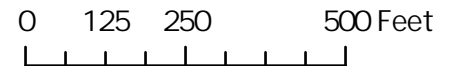
RZM2025-00023

Applicant:
Curt Thompson

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



Scale: 1:3,600





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 30, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
- Department:** Planning and Development
- Date of Meeting:** Monday, March 30, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

Summary: The applicant requests the rezoning of an approximately 0.90-acre parcel at 303 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is known as Lots 16 & 17, Section A of the L. R. Martin Estate Subdivision, located along the western right-of-way of Scenic Highway at its intersection with Poplar Creek Road.

Attachments/Exhibits:

- RZC2025-00074_ATTCH_02162026
- RZC2025-00074_ATTCH 2_02172026



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZC2025-00074

APPLICANT(S): ZAIDH CUELLAR

PROPERTY OWNER(S): NZ HOLDINGS INC.

LOCATION(S): 303 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5142 118

APPROXIMATE ACREAGE: 0.90 ACRES

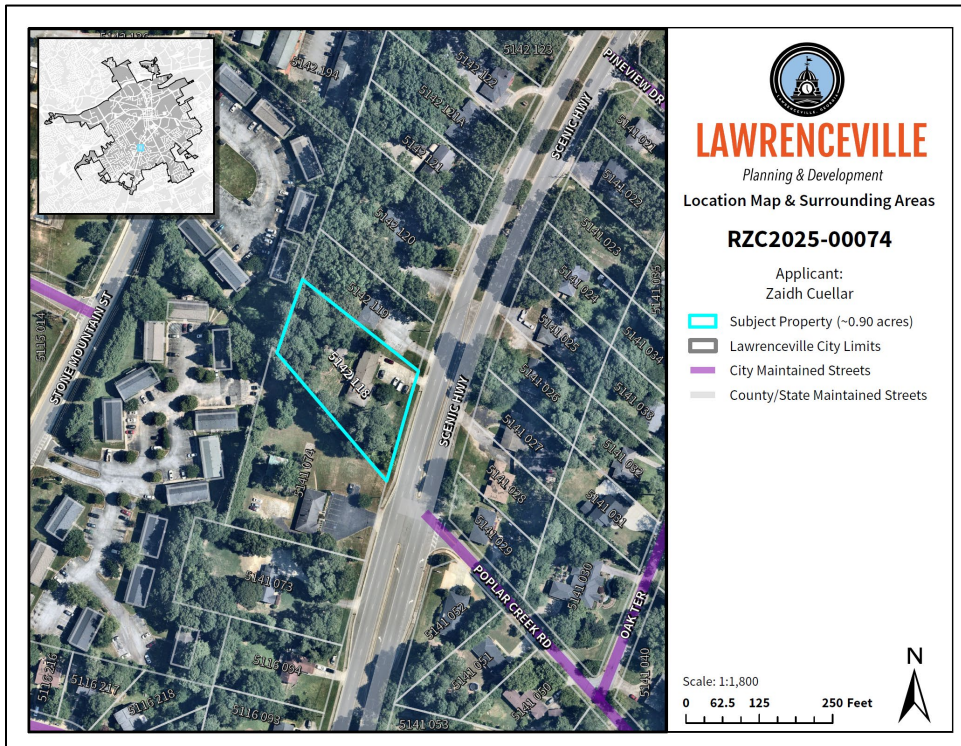
CURRENT ZONING: ON (OFFICE NEIGHBORHOOD DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: MEDICAL OFFICES

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 2,412 square foot ranch house constructed in 1954. The last recorded use for the property is as a law office, which had been its primary use since 1996. In addition, the site consists of a curb-cut, driveway, parking, and landscaping.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as a “modern medical office/clinic that complements the Office Character Area... Our vision is to transform this highly visible property into an attractive, professional, and welcoming gateway.”

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Lot Area	20,000 sq. ft	39,264 sq. ft	N/A
Lot Width	100 ft	180 ft	N/A
Front Setback	50 ft	50 ft	N/A
Side Setback	10 ft	10 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Impervious Surface Coverage	70%	Not listed	N/A
Max Height	35 ft	Not listed	N/A

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

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

Article 4 Buffers, Section 403 Buffers Table

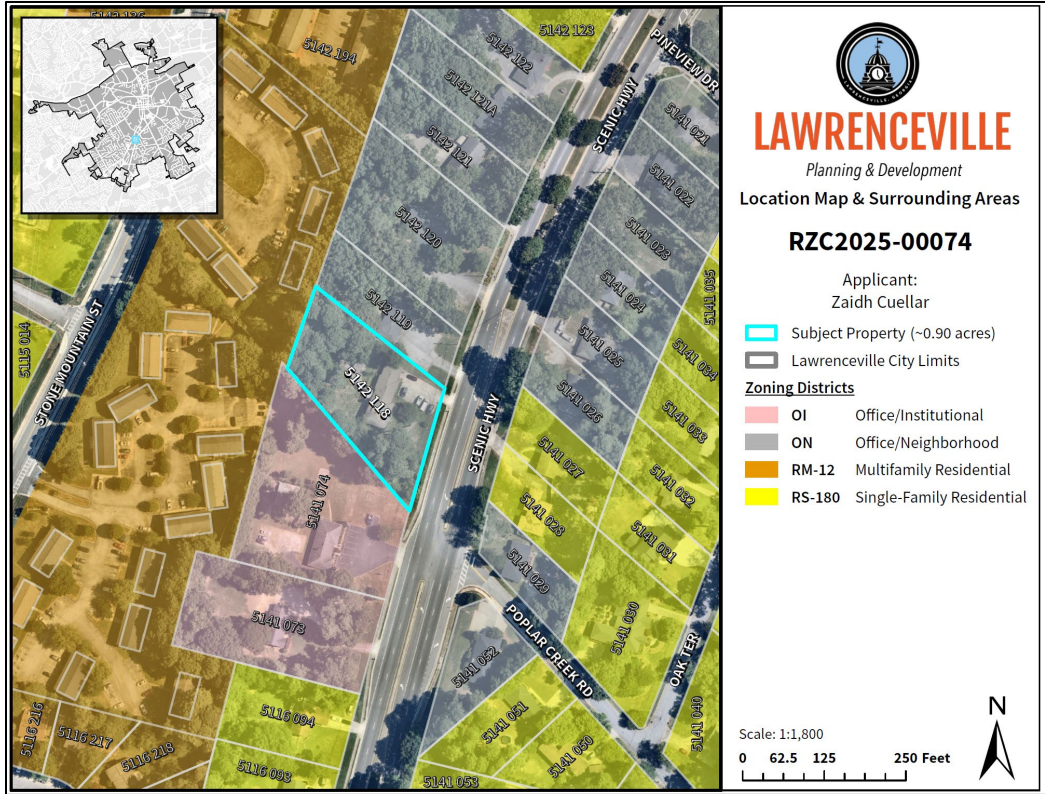
Standard	Requirement	Proposal	Recommendation
OI/RM-12	25	25	N/A

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

No variances or adjustments are necessary for approval. Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

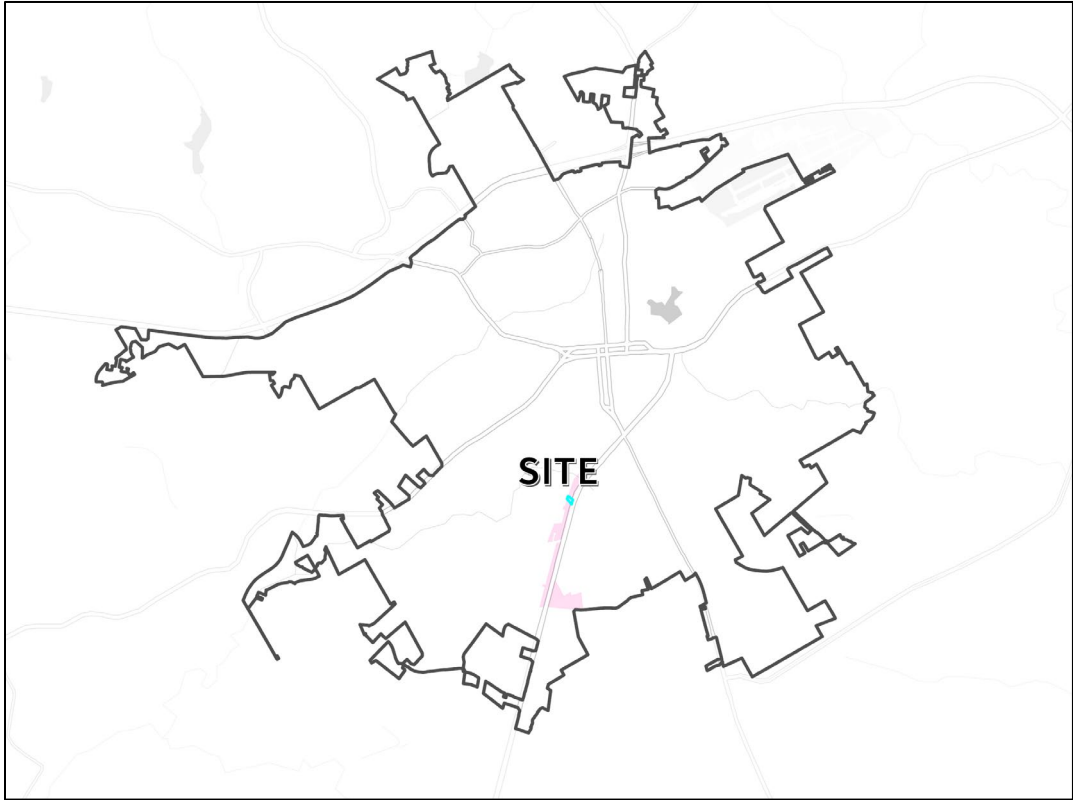
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While there are properties on the opposite side of Scenic Highway zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), ON (Office Neighborhood District), and RM-12 (Multifamily Residential District). As such, the proposed rezoning of the property to OI for use as a medical office may be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

FUTURE LAND USE PLAN MAP



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. Example of professions are lawyers and accounting.

As proposed, the requested rezoning may be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

Based on the information provided, staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning. The request would allow for the development of a medical office that is compatible with the surrounding zoning and land use patterns along the Scenic Highway corridor and is consistent with the Office character area designation of the 2045 Comprehensive Plan. Additionally, City Council’s recent approval of RZC2025-00072 for the properties at 320 and 326 Scenic Highway on December 10, 2025, located directly across the street from the subject property, supports the appropriateness of the requested zoning and reinforces the emerging office and institutional development pattern in this area. Any redevelopment of the site shall be required to bring existing nonconforming elements into compliance with current zoning, parking, landscaping, and access standards prior to the issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed OI zoning would permit a medical office use that is suitable given the surrounding mix of office, institutional, and multifamily zoning along the Scenic Highway corridor.

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

The rezoning is not expected to adversely affect adjacent or nearby properties, as medical office uses are low-impact and consistent with existing office uses in the immediate area.

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

The property has reasonable economic use under its current ON zoning; however, the requested OI zoning would provide additional flexibility for continued office and medical use in a highly visible corridor.

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

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

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

The rezoning is consistent with the 2045 Comprehensive Plan, which designates the property within the Office character area intended for professional and institutional office uses.

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

Recent rezonings and approvals for office and institutional uses along Scenic Highway, including approval of OI zoning directly across the street, support the appropriateness of the requested rezoning and indicate an established development trend in the area.

NZ HOLDING CORP.
277 Scenic Hwy S
Lawrenceville, GA 30046

Date: September 29, 2025

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

Re: Letter of Intent – Rezoning Request for 303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)

Dear Planning and Development Team,

On behalf of **NZ Holding Corp.**, I respectfully submit this **Letter of Intent** to request the rezoning of the property located at **303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)** from **ON (Office Neighborhood – Inactive)** to **OI (Office Institutional District)**.

Purpose of Rezoning

The purpose of this rezoning is to allow the development of a **modern medical office/clinic** that complements the **Office Character Area** and contributes to the economic vitality of the City of Lawrenceville. Our vision is to transform this highly visible property—located at a **key entrance to the city**—into an attractive, professional, and welcoming gateway that reflects both the **present and future vision** of Lawrenceville.

Site Enhancement Vision

In addition to the proposed medical office use, **NZ Holding Corp.** is committed to enhancing this property as a **showcase location** by implementing:

- **Landmark Gateway Features:** A **high-quality monument sign** and professionally designed landscaping that will serve as a visual anchor and create a sense of arrival at the city’s entrance.
- **Improved Streetscape & Visibility:** Enhancements along Scenic Hwy frontage to maximize curb appeal, elevate the professional character of the area, and reflect the city’s commitment to growth and innovation.
- **Modern Architectural Design:** Use of contemporary building materials, lighting, and signage that honor the city’s identity while promoting a forward-looking vision for economic development.

Consistency with Comprehensive Plan and Zoning

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

The **OI (Office Institutional) District**, as approved in **Section 102.12 (11.13.2024)**, is designed to accommodate a wide range of office and institutional uses not involving the sale, storage, or processing of merchandise.

Our project will fully comply with the district’s requirements:

- **Permitted Use:** Medical office/clinic.
- **Location Requirement:** The site fronts Scenic Hwy, a major arterial road, meeting the siting criteria for OI zoning.

Community Benefits

Approval of this rezoning will:

- **Activate an underutilized property** and introduce a high-value, healthcare-related service to the community.
- **Create a visually striking city gateway**, with attractive landscaping, signage, and design that inspires civic pride.
- **Generate economic activity**, professional jobs, and improved access to medical services for Lawrenceville residents.
- **Advance the city’s strategic plan**, supporting institutional and professional growth in a key economic corridor.

We respectfully request that this rezoning application be placed on the agenda for the next available **Planning Commission meeting** and forwarded to **City Council** for consideration and approval.

Thank you for your time and attention. We are committed to collaborating with City staff to ensure this project meets all standards and contributes positively to the image and economic growth of Lawrenceville.

Sincerely,



Zaidh Cuellar
President
NZ Holding Corp.
404-380-4748
Zaidhcuellar@mmsofga.com

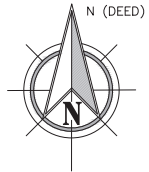
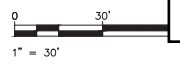
RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th Land District and being a portion of Lots 16 and 17 of the L. R. Martin Estate recorded at Plat Book "E", Page 155, Gwinnett county, Georgia Records and more particularly described on a Plat of Survey prepared for Margaret G. Washburn by Busbee Surveying Co., Inc., dated August 30, 1996, as follows:

BEGINNING, at an iron pin found on the northwestern side of the right of way of Scenic Highway, a/k/a Georgia Highway 124, which iron pin is located 1,506.69 feet in a generally northern direction along the western and northwestern side of the right of way of the Scenic Highway from its intersection with the right of way of Long Leaf Drive and running thence North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to an iron pin found; running thence North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to an iron pin placed; running thence South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a nail found on the northwestern side of the right of way of the Scenic Highway; running thence along the northwestern side of the right of way of the Scenic Highway, South 05 degrees 30 minutes 40 seconds west a distance of 180.0 feet to an iron pin found and the POINT OF BEGINNING.



RZC2025-00074 RECEIVED OCTOBER 3, 2025 PLANNING & DEVELOPMENT DEPARTMENT

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
 ZONING: ON OFFICE/NEIGHBORHOOD (INACTIVE ZONING DISTRICT)
 MINIMUM FRONT SETBACK - FRONT OF EXISTING RESIDENCE
 MINIMUM SIDE SETBACK - 10', 25' SIDE STREET OF CORNER
 MINIMUM REAR SETBACK - 15' WHEN ABUTTING COMMERCIAL DISTRICT, 40' WHEN ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
 DATE OF FIELD SURVEY 3-14-23.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.03 FEET.

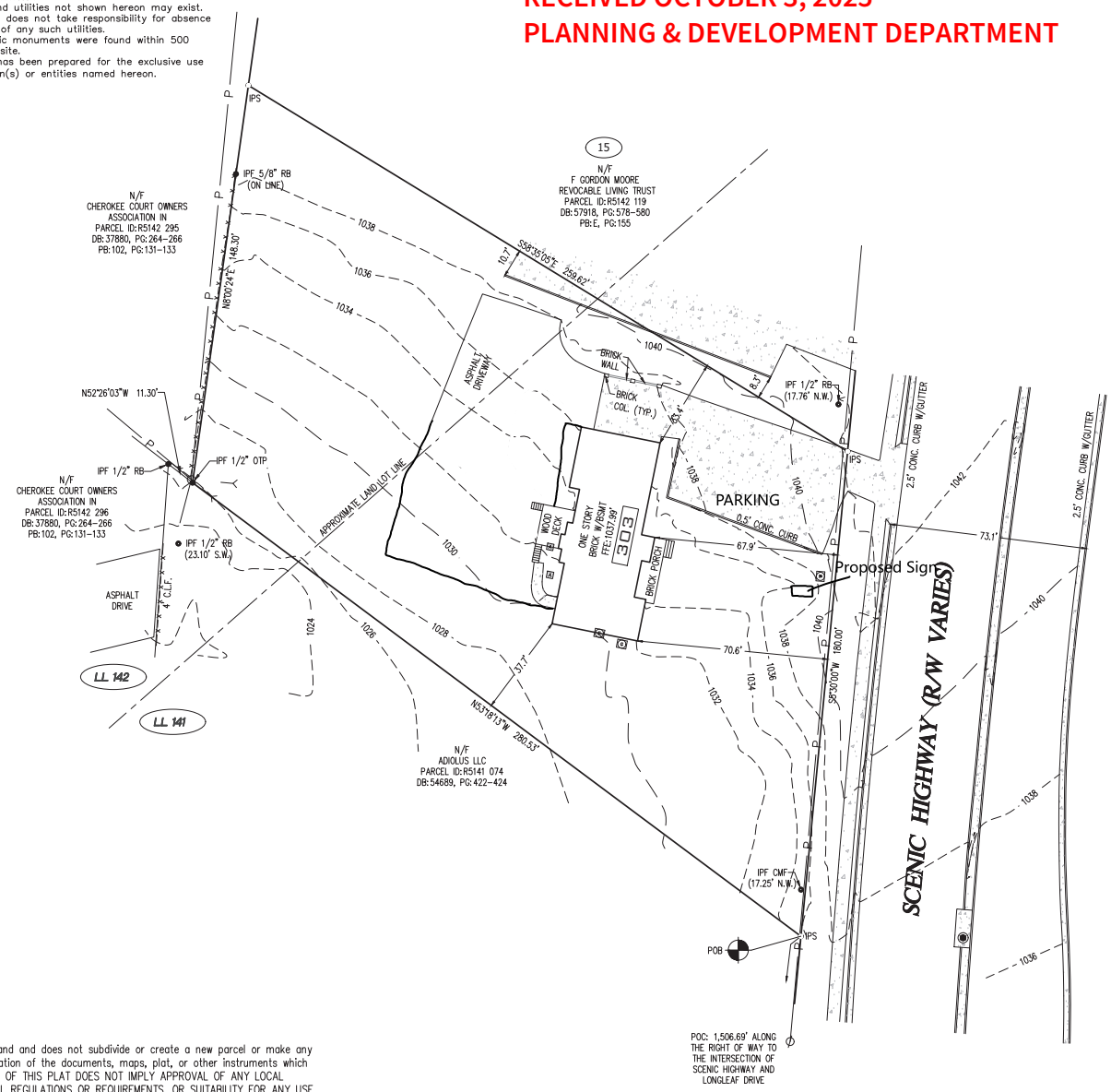
EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SN:6129500077
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 59242 PG 15
 PROPERTY OWNER AT TIME OF SURVEY: PEDRO JOSAPHAT
 PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
 PLAT BOOK 102 PG 131
 DEED BOOK 59242 PG 15

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0089F EFFECTIVE DATE SEPTEMBER 29, 2006



- LEGEND**
- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - CHP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD
 - TEX TELEPHONE MARKER
 - AC AIR CONDITIONER UNIT
 - MB MAIL BOX

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

REVISIONS	
Date	By

KEYSTONE LAND SURVEYING, INC.
 162 E. CROGAN ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770.545.8700
 www.keystonelandsurveying.com

COPY RIGHT 2019-THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR

303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046

A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
 LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

FOR KEYSTONE LAND SURVEYING, INC.

Date: 3-29-2023
 Scale: 1" = 30'
 Client:
 Draw:
 Sheet: **Page 100**



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03022026

RZC2025-00074

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

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

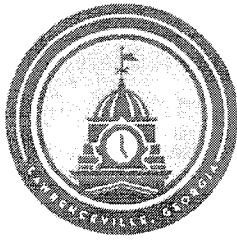
- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material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

2. To satisfy the following site development considerations:

- A.** The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
- B.** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
- C.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.

- E.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
- F.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- I.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>NZ HOLDINGS INC.</u>
ADDRESS: <u>277 SCENIC HWY. S.</u>	ADDRESS: <u>277 SCENIC HWY. S.</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>ZAIDH CUELLAR</u> PHONE: <u>404-380-4748</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>ON</u> REQUESTED ZONING DISTRICT: <u>OI</u>	
PARCEL NUMBER(S): <u>R5142 118</u> ACREAGE: <u>0.901</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY LAWRENCEVILLE GA 30046</u>	

[Signature] 09-29-2025
SIGNATURE OF APPLICANT DATE

[Signature] 9-29-2025
SIGNATURE OF OWNER DATE

ZAIDH CUELLAR
TYPED OR PRINTED NAME

NZ HOLDINGS INC.
TYPED OR PRINTED NAME

[Signature] 09-30-25
NOTARY PUBLIC DATE

[Signature] 09-30-25
NOTARY PUBLIC DATE

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

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

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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







LAWRENCEVILLE

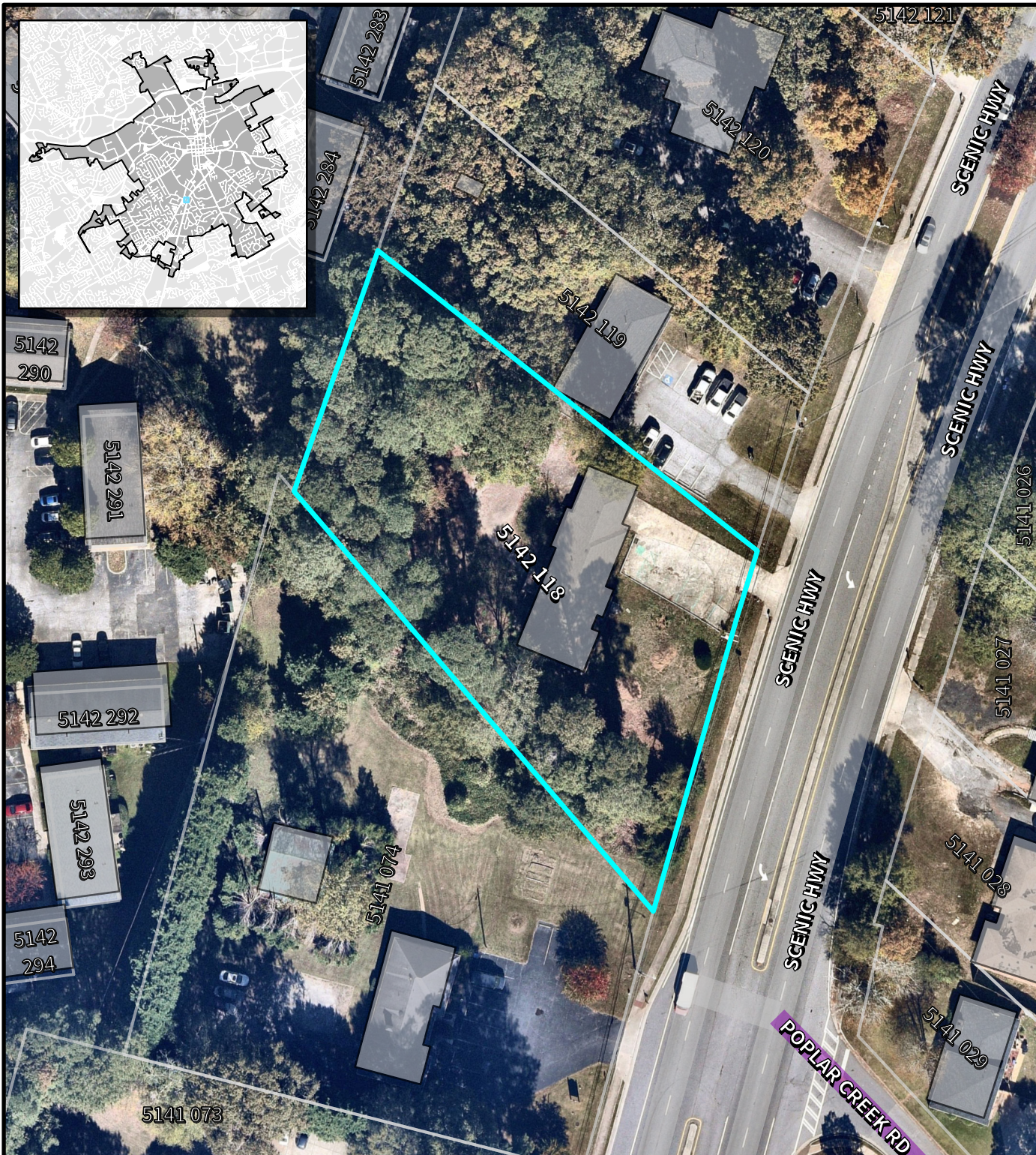
Planning & Development

Location Map & Surrounding Areas

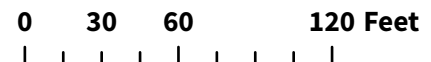
RZC2025-00074

Applicant:
Zaidh Cuellar

-  Subject Property (~0.90 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:900



N

 Page 105



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

 OI Office/Institutional

 ON Office/Neighborhood

 RM-12 Multifamily Residential

Imagery Date: 11/03/2025

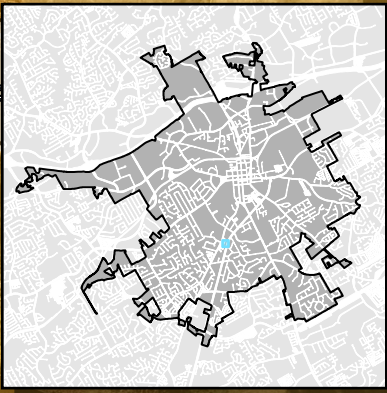
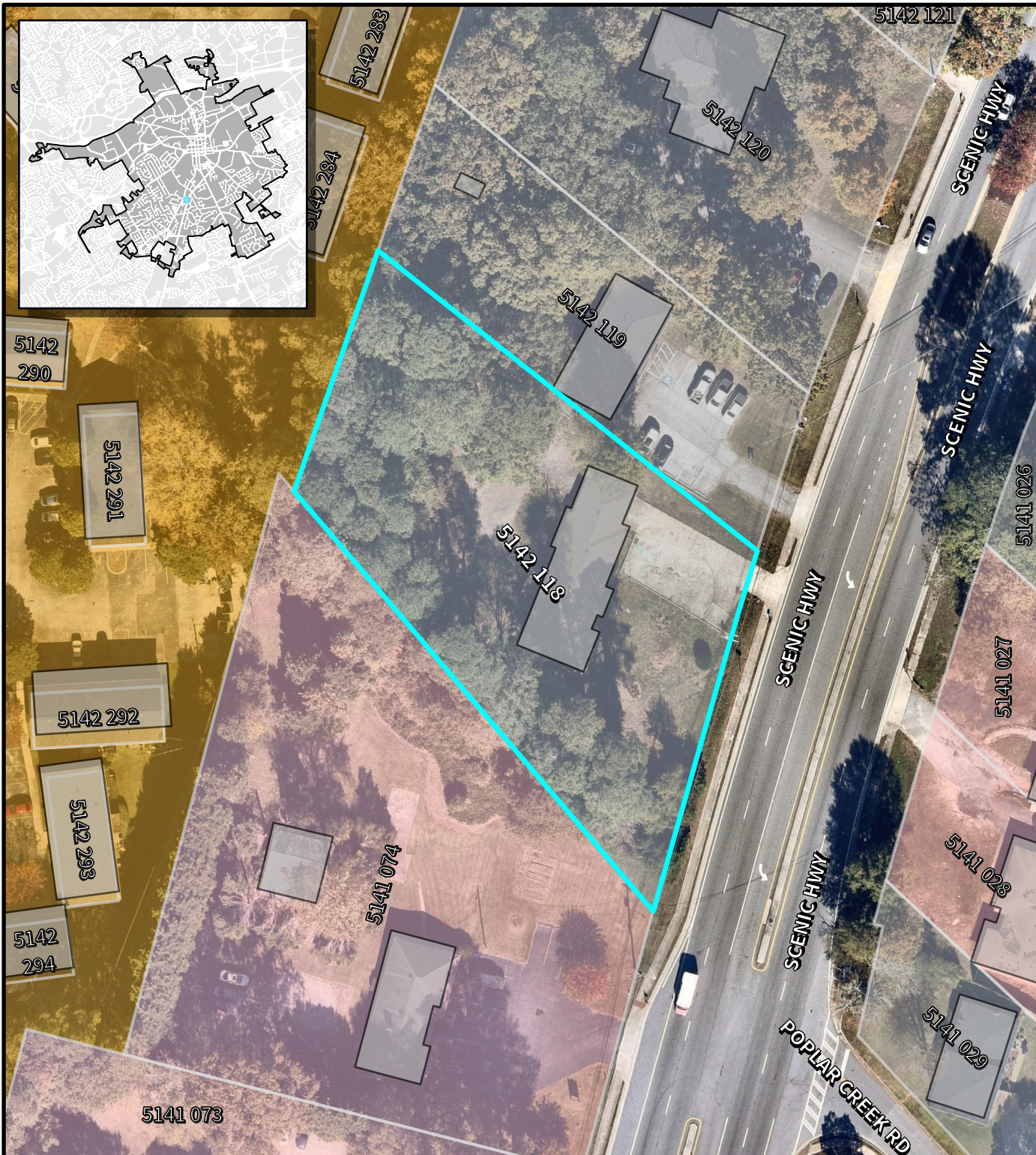
Map Date: 01/21/2026

Map Scale: 1:900

0 30 60 120 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2025-00074


Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office

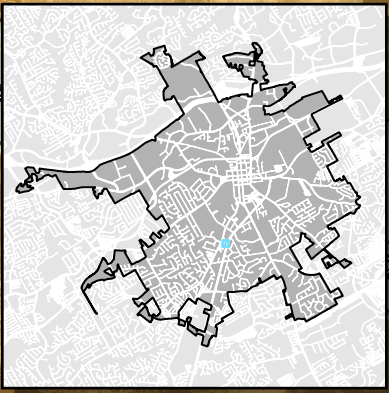
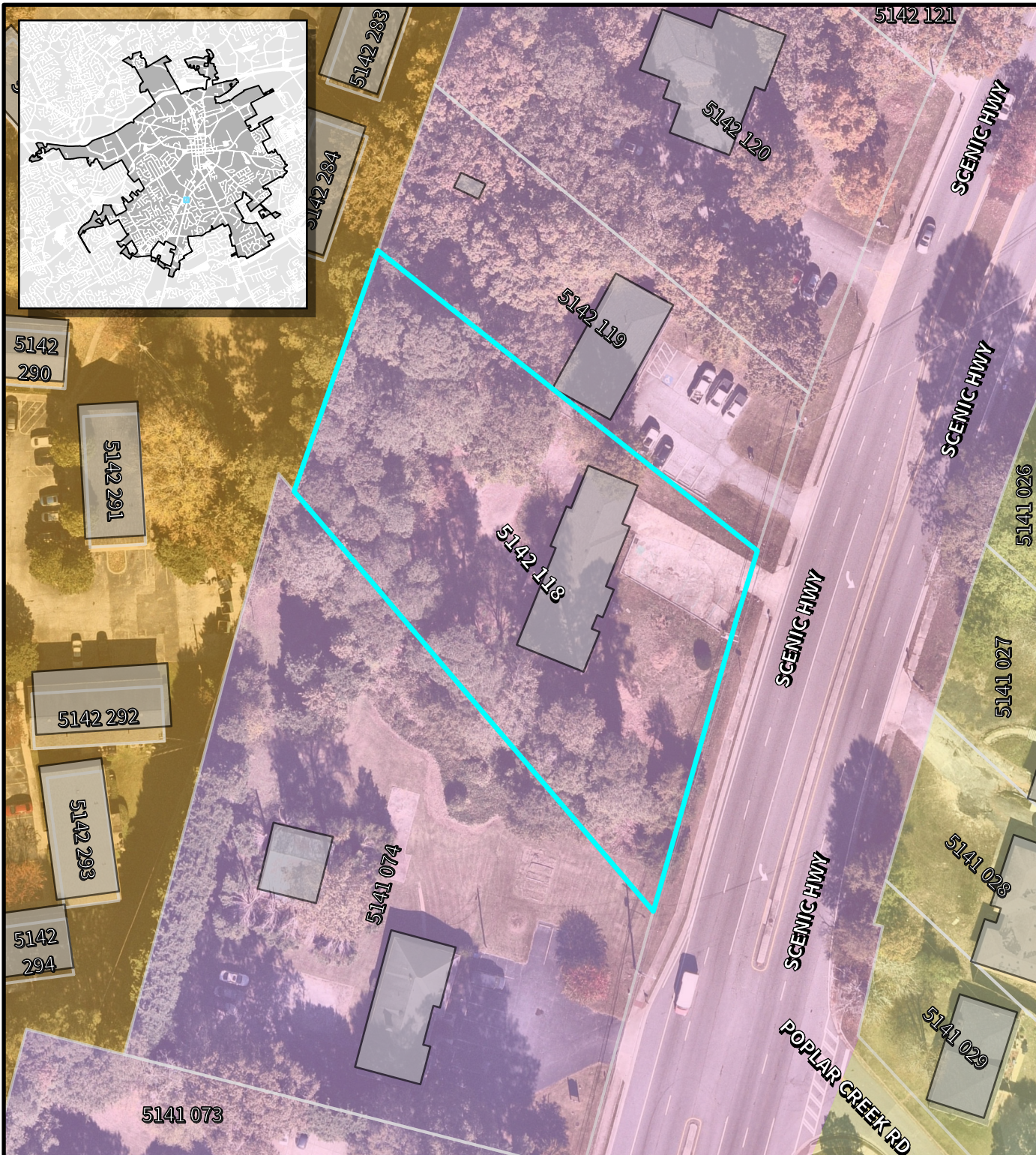
Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:900

0 30 60 120 Feet

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LAWRENCEVILLE

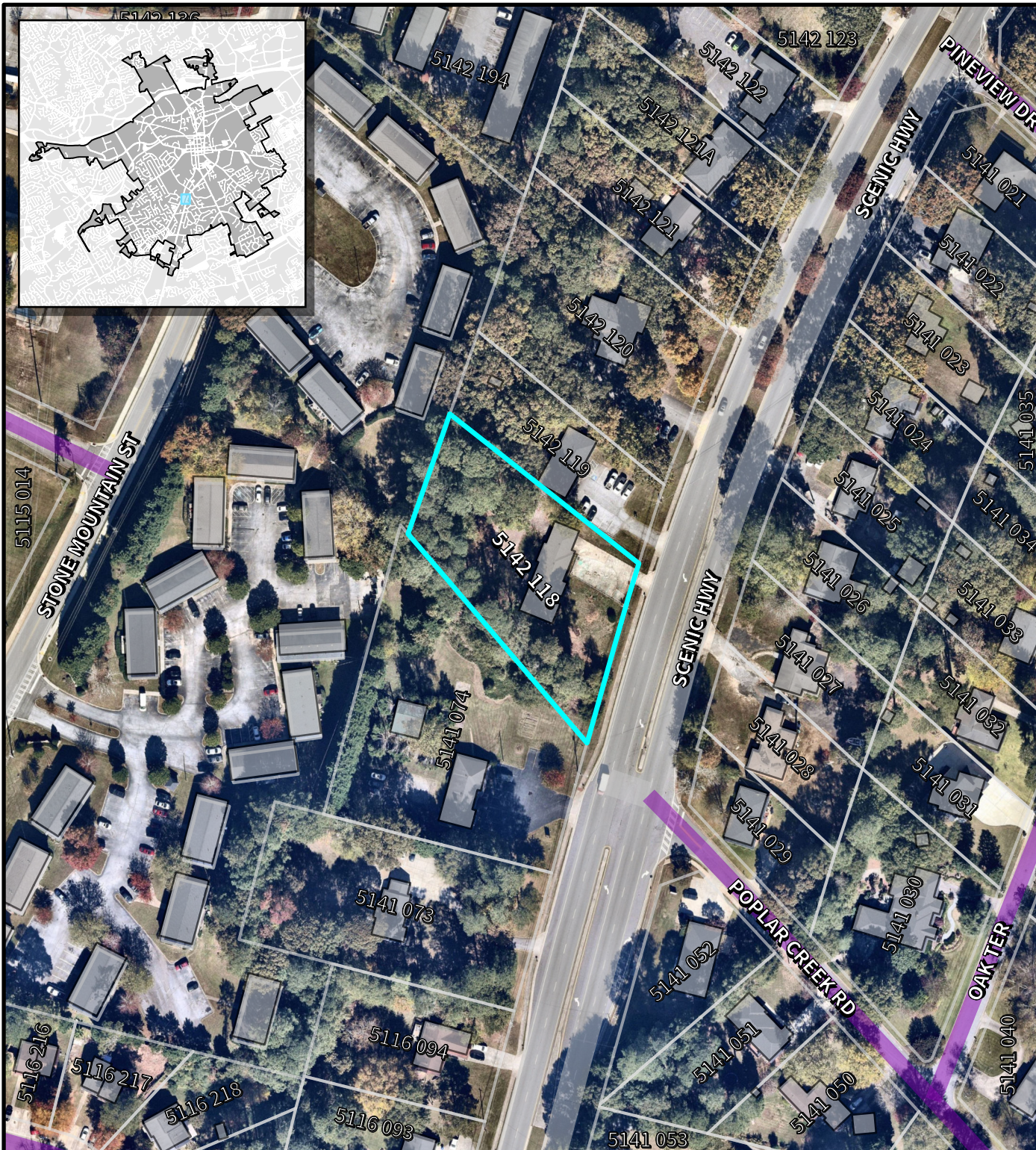
Planning & Development

Location Map & Surrounding Areas

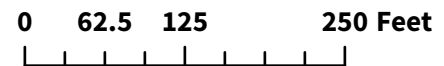
RZC2025-00074

Applicant:
Zaidh Cuellar

-  Subject Property (~0.90 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:1,800






LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





RZC2025-00074

Applicant:
Zaidh Cuellar

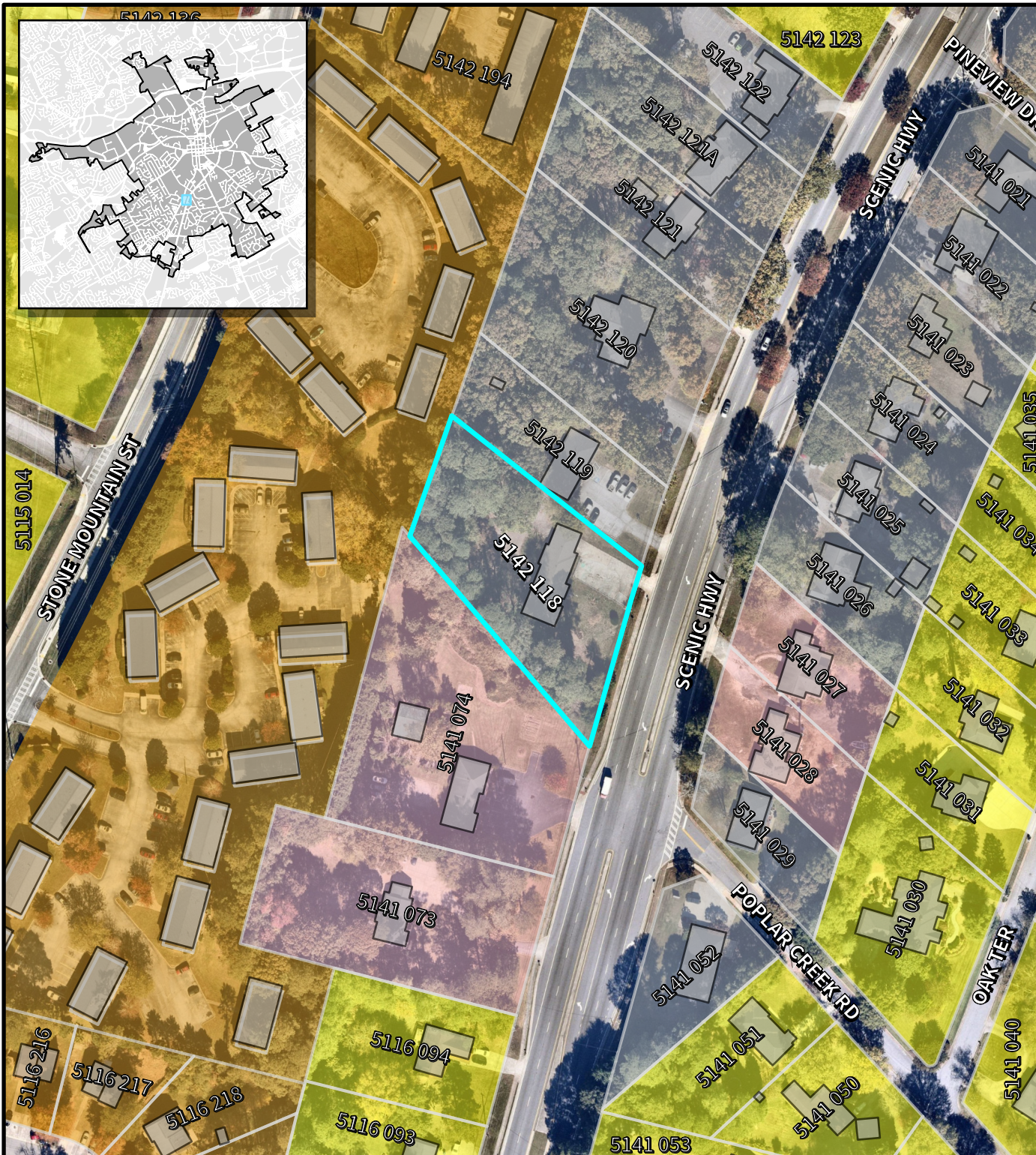
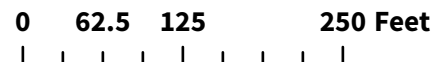
 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

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

Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office

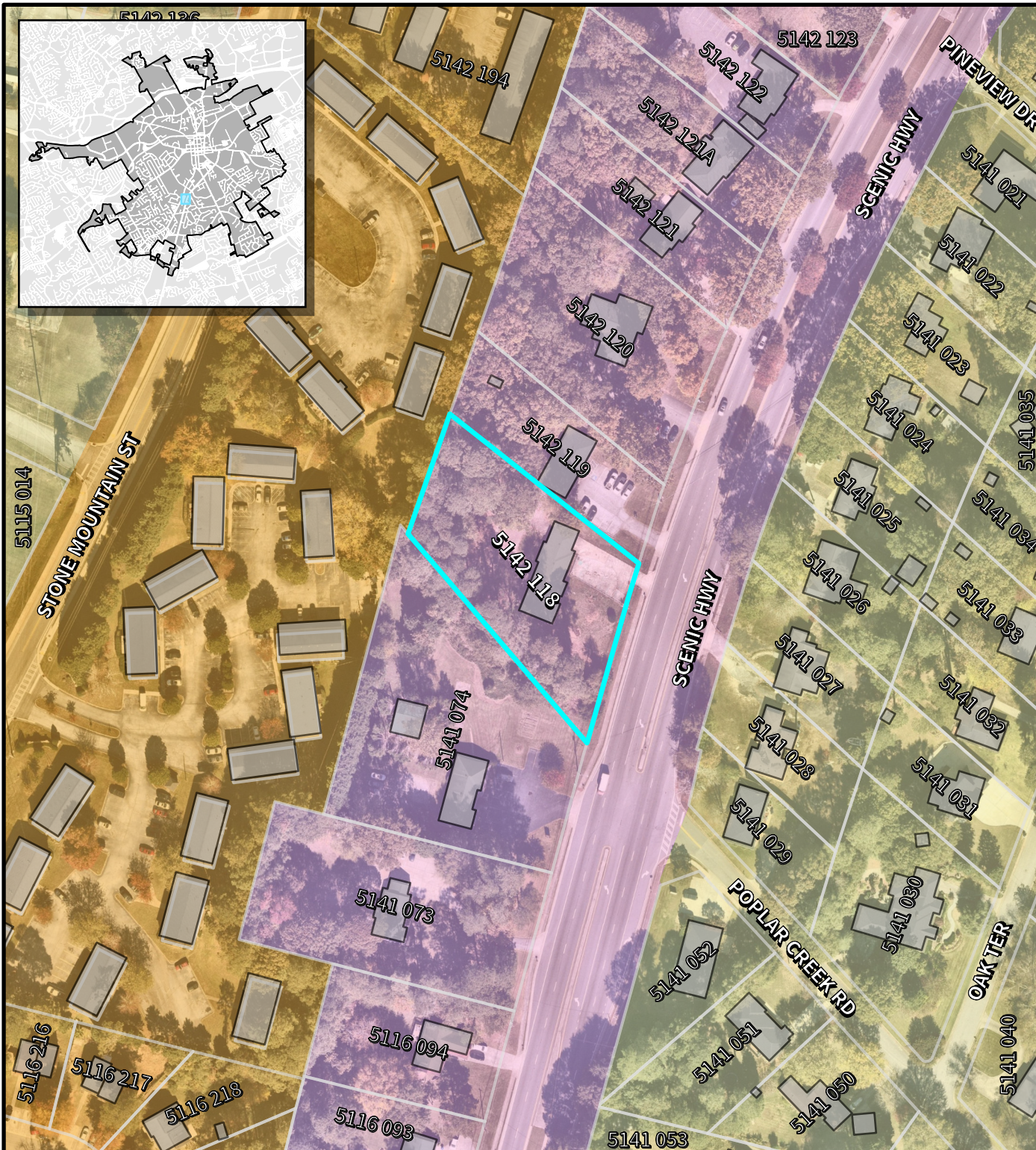
Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N



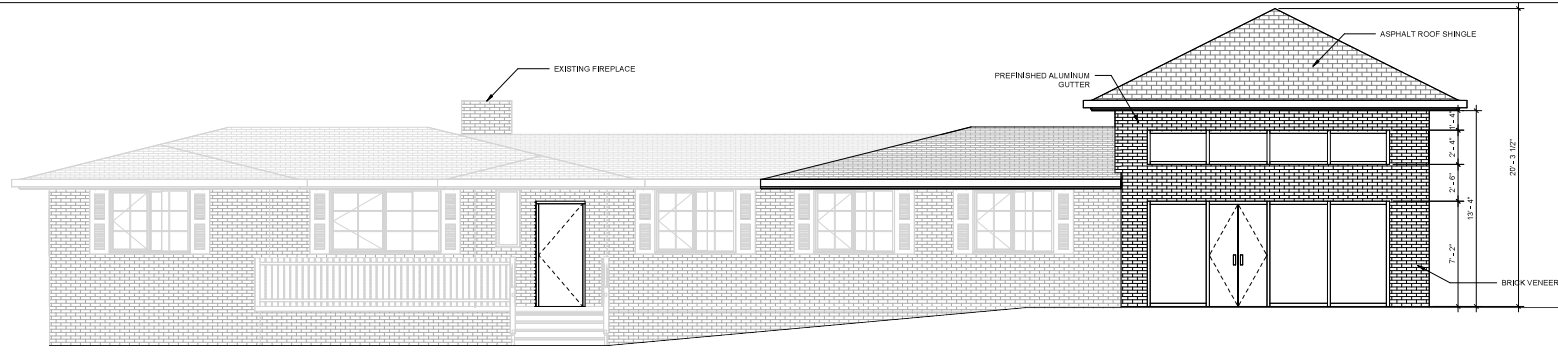


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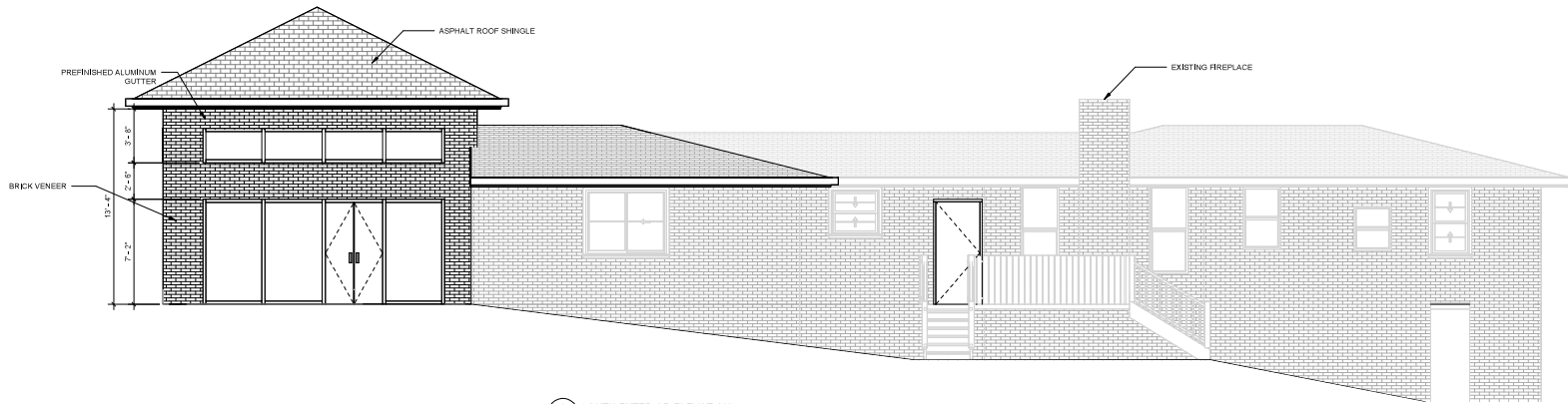


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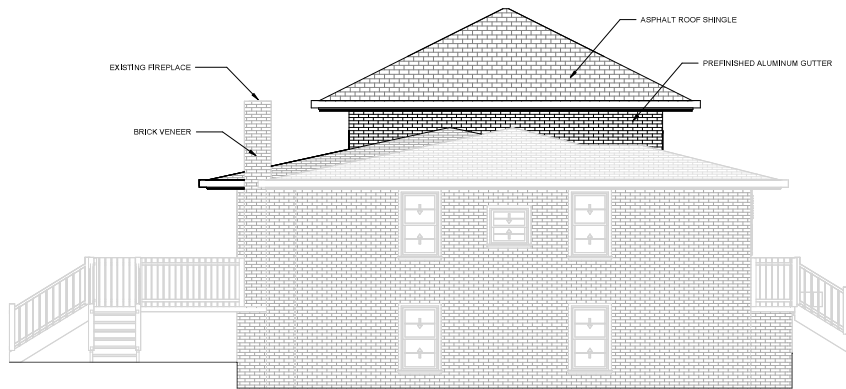
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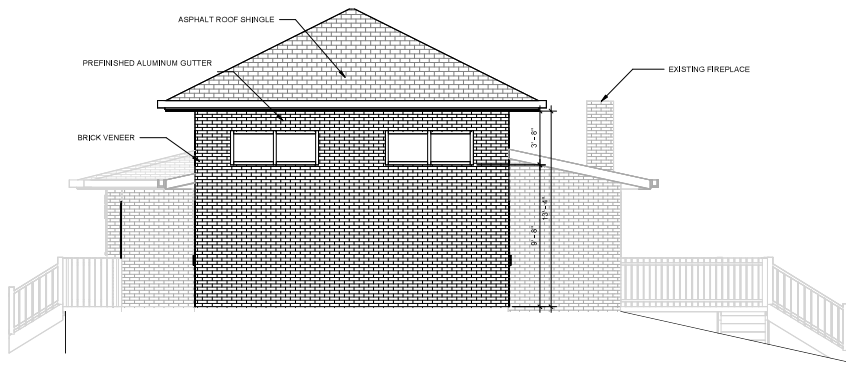
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1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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OWNER
ZAIKH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL
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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
2506

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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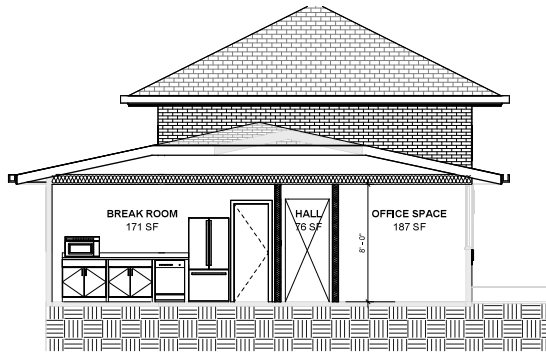
EXTERIOR ELEVATIONS

A200

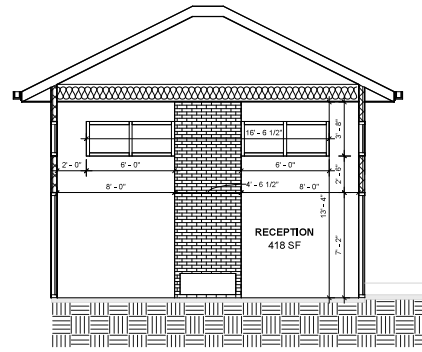
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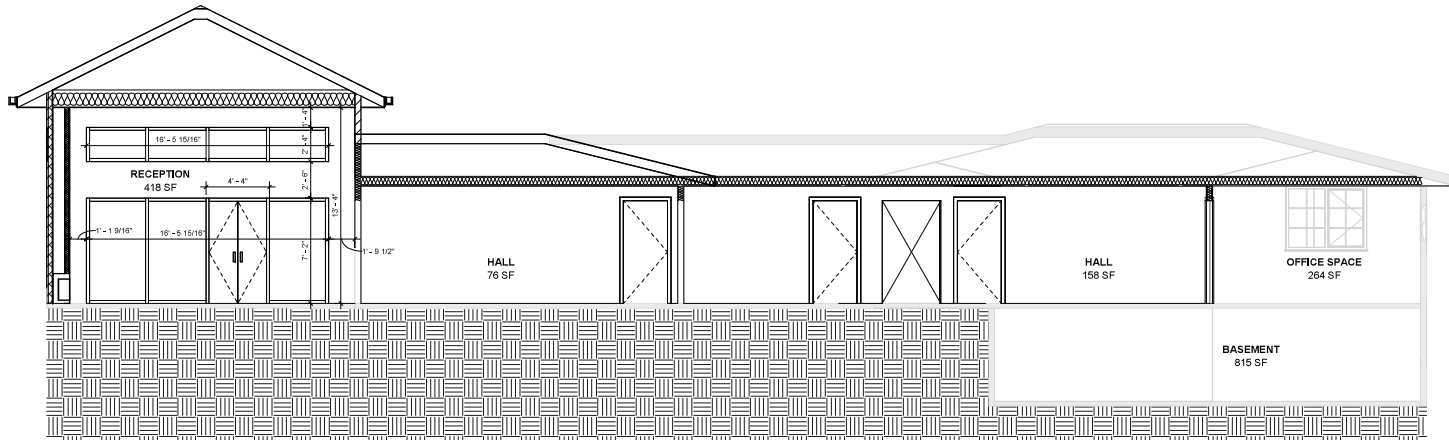
0 1 2
MULTIPLE SCALE HERE



1 BUILDING SECTION 1
A300 1/4" = 1'-0"



3 BUILDING SECTION 3
A300 1/4" = 1'-0"



2 BUILDING SECTION 2
A300 1/4" = 1'-0"



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OWNER

ZAIKH CUELLAR (404) 388-4748

CONSULTANTS

KEY PLAN



SEAL

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PROJECT INFORMATION

**COMMERCIAL
REMODEL**

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
2506

ISSUE RECORD

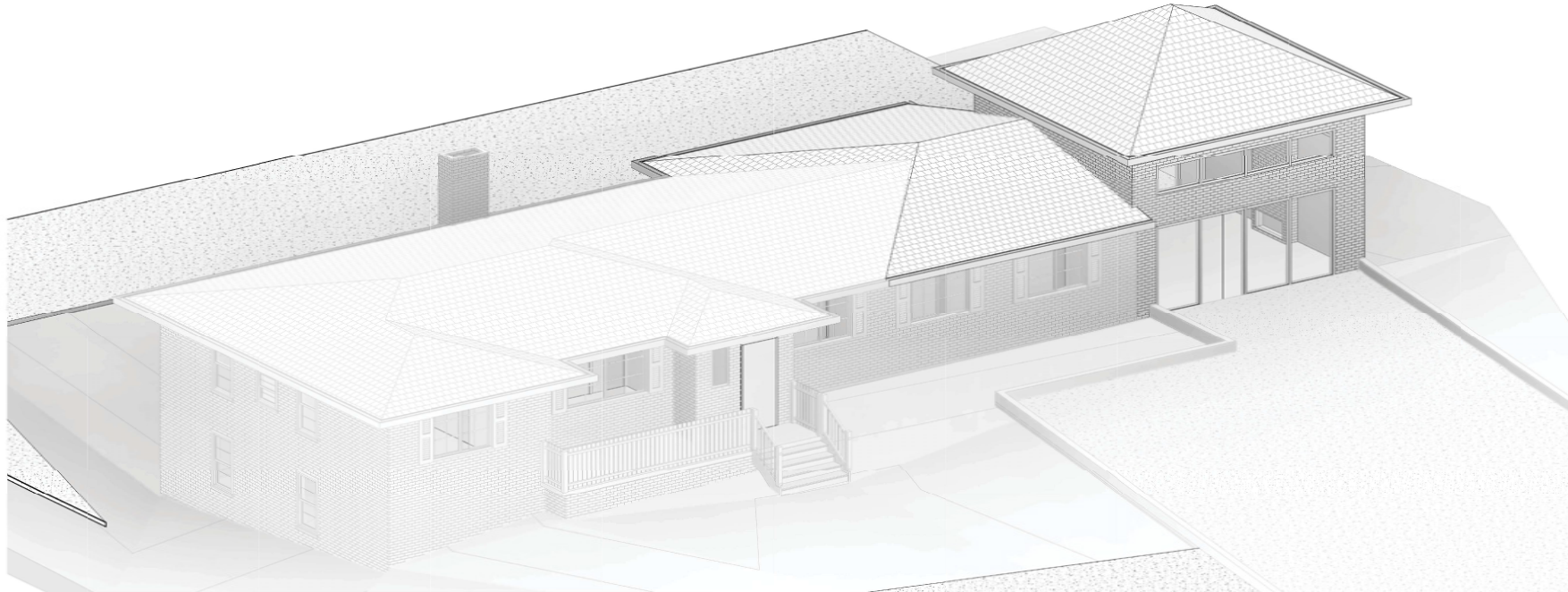
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

BUILDING
SECTION

A300

C2025-00074-ATTACH 2_02-2025

0 1 2
INCHES
UNITS: DIMENSIONS SHOWN HEREIN



1
A300 3D View 1

2/21/2025 08:13:46 PM



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OWNER
ZAIDH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
2506

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

3D VIEWS

A900

C2025-00074-ATTCH 2_01-2025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 30, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road
- Department:** Planning and Development
- Date of Meeting:** Monday, March 30, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone from RM-12 (Multifamily Residential) to RM-12 (Multifamily Residential) with a Buffer Reduction Request
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

Attachments/Exhibits:

- RZM2026-0001 BFR2026-0001_ATTCH_03302026



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZM2026-00001 & BFR2026-00001

APPLICANT(S): PARKLAND HOMEBUILDERS, LLC

PROPERTY OWNER(S): CE SMITH FAMILY, LLLP AND RUTH H. YANCEY

LOCATION(S): 0 SPRINGLAKE ROAD

PARCEL IDENTIFICATION NUMBER(S): 5179 002 & 5179 239

APPROXIMATE ACREAGE: 7.54 ACRES

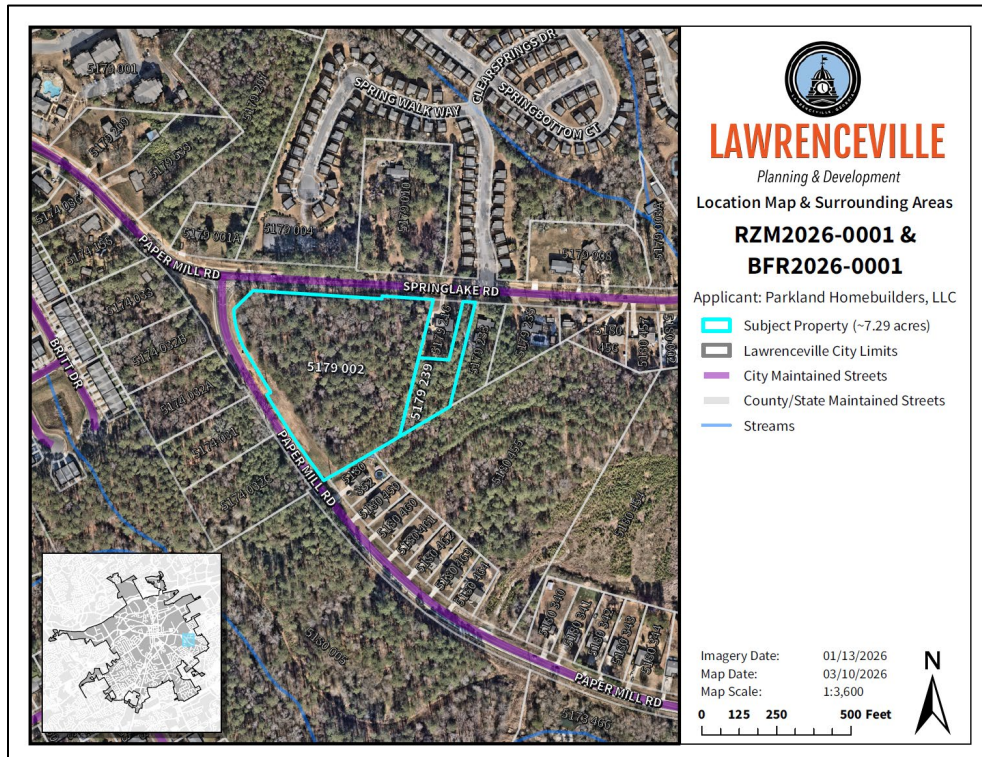
CURRENT ZONING: RM-12 (RETIRED MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: MULTIFAMILY RESIDENTIAL DWELLING UNITS

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as staked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed staked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor:** Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor:** Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor:** Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of four to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development’s open space, or aligned to front the external roadways (Springlake Road and Paper Mill Road).

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.34 spaces per unit (210 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-12 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-12 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	5 acres	7.54 acres	N/A
Lot Width	100 ft	>100 ft	N/A
Front Setback	50 ft	25 ft	Variance
Side Setback	25 ft	25 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Max Lot Coverage	60%	60%	N/A
Max Height	35 ft	35 ft	N/A
Three-Bedroom Units	10%	65%	Variance

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-12/RS-150	50 ft	20 ft	Buffer Reduction

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

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	<i>2 spaces per unit 180 spaces</i>	<i>2.34 spaces per unit 210 spaces</i>	N/A

Approval of the proposal will require the following variances:

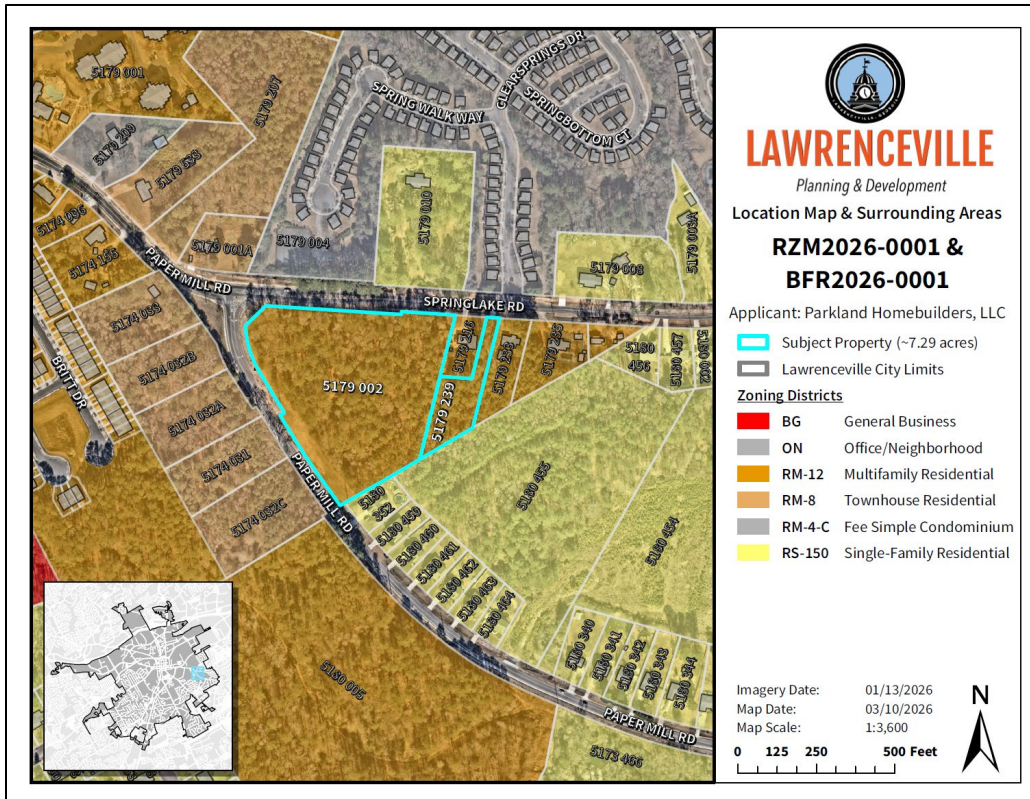
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

A reduced front setback may be justified by the fact that the majority of the subject property fronts either Springlake Road or Paper Mill Road. Further, the reduced front yard setback may be mitigated by the proposed placement of the fronts of the units along these rights-of-way. These justifications also apply for the requested variance for a reduced landscape setback.

The requested variances for an elimination of the requirement for a shared internal corridor and the increase of portion of three-bedroom units may need to be discussed in further detail with City Council. These variances present a significant departure from the code as-written, which was specifically tailored for modern apartment complexes.

In addition to the rezoning and variance requests, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned RS-150 (Single-Family Residential District) by sixty percent (60%), from 50 feet to 20 feet. Without a stated justification from the applicant, it may be possible that the primary justification for this buffer reduction is so that the developer can fit additional units into the project.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of single-family and multifamily residential zoning districts and land uses; the subject property exists on the margins of areas composed of higher-intensity multifamily to the west and lower-intensity single-family to the east. The existing multifamily residential in the area has a wide variety of forms and zoning districts:

- **Covey Homes Paper Mill:** 116 rental townhomes located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned to RM-8 in 2019 (RZR2019-00003 & SUP2019-00019).
- **Carolina Apartments:** 82 rental apartments located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 1971, zoned RM-12.
- **Mulberry Place Apartments:** 224 rental apartments located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Constructed in 2002, zoned RM-12.
- **Green Bridge Creek Townhomes:** 100 for-sale townhomes located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 2007, zoned RM-12.

Springlake Cove Condominiums: 334 for-sale condo units located to the north of the subject property, on the northern right-of-way of Springlake Road. Constructed in 2003, zoned RM-4-C (a retired zoning district).

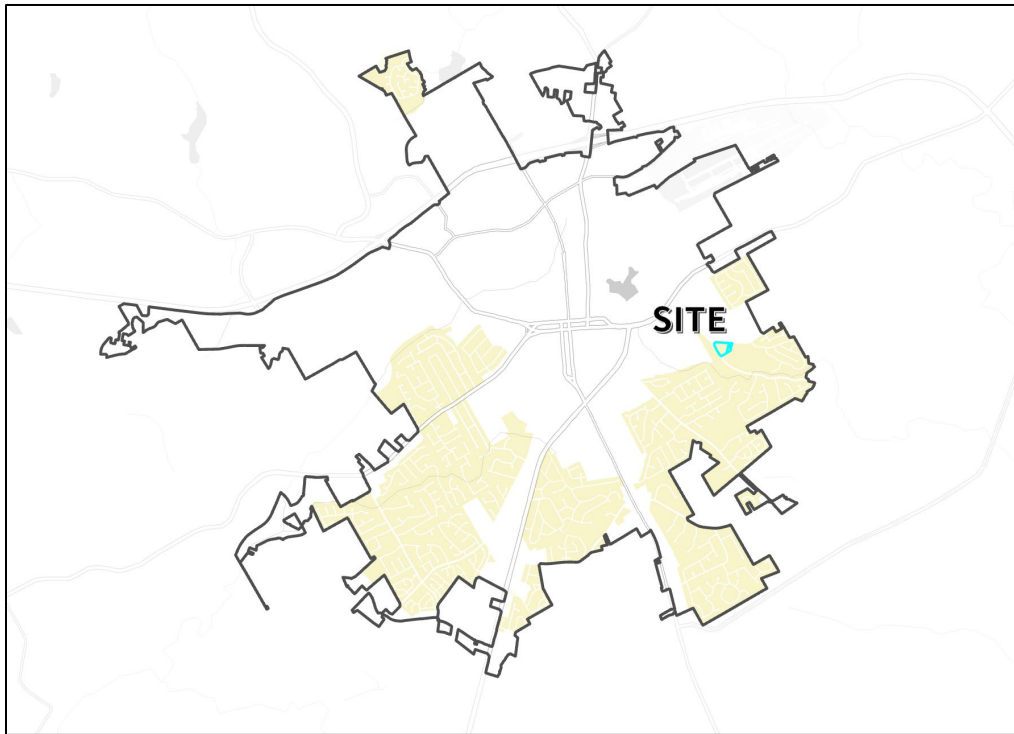
The following multifamily residential have been approved and/or proposed for the area, but have not yet been constructed:

- **192 Paper Mill Road:** 42 for-sale townhomes located directly to the northwest of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned in 2019 as RM-8 (RZR2019-00002).
- **227-287 Paper Mill Road:** 59 for-sale townhomes located directly to the southwest of the subject property, on the western right-of-way of Paper Mill Road. Rezoned in 2025 as RM-8 (RZM2025-00022 & SUP2025-00110).
- **Tellus Lawrenceville Multi-Family:** 253 rental apartments proposed for a location directly to the south of the subject property, on the southwestern right-of-way of Paper Mill Road. Zoned as RM-12.

Otherwise, the area to the east of the subject property includes single-family residences primarily on land zoned RS-150 (Single-Family Residential District), including the subdivisions of Saddle Shoals, Paper Mill, and Arlington Point. There are also undeveloped tracts of land zoned RS-150 owned by the City of Lawrenceville directly to the east of the subject property, totaling approximately 17 acres; the proposal includes a spur that may be used as a connection for future development in this area.

Considering the number and variety of existing and proposed multifamily developments in the general vicinity, the rezoning proposal may be appropriate. The proposed split townhouse units may be considered a lower impact form of multifamily development that provides a transition between the higher-intensity multifamily to the west and lower-intensity single-family to the east.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

The subject property is also in the direct vicinity of the Mixed Residential character area, defined as such:

Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville’s commitment to diversity and community development.

While the proposal is not fully aligned with the primary vision of the Traditional Residential Character Area, which prioritizes suburban residential development with an emphasis on single-family detached housing, the subject property’s proximity to the Mixed Residential character area and the presence of existing multifamily and townhouse developments in the surrounding area may support consideration of the request.

STAFF RECOMMENDATION

The proposed RM-12 rezoning to allow 90 multifamily dwelling units in the form of stacked townhomes is generally consistent with the existing development pattern in the immediate area. The subject property is situated between established higher-intensity multifamily developments to the west and lower-intensity single-family residential neighborhoods to the east, creating a logical transitional location for multifamily residential use. While the proposal does not fully align with the primary vision of the Traditional Residential Character Area, which emphasizes single-family detached housing, the character of the surrounding land uses, proximity to the Mixed Residential Character Area, and precedent for similar multifamily and townhouse developments in the vicinity support the rationality of the request. Furthermore, the proposed design of stacked townhomes provides a compatible scale and form that helps maintain the character of the area while providing additional housing options. Based on these factors, the proposal is supported from both a land use and planning perspective. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning and buffer reduction requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed rezoning to RM-12 (Multifamily Residential District) would permit a residential use that is generally suitable in view of existing use and development of adjacent and nearby properties along Paper Mill Road.

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

The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential uses, including multifamily apartment communities and townhouse developments located primarily along Paper Mill Road. The proposed development would introduce a residential use that is consistent with this established development pattern.

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

The subject property has a reasonable economic use under its current zoning designation. However, the requested rezoning to RM-12 (Multifamily Residential District) would allow development that is more consistent with the established pattern of multifamily residential uses in the surrounding area and may enhance property’s development potential.

- 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 rezoning to RM-12 (Multifamily Residential District) is not expected to result in an excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The subject property is in an area that has experienced similar multifamily residential development, indicating that the surrounding infrastructure has historically supported comparable residential densities.

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

The subject property is located within the Traditional Residential Character Area of the City of Lawrenceville 2045 Comprehensive Plan. While the proposed multifamily residential development is not fully aligned with the character area’s primary emphasis on single-family detached housing, it represents a residential use that is compatible with surrounding development. The subject property is situated near the boundary of the Mixed Residential Character Area and near several existing multifamily and townhouse developments along Paper Mill Road. As such, the

proposed RM-12 (Multifamily Residential District) zoning supports a residential land use that can function as a transition between higher-density multifamily development and nearby lower-density single-family neighborhoods. Accordingly, the proposal may be considered generally consistent with the policy and intent of the Comprehensive Plan, particularly with respect to promoting compatible land use patterns and orderly residential growth.

- 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;

There are several existing and changing conditions in the surrounding area that support consideration of the proposed rezoning. The immediate vicinity has experienced the development and continued presence of a variety of multifamily residential communities, including apartment and townhouse-style developments along Paper Mill Road. These developments demonstrate an established pattern of moderate- to higher-density residential uses in the area. Additionally, the subject property is located near the transition between established multifamily developments to the west and lower-density single-family residential neighborhoods to the east, making it a logical location for a residential use that can serve as a transitional land use. The continued demand for a variety of housing types within the community, as well as recent approvals of similar residential developments in the vicinity, further support the rationality of the proposed rezoning request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

- A.** Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

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

- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All grassed areas on dwelling lots shall be sodded.
 - F.** The required parking ratio for development shall be two (2) spaces per townhouse unit.
 - G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
 - H.** All underground utilities shall be provided throughout the development.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
 - C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
 - D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

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

1. To restrict the Buffer Reduction as follows:

- A.** Allows a fifty percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.
- B.** Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- C.** Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D.** All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E.** The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- F.** No land-disturbing activity shall occur within the required seventy-five (75) foot impervious surface setback, fifty (50) foot undisturbed buffer, or twenty-five (25) foot state waters buffer, except as authorized through the applicable variance procedures.
- G.** All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- H.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043-4574</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 239</u> ACREAGE: <u>.875</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT DATE: 12.5.2025

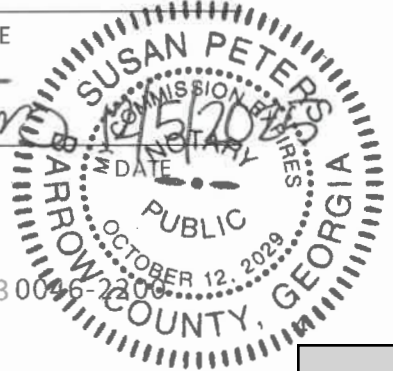
[Signature]
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family, LLLP
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC



70 S Clayton St., P.O. Box 2200 Lawrenceville, Georgia 30046-1200
770.983.5814 www.lawrencevillega.org

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
CITY: <u>Alpharetta</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30542-0014</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 002</u> ACREAGE: <u>6.661</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature] 12.5.2025
SIGNATURE OF APPLICANT DATE

[Signature] EXECUTOR
RUTH H. YANCEY ESTATE
SIGNATURE OF OWNER DATE 12/17/25

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Ruth H Yancey
TYPED OR PRINTED NAME



[Signature] 12/15/25
NOTARY PUBLIC DATE

[Signature] 12/17/25
NOTARY PUBLIC DATE



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RZM2026-0001 & BFR2026-0001
RECEIVED MARCH 12, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Drive</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RM-12</u> ACREAGE: <u>.875</u>	
PARCEL NUMBER(S): <u>5179 239</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

James D. Jacobs 3/12/26
SIGNATURE OF APPLICANT DATE

JAMES D. JACOBS
TYPED OR PRINTED NAME

[Signature] 3/12/26
NOTARY PUBLIC DATE

CE Smith
SIGNATURE OF OWNER DATE

CE Smith
TYPED OR PRINTED NAME

[Signature] 3/12/26
NOTARY PUBLIC DATE

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

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LAWRENCEVILLE GEORGIA

BUFFER REDUCTION APPLICATION

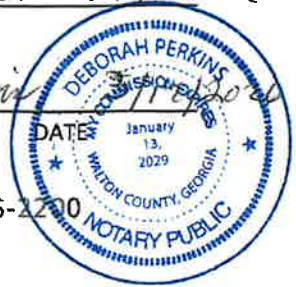
RZM2026-0001 & BFR2026-0001
RECEIVED MARCH 12, 2026
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
CITY: <u>Alpharetta</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30542</u>
PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RM-12</u> ACREAGE: <u>6.661</u>	
PARCEL NUMBER(S): <u>5179 002</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2029

James D. Jacobl 3/12/26
 SIGNATURE OF APPLICANT DATE
James D. Jacobl
 TYPED OR PRINTED NAME
[Signature] 3/12/26
 NOTARY PUBLIC DATE

Raymond William Harst Jr. 3/12/2026
 SIGNATURE OF OWNER DATE
Raymond William Harst Jr. EXECUTOR
 TYPED OR PRINTED NAME
Deborah Perkins
 NOTARY PUBLIC



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

Applicant's Letter of Intent
Parkland Homebuilders, LLC.
Rezoning
RM-12 to RM-12(Current)

The Applicant, Parkland Homebuilders, LLC., respectfully requests for the approval to rezone a 7.536- acre site, located at the corner of Springlake Road and Paper Mill Road. Being approximately one mile from Downtown Lawrenceville, the area has established a variety of residential uses and zoning categories including existing townhomes (RM-12 and RM-8), apartments (RM-12) and duplexes (RM-8). The subject property is currently zoned RM-12, and the Applicant is requesting rezoning to RM-12 to allow for the development of a stacked townhome residential community in accordance with the City's recently adopted updates to the zoning ordinance. Although the property carries the RM-12 designation today, the City of Lawrenceville has since amended the RM-12 zoning district standards, resulting in modified development requirements that differ from those in place when the property was originally zoned. The requested rezoning will allow the subject site to develop under the current RM-12 standards and will provide clarity and consistency between the zoning designation and the proposed development plan. The project is intended to complement the surrounding area and provide a high-quality and compatible medium-density residential option that responds to current market demand and the City's long-range planning goals.

As proposed, the development will feature 90 thoughtfully designed stacked townhomes, amounting to a density of approximately 12 units per acre. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, which is consistent with the existing housing in the area. Each unit also features a covered front entrance with a patio, which will face a portion of the development's abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, sidewalks will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each unit will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets. The development will have an average of 2.34 spaces per unit. Site access will be provided via full-movement boulevard entrance on Springlake Road that will be improved with a deceleration lane to prevent impeding traffic on Springlake Road. A stub street will be provided at the southeast edge of the site for a future inter-parcel connection; in the event the City-owned property is developed. Additional site improvements for residents will include but are not limited to the amenity area with pool and cabana, a pavilion, dumpsters for easy trash pickup, stormwater management facility and a designated mail kiosk area. All units, landscaping and other private property within the development will be maintained by a property management group.

The subject property is located within the Traditional Residential character area of the City of Lawrenceville 2045 Comprehensive Plan. The proposed development is consistent with these objectives and reflects the larger intent of the Comprehensive Plan by providing a housing type that bridges lower-density single-family neighborhoods and higher-density residential developments. The surrounding land use pattern supports the proposed rezoning and development. Properties located along Papermill Road to the west include existing townhomes, duplexes, and apartment communities, establishing a clear precedent for medium to high density residential development in the immediate area. To the east of the site are single-family detached residential neighborhoods. The proposed stacked townhomes serve as an appropriate transitional use between these varying residential densities, providing a gradual shift in scale and intensity rather than an abrupt change. This transition is especially appropriate given the site's location on a corner lot, where differing land uses and residential forms commonly intersect.

In addition to the proposed rezoning, the applicant requests the following variances to allow for the most sufficient and successful development that best interacts with the surrounding community:

- Reduce front setback from 50-feet to 25-feet;

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- Increase number of three-bedroom units from 10% to 65%;
- Allow internal access for units;
- Reduce landscaped setback along exterior streets from 50-feet to 25-feet;
- Reduce buffer adjacent to RS-150 property from 50-feet to 20-feet.

The proposed rezoning will not adversely affect nearby properties and will not create an excessive burden on public infrastructure, transportation facilities, utilities, or schools. Instead, the development represents a logical infill opportunity that makes efficient use of existing infrastructure and positively contributes to the City's tax base. The project will also expand housing options within the City, supporting Lawrenceville's goal of providing diverse residential opportunities for current and future residents.

Based on the surrounding land uses, and the guidance of the 2045 Comprehensive Plan, the Applicant believes this rezoning request is reasonable, appropriate, and consistent with the City's long-term vision. The proposed stacked townhome development represents a high-quality transitional residential use that fits the character of the area and enhances the overall development pattern along Papermill Road.

For these reasons, the Applicant respectfully requests approval of the rezoning to RM-12 and looks forward to working with City staff, elected officials, and the surrounding community throughout the review process. The Applicant appreciates your consideration of this request and is available to address any questions or concerns regarding the proposed development.

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

TC-R Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. Utilizing existing streets and contributing to enhanced walkability, the development is ideal for infill residential.

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

The property is currently owned by the Methodist Church, and the subject site is not needed for their operation. The Applicant submits that the property does not have reasonable economic value as currently zoned.

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 zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Yes, it's within the Town Center character area of the future land use plan. This area specifically calls for medium to high density housing that encourages walkability around the Town Center.

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. The consistency with the land use plan, the need for infill housing, and lack of demand for more office and commercial are amongst supporting grounds for approval.

Property Owner Information

5026-051, 5026-177, 5026-107
SNELLVILLE UNITED METHODIST CHURCH, INC.
2428 MAIN ST E
SNELLVILLE, GA 30078

Contact:
Tyler Lasser
470.202.9321
Tlasser@LJA.com

Proposed BG Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. The development will be an upgrade to what is currently an outdated building.

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

There is currently an unused and outdated structure on the site. The Applicant submits that the property does not have reasonable economic value as currently zoned, but it will continue to be for commercial purposes.

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 zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.
Yes, it's within the Town Center character area of the future land use plan. Adding to the variety of services and commercial uses is encouraged.

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.
The consistency with the land use plan, and pattern of development in the area are among the reasons for approval of the zoning proposal.

LEGAL DESCRIPTION

COMBINED TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY)

AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO

A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47

FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 220.65 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 13 SECONDS EAST A DISTANCE OF 100.30 FEET TO A POINT;

THENCE NORTH 14 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 200.64 FEET TO A POINT ON THE RIGHT OF WAY OF SPRINGLAKE

ROAD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 361.92 FEET TO A POINT ON THE

LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT

ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET

(CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 10 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 03 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

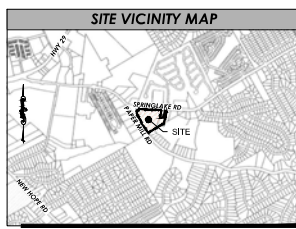
THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET

(CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

SAID POINT BEING THE TRUE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 7.536 ACRES (+/- 328,307 SQUARE FEET) MORE OR LESS.



SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12

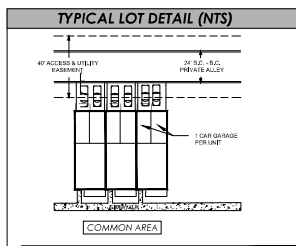
SITE AREA: +/- 7.536 ACRES

PROPOSED UNITS: 90 UNITS
 GROSS NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 5 ACRES
 MIN. LOT WIDTH: 100'
 FRONT YARD: 25'
 SIDE SETBACK: 25'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 40%
 MAX. BUILDING HEIGHT: 35'

COMMON AREA:
 MIN. COMMON AREA: 15% OR 1.13 ACRES
 COMMON AREA PROVIDED: 18% OR 1.37 ACRES

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOUSE STACKS	1	2	90
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.5 SPACES PER DWELLING UNIT)			135
GUEST AMENITY PARKING PROVIDED (90 DEGREE SPACES)			30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			210

SITE LEGEND

- COMMON AREA
- CLUBHOUSE
- COMMUNITY PARK
- DUMPSTER
- MAIL KIOSK
- POOL
- PUBLIC ART
- SIDEWALK
- STORMWATER MANAGEMENT AREA (UNDERGROUND DETENTION)

PROPERTY ADDRESS: SPRING LAKE ROAD, LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 239 - YANKY RUTH H, PID R5179 239 - CE SMITH FAMILY, LLLP

BASEMAP NOTE: PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

WATER NOTE: WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

SEWER NOTE: SEWER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

FEMA NOTE: ACCORDING TO FEMA NUMBER 131300009P, DATED 03/20/2006 FOR CITY OF LAWRENCEVILLE, GA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

VARIANCES:
 1. INCREASE SETBACK - (REDUCED FROM 50' TO 25')
 2. INCREASE NUMBER OF 3 BEDROOM UNITS FROM 10% MAX TO 65%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 50' WIDE LANDSCAPED SETBACK ALONG EXTERIOR STREETS - (REDUCED FROM 50' TO 35')
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50' TO 20')

LJA
 ENGINEERING, INC.
 292 SOUTH MAIN STREET
 ALPHARETTA, GA 30009
 770.226.4733

PROJECT: ZONING PLAN FOR SPRINGLAKE PARK
 LAND LOT 179 DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA 30046

CLIENT: PARKLAND
 24 HR. CONTACT: IAN YOUNG
 IAN@PARKLANDCO.COM
 923 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

CALL BEFORE YOU DIG
811
 NORTH ARROW & SCALE
 SCALE: 1" = 40'

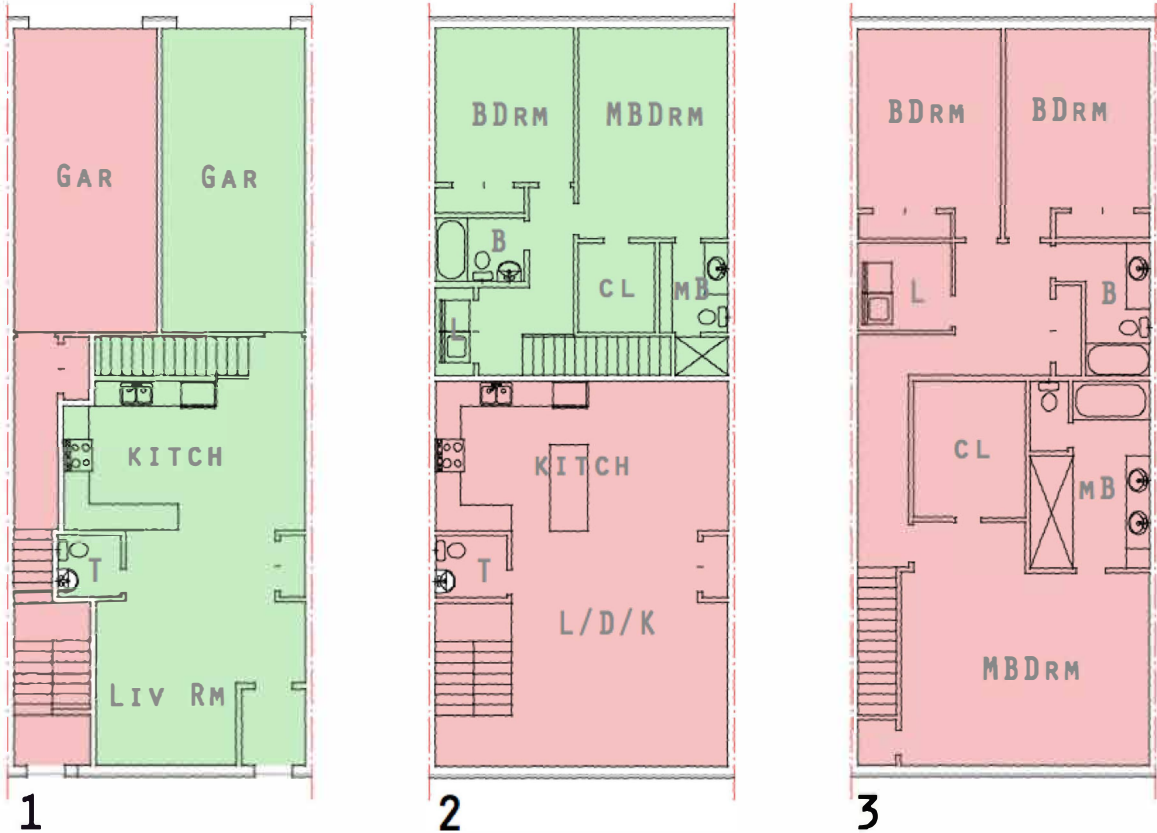
DESIGN INFO
 ISSUE TITLE: REZONING SITE PLAN
 DRAWN BY: CC
 DESIGNED BY: CC
 REVIEWED BY: JW
 JOB #: GA3792308
 DATE: 01/07/2026

SHEET TITLE: Z-100



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RECEIVED JANUARY 15, 2026
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SPLIT TOWNHOME - EXAMPLE FLOORPLAN



■ Two-Bedroom Unit
■ Three-Bedroom Unit








LAWRENCEVILLE

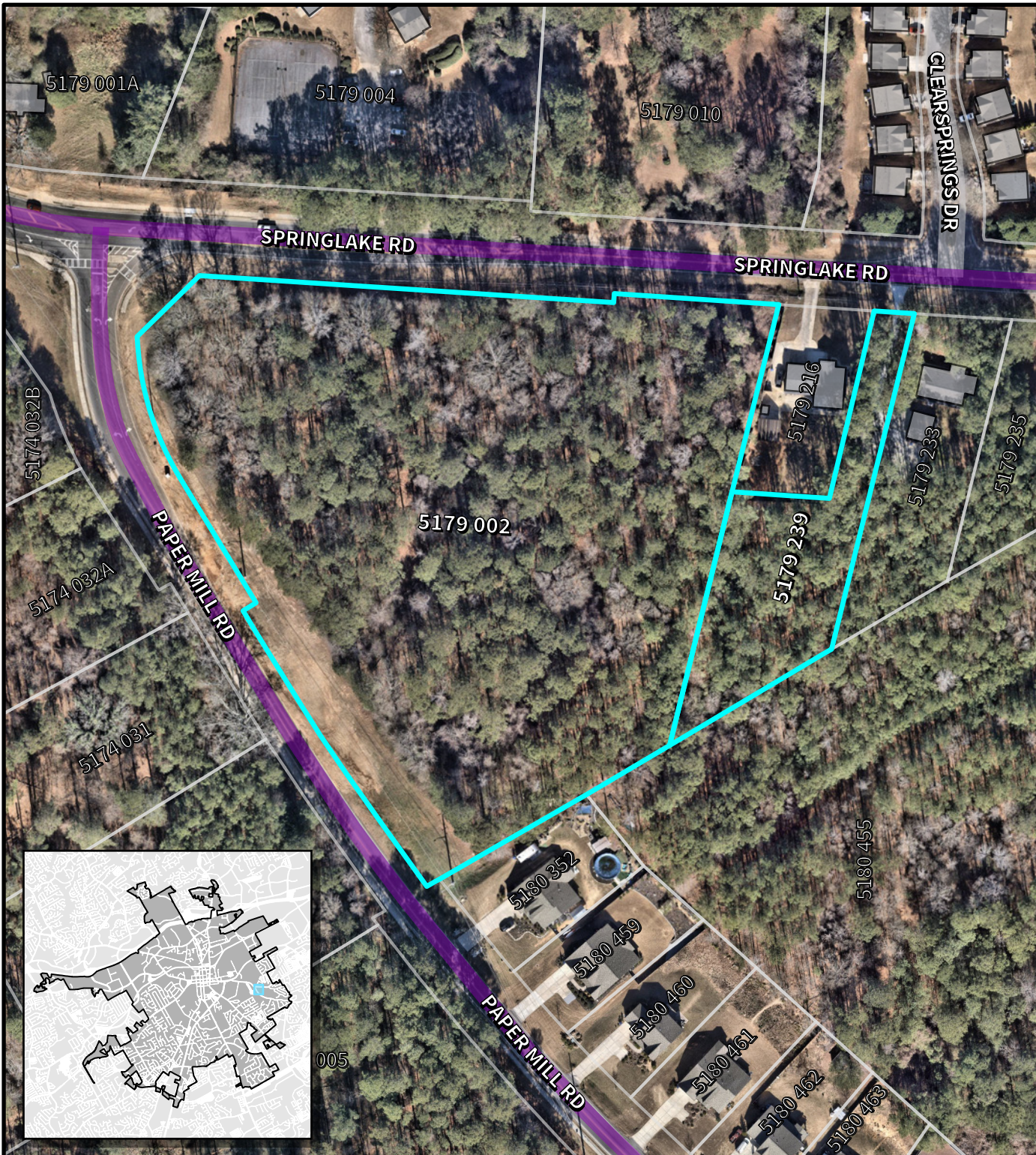
Planning & Development

Location Map & Surrounding Areas

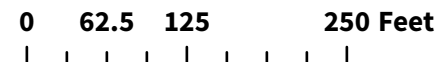
RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

-  Subject Property (~7.29 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/10/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-0001 & BFR2026-0001


Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

 RM-12 Multifamily Residential

 RM-8 Townhouse Residential

 RM-4-C Fee Simple Condominium

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

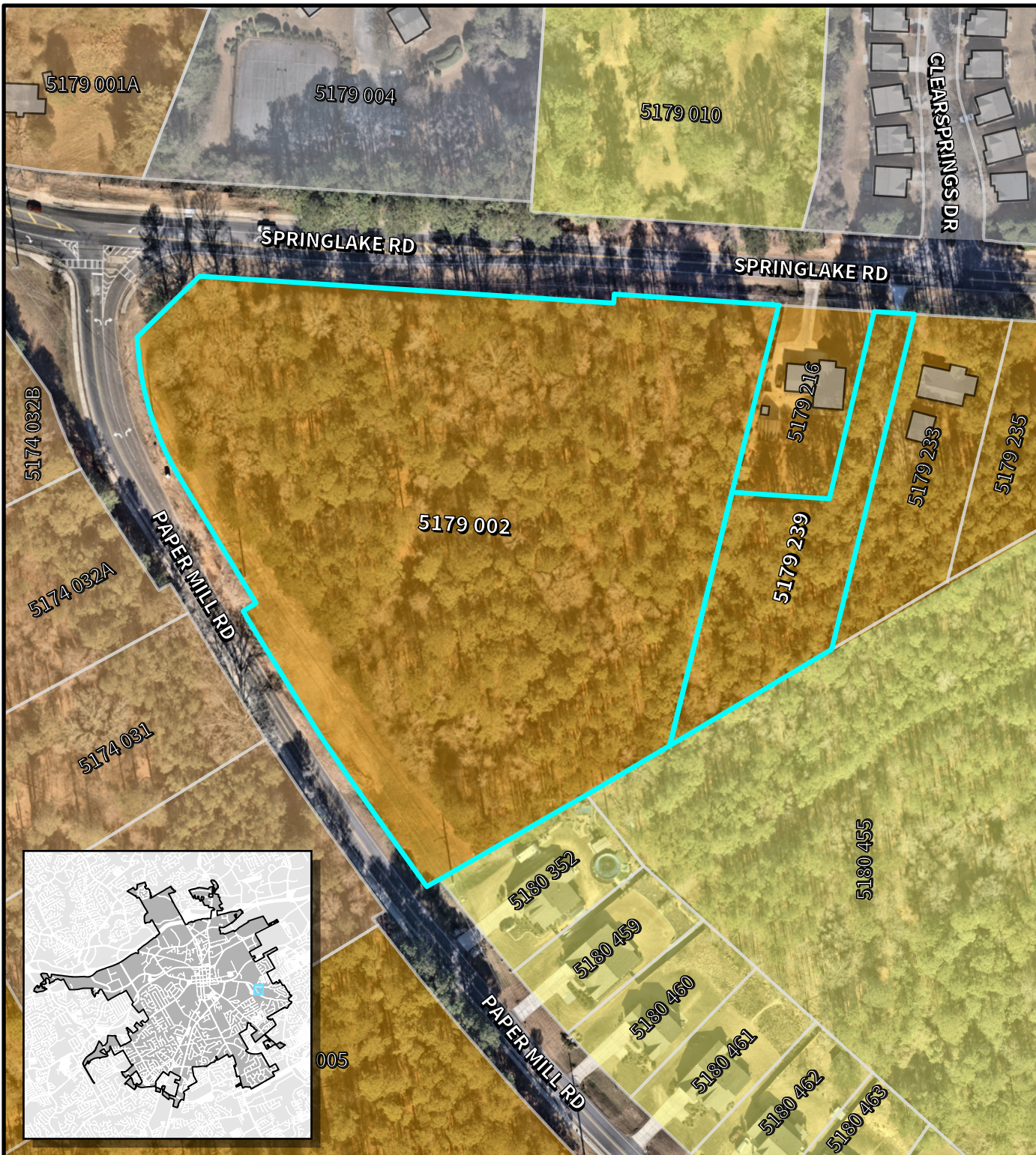
Map Date: 03/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 &


BFR2026-0001

Applicant: Parkland Homebuilders, LLC

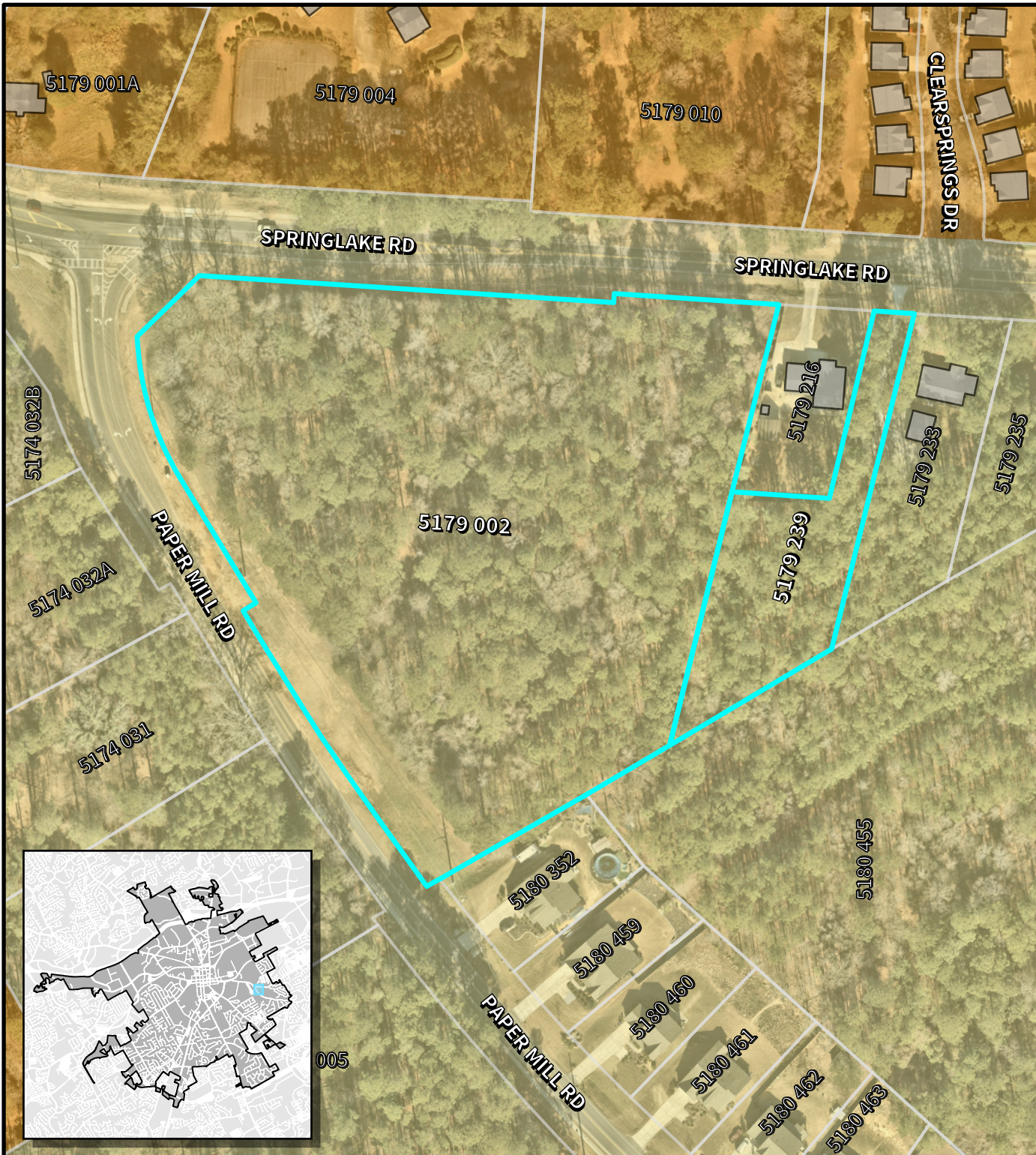
 Subject Property (~7.29 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential



Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



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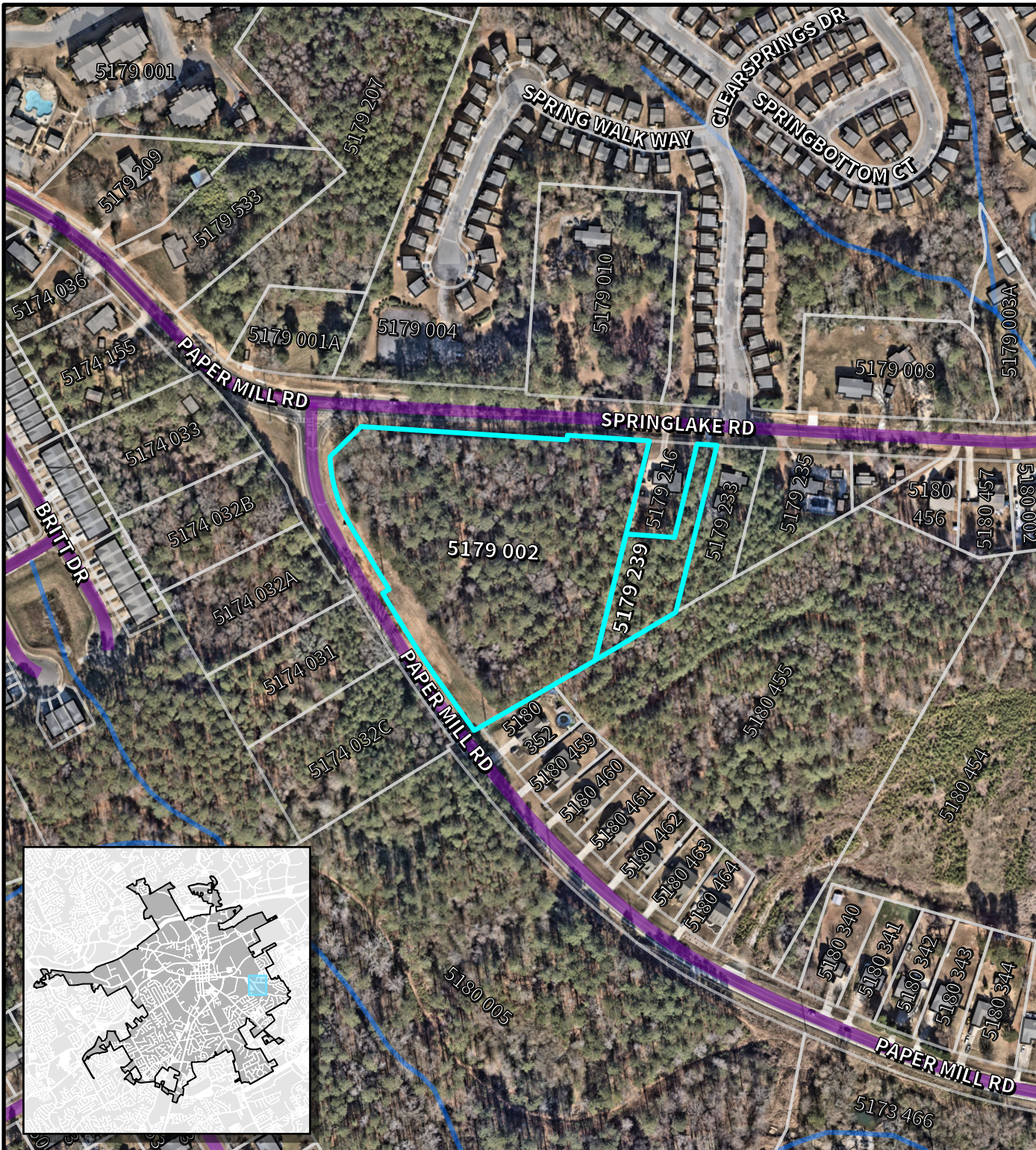
Planning & Development

Location Map & Surrounding Areas

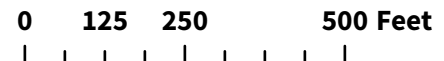
RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

-  Subject Property (~7.29 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/10/2026
 Map Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas







RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

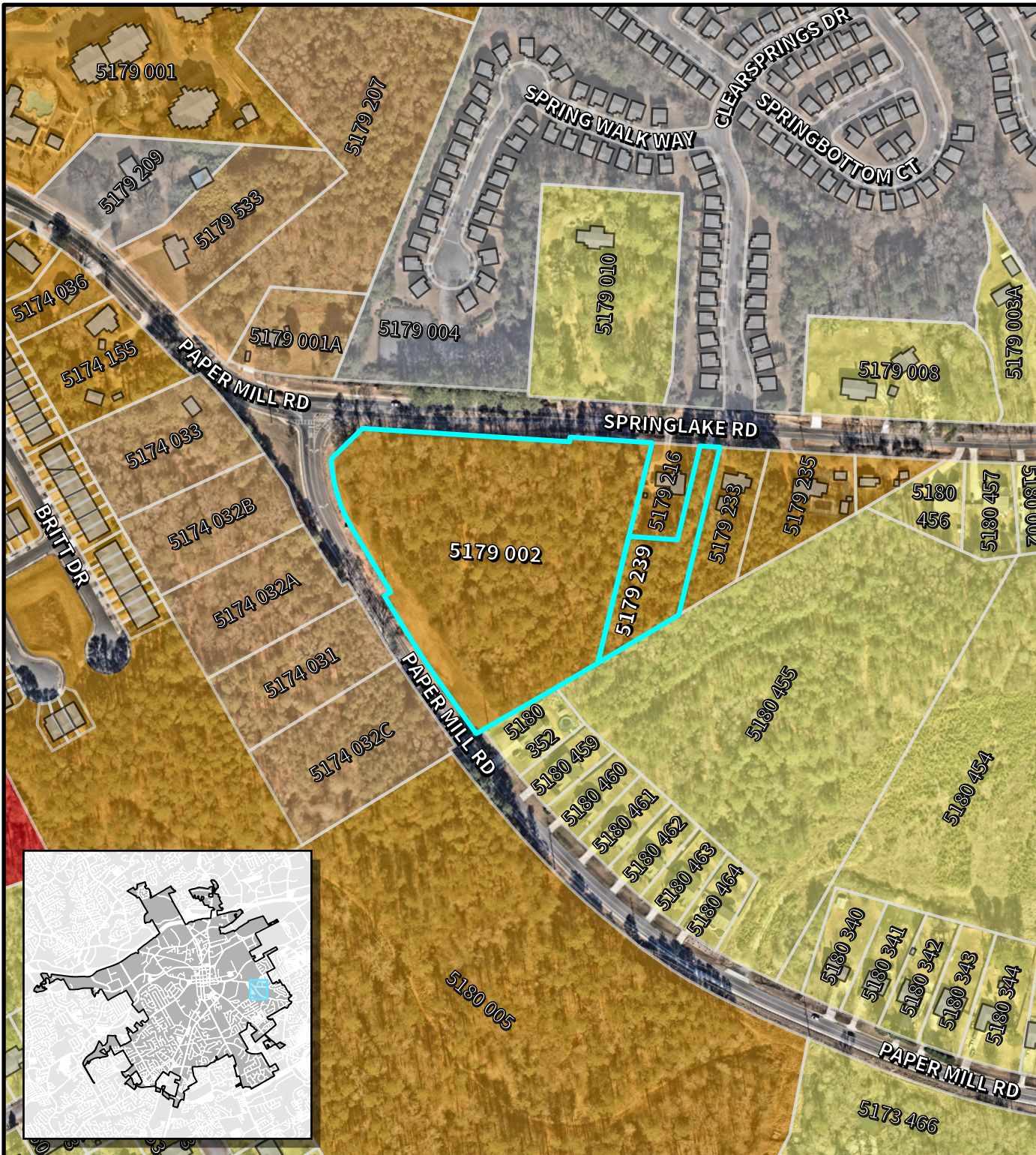
-  BG General Business
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RM-8 Townhouse Residential
-  RM-4-C Fee Simple Condominium
-  RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

Subject Property (~7.29 acres)

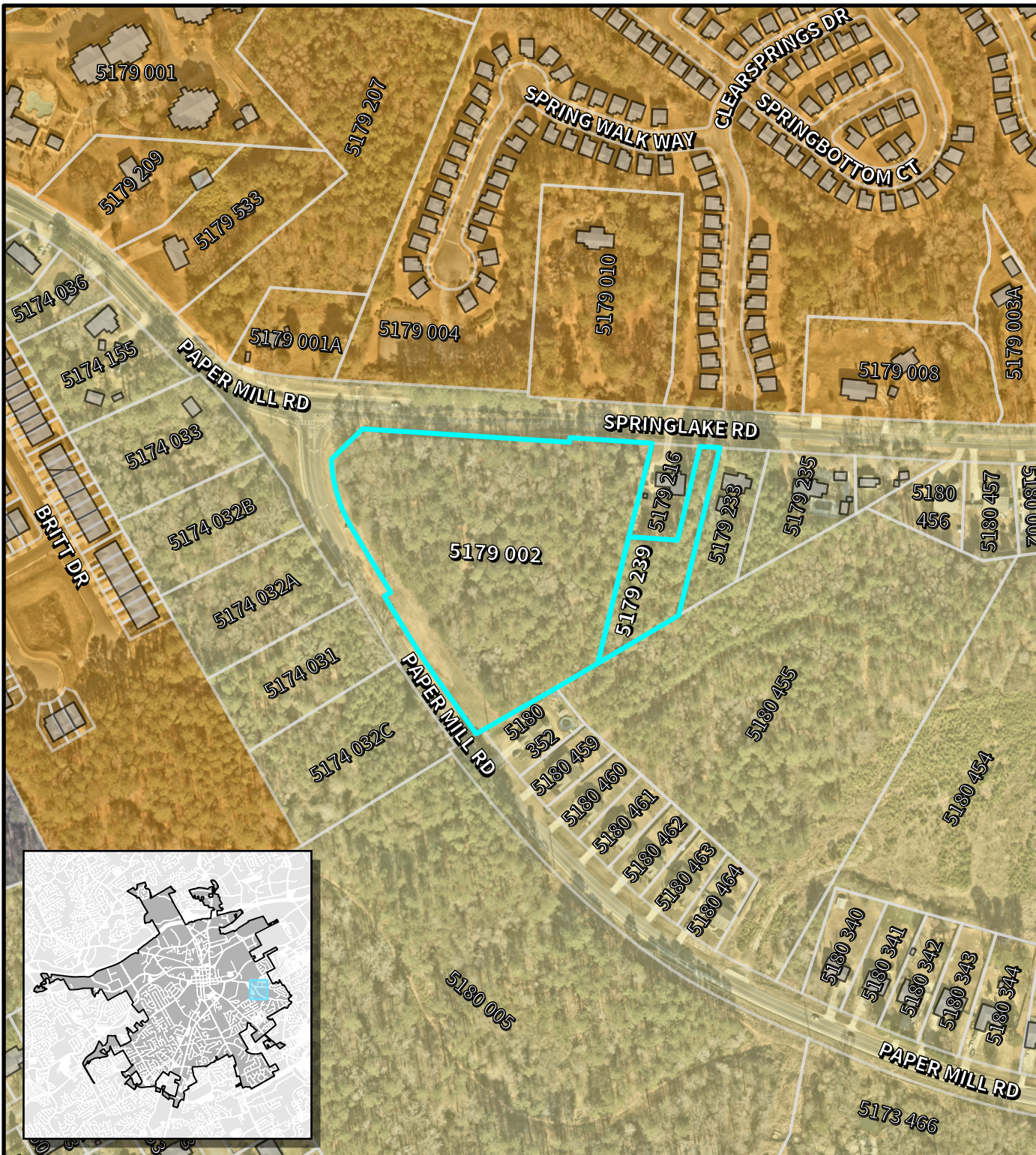
Lawrenceville City Limits

2045 Character Areas

Downtown

Traditional Residential

Mixed Residential



Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 30, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road

Department: Planning and Development

Date of Meeting: Monday, March 30, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from OI (Office/Institutional) and RS-150 (Single-Family Residential) to OI (Office/Institutional) with a Buffer Reduction Request

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

Attachments/Exhibits:

- RZC2026-0001 BFR2026-0003_ATTCH_03302026



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZC2026-00001 & BFR2026-00003

APPLICANT(S): AMICASA HOME CARE CORP

PROPERTY OWNER(S): 1298 OLD NORCROSS ROAD, LLC

LOCATION(S): 1298 OLD NORCROSS ROAD

PARCEL IDENTIFICATION NUMBER(S): 7006 008 & 7006 050

APPROXIMATE ACREAGE: 3.13 ACRES

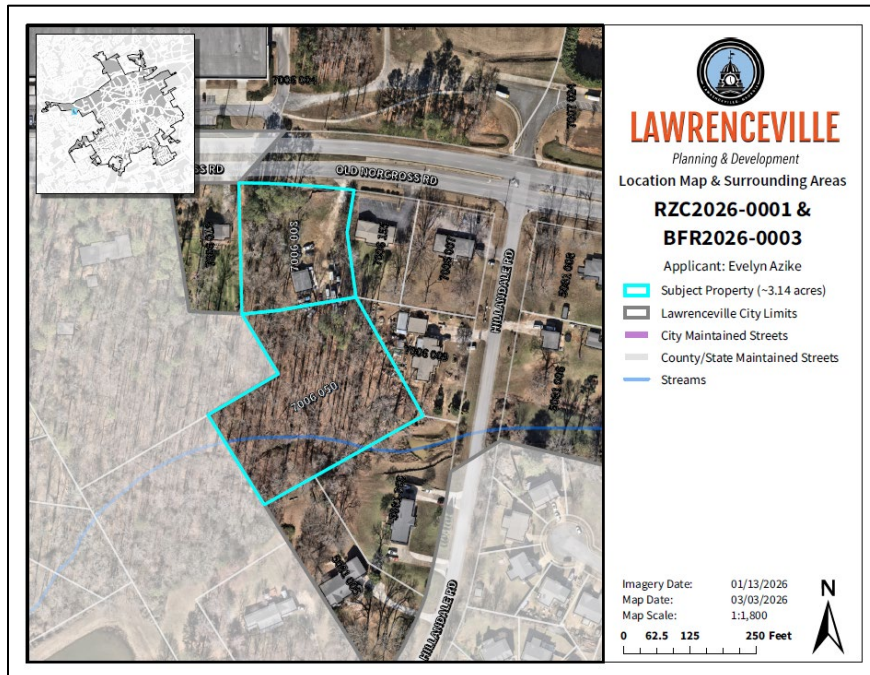
CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: PERSONAL CARE HOME / ASSISTED LIVING FACILITY

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



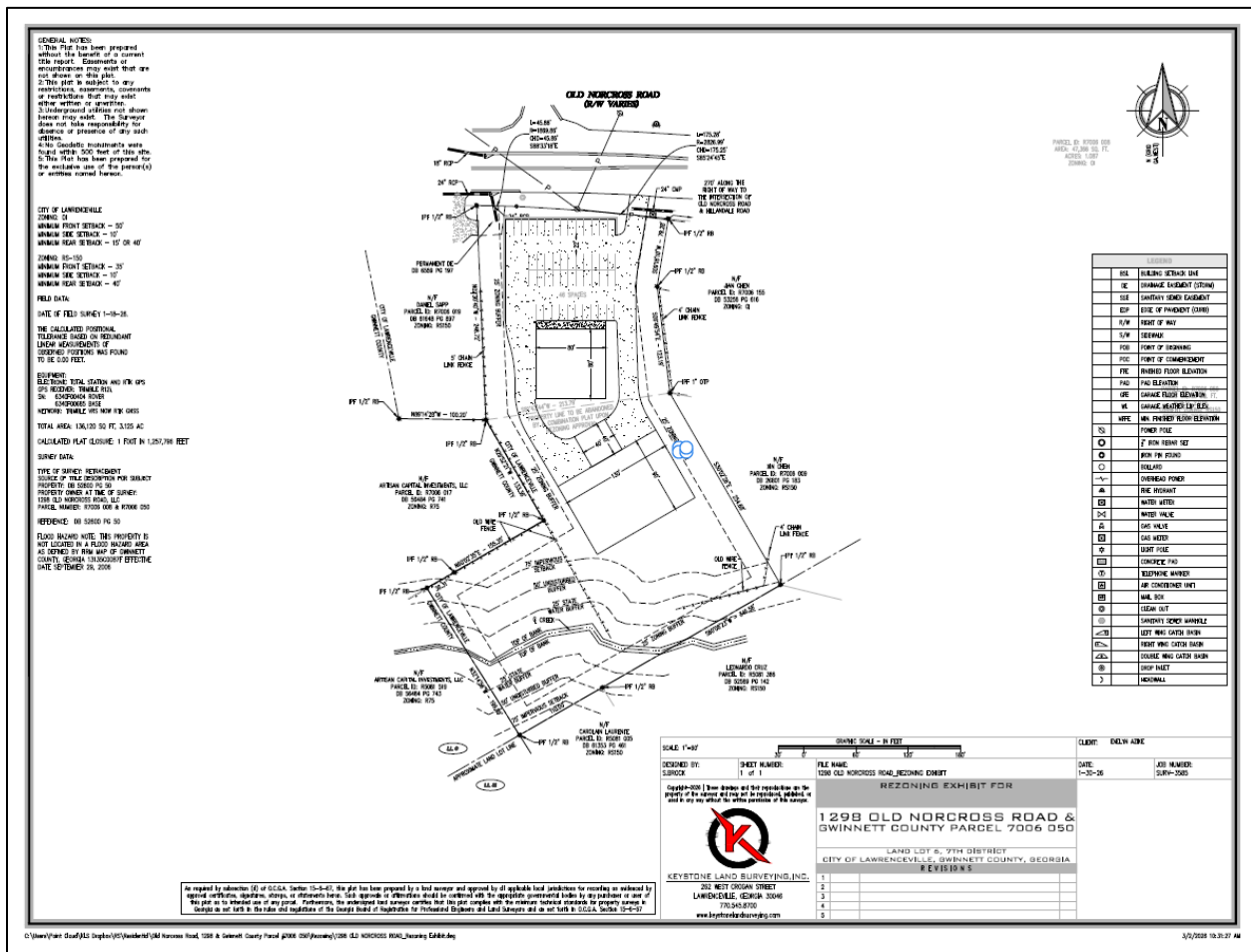
ZONING HISTORY

Portions of the subject property adjacent to Old Norcross Road (R7006 008) were annexed into the City of Lawrenceville and rezoned to RS-120 (Single Family Residential District) In 1982; these portions were rezoned to OI (Office Institutional District in 1989 per RZ-89-12. The remaining portions of the subject property were annexed into the city limits and rezoned to RS-150 (Single Family Residential District) sometime between the years 1989 and 2002.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 1,064 square foot wood frame single-family dwelling constructed in 1979. There are no Certificates of Occupancy or Occupational Tax Certificates associated with the subject property; there is currently an open code case at the property regarding outdoor storage (vehicles) and parking on non-approved surfaces (CEU2025-16538).

The applicant seeks to redevelop the subject property into a commercial personal care home / assisted living facility. The proposal consists of two structures totaling approximately 18,100 SF of gross floor area.

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>20,000 sq ft</i>	<i>136,342 sq ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>220 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>40 ft</i>	<i>40 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>Land Disturbing Activity Permit</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>Building Permit</i>

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

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

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI/RS-150	50 ft	25 ft	Buffer Reduction
OI/R-75	50 ft	25 ft	Buffer Reduction

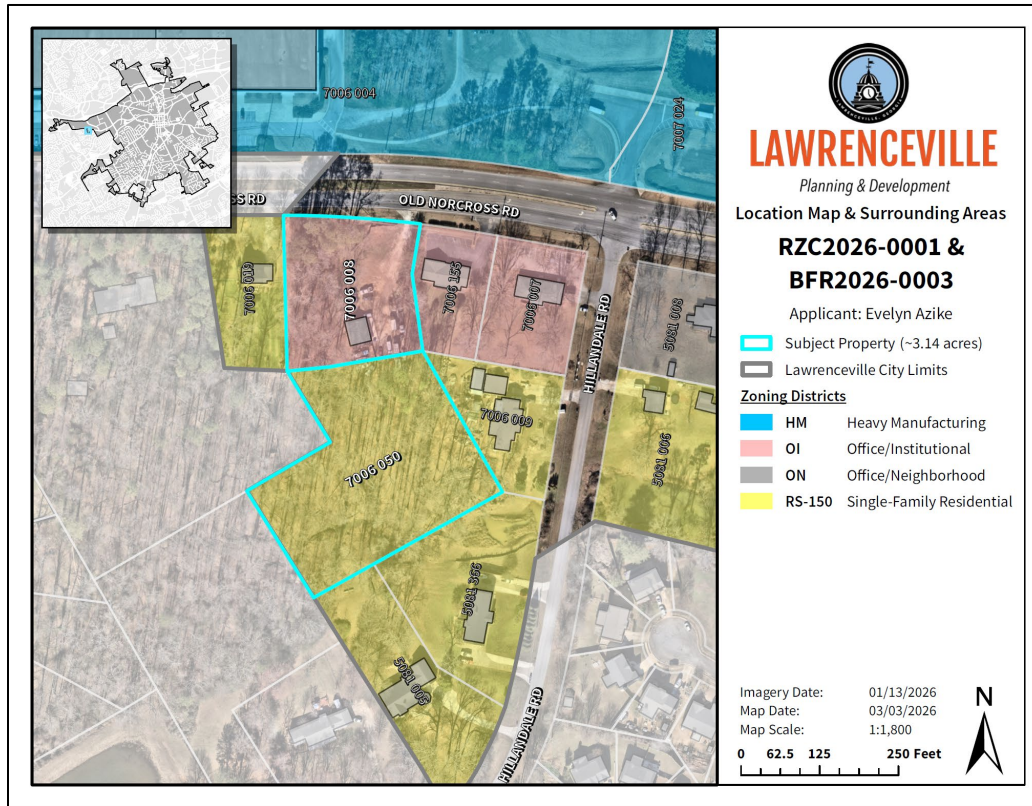
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Personal Care Home	1 per two beds plus 1 for each 250 SF GFA of common space	46 spaces	Variance (Board of Appeals)

In addition to the rezoning request, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned City of Lawrenceville zoning district RS-150 (Single-Family Residential) and Gwinnett County zoning district R-75 (Single-Family Residential) from 50 feet to 25 feet. Due to the property’s shape, the fact that it is surrounded by residential uses and zoning districts on nearly all sides, and the presence of a stream with an associated 75’ buffer running through the rear of the property, a significant portion of the property is rendered unbuildable by these various buffers. These hardships may justify a reduction of the required zoning buffer; the required 75’ stream buffer shall remain in place as-is.

Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

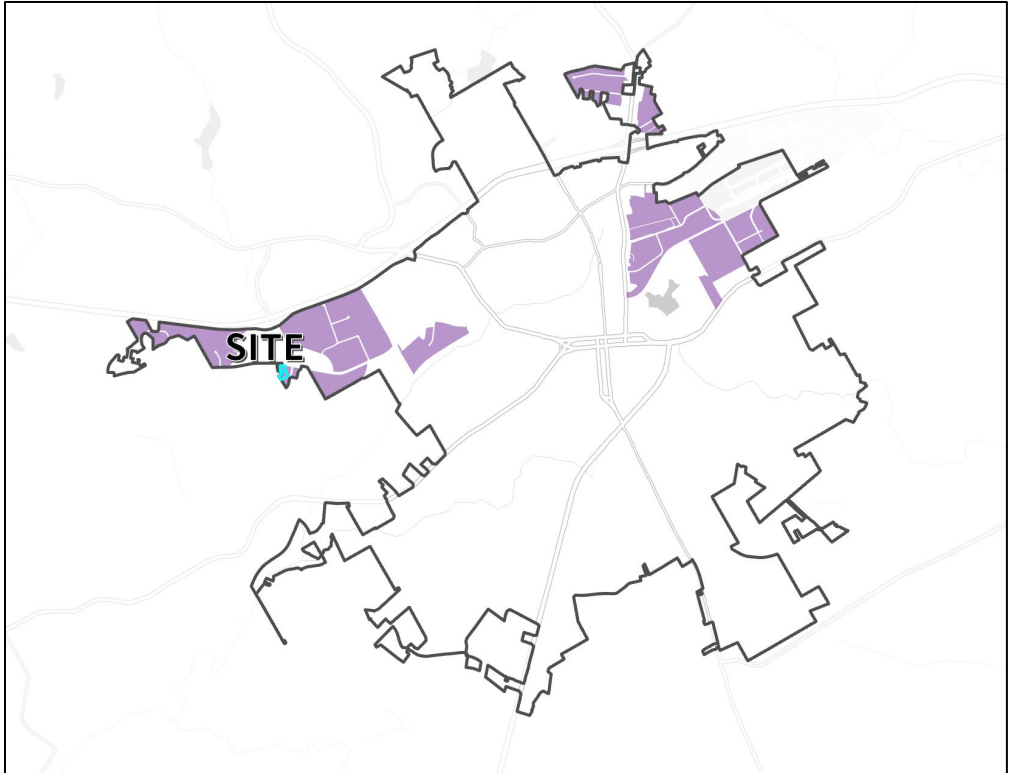
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of single-family residential and light commercial zoning districts and land uses. The properties to the east of the subject property along Old Norcross Road are both zoned OI (Office Institutional District) and consist of day care and a medical office operating out of structures initially built as single-family dwellings. Otherwise, the properties directly adjacent to the subject property contain single-family dwellings within residential zoning districts (City of Lawrenceville RS-150 district and Gwinnett County R-75 district). The greater area consists of predominantly single-family residential on the southern extent of Old Norcross Road; likewise, the northern extent of Old Norcross Road contains Discovery High School and Benefield Elementary School, both institutional uses on properties zoned HM (Heavy Manufacturing District). The proposal may be appropriate considering the residential and institutional nature of nearby land uses and zoning districts.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies 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 not be strictly consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The proposed rezoning and buffer reduction provide a compatible, low-impact institutional use adjacent to both residential and employment areas and would function as an effective transitional land use between single-family neighborhoods and more intensive industrial and institutional development located along the northern right-of-way of Old Norcross Road. Additionally, the requests would eliminate “split zoning”, promoting a coordinated and orderly development pattern, which would align with the City’s long-term vision for the area by supporting employment-adjacent institutional uses with the broader Industrial Character Area.

Given these considerations, the rezoning and buffer reduction requests represent a reasonable, appropriate, and well-supported use of a property and does not materially conflict with the Comprehensive Plan. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezoning and buffer reduction.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Jackson EMC serves this development.

GAS DEPARTMENT

Lawrenceville Gas serves this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed OI zoning and personal care home / assisted living facility is generally compatible with nearby institutional, and office uses along Old Norcross Road and may serve as a transitional use between commercial and surrounding residential properties.

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

The proposed development is not expected to adversely affect nearby properties, as personal care homes typically generate relatively low traffic and operational impacts compared to other commercial uses.

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

The subject properties are split zoned (RS-150 and OI), which limits cohesive development and constrains its highest and best use. While portions could be developed under existing zoning, the property is most economically viable as a unified OI district, allowing for coordinated institutional development consistent with surrounding land uses.

- 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 assisted living facility is expected to generate moderate traffic volumes and should have minimal impact on surrounding transportation infrastructure, utilities, and nearby schools.

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

The subject property is located within the Industrial Character Area of the City's Comprehensive Plan. While the proposed personal care home/assisted living facility is not an industrial use, it is an institutional use compatible with surrounding development and functions as a transition between residential and employment/industrial uses. The rezoning to OI (Office-Institutional) supports the City's goals for orderly growth, land use compatibility, and efficient development, and is therefore generally consistent with the policy and intent of the Comprehensive Plan.

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

The subject property is in an area characterized by a mix of residential, institutional, and employment uses, including office-institutional zoning and industrial development across the adjacent arterial roadway. This evolving land use pattern reflects a transition from single-family residential to more intensive institutional and employment-oriented uses. Given the property’s location and surrounding area, the proposed rezoning to OI (Office-Institutional District) responds to these changing conditions, supports coordinated development, and provides a compatible, low-impact use that aligns with the City’s vision for orderly growth. These factors provide supporting grounds for approval of the request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZC2026-00001

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

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

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

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- B.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.

- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00003

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

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.
- B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- C. Any disturbance within the required twenty-five (25) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- F. No land-disturbing activity shall occur within the required 75-foot impervious surface setback, 50-foot undisturbed buffer, or 25-foot state waters buffer, except as authorized through the applicable variance procedures.
- G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.

H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AMICASA HOME CARE Corp - Evelyn A. Azike - CEO</u>	NAME: <u>1298 Old Norcross Road, LLC - Soren Thomas</u>
ADDRESS: <u>3482 Flat Shoals Road</u>	ADDRESS: <u>PO Box 80042</u>
CITY: <u>Decatur</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30034</u>	STATE: <u>GA</u> ZIP: <u>30366</u>
CONTACT PERSON: <u>Evelyn A. Azike</u> PHONE: <u>404.537.1960</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>OI</u>	
PARCEL NUMBER(S): <u>R7006 008 & R7006 050</u> ACREAGE: <u>3.131</u>	
ADDRESS OF PROPERTY: <u>1298 Old Norcross Rd & 0 Hillandale Rd, Lawrenceville, Ga 30046</u>	

Evelyn A. Azike 1/30/2026
SIGNATURE OF APPLICANT DATE

Soren Thomas 01/29/2026
SIGNATURE OF OWNER DATE

AMICASA HOME CARE Corp - Evelyn A. Azike - CEO
TYPED OR PRINTED NAME

Soren Thomas
TYPED OR PRINTED NAME

Shamir M. Williams 1/30/2026
DATE

Key S Kim Yoo 1/29/2026
DATE

Lawrenceville, Georgia
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RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 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.

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

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LETTER OF INTENT AND JUSTIFICATION FOR REZONING

Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia

Applicant:

Evelyn Azike,
Owner/Administrator
Amicasa Homecare Corporation

Property Address:

1298 Old Norcross Road
Lawrenceville, Georgia 30044

Gwinnett County Tax Parcel IDs:

R7006 008
R7006 050

Current Zoning District: RS-150 (Single-Family Residential)

Requested Zoning District: OI (Office and Institutional)

Date: 2/2/2026

City of Lawrenceville
Planning and Development Department
165 Park Street
Lawrenceville, Georgia 30046

Dear Members of the Planning Commission and Honorable Mayor and City Council:

This Letter of Intent and Justification for Rezoning is submitted in support of the application to rezone the above-referenced property located at **1298 Old Norcross Road, Lawrenceville, Georgia**, consisting of **Gwinnett County Tax Parcel IDs R7006 008 and R7006 050** (hereinafter, the "Property"), from **RS-150 (Single-Family Residential)** to **OI (Office and Institutional)** pursuant to the City of Lawrenceville Zoning Ordinance.

I. INTRODUCTION

The Property is located within the City of Lawrenceville and is currently zoned RS-150. The Applicant seeks approval to rezone the Property to OI to allow for the development of an

assisted living facility with an inpatient hospice care component, intended to serve the aging and elderly population of Lawrenceville and the surrounding community.

This submission is intended to serve as the Applicant's **Letter of Intent and response to the Standards Governing the Exercise of Zoning Power** as required by the City of Lawrenceville Zoning Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two contiguous parcels fronting **Old Norcross Road**, a well-established corridor that serves a mix of residential, institutional, and community-serving uses. The surrounding area includes a combination of residential neighborhoods, civic and institutional uses, and healthcare-related facilities, making the Property well suited for an institutional use such as assisted living and hospice care.

While the Property is currently zoned for low-density single-family residential use, its location along a major roadway and proximity to existing services, utilities, and medical providers support consideration of a non-residential, community-serving use consistent with OI zoning.

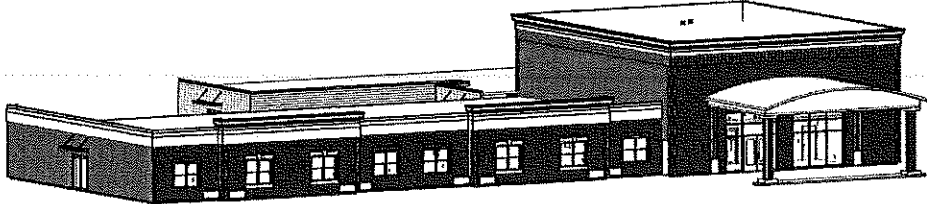
III. PROJECT SUMMARY

The Applicant proposes to develop the Property with an **assisted living facility and inpatient hospice unit**, providing residential accommodations, medical oversight, and supportive care services in a professionally managed environment. The facility will be designed to maintain a residential character while meeting all applicable City development, safety, and accessibility standards.

The proposed use is inherently low-impact, with limited traffic generation, 24-hour supervised operations, and minimal external disturbances. Site design will incorporate appropriate **setbacks, landscaping, buffering, and architectural treatments** to ensure compatibility with adjacent properties.

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

We have previously built and currently operate a licensed facility located at 3482 Flat Shoals Rd Decatur GA 30034.



IV. SITE IMPACT ANALYSIS

Standards Governing the Exercise of Zoning Power

(A) Suitability in View of Adjacent and Nearby Property

Yes. The proposed rezoning to OI will permit a use that is suitable given the surrounding land uses and the Property's location along Old Norcross Road. Assisted living and hospice facilities are recognized institutional uses that are compatible with nearby residential and community-serving uses and are less intensive than many commercial uses permitted along similar corridors.

(B) Effect on Existing or Adjacent Property

No. The proposed rezoning will not adversely affect the use or usability of adjacent or nearby properties. The residential nature of assisted living facilities, combined with planned buffering and site design measures, will ensure minimal impact on surrounding neighborhoods.

(C) Reasonable Economic Use as Currently Zoned

The Applicant submits that the Property has limited reasonable economic use under its current RS-150 zoning classification given its location, frontage on a major roadway, and surrounding development patterns. Rezoning to OI will allow the Property to be developed in a manner that is both economically viable and compatible with the area.

(D) Impact on Public Infrastructure and Services

The proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or public services. Assisted living and hospice facilities typically generate lower traffic volumes than traditional commercial or office uses, and all infrastructure improvements will comply with City requirements.

(E) Consistency with the Comprehensive Plan

The requested rezoning is consistent with the City of Lawrenceville Comprehensive Plan, which supports the provision of institutional and healthcare services and encourages land uses that promote public health, safety, and general welfare. The proposed development directly advances these goals by addressing the needs of an aging population.

(F) Other Relevant Conditions

Demographic trends within Lawrenceville and Gwinnett County reflect a growing senior population and an increasing need for assisted living and hospice services. The Property's location, access, and surrounding land use context provide additional support for approval of the requested rezoning.

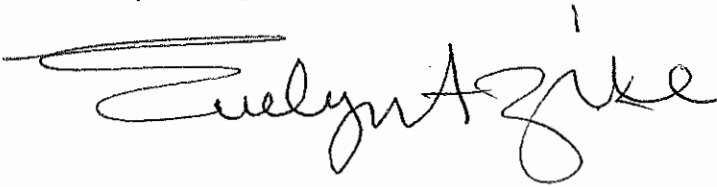
RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

V. CONCLUSION

For the reasons stated herein, the Applicant respectfully submits that the requested rezoning from **RS-150 to OI** is **reasonable, appropriate, and in the best interest of the City of Lawrenceville**. The proposed development represents a compatible, low-impact institutional use that will provide meaningful community benefit while adhering to the City's long-term planning objectives.

Accordingly, the Applicant respectfully requests favorable consideration and approval of this rezoning application. The Applicant welcomes the opportunity to meet with City staff or elected officials to address any questions or concerns regarding this request.

Respectfully submitted,



Based on concept site plan containing proposed locations of structures and floor areas along with proposed parking, we will be requesting a buffer reduction of 50% of the 50' zoning requirement for both lots down to 25'

Parking: Parking is calculated by 1 space per 2 beds as well as 1 space per 250sq.ft. of common area

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

1298 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD (R/W VARIES) A DISTANCE OF 270.00 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY OF HILLANDALE ROAD (80' R/W); THENCE SOUTH 12 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 79.09' FEET TO A POINT; THENCE SOUTH 04 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 123.08' FEET TO AN IRON PIN FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 254.77' FEET TO A POINT; THENCE SOUTH 63 DEGREES 05 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 346.91' FEET TO A POINT; THENCE NORTH 29 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 200.00' FEET TO AN IRON PIN FOUND; THENCE NORTH 63 DEGREES 00 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 155.19' FEET TO AN IRON PIN FOUND; THENCE NORTH 26 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 133.45' FEET TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 246.84' FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1869.86' FEET AND AN ARC LENGTH OF 45.86' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 85 DEGREES 00 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 45.86' FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2826.99' FEET AND AN ARC LENGTH OF 175.27' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 82 DEGREES 34 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 175.25' FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.131 ACRES MORE OR LESS.

PROPERTY BEING KNOWN AS 1298 OLD NORCROSS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA AND INCLUDES TAX PARCEL NUMBERS: R7006 008 AND R7006 050.



GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF LAWRENCEVILLE
 ZONING: OI
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15' OR 40'

ZONING: RS-150
 MINIMUM FRONT SETBACK - 35'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 40'

FIELD DATA:
 DATE OF FIELD SURVEY 1-18-26.

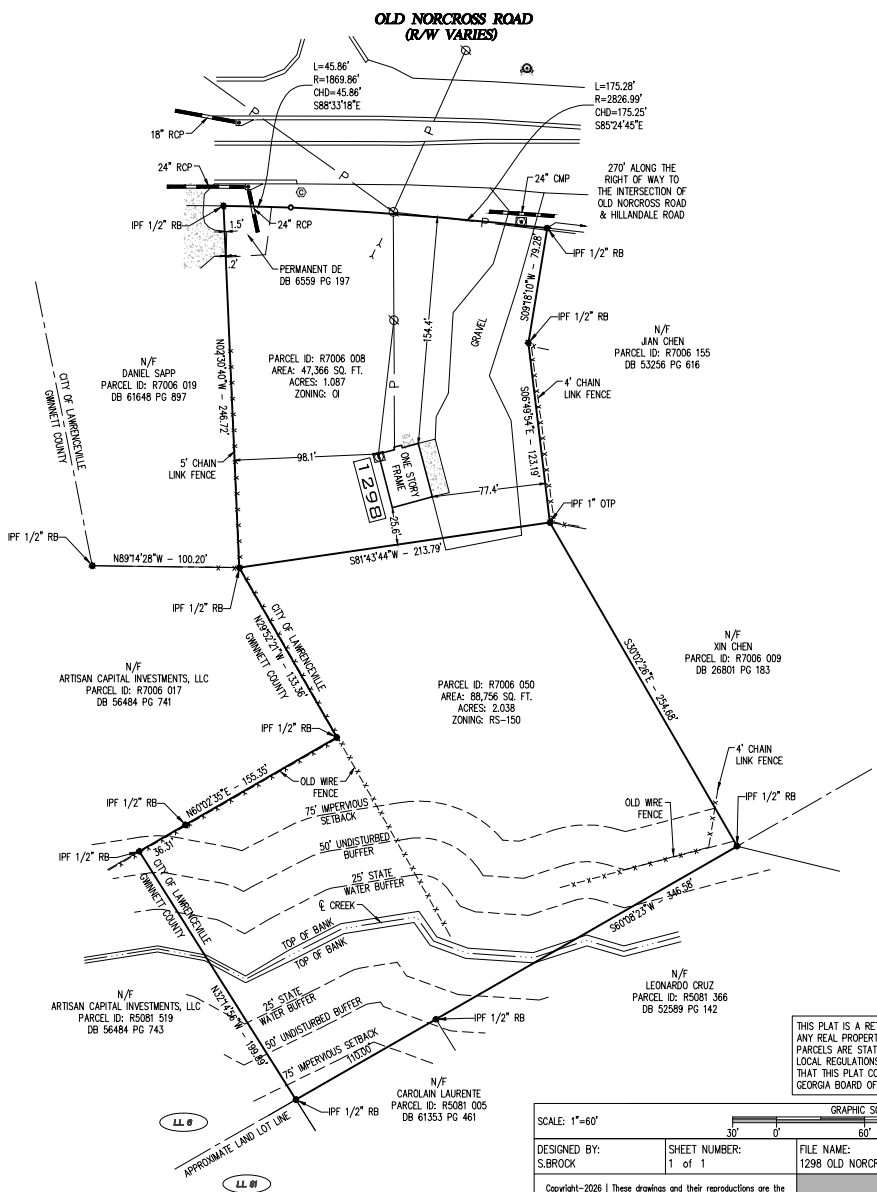
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12
 SN: 634900404 ROVER
 634900685 BASE
 NETWORK: TRIMBLE VMS NOW RTK GNSS

TOTAL AREA: 136,120 SQ FT, 3.125 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50
 PROPERTY OWNER AT TIME OF SURVEY: 1298 OLD NORCROSS ROAD, LLC
 PARCEL NUMBER: R7006 008 & R7006 050
 REFERENCE: DB 52600 PG 50

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C00877 EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—v—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

SCALE: 1"=60'		GRAPHIC SCALE - IN FEET		CLIENT: EVELYN AZIKE	
DESIGNED BY: S.BROCK	SHEET NUMBER: 1 of 1	FILE NAME: 1298 OLD NORCROSS ROAD	DATE: 1-30-26	JOB NUMBER: SURV-3585	
BOUNDARY SURVEY FOR					
1298 OLD NORCROSS ROAD					
LAND LOT 6, 7TH DISTRICT CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA					
R E V I S I O N S					
1					
2					
3					
4					
5					

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com



RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



PARCEL ID: R7006 008
 AREA: 47,366 SQ. FT.
 ACRES: 1.087
 ZONING: OI

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 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15' OR 40'

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 MINIMUM FRONT SETBACK - 35'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 40'

FIELD DATA:
 DATE OF FIELD SURVEY 1-18-26.

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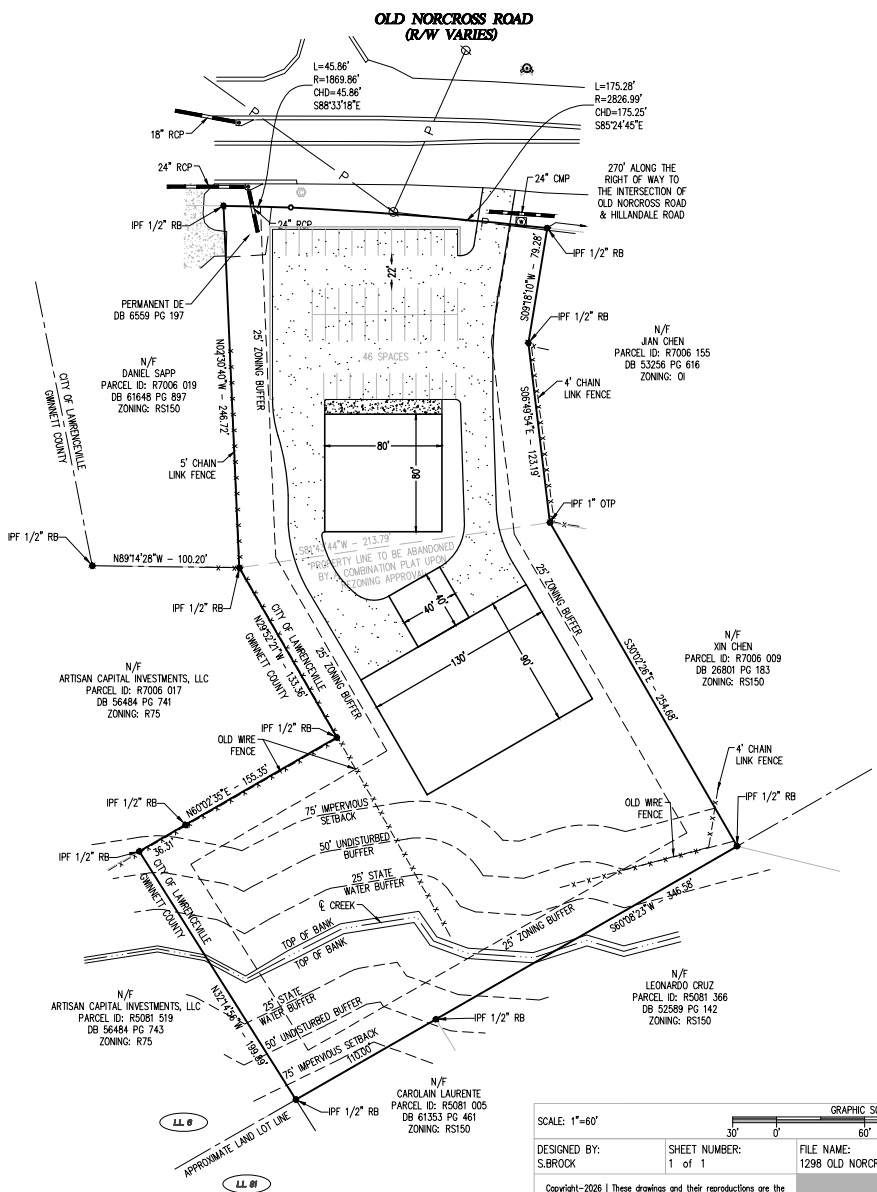
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○	IRON PIN FOUND
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—v—	OVERHEAD POWER
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⊞	LEFT WING CATCH BASIN
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⊞	DOUBLE WING CATCH BASIN
⊞	DROP INLET
⊞	HEADWALL

SCALE: 1"=60'
 GRAPHIC SCALE - IN FEET

DESIGNED BY: S.BROCK
 SHEET NUMBER: 1 of 1
 FILE NAME: 1298 OLD NORCROSS ROAD_REZONING EXHIBIT

CLIENT: EVELYN AZKE
 DATE: 1-30-26
 JOB NUMBER: SURV-3585

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REZONING EXHIBIT FOR
1298 OLD NORCROSS ROAD & GWINNETT COUNTY PARCEL 7006 050

LAND LOT 6, 7TH DISTRICT
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA
 R E V I S I O N S

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

As required by subsection (4) 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 approved 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 in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

1. Architecture drawing



<p>Amicasa Personal Home Care Facility 3482 Flat Shoals Road, Decatur, Georgia 30034</p>	<p>PERPECTIVE of PROPOSED NEW FACILITY AMICASA PERSONAL HOME CARE FACILITY</p>	<p>www.hortonsdesigngroup.com HIDG ARCHITECTURE PLANNING CONSULTING</p>	<p>198 Bellamy Place Stockbridge, Georgia 30087 Tel: 770-902-6866 Fax: 770-902-6868 AIA DATE: 2/15/2016 SCALE: NONE DRAWN BY: PD-01</p>
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RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Actual photos



**RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT**








LAWRENCEVILLE

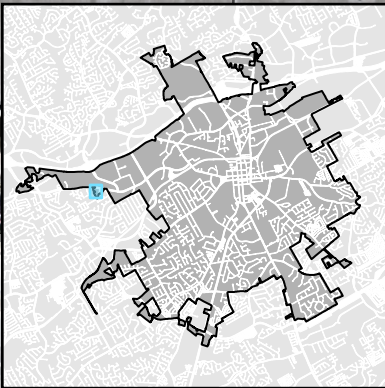
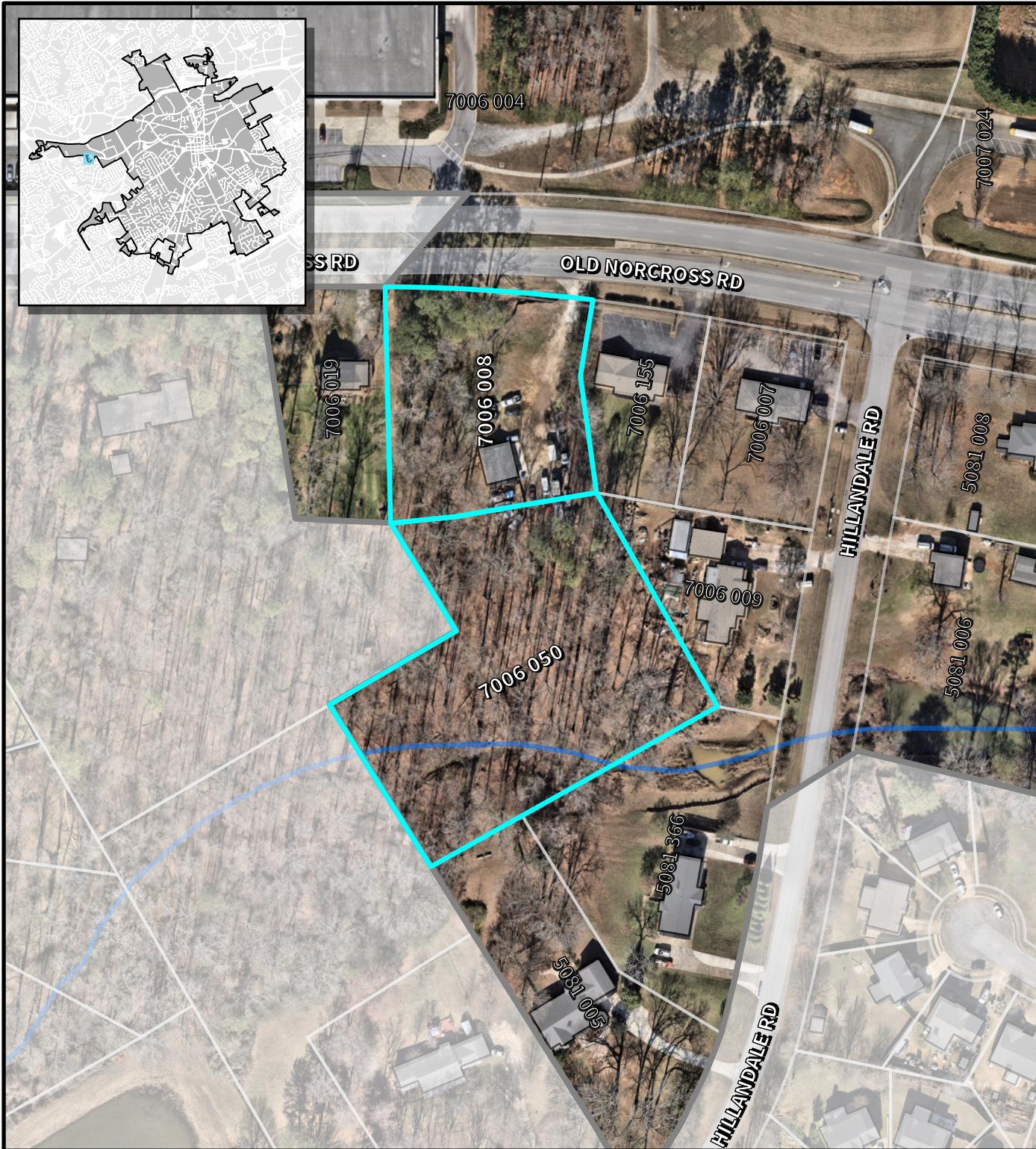
Planning & Development

Location Map & Surrounding Areas

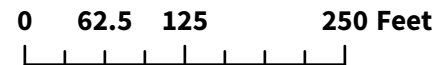
RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

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



Imagery Date: 01/13/2026
 Map Date: 03/03/2026
 Map Scale: 1:1,800



N

 Page 182



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

 Subject Property (~3.14 acres)


 Lawrenceville City Limits

Zoning Districts

 HM Heavy Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

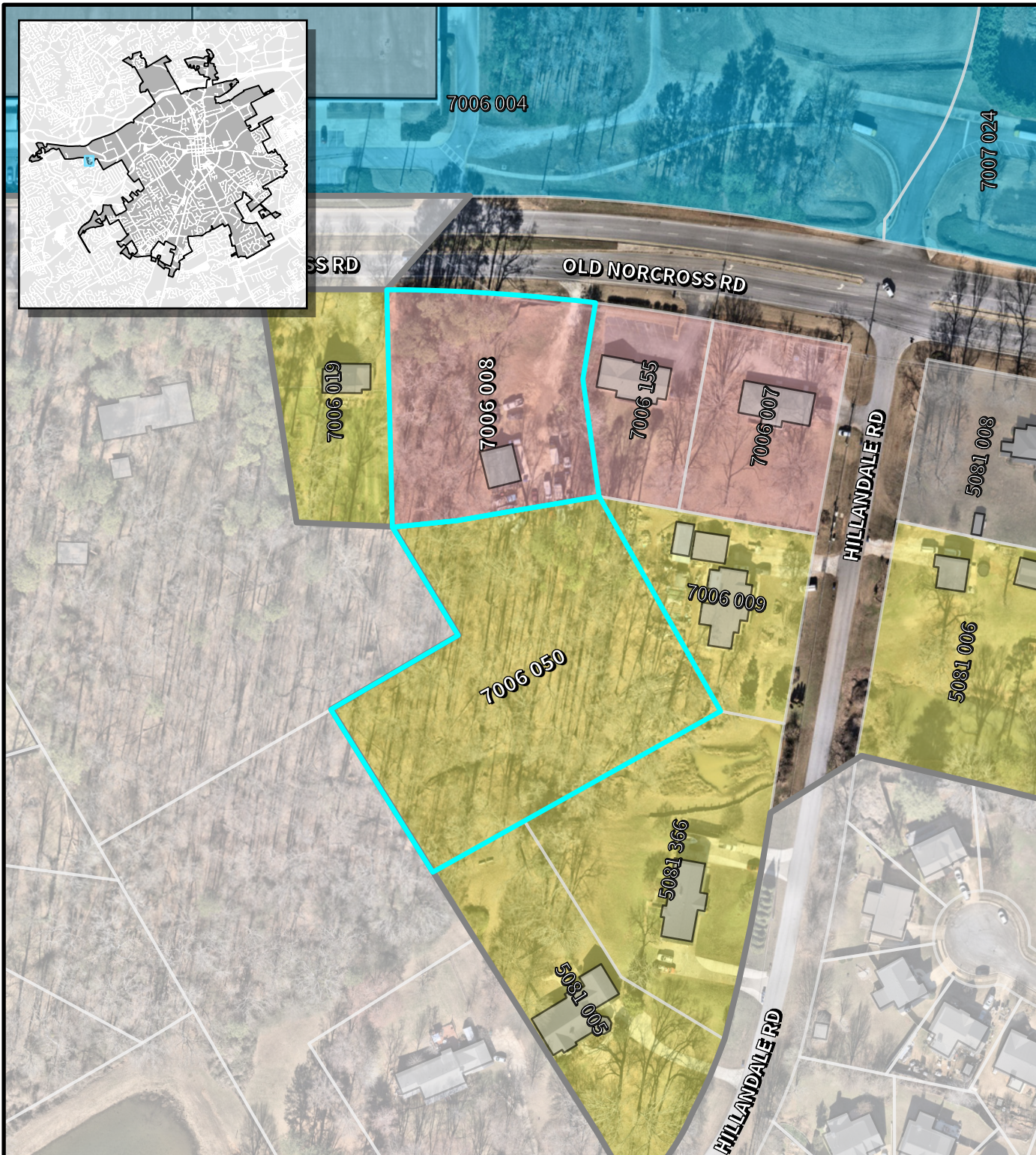
Map Date: 03/03/2026

Map Scale: 1:1,800

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

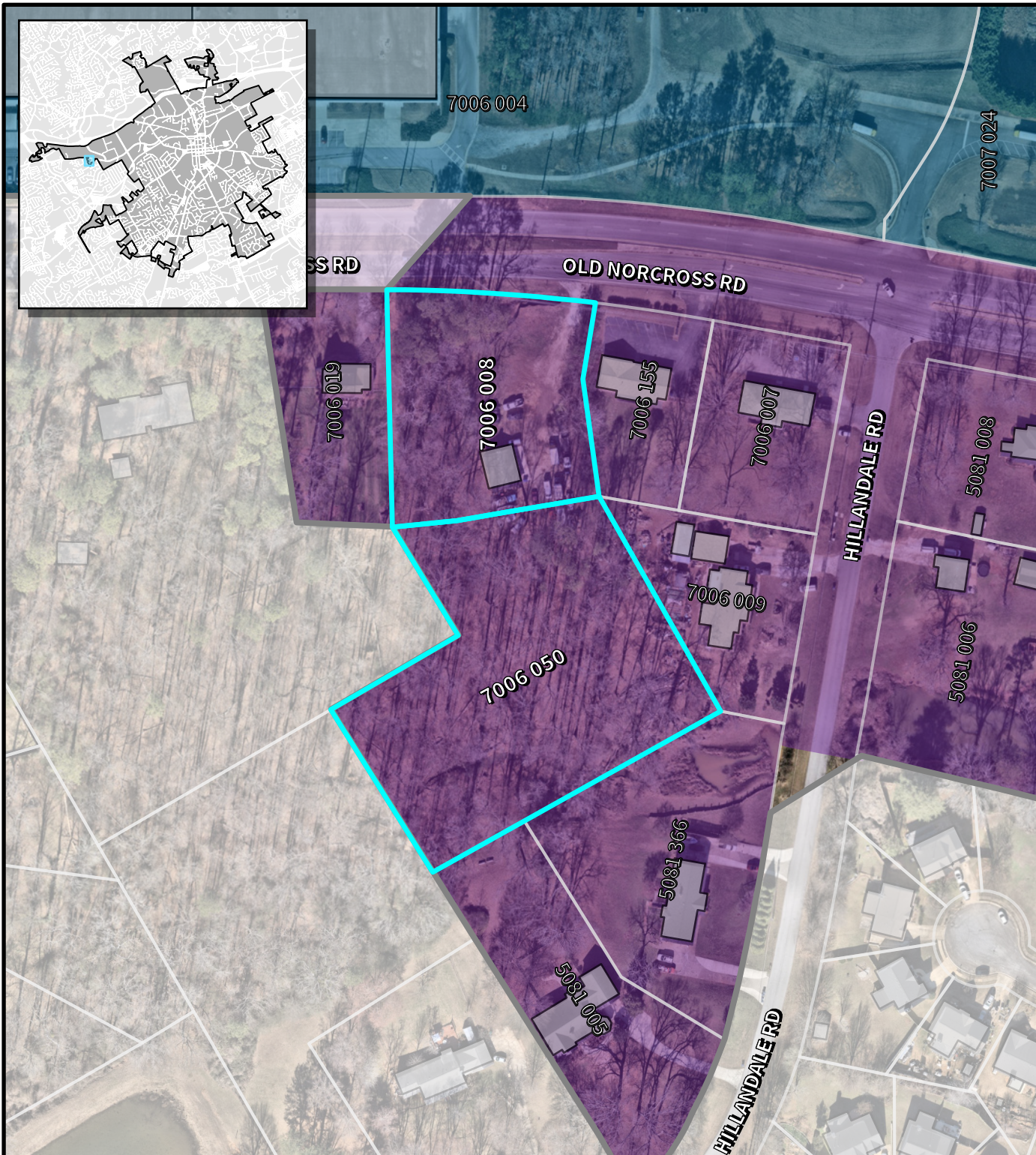
 Subject Property (~3.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Education Center

 Industrial



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



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LAWRENCEVILLE

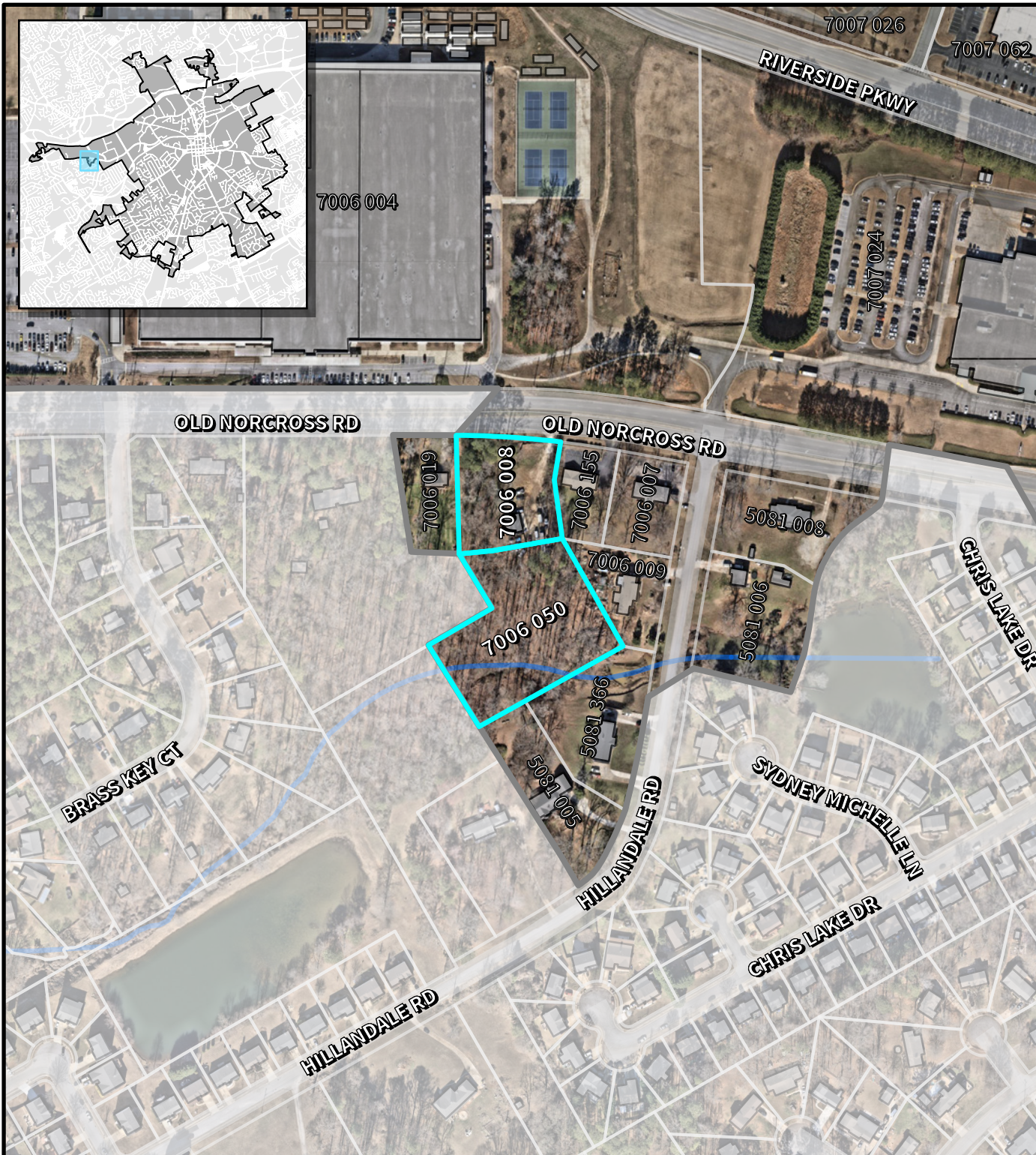
Planning & Development

Location Map & Surrounding Areas

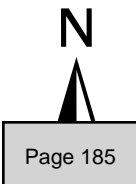
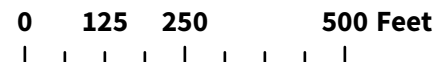
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Imagery Date: 01/13/2026
 Map Date: 03/03/2026
 Map Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

Zoning Districts

 HM Heavy Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

 RS-60 Single-Family Residential

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

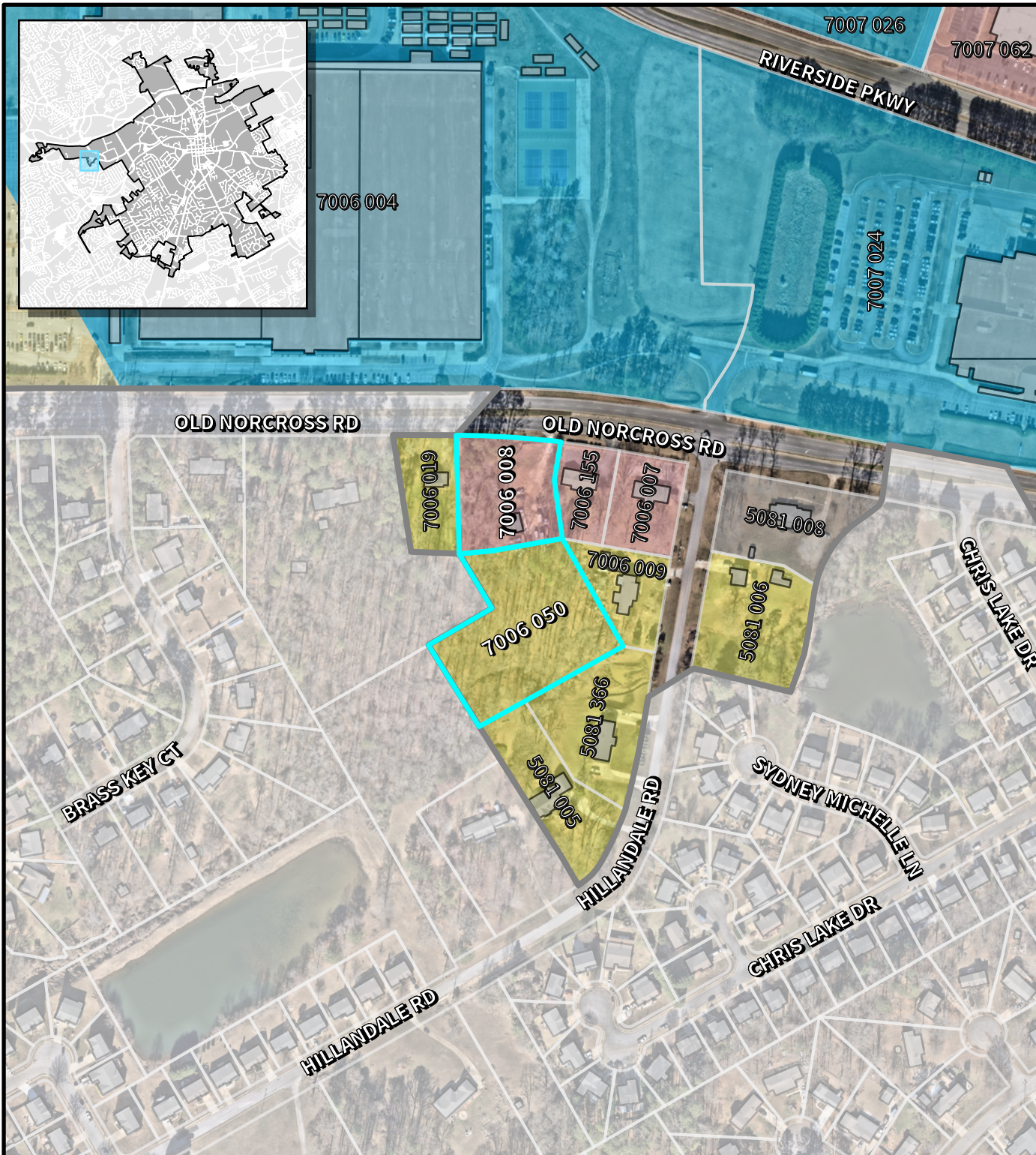
Map Date: 03/03/2026

Map Scale: 1:3,600

0 125 250 500 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

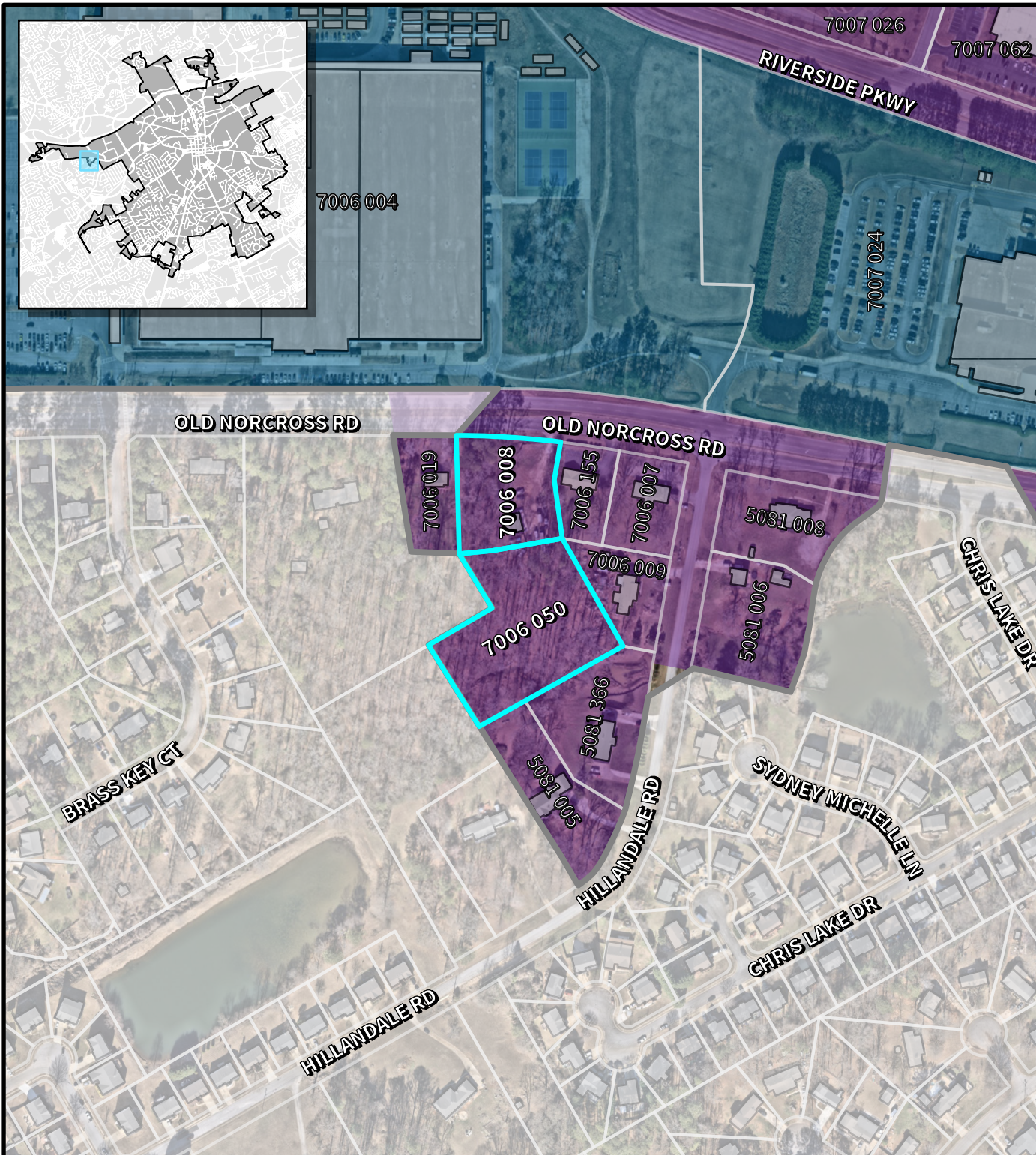
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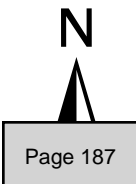
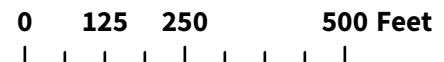
2045 Character Areas

 Education Center

 Industrial



Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:3,600





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 30, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

Department: Planning and Development

Date of Meeting: Monday, March 30, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

Summary: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).

Attachments/Exhibits:

- ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_CLEAN_03192026
- ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_RDLNS_03192026
- DRAFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE (2020), BY AMENDING ARTICLE 1, DISTRICTS, AND ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS; TO PROVIDE FOR REVISIONS TO THE USE TABLE FOR CONVENIENCE STORES WITH FUEL PUMPS; TO PROVIDE REVISIONS TO THE SUPPLEMENTAL AND ACCESSORY USE STANDARDS FOR CONVENIENCE STORES WITH FUEL PUMPS, AND COMMUNITY LIVING ARRANGEMENT; TO RELOCATE AND RENUMBER REGULATIONS ; AND FOR OTHER PURPOSES.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by deleting the existing line(s) in Section 103.2, “Use Table,” referencing “Convenience Store (with Fuel Pumps)” in their entirety and replacing them with new line(s) referencing “Convenience Store (with Fuel Pumps)” as set forth in the adopted ordinance, including the requirement of a Special Use Permit in the BG zoning classification.

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Convenience Store (with fuel pumps)	√											S		P		

Section 2.

Article 2, Supplemental and Accessory Use Standards, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by renumbering Section 200.3.25, Customary Home Occupation, as Section 200.3.26, And all sections following Section 200.3.26 shall be renumbered consecutively to maintain numerical order, and any reference to the former section numbers within this Ordinance as it exists as of the date of this Amendment or elsewhere in the City Code as it exists as of the date of this Amendment shall be deemed to refer to the renumbered sections.

Section 3.

Section 200.3.25 Convenience Store, with Fuel Pumps, is hereby adopted as a new section to replace the former Section 200.3.25. The new section shall read as follows:

200.3.25. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel Pumps, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

1. Development shall be in substantial conformance with the site plan approved by the City Council.
2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
2. **Fuel Pumps and Canopy.**
 - a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.

b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.

c. Canopy lighting shall be fully recessed and shielded.

3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City, GCDOT, and GDOT requirements as appropriate.

2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential development or zoning classification, landscaped buffers shall be installed in accordance with the City’s buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.

3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved by the City Council.

J. **Signage.** Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of the Special Use Permit approval.

2. Fuel deliveries and refuse collection shall be limited to daytime hours unless

otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

A Real-Time Information Center (RTIC) is a facility, unit, or technological system operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

The provisions of this section are intended to apply to new commercial, office, institutional, and mixed-use developments involving land-disturbing activity on a voluntary basis. Property owners and developers are encouraged, but not required, to participate in measures outlined herein, including the potential connection of site security cameras to the City of Lawrenceville Police Department Real-Time Information Center (RTIC).

Section 4.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 5.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 6.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX^{XX} day of MONTH, 2026

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE (2020), BY AMENDING ARTICLE 1, DISTRICTS, AND ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS; TO PROVIDE FOR REVISIONS TO THE USE TABLE FOR CONVENIENCE STORES WITH FUEL PUMPS; TO PROVIDE REVISIONS TO THE SUPPLEMENTAL AND ACCESSORY USE STANDARDS FOR CONVENIENCE STORES WITH FUEL PUMPS, AND COMMUNITY LIVING ARRANGEMENT; TO RELOCATE AND RENUMBER REGULATIONS ; AND FOR OTHER PURPOSES.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by deleting the existing line(s) in Section 103.2, “Use Table,” referencing “Convenience Store (with Fuel Pumps)” in their entirety and replacing them with new line(s) referencing “Convenience Store (with Fuel Pumps)” as set forth in the adopted ordinance, including the requirement of a Special Use Permit in the BG zoning classification.

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Convenience Store (with fuel pumps)	√											S		P		

Section 2.

Article 2, Supplemental and Accessory Use Standards, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by renumbering Section 200.3.256, Customary Home Occupation, as Section 200.3.267, And all sections following Section 200.3.26 shall be renumbered consecutively to maintain numerical order, and any reference to the former section numbers within this Ordinance as it exists as of the date of this Amendment or elsewhere in the City Code as it exists as of the date of this Amendment shall be deemed to refer to the renumbered sections.

Section 3.

Section 200.3.256 Convenience Store, with Fuel Pumps, is hereby adopted as a new section to replace the former Section 200.3.256. The new section shall read as follows:

200.3.256. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel Pumps, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

- 1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
- 2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
- 3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

- 1. Development shall be in substantial conformance with the site plan approved by the City Council.
- 2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

- 1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
- 2. **Fuel Pumps and Canopy.**
 - a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.

b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.

c. Canopy lighting shall be fully recessed and shielded.

3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City, [GCDOT](#), and GDOT requirements [as appropriate](#).

2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential [development or](#) zoning classification, landscaped buffers shall be installed in accordance with the City’s buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.

3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved [by the City Council](#).

J. **Signage.** Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of [the Special Use Permit](#) approval.

2. [Fuel](#) deliveries and refuse collection shall be limited to daytime hours unless

otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

A Real-Time Information Center (RTIC) is a facility, unit, or technological system operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

~~2.~~ The provisions of this section are intended to apply to new commercial, office, institutional, and mixed-use developments involving land-disturbing activity on a voluntary basis. Property owners and developers are encouraged, but not required, to participate in measures outlined herein, including the potential connection of site security cameras to the City of Lawrenceville Police Department Real-Time Information Center (RTIC).

Section 4.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 5.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 6.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX^{XX} day of MONTH, 2026

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE (2020), BY AMENDING ARTICLE 1, DISTRICTS, AND ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS; TO PROVIDE FOR REVISIONS TO THE USE TABLE FOR CONVENIENCE STORES WITH FUEL PUMPS; TO PROVIDE REVISIONS TO THE SUPPLEMENTAL AND ACCESSORY USE STANDARDS FOR CONVENIENCE STORES WITH FUEL PUMPS, AND COMMUNITY LIVING ARRANGEMENT; TO RELOCATE AND RENUMBER REGULATIONS ; AND FOR OTHER PURPOSES.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by deleting the existing line(s) in Section 103.2, “Use Table,” referencing “Convenience Store (with Fuel Pumps)” in their entirety and replacing them with new line(s) referencing “Convenience Store (with Fuel Pumps)” as set forth in the adopted ordinance, including the requirement of a Special Use Permit in the BG zoning classification.

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Convenience Store (with fuel pumps)	√											S		P		

Section 2.

Article 2, Supplemental and Accessory Use Standards, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by renumbering Section 200.3.26, Customary Home Occupation, as Section 200.3.27, And all sections following Section 200.3.26 shall be renumbered consecutively to maintain numerical order, and any reference to the former section numbers within this Ordinance as it exists as of the date of this Amendment or elsewhere in the City Code as it exists as of the date of this Amendment shall be deemed to refer to the renumbered sections.

Section 3. Section 200.3.26 Convenience Store, with Fuel Pumps, is hereby adopted as a new section to replace the former Section 200.3.26. The new section shall read as follows:

200.3.26. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

AFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel *Pumps*, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

- 1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
- 2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
- 3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

- 1. Development shall be in substantial conformance with the site plan approved by the City Council.
- 2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

- 1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
- 2. **Fuel Pumps and Canopy.**
 - a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.
 - b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.

c. Canopy lighting shall be fully recessed and shielded.

3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City and GDOT requirements.

2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential zoning classification, landscaped buffers shall be installed in accordance with the City’s buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

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1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved.

J. **Signage.** Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.. .

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of approval.

2. Fuel deliveries and refuse collection shall be limited to daytime hours unless otherwise approved by the City Council.

L. Real-Time Intelligence Center (RTIC).

A Real-Time Intelligence Center (RTIC) is a facility, unit, or technological system

operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

The provisions of this section shall apply to all new commercial, office, institutional, and mixed-use developments involving land-disturbing activity, and may be imposed as a condition of zoning, special use approval, or development approval, including but not limited to conditions requiring connection of site security cameras to the City of Lawrenceville Police Department Real-Time Intelligence Center (RTIC).

Section 4.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 5.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 6.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX^{XX} day of MONTH, 2026

David R. Still, Mayor

Attest:

AFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026

Karen Pierce, City Clerk