



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL WORK SESSION AGENDA

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Wednesday, March 04, 2026  
5:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Prayer**

#### **Pledge of Allegiance**

#### **Agenda Additions / Deletions**

#### **Discussion of General City Business**

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

- [1.](#) RZM2025-00023; Curt Thompson; 464 West Pike Street
- [2.](#) RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
- [3.](#) SUP2026-0001; Gerald and Fred Enterprises, LLC; 350 West Pike Street
- [4.](#) BFR2025-00005; Macario Bustos; 335 West Pike Street
- [5.](#) A discussion to amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2
- [6.](#) Contract Award – Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26)
- [7.](#) Purchase of Gas Pipe and Materials-HI Hope at Hwy 316
- [8.](#) Contract Renewal - Provision of Landscape and Maintenance Services - Annual (RP003-24)
- [9.](#) Granicus Agenda and Video Management Software

[10.](#) Ordinance Amendment – Removal of Public Hearing Requirement for Natural Gas Margin Rate Adjustments

**Executive Session - Personnel, Litigation, Real Estate**

**Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** RZM2025-00023; Curt Thompson; 464 West Pike Street

**Department:** Planning and Development

**Date of Meeting:** Wednesday, March 4, 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.pdf



# 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

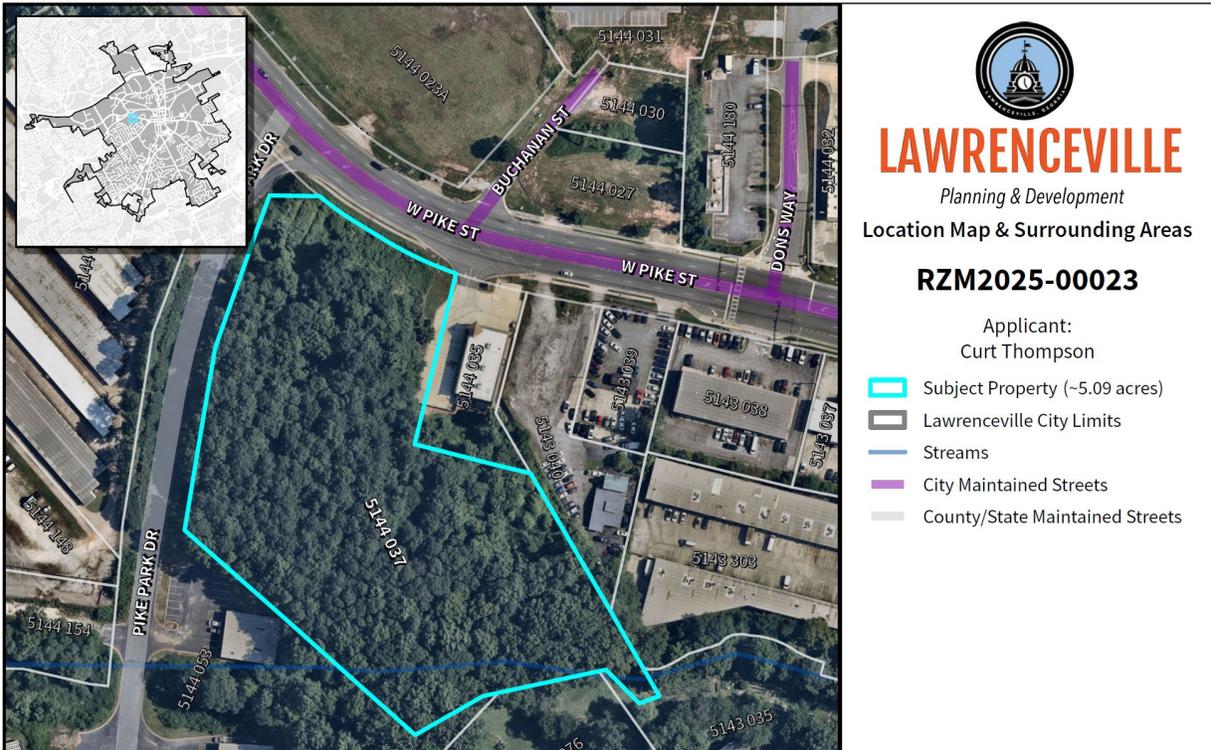
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**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	<b>Variance</b>

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	<b>Variance</b>
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)	<b>Variance</b>

**Minimum Heated Floor Area (RM-24)**

Standard	Requirement	Proposal	Recommendation
Studio	650 sq. ft	615 – 1,100 square feet	<b>Variance</b>
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)	<b>Administrative Variance</b> (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:

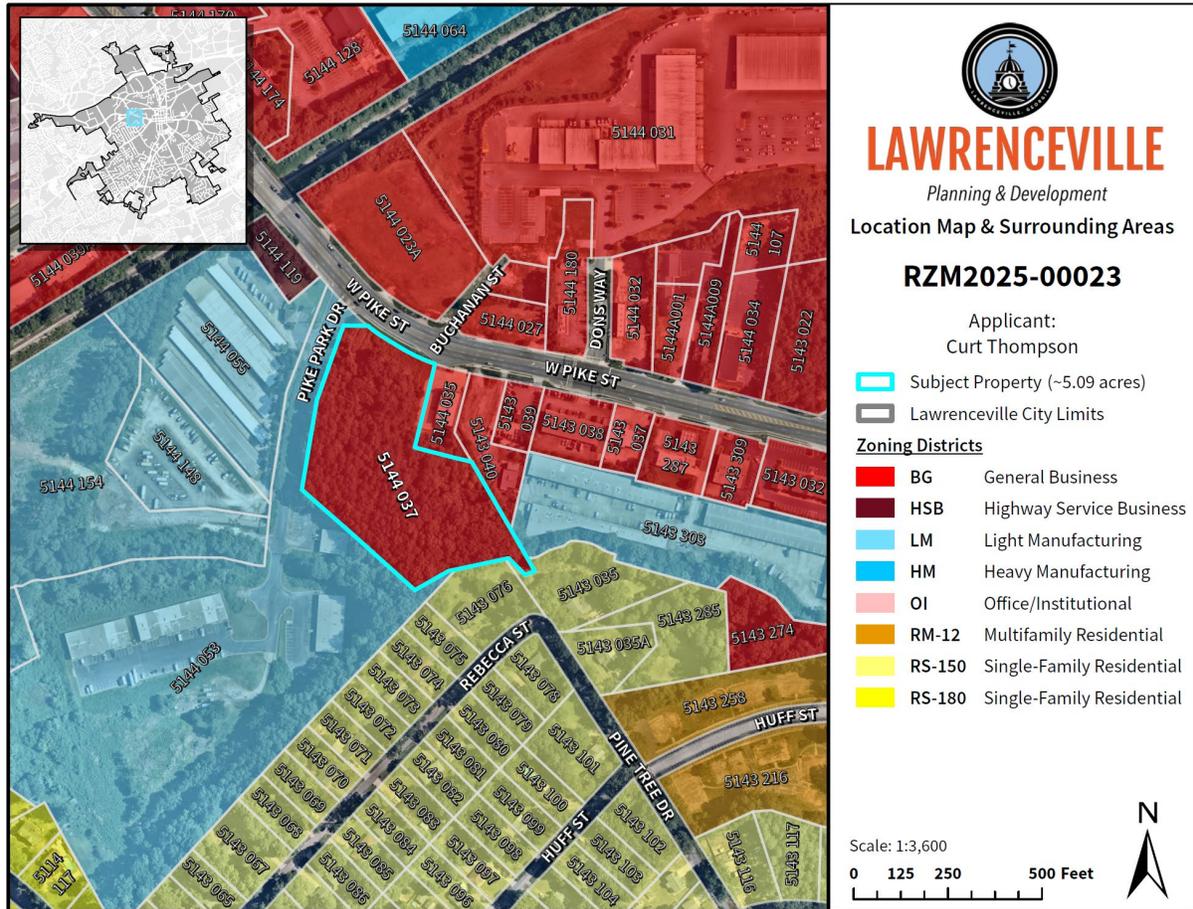
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts, 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

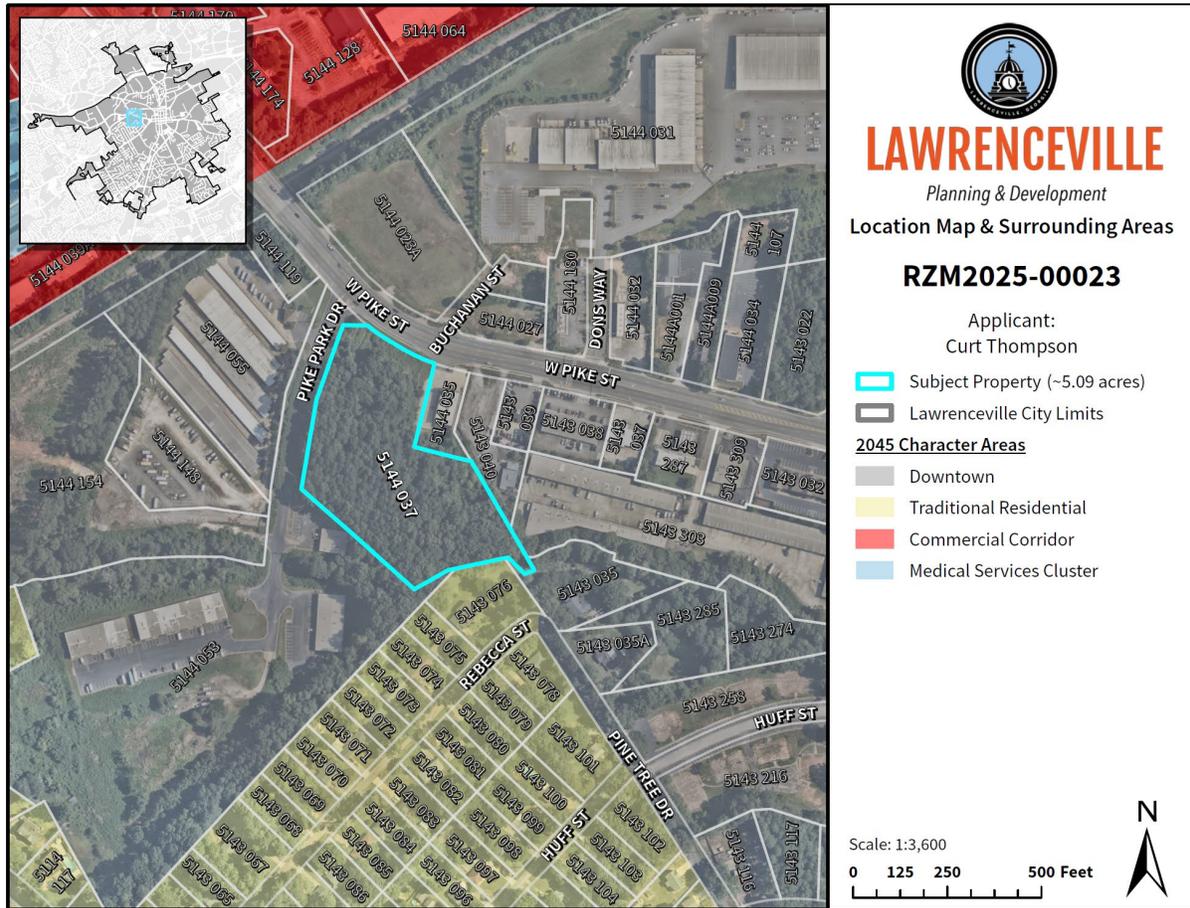


## SURROUNDING ZONING AND USE

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.



# LAWRENCEVILLE

GEORGIA

## REZONING APPLICATION

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

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

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

Curt Thompson  
TYPED OR PRINTED NAME

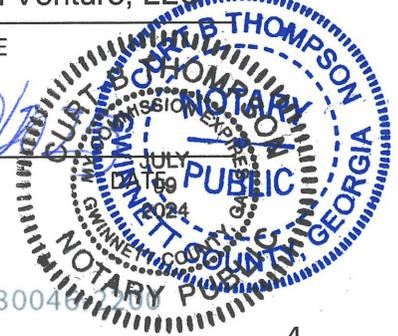
[Signature]  
NOTARY PUBLIC



[Signature] 09.30.2025  
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC  
TYPED OR PRINTED NAME

[Signature] 9/30/25  
NOTARY PUBLIC



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# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



# Letter of Intent for Rezoning

Date: September 30<sup>th</sup>, 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**

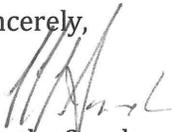
We respectfully request the Planning Commission’s consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

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](mailto:curtis@curtThompson.com)

Thank you for your time and consideration.

Sincerely,



Martha Sanchez  
 Member  
 Edgewater II Venture Management LLC  
 12 Brothers LLC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

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

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				
	<b>Total Apt. Units</b>	<b>20 Units</b>					

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
	<b>Total Retail. Units</b>	<b>9 Units</b>		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
					<b>Total</b>	<b>82 units</b>	<b>141063</b>

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

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

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**PLANNING & DEVELOPMENT DEPARTMENT**

# 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](http://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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**PLANNING & DEVELOPMENT DEPARTMENT**

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

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## 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.

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## 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.

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## 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
<b>Total Spaces Required</b>	—	176
<b>Reduction (25% per §507)</b>	—	-44
<b>Net Spaces Required</b>	—	<b>132</b>
<b>Total Provided</b>	—	<b><u>179</u></b>

- ❖ 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](mailto:Criscdslle@yahoo.com)

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

Contact: 404.787.3434

Email: [Tej.kaul@consultingec.com](mailto:Tej.kaul@consultingec.com)

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

Contact: 404.787.3434

Email: [Tej.kaul@consultingec.com](mailto:Tej.kaul@consultingec.com)

**Surveyor:** Boundary Zone

Contact: : 770.271.5772

Email: [gdean@boundaryzone.com](mailto:gdean@boundaryzone.com)

## PROPERTY MANAGEMENT

**Company:** Edgewater II Venture Management

Contact: 404.931.8109

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PLANNING & DEVELOPMENT DEPARTMENT**

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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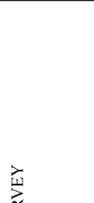
**TAX ID #R5144 037**

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GRID NORTH  
AS RECALCULATED BY  
DATUM NAVD 83  
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 Calver*  
STEPHEN CALVER  
PLS 2906

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

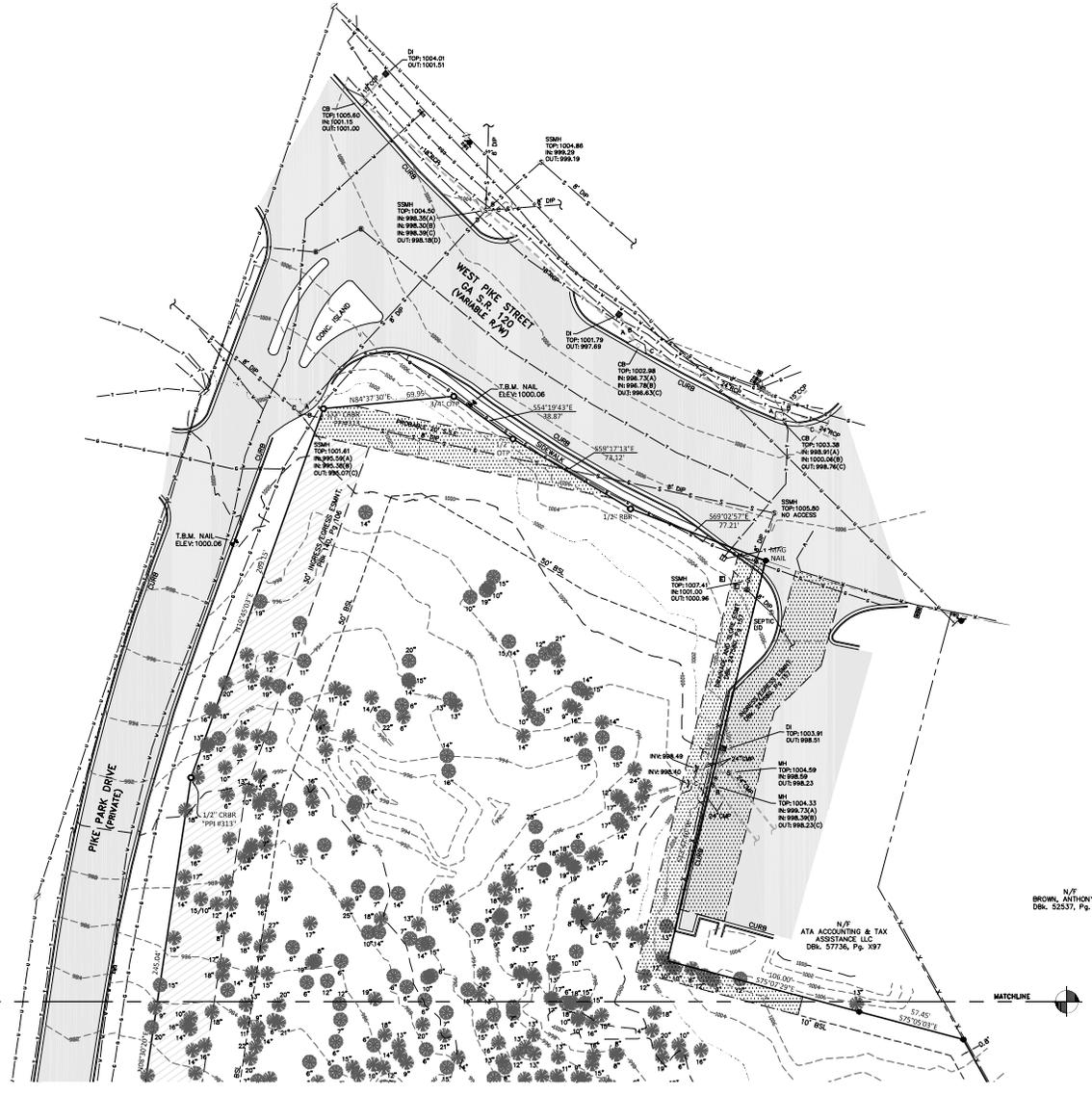
**ZONING INFORMATION:**  
BG  
BUSINESS GENERAL DISTRICT

**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 358,355 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S' SERIES 3" TOTAL STATION AND GPS BY TRIMBLE PRECISION CONSUMER RECEIVERS.

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

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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	— GUT 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
⊖ CONCRETE SIGN	⊖ CABLE BOX
⊖ OVERHANG WATER LINE	⊖ SEWER LINE
⊖ GAS LINE	⊖ TEL. LINE
⊖ OVERHEAD UTIL.	⊖ DRAINAGE LINE
⊖ FENCE LINE	⊖ CONC. CONCRETE
⊖ SAN. SEWER EASMT.	⊖ S.S.E. SAN. SEWER EASMT.
⊖ DRANGE EASMT.	⊖ POWER EASMT.
⊖ N/W RIGHT-OF-WAY	⊖ N/W RIGHT-OF-WAY
⊖ FBK. PLAT BOOK	⊖ DBL. DEED BOOK
⊖ Pg. PAGE	⊖ L.L. LAND LOT
⊖ D.E. DRAINAGE EASMT.	⊖ S.S.E. SAN. SEWER EASMT.
⊖ U.E. UTILITY EASMT.	⊖ F.A. FORMERLY KNOWN AS NORTH AMERICAN VERT. DATUM
⊖ REGULAR PARKING	⊖ GREASE TRAP
⊖ FLAG POLE	⊖ U.E. UTILITY EASMT.



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

1175 W. PINEWOOD DRIVE, SUITE 100, LAWRENCEVILLE, GA 30046  
WWW.BOUNDARYZONE.COM (770) 215-2372  
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

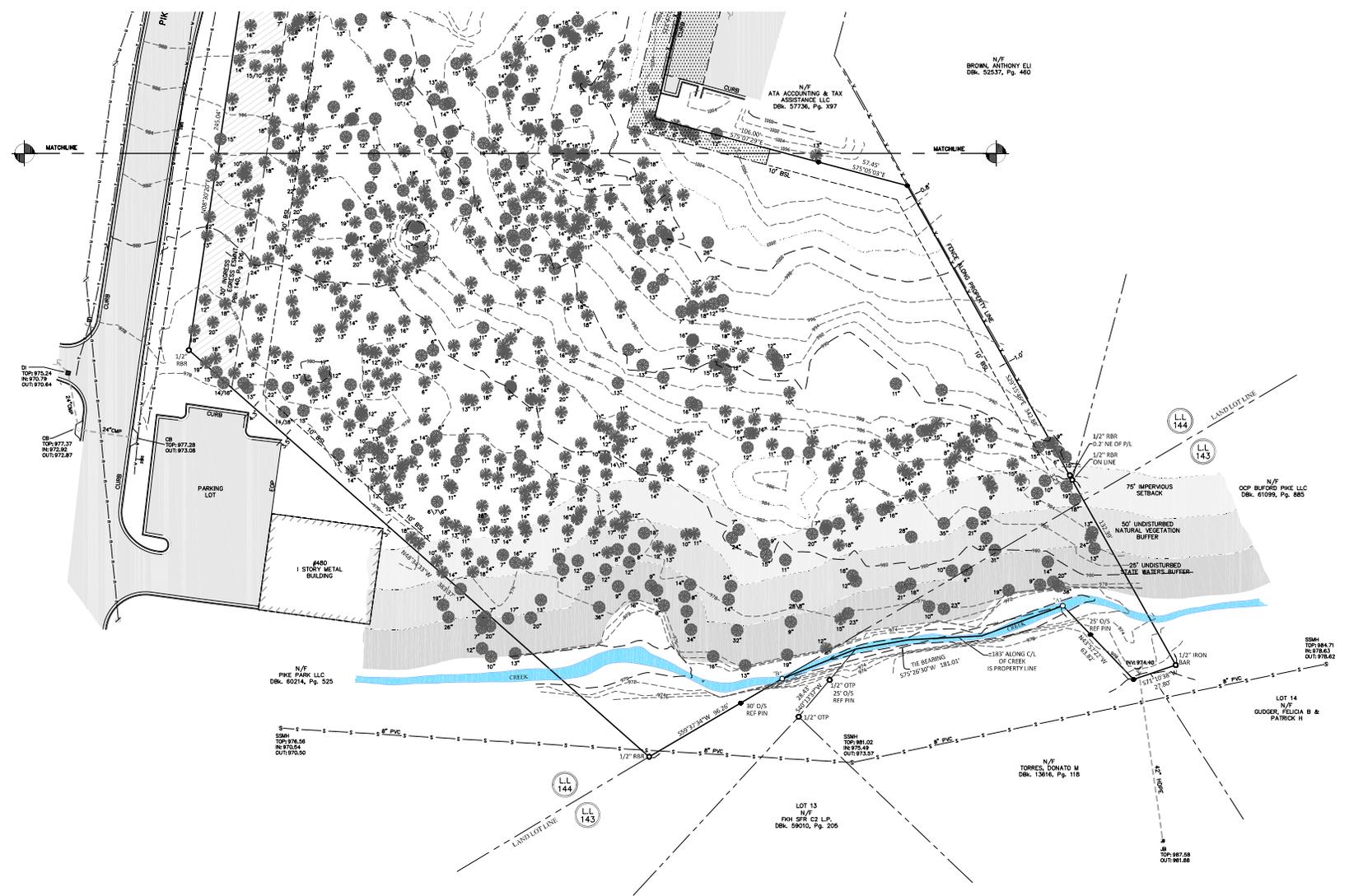
PROJECT 2745401  
SHEET 1 of 2

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



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

DATE	REVISION



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.

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

LEGEND:	
○	PROPERTY CORNER FOUND (AS NOTED)
●	1/2" REBAR WITH CAP SET "LSP" 839"
□	R/W MONUMENT
▣	REBAR
▤	CAPPED REBAR
○	OTF OPEN TOP PIPE
○	CRIMP TOP PIPE
⊙	POWER POLE
⊙	LIGHT 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) 215-5772  
 INFO@BOUNDARYZONE.COM

PROJECT 2745401  
 SHEET 2 of 2

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



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) 414-8143

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

REVISIONS

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 >>>			172
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			124
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  
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.

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

**EC**

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

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) 414-8143

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

**EC** 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

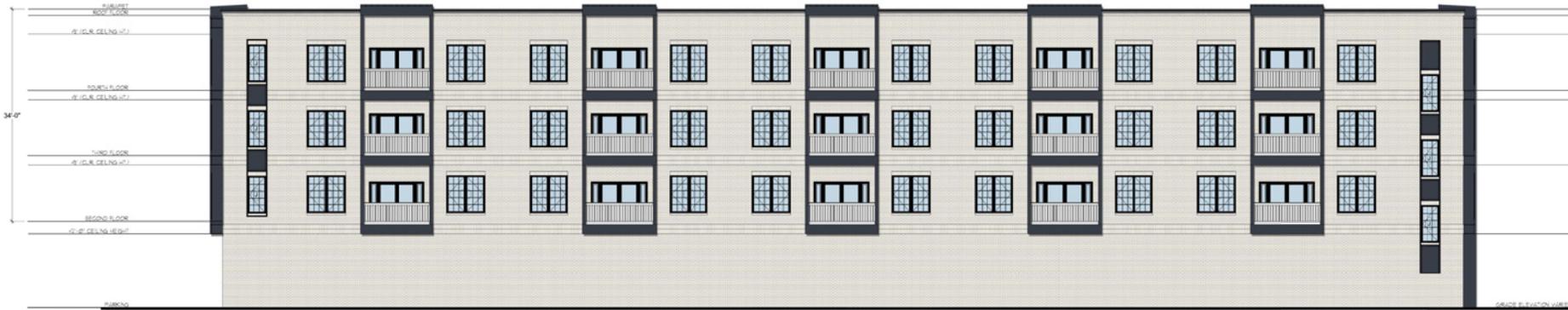
DRAWN: AMMARNATH  
CHECKED:

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

CONSULTING ENTERPRISES, CORP.  
 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  
PHONE: (770) 414-8143

CONCEPTUAL PLANS ONLY. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAWRENCEVILLE, GEORGIA, SPECIFICATIONS AND STANDARDS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWRENCEVILLE. THE CITY OF LAWRENCEVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE PLANS.

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 INSURANCE  
 PHONE: (770) 414-8143  
 1000 W. BROAD ST., SUITE 200, ATLANTA, GA 30334  
 1000 W. BROAD ST., SUITE 200, ATLANTA, GA 30334

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

**EC**

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

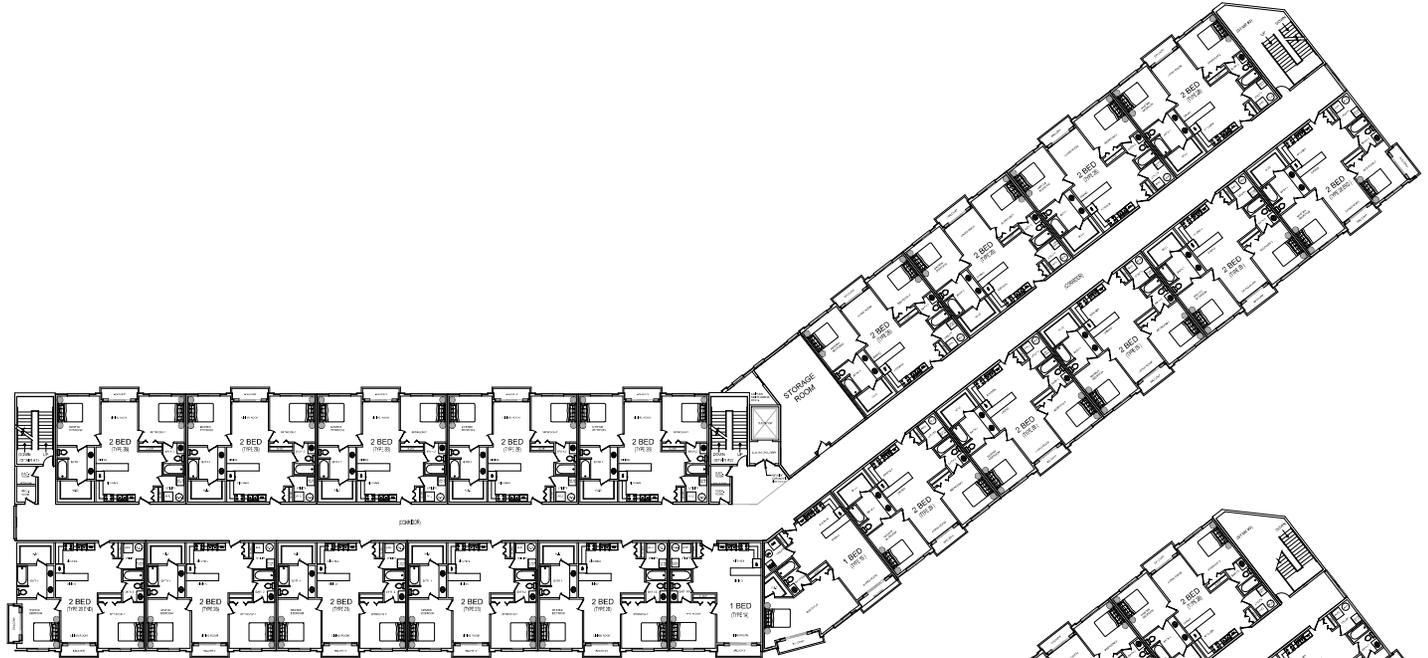
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SCALE  
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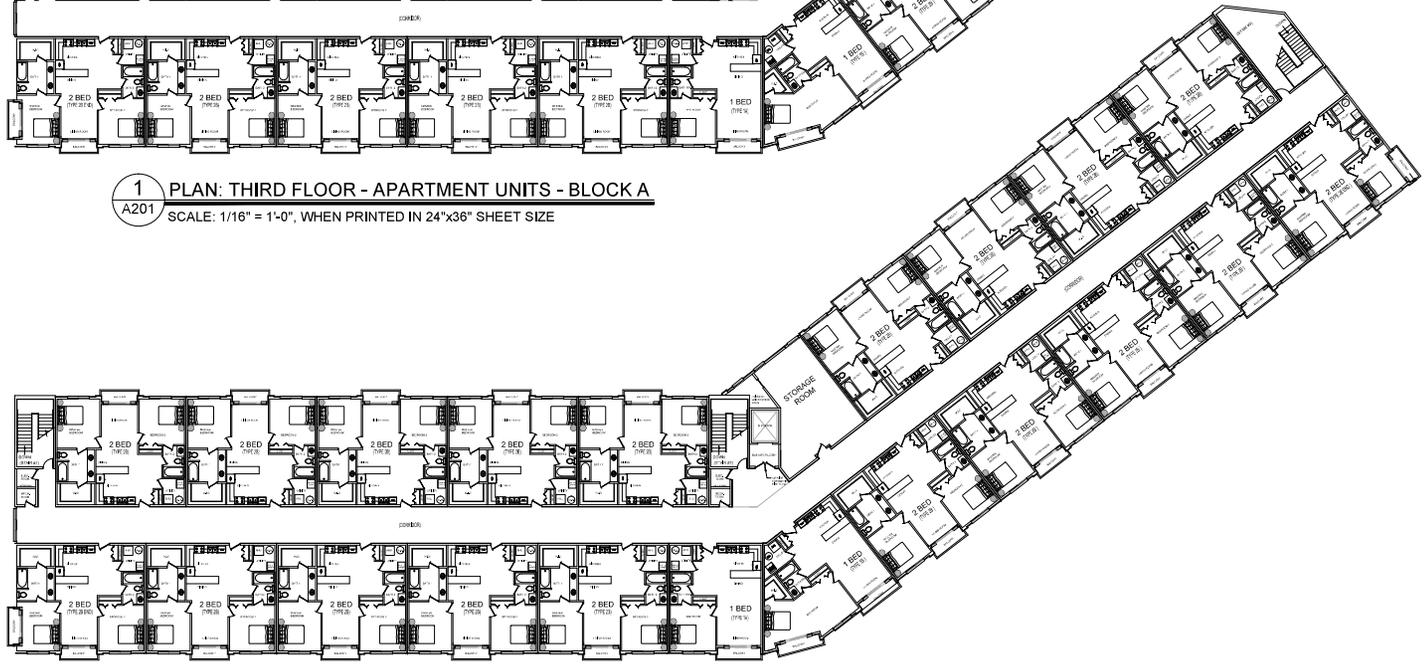
SHEET

A503





**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

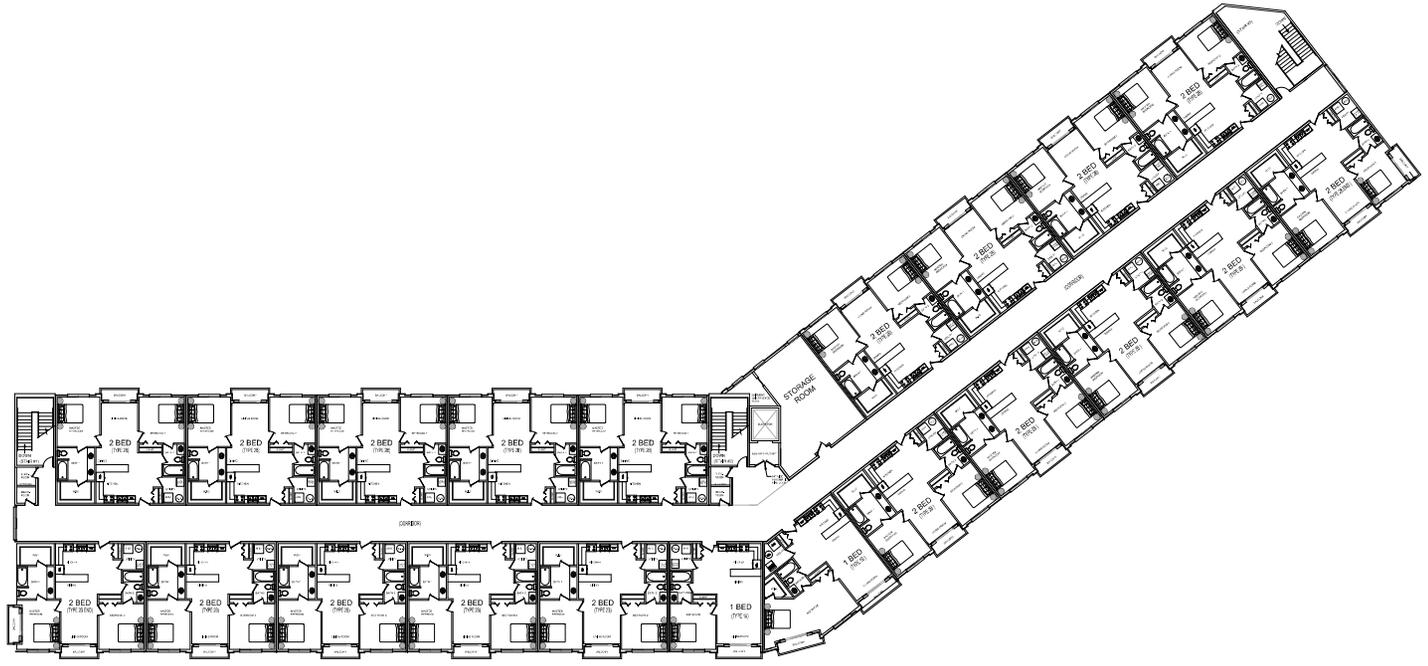
CHECKED:

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) 444-4403



PROJECT: 12 BROTHERS VENTURE CAPITAL, LLC  
LAND LOTS 143&144, 5TH DISTRICT  
JURISDICTION: CITY OF LAWRENCEVILLE

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

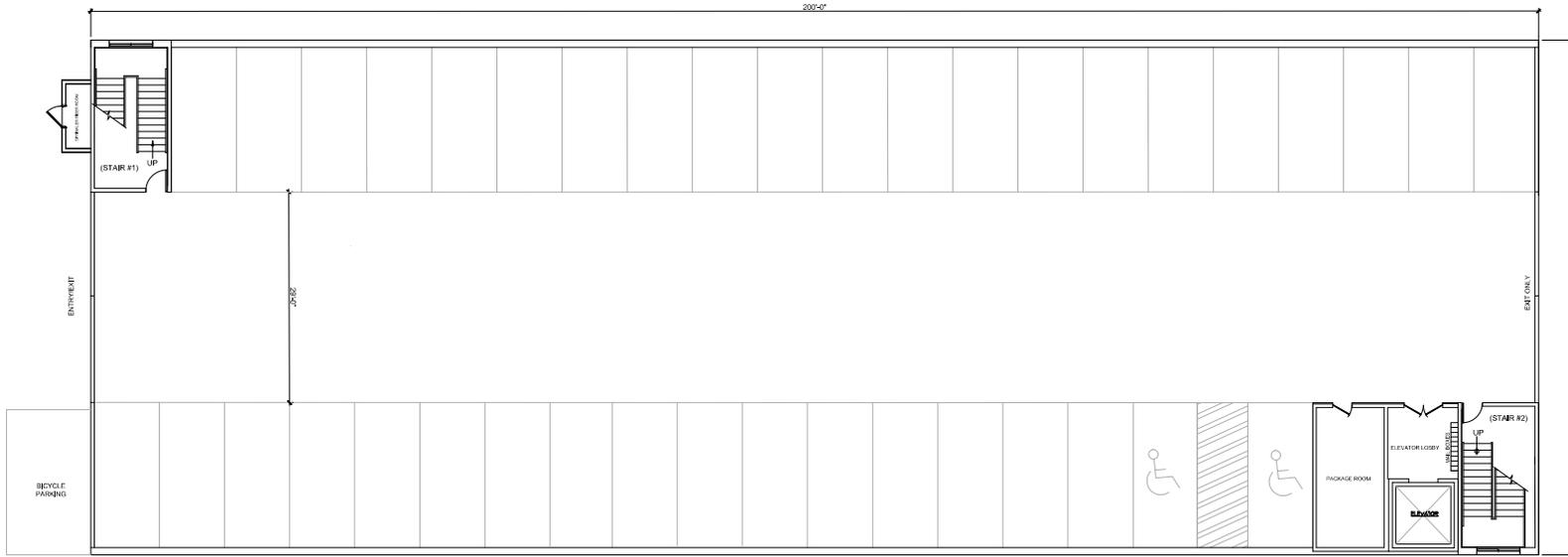
REVISIONS

NO.	DATE	DESCRIPTION

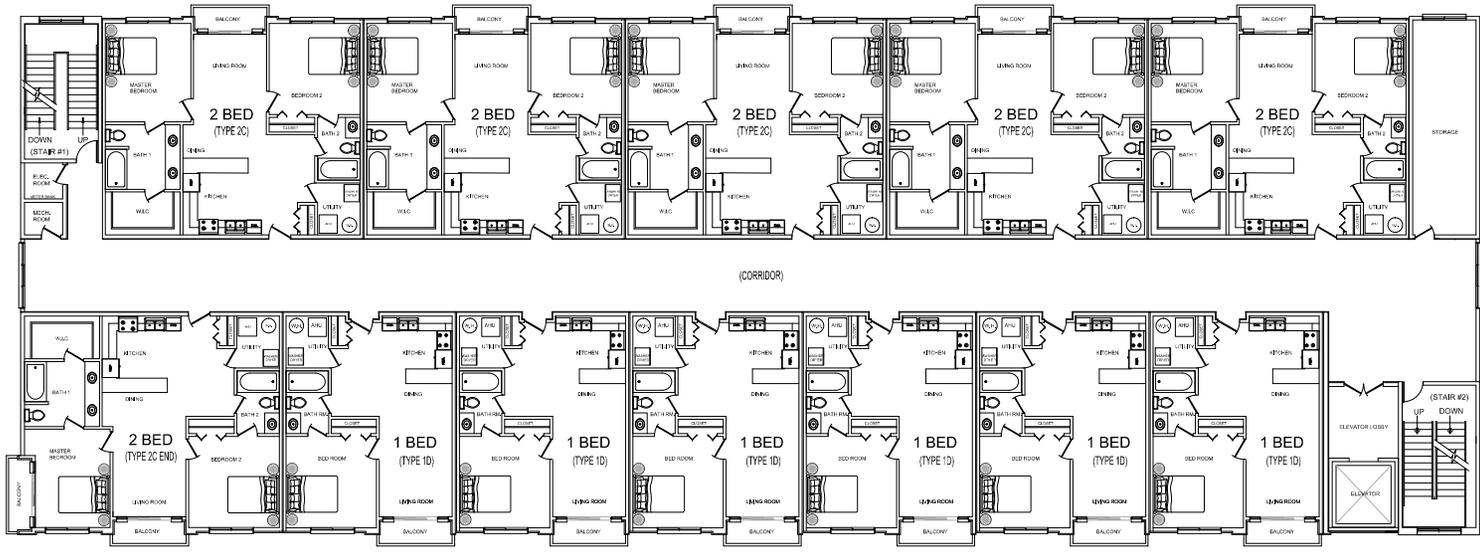
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
CHECKED: \_\_\_\_\_  
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

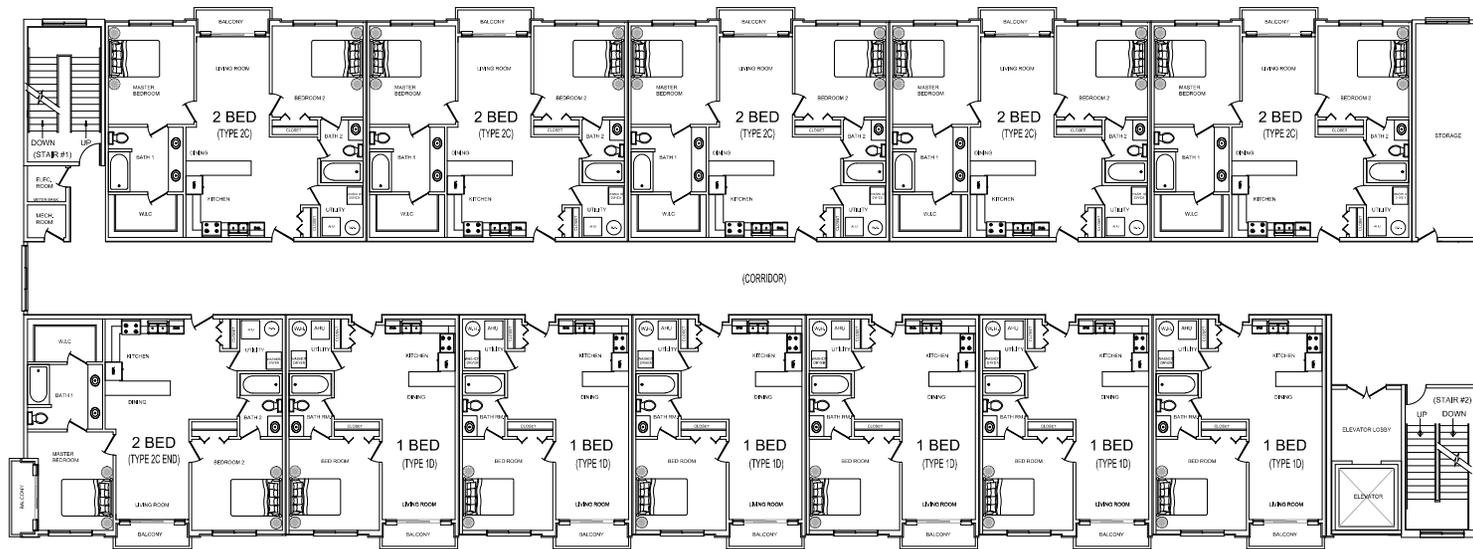
CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 444-4400

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

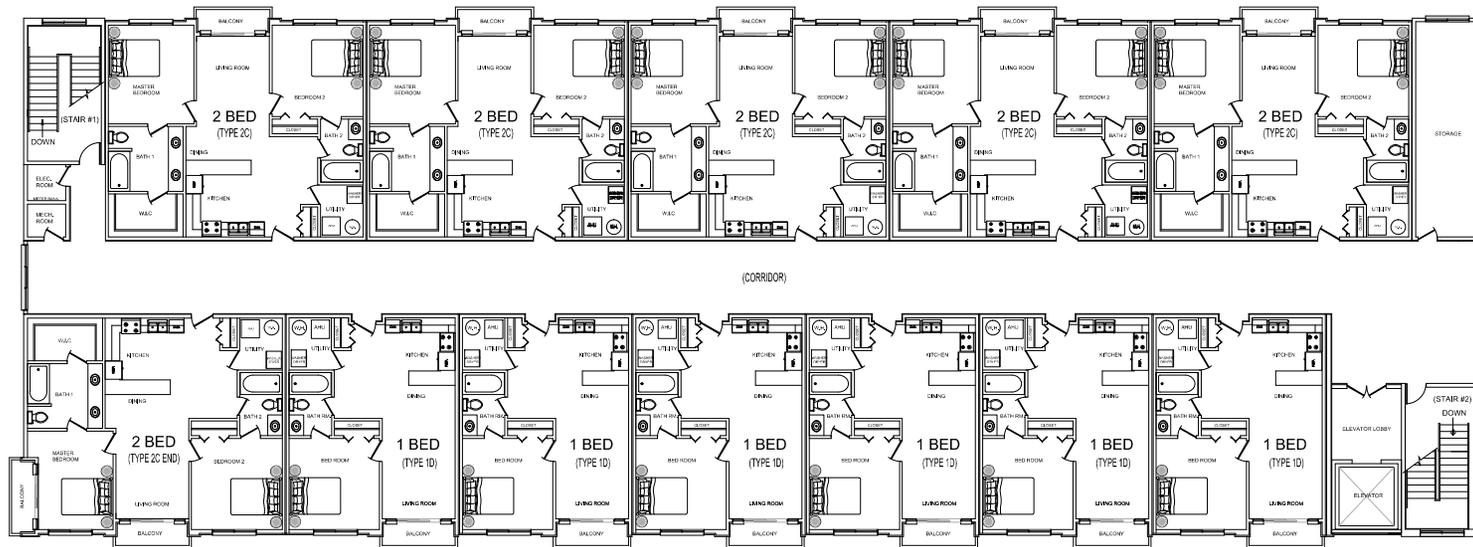
REVISIONS		
NO.	DATE	DESCRIPTION

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

**EC**

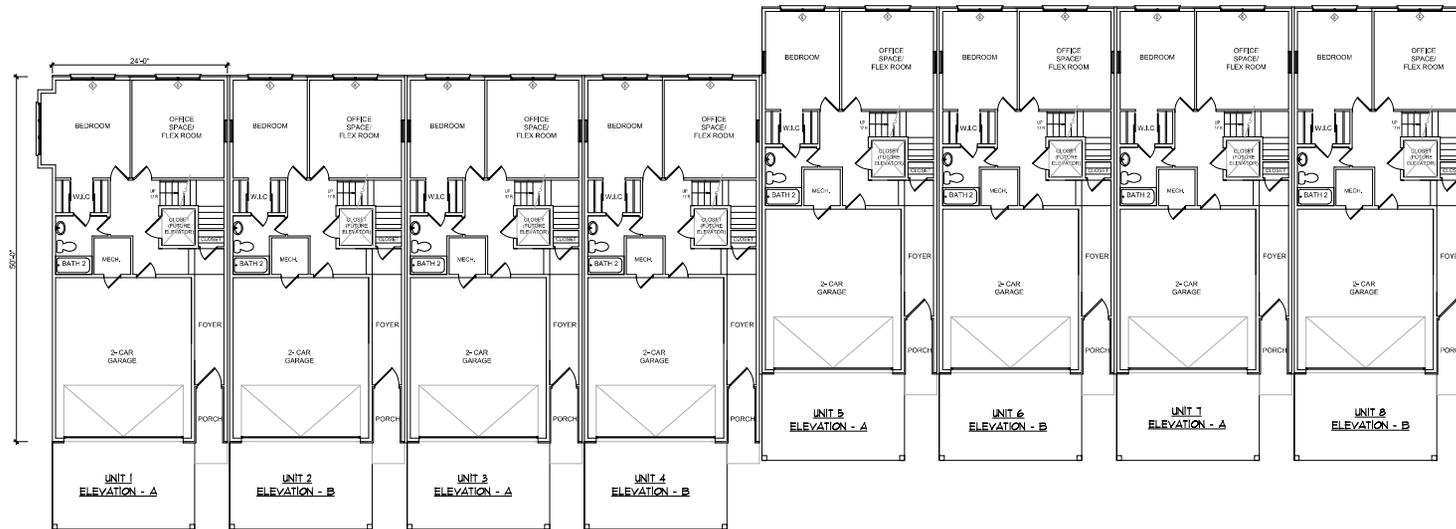
PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

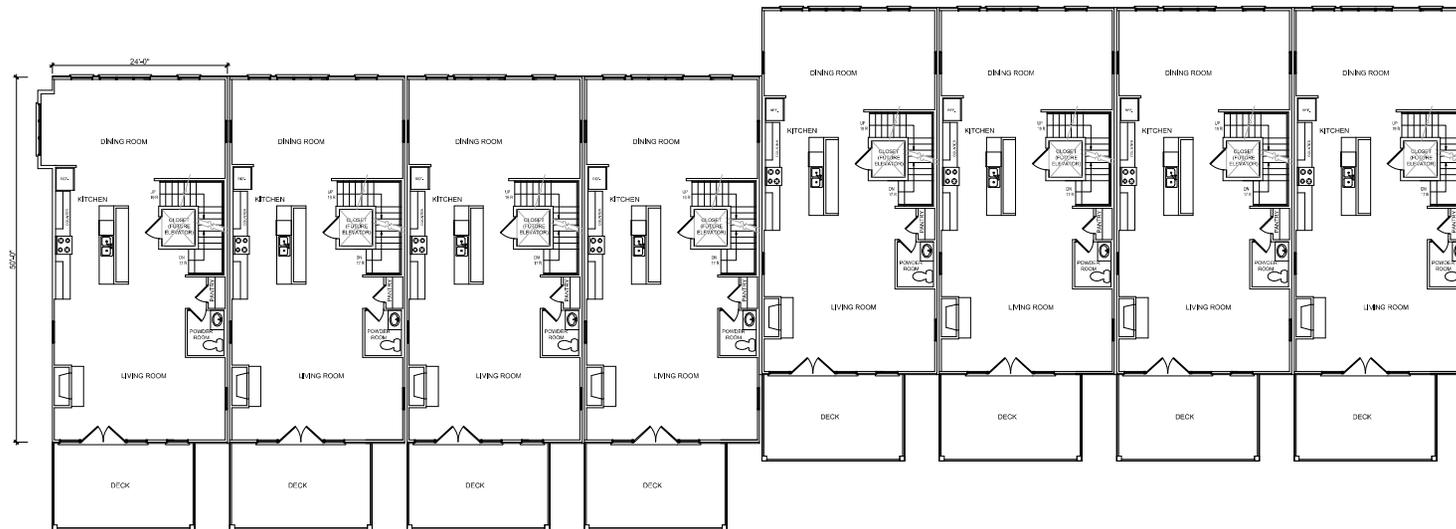
**CONCEPTUAL PLANS ONLY**

DRAWN: AMMARNAATH  
 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) 414-4400

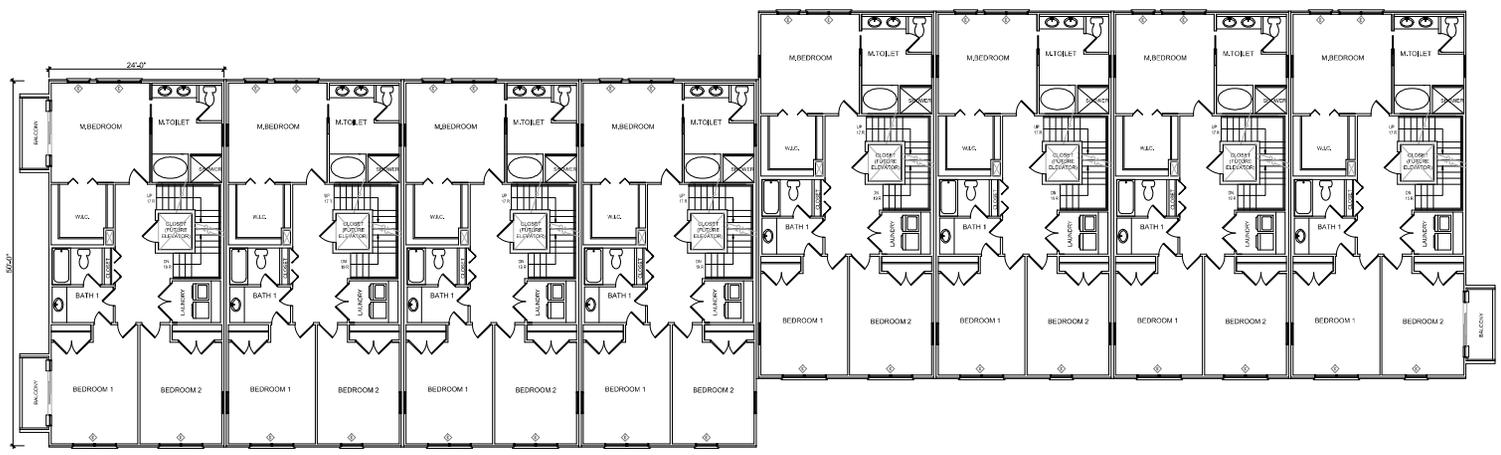
PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 14&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

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  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 PHONE: (770) 964-4400

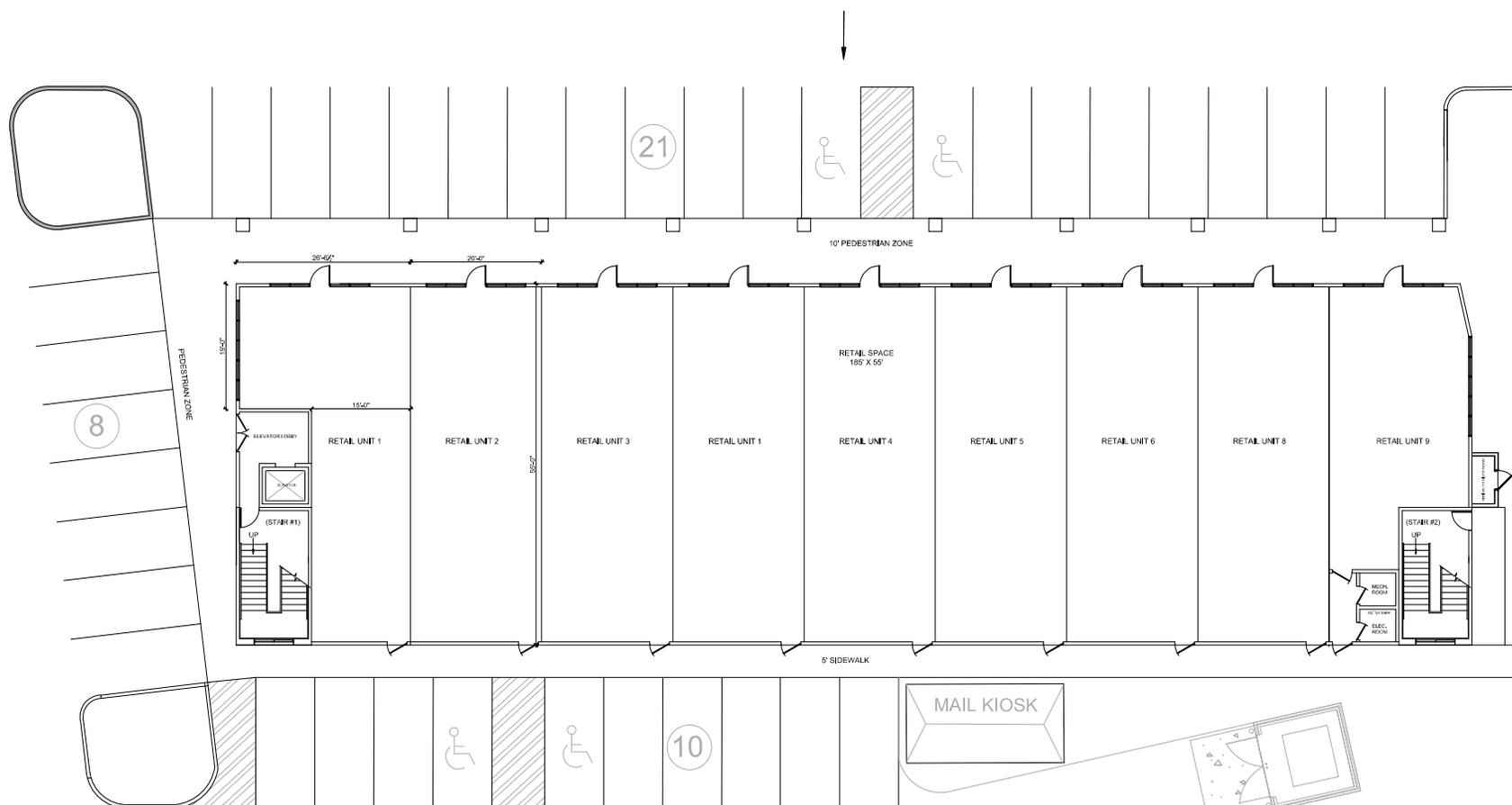
PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

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

**A401**



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

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 441-4403

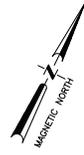
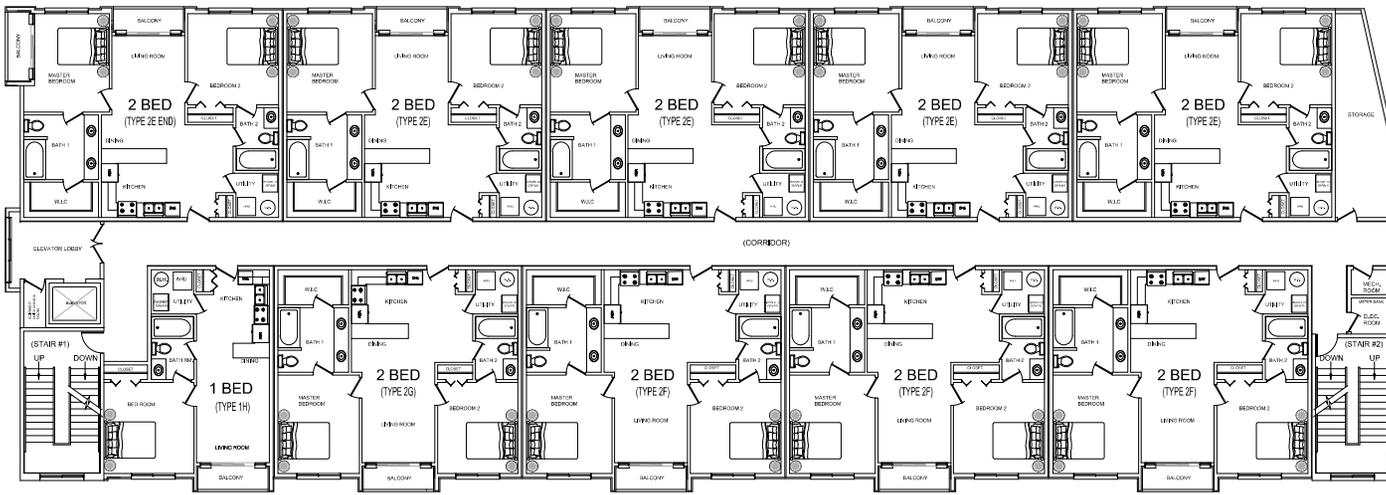
PLAN - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

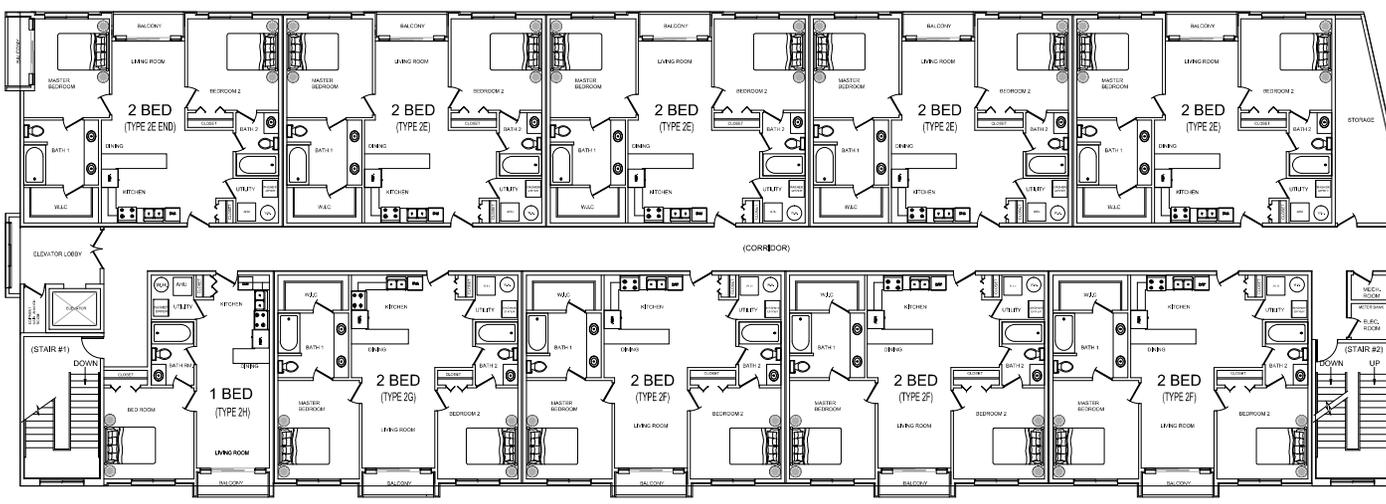
NO.	DATE	DESCRIPTION

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

A500



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



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

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND 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  
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 DATE: 09-24-2025  
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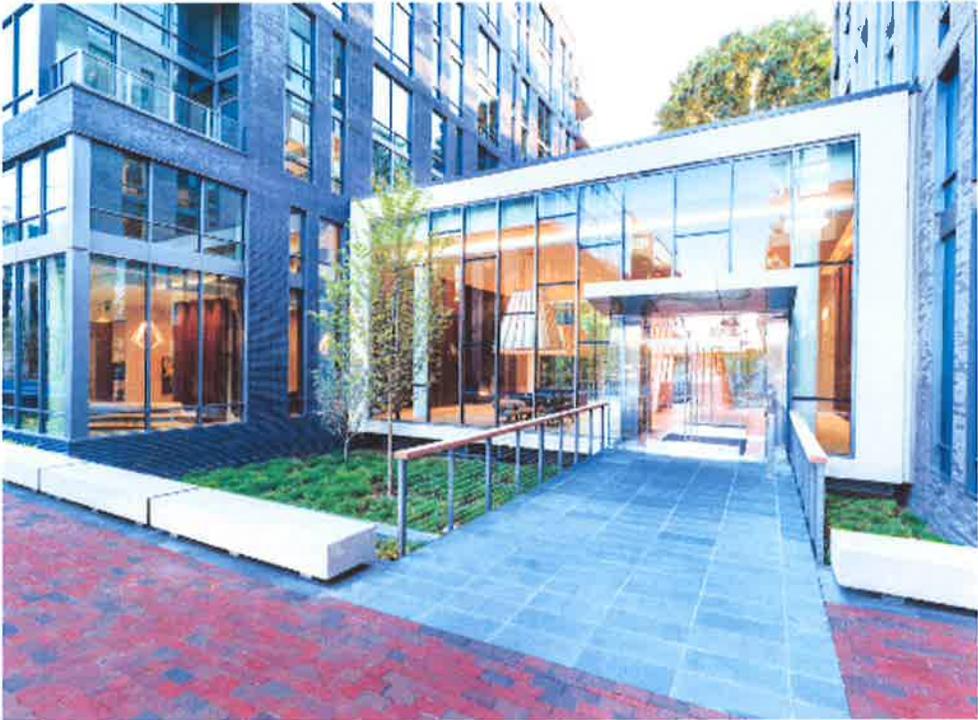
A501

# Projected Renderings Of Exterior



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Exterior



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

# Projected Renderings Of Interior



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

# Projected Renderings Of Interior



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

# Projected Renderings Of Amenities



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# Projected Renderings Of Amenities



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior Apartments



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

# Projected Renderings Of Interior



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



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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RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

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



SEWER CAPACITY CERTIFICATION REQUEST

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

Select Request Type:
[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



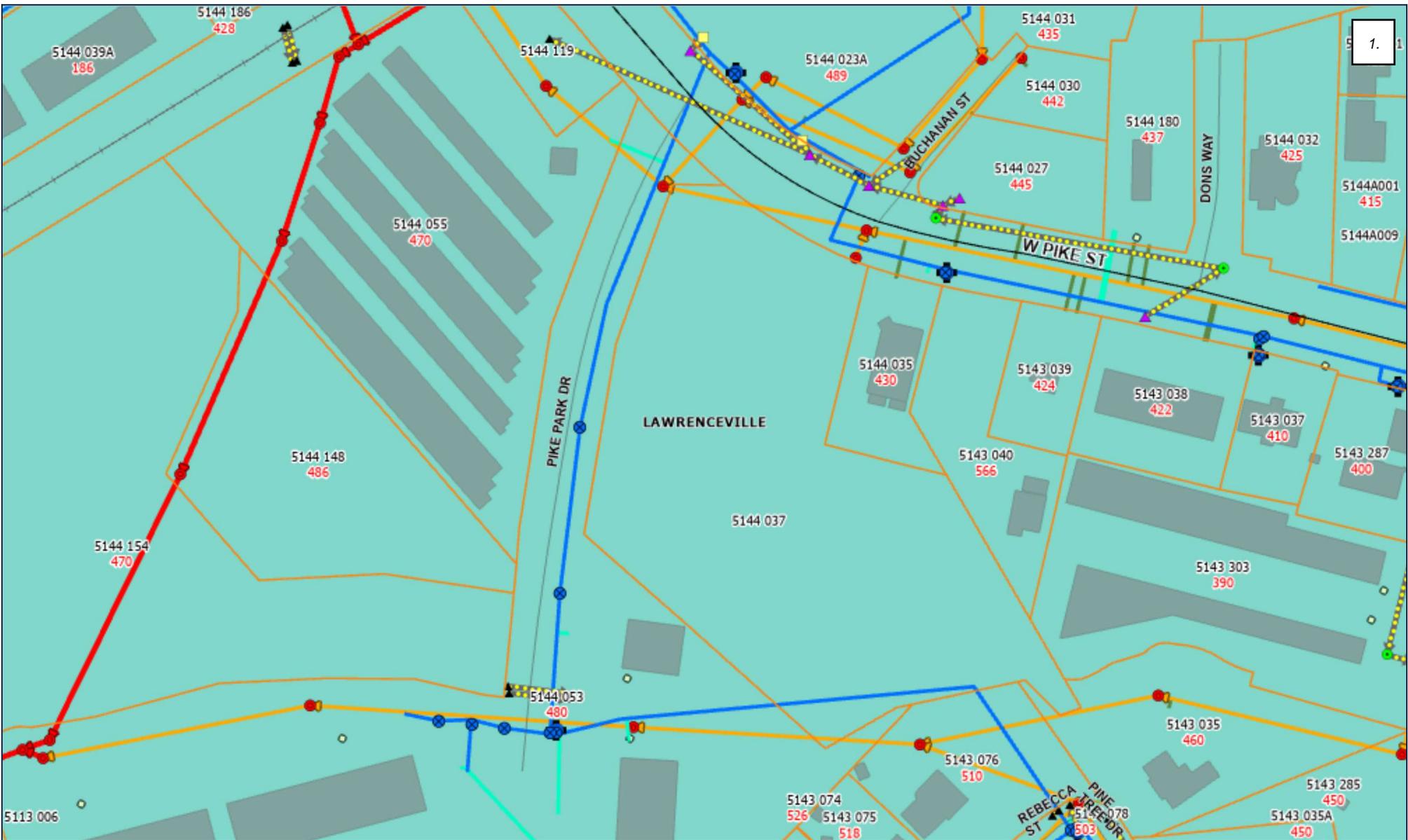
Once a complete package with all supporting documentation has been received

**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**

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



# 464 West Pike Street, Lawrenceville

10/7/2025 12:54:35 PM

Utilities



**RZM2025-00023**  
**RECEIVED NOVEMBER 17, 2025**  
**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
			<b>Total &gt;&gt;</b>	<b>24,152</b>

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

**RZM2025-00023**

**RECEIVED NOVEMBER 17, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

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





# LAWRENCEVILLE

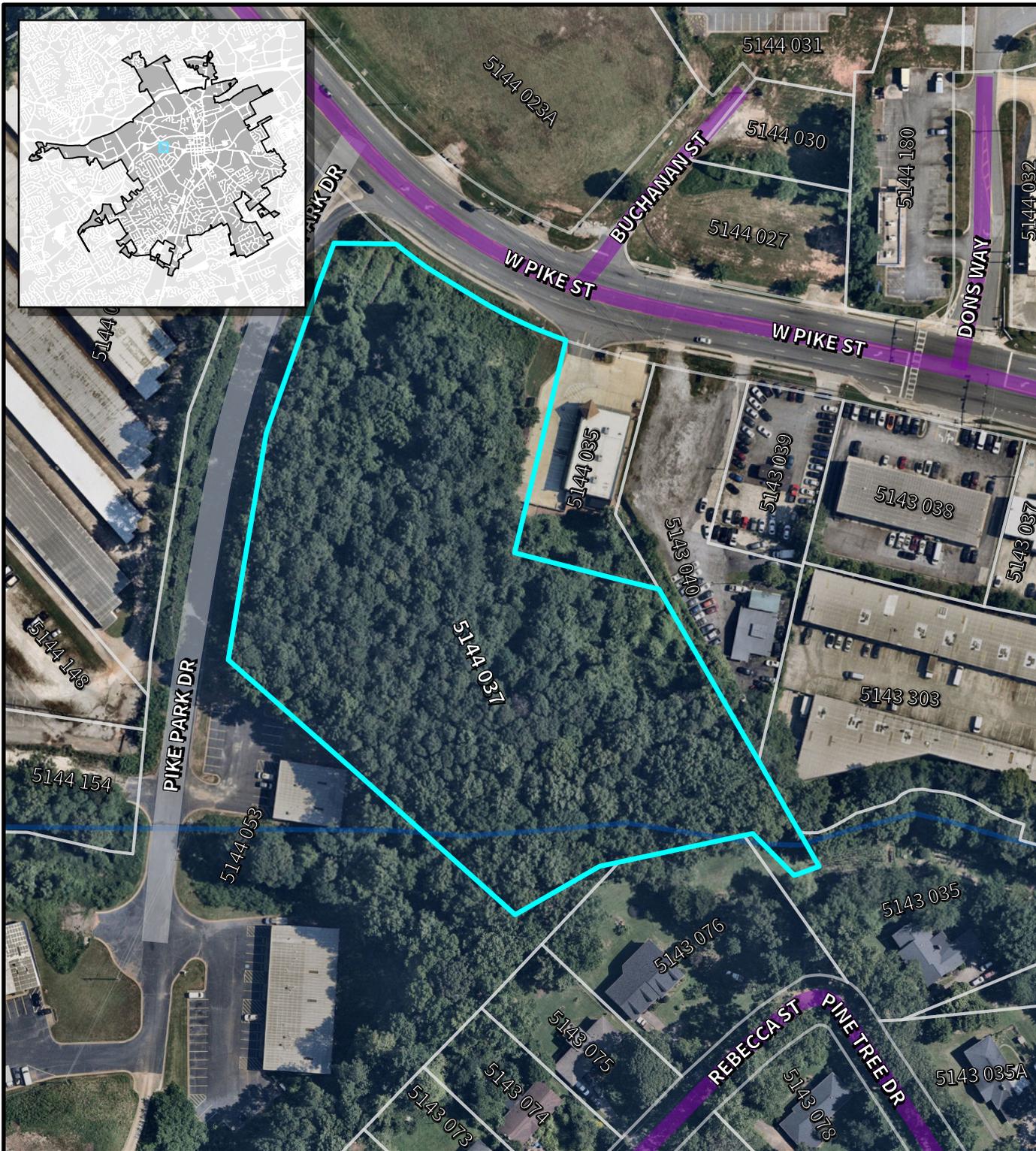
Planning & Development

Location Map & Surrounding Areas

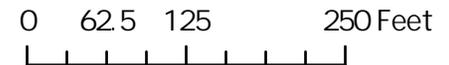
## RZM2025-00023

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

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

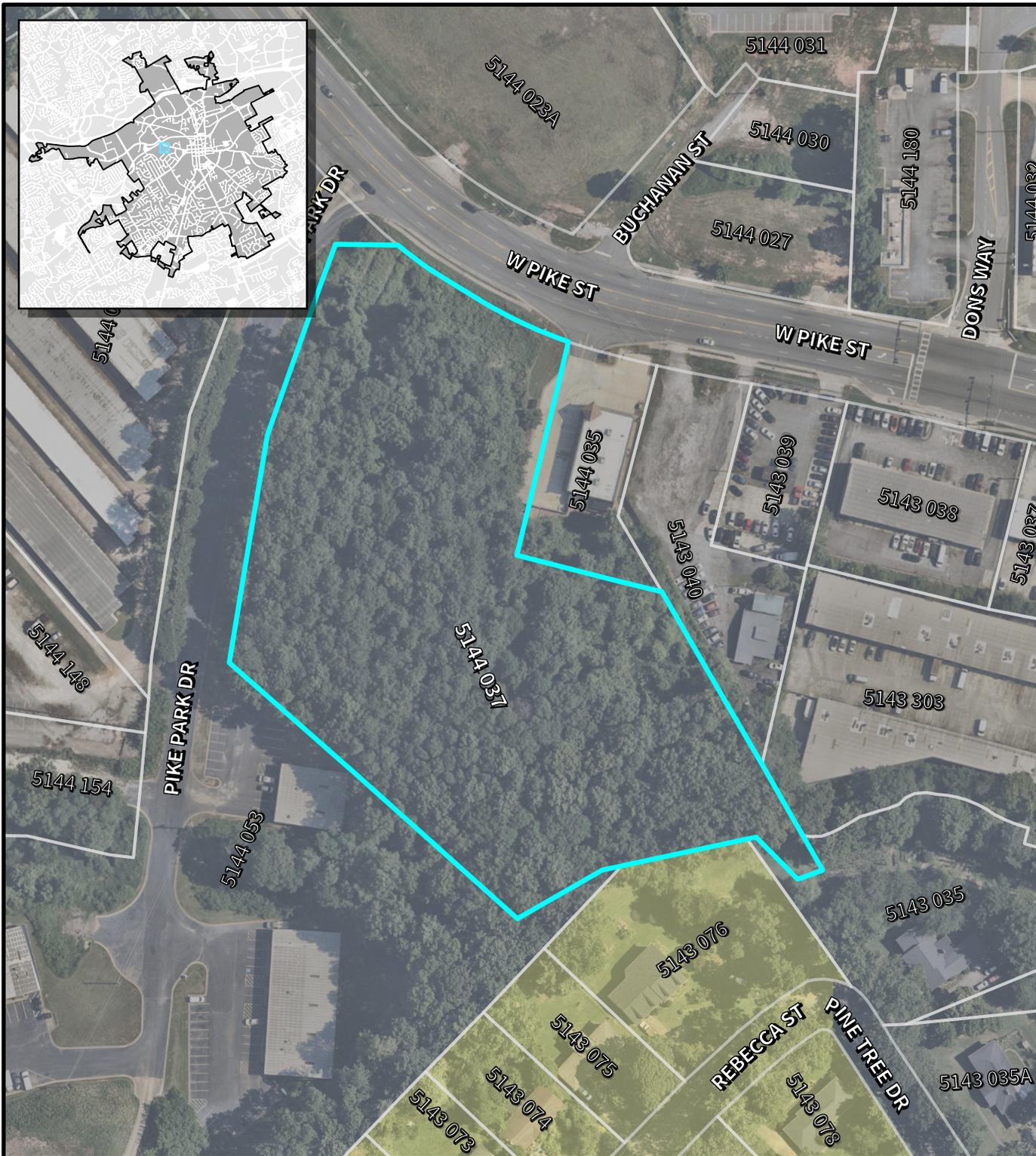
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet



N





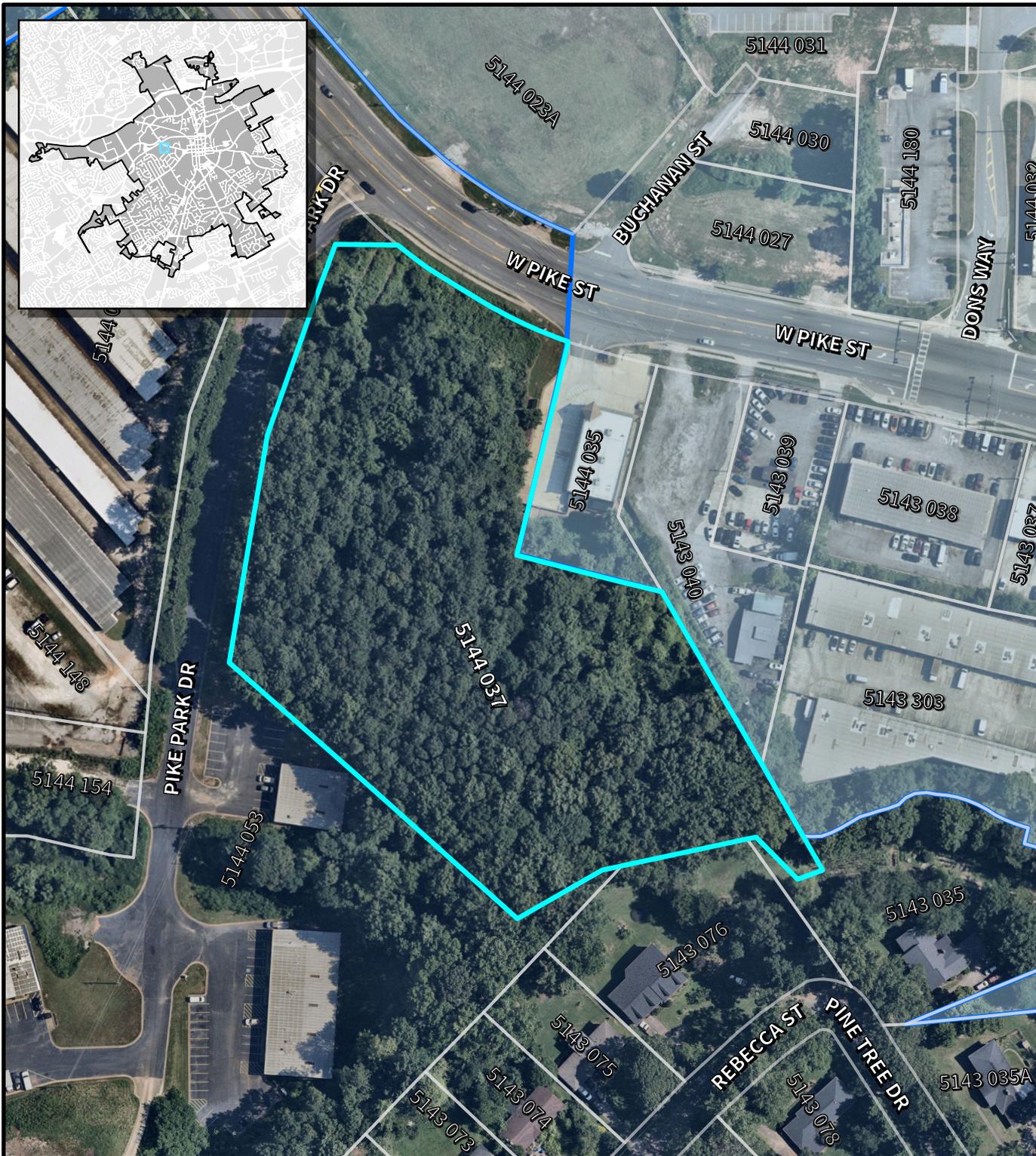
# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

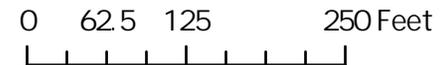
## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:1,800





# LAWRENCEVILLE

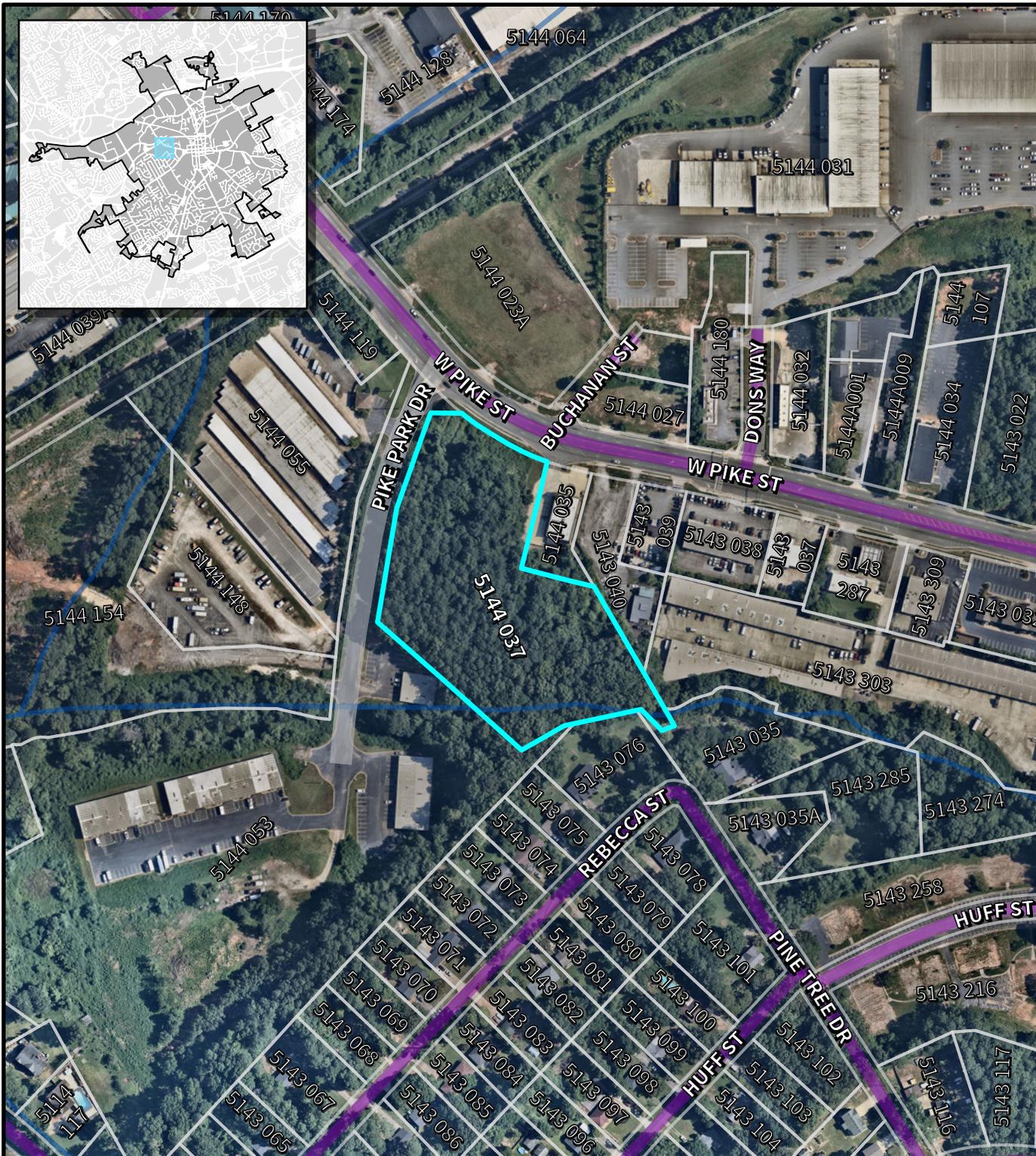
Planning & Development

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



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

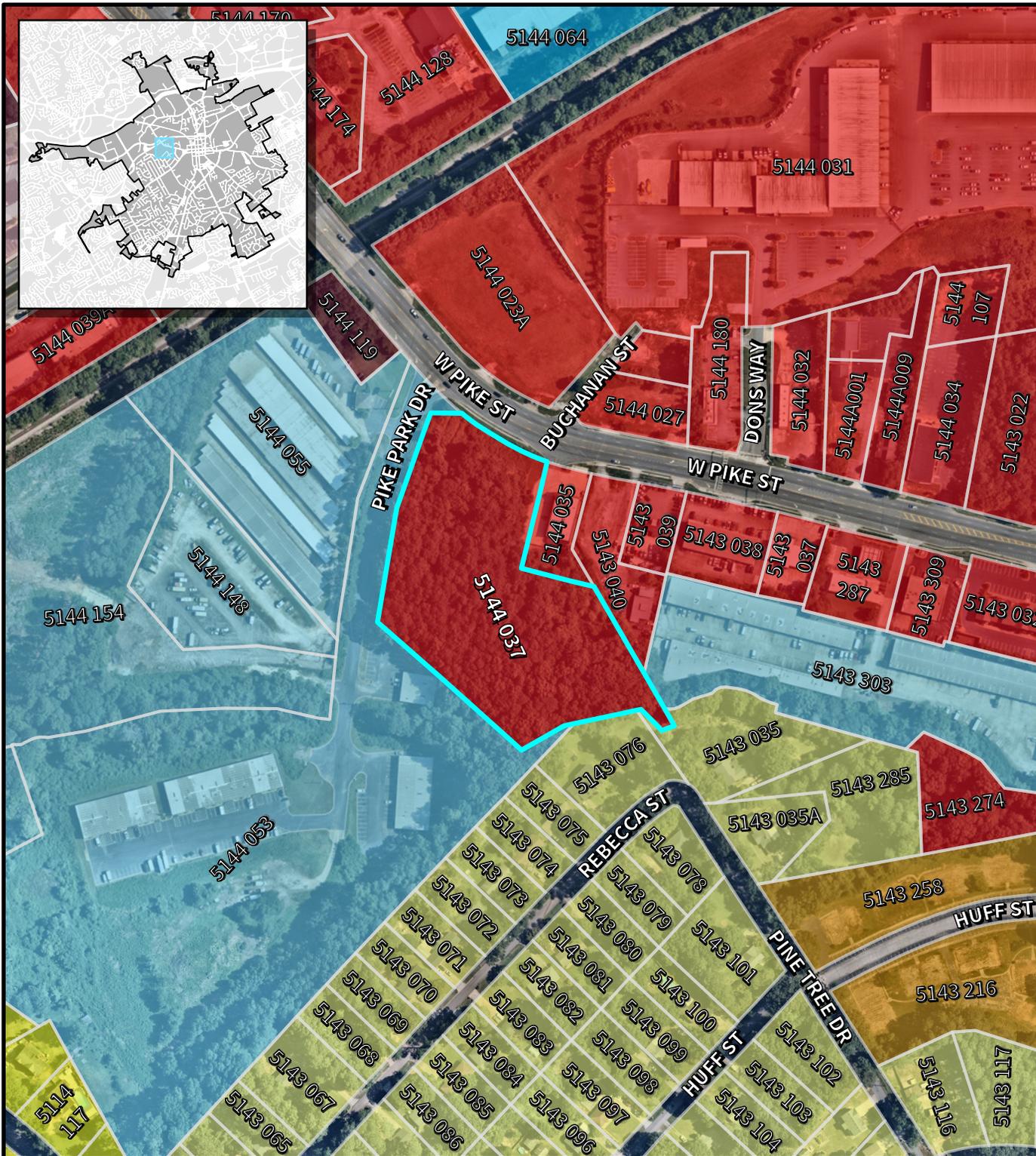
Applicant:  
Curt Thompson

Subject Property (~5.09 acres)

Lawrenceville City Limits

### Zoning Districts

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



Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

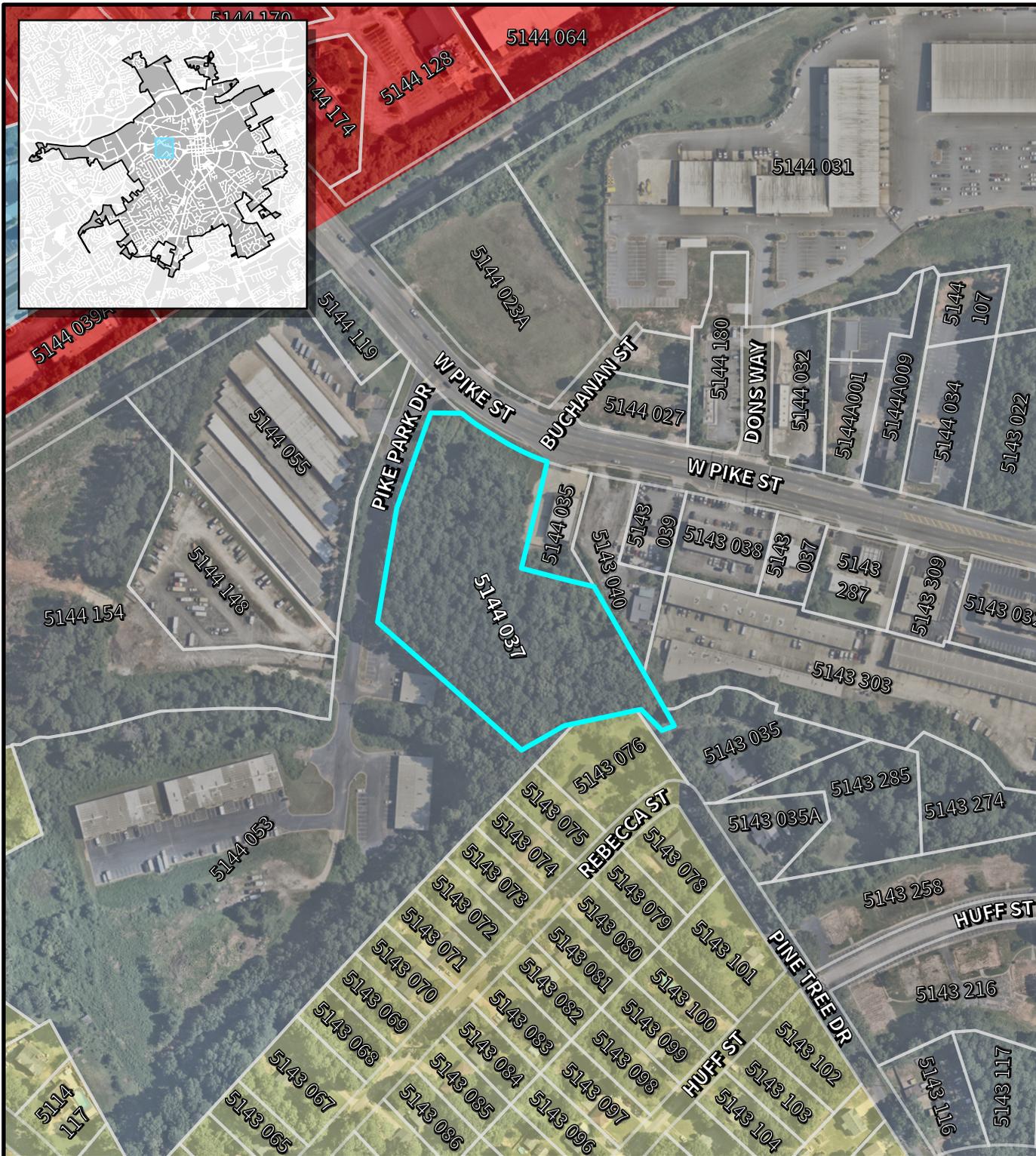
### 2045 Character Areas

 Downtown

 Traditional Residential

 Commercial Corridor

 Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

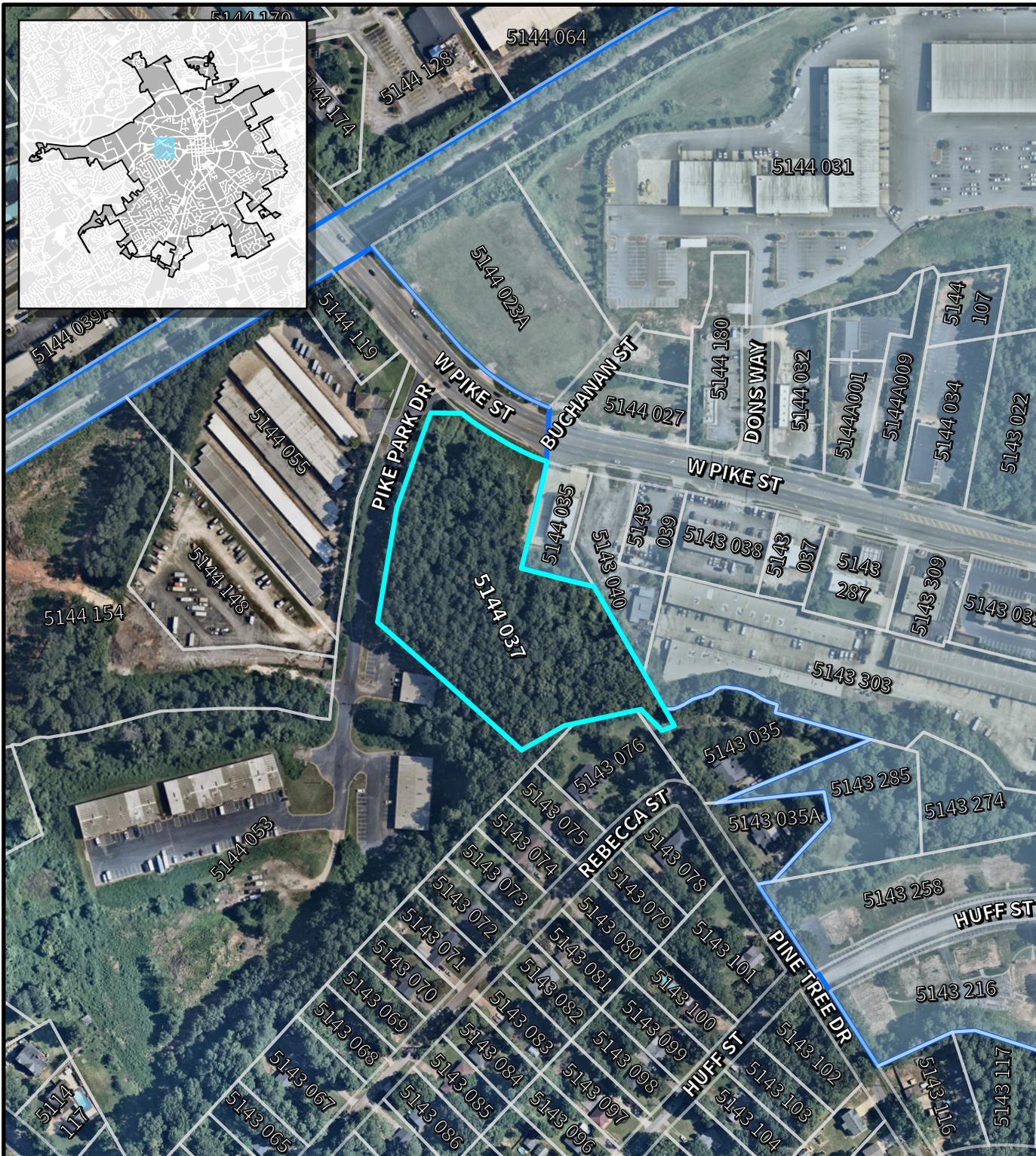
Planning & Development

Location Map & Surrounding Areas

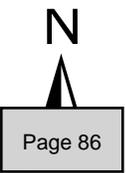
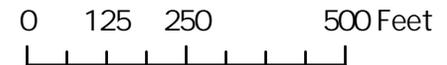
## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:3,600





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway

**Department:** Planning and Development

**Date of Meeting:** Wednesday, March 4, 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.pdf



# 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

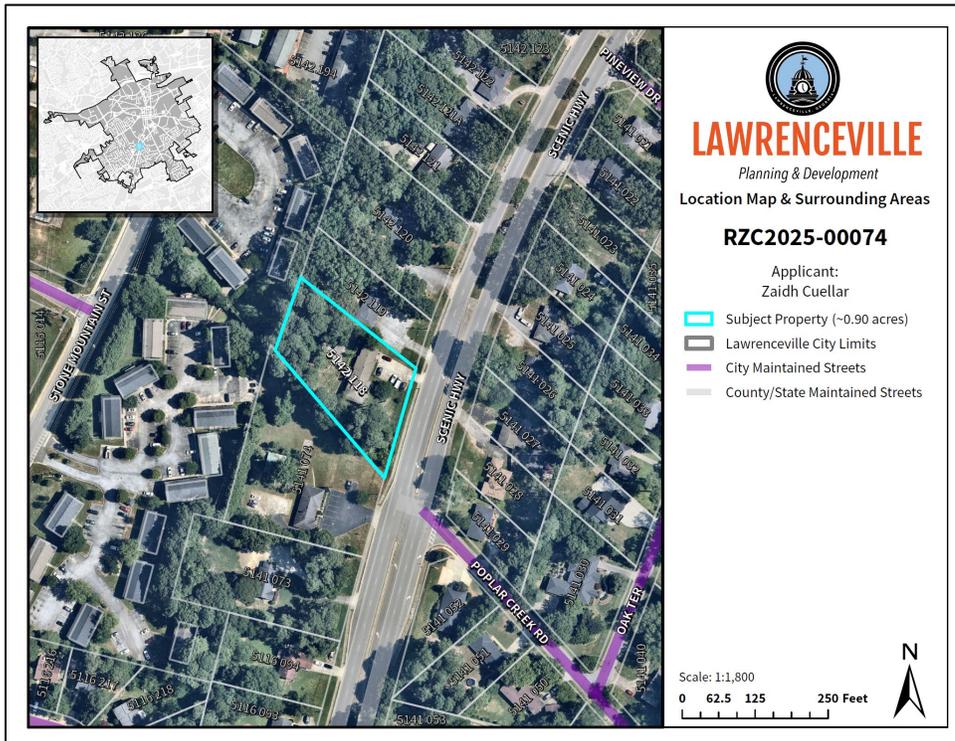
**CURRENT ZONING:** ON (OFFICE NEIGHBORHOOD DISTRICT)

**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**

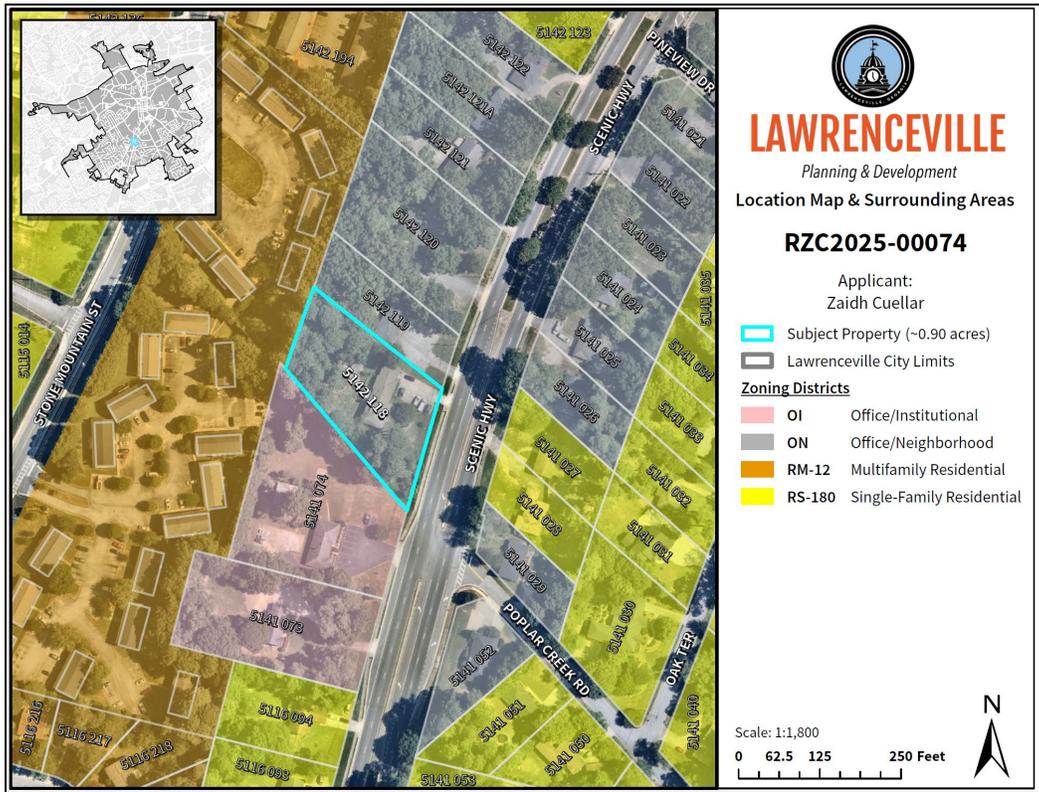
<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
OI/RM-12	25	25	N/A

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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
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.

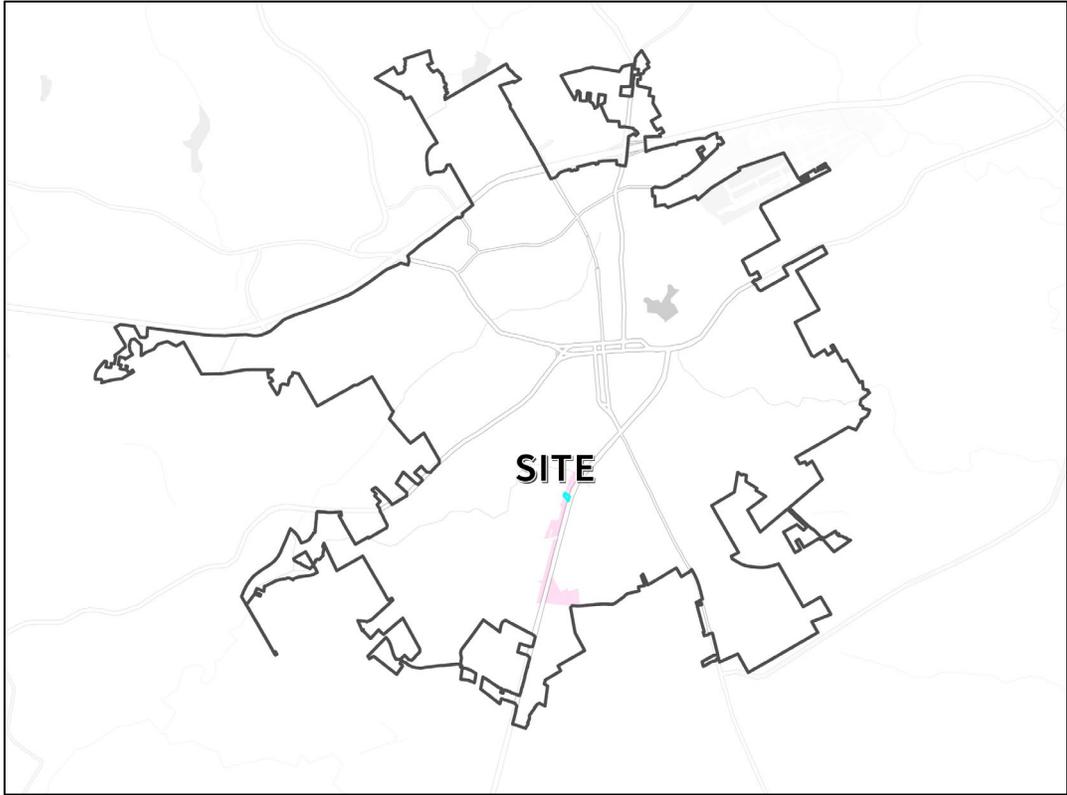
### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 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**

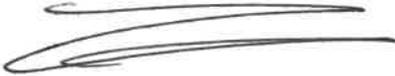
Approval of this rezoning will:

- **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

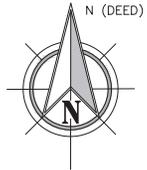
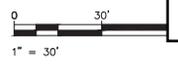
**RZC2025-00074**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5<sup>th</sup> 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.

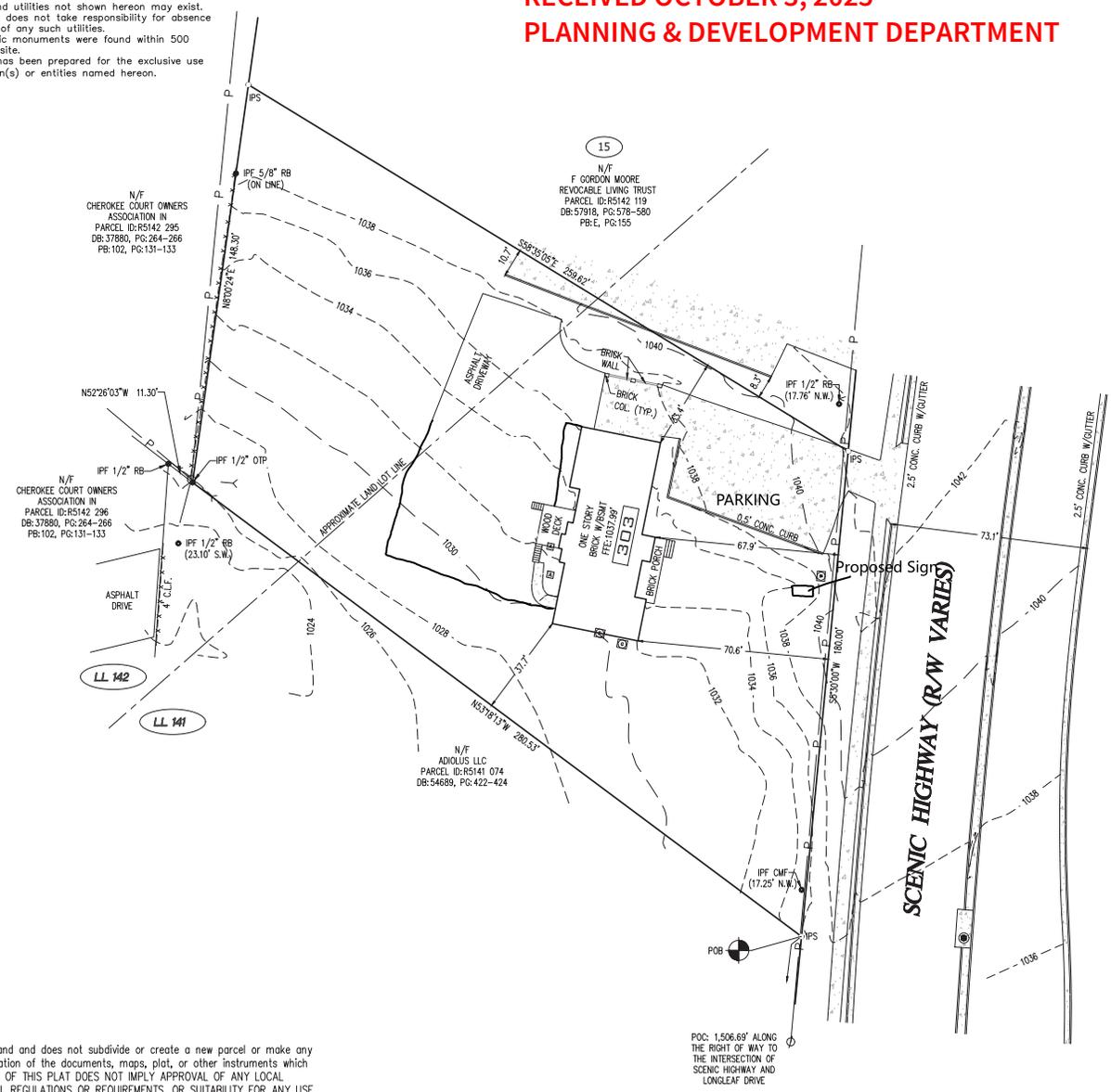
**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN:6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

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 13135C0088F 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	Description

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:**

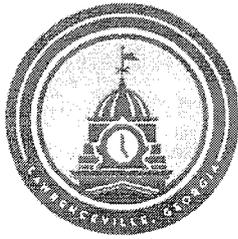
- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material 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

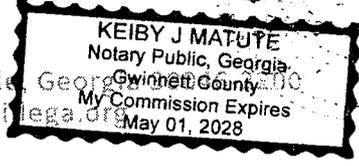
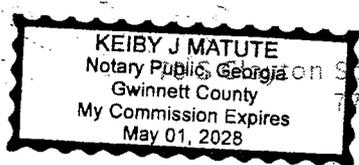
[Signature] 9-29-2025  
SIGNATURE OF OWNER DATE

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



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

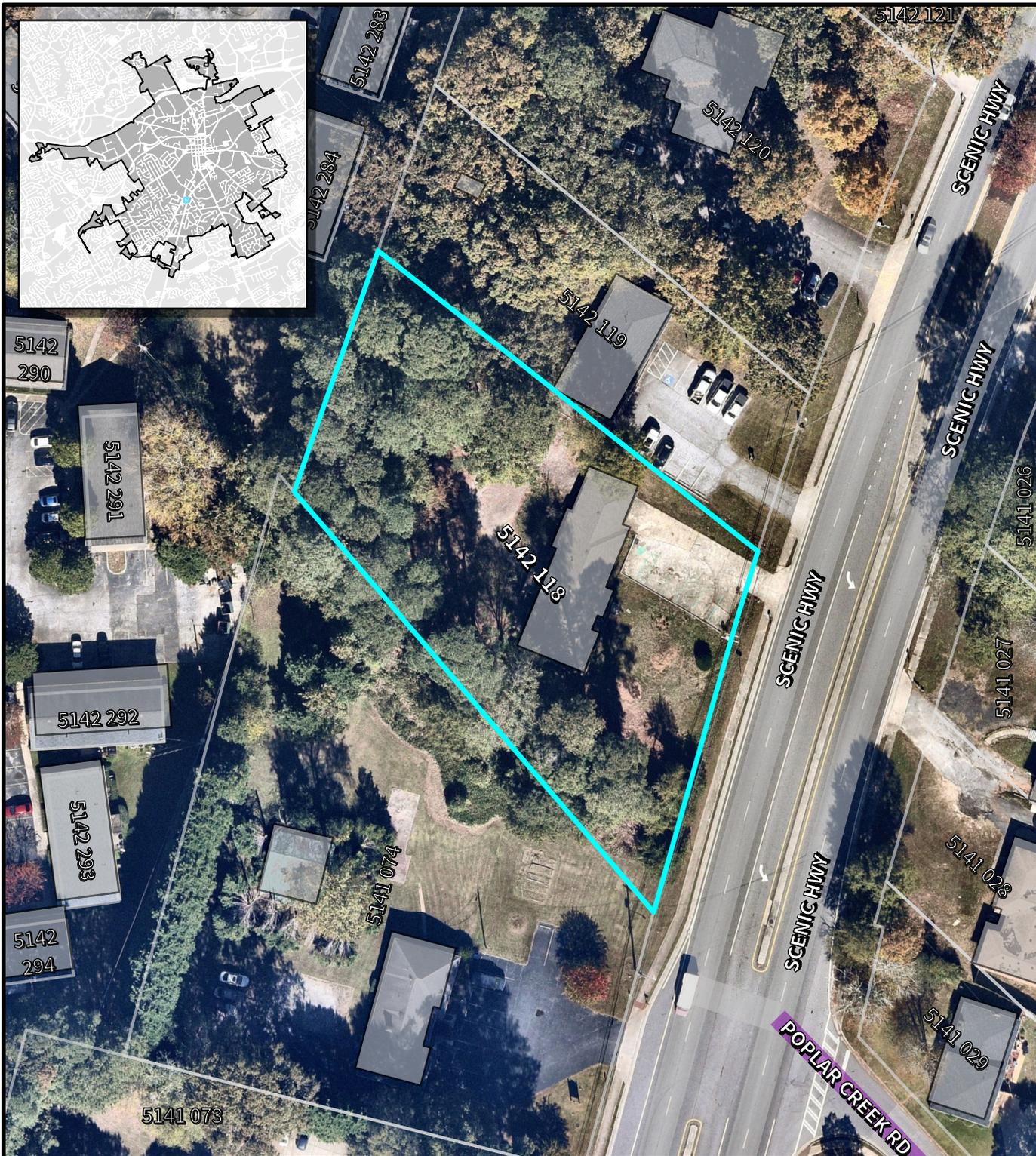
Planning & Development

Location Map & Surrounding Areas

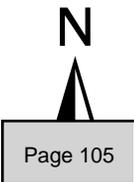
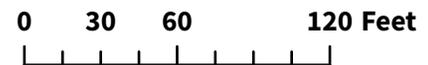
## RZC2025-00074

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





# 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

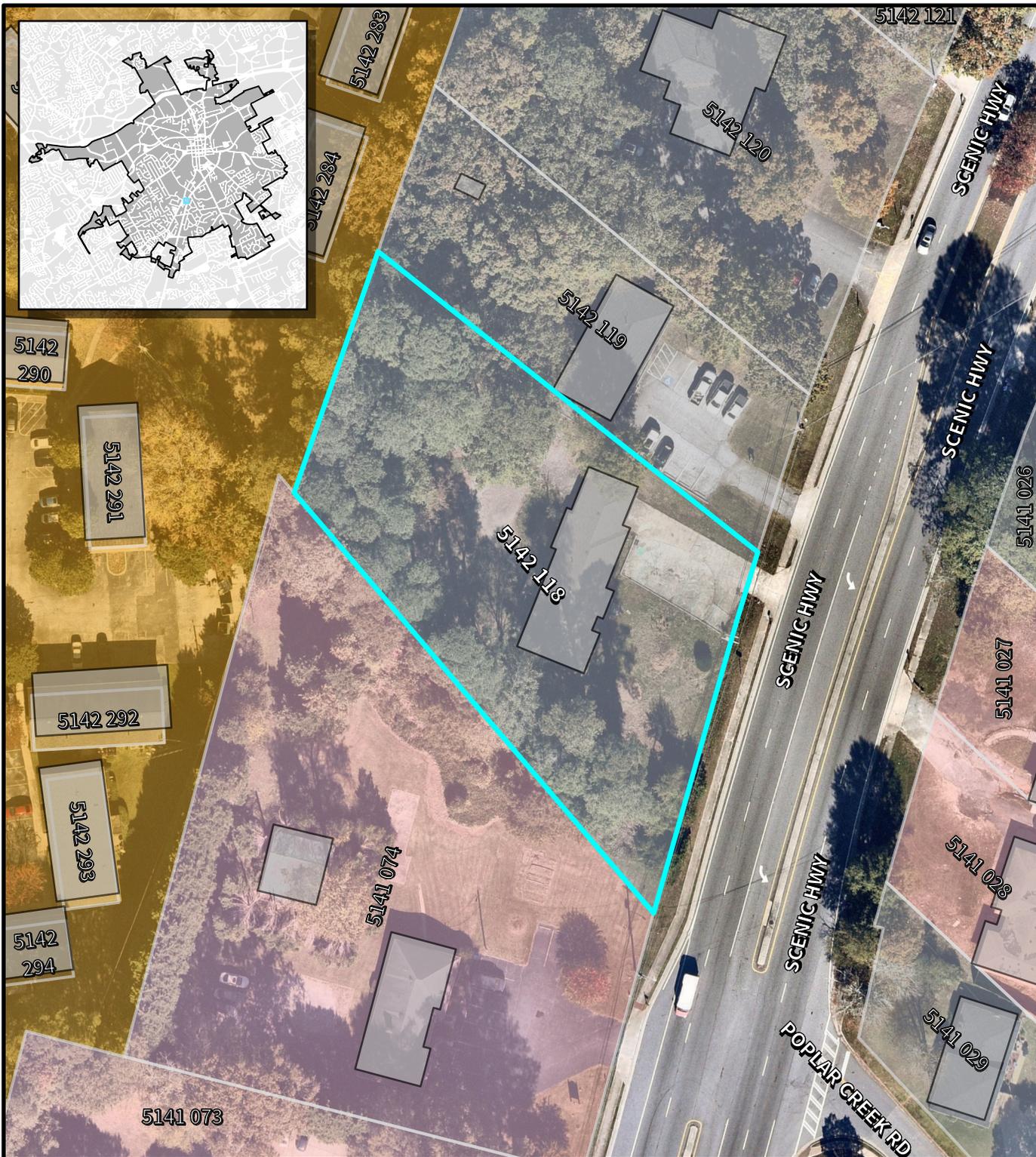
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Map Scale: 1:900

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# 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

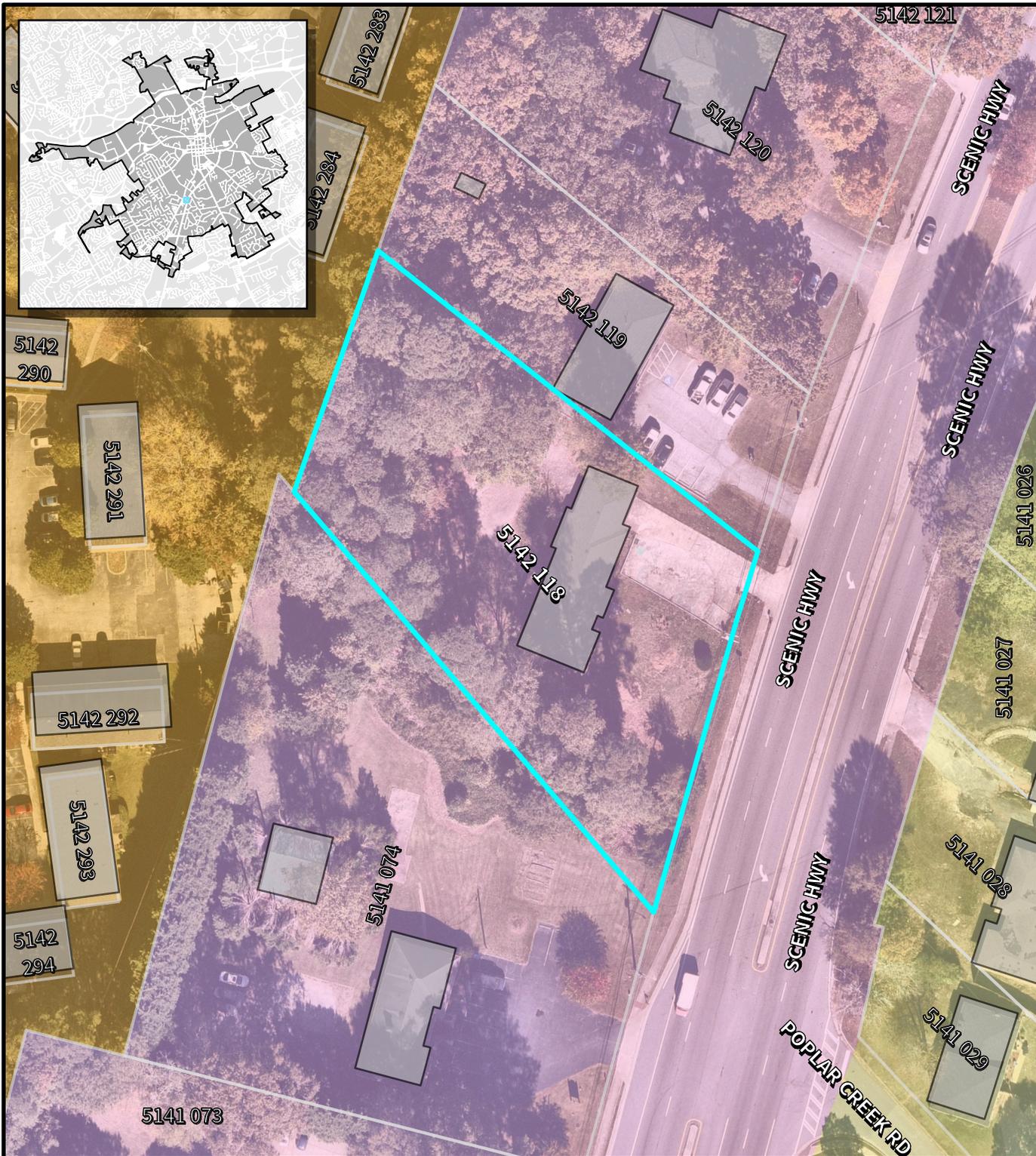
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# LAWRENCEVILLE

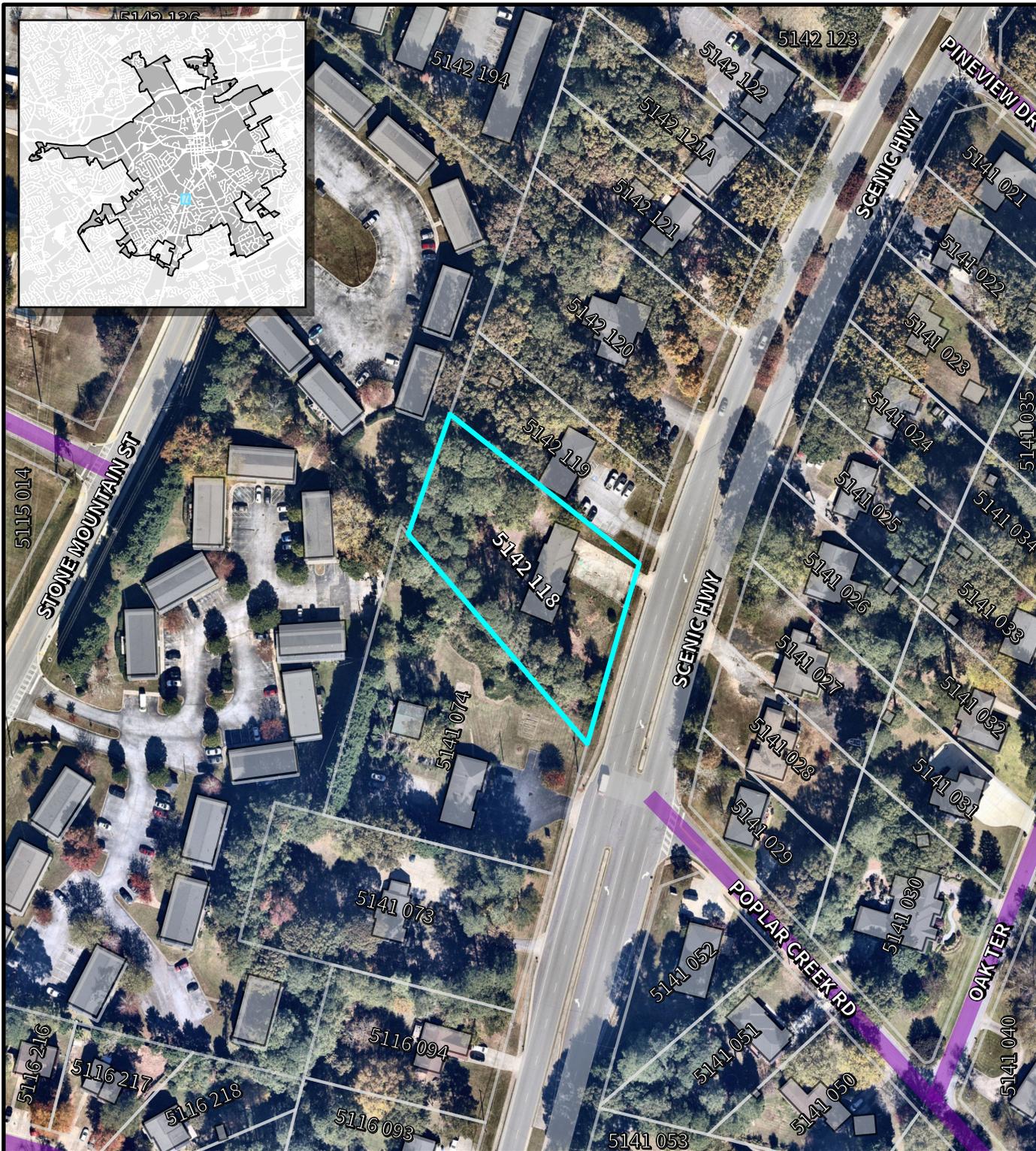
Planning & Development

Location Map & Surrounding Areas

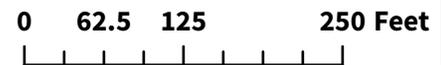
## RZC2025-00074

Applicant:  
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-  City Maintained Streets
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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

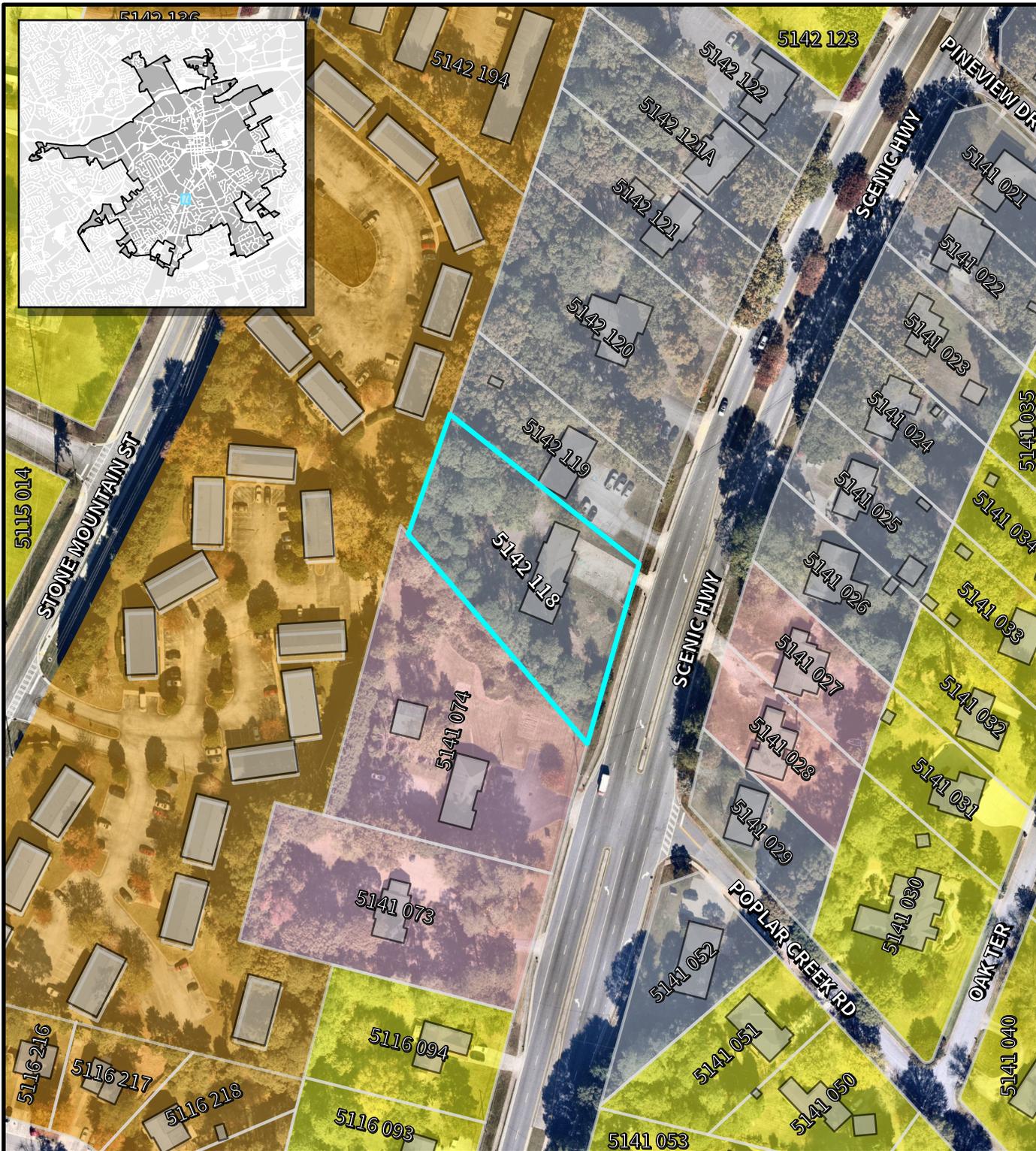
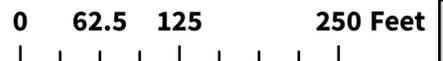
 Subject Property (~0.90 acres)

 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)

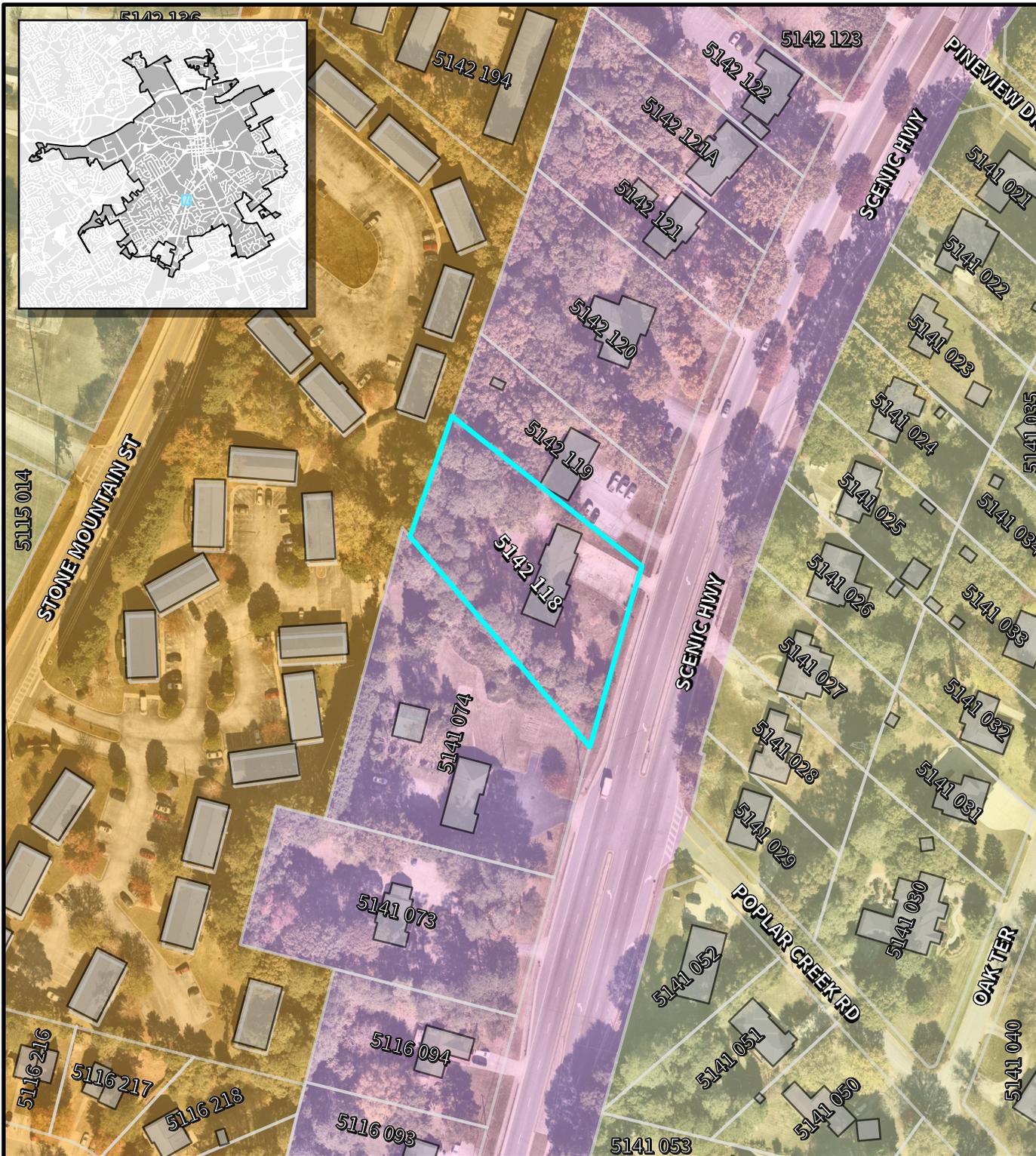
 Lawrenceville City Limits

#### 2045 Character Areas

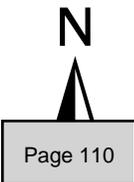
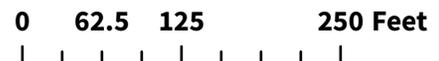
 Traditional Residential

 Mixed Residential

 Office



Imagery Date: 11/03/2025  
Map Date: 01/21/2026  
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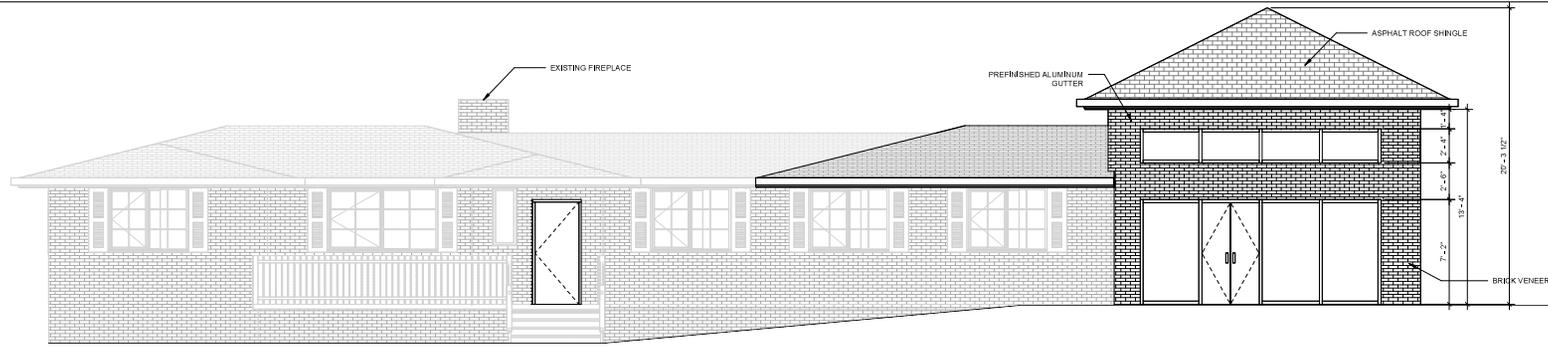


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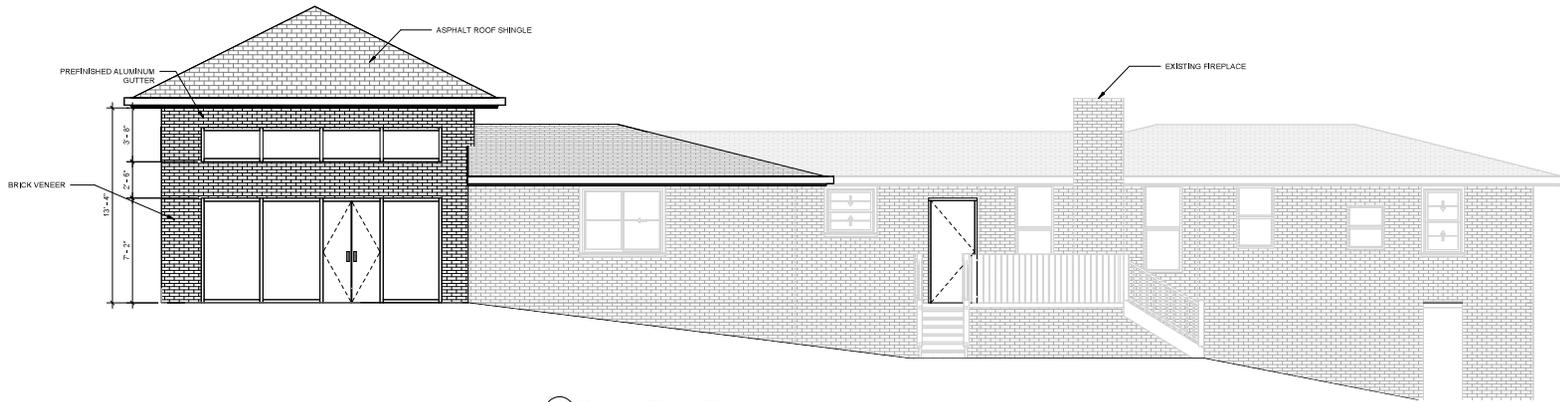


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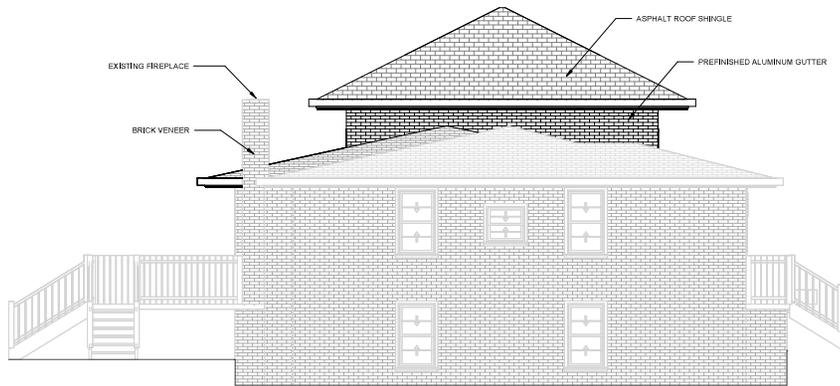
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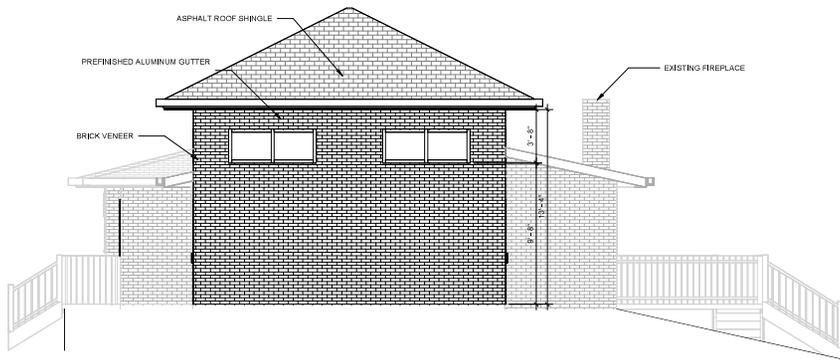
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2 SOUTH EXTERIOR ELEVATION  
 1/4" = 1'-0"



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



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



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 ZAIDH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL  
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PROJECT INFORMATION  
**COMMERCIAL REMODEL**

303 scenic highway  
 Lawrenceville, GA 30046

PROJ. NO.  
 25006

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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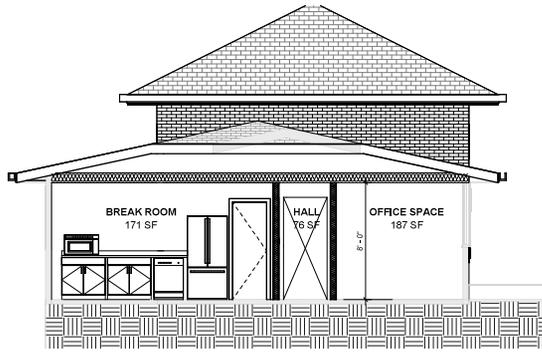
EXTERIOR ELEVATIONS

**A200**

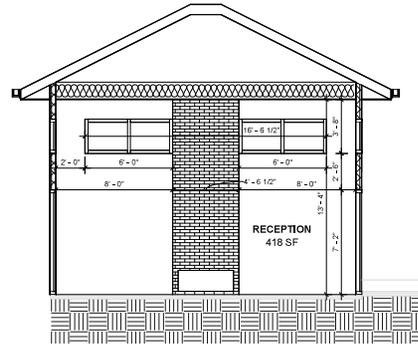
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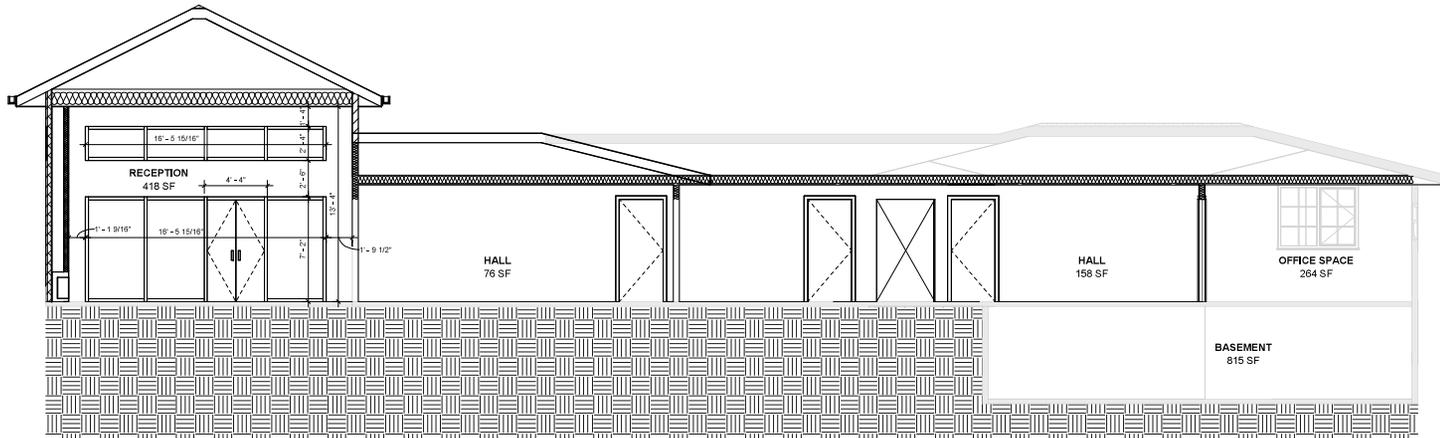
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1 BUILDING SECTION 1  
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3 BUILDING SECTION 3  
 (A300) 1/4" = 1'-0"



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



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PROJECT INFORMATION

**COMMERCIAL  
 REMODEL**

303 scenic highway  
 Lawrenceville, GA 30046

PROJ. NO.  
 2506

ISSUE RECORD

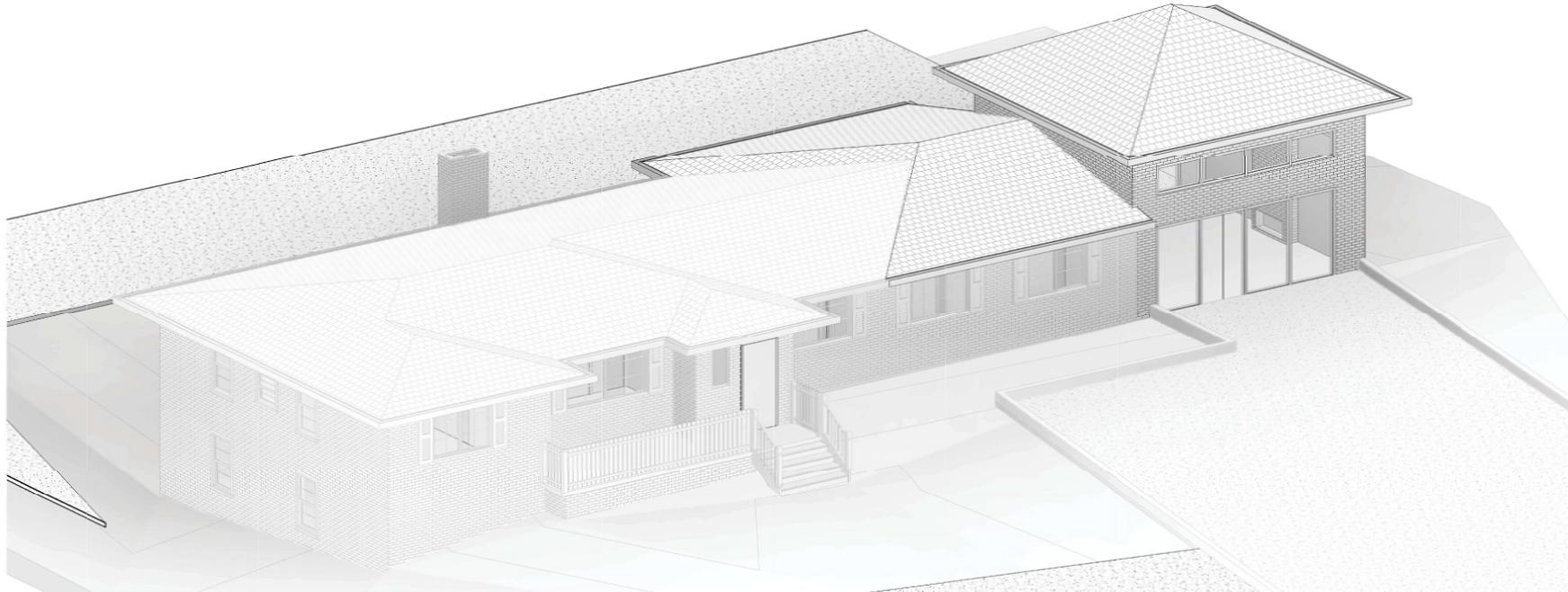
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

BUILDING  
 SECTION

**A300**

C2025-00074-ATTACH 2\_02-2025

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INCHES  
0 1 2  
METERS



1  
A300 3D View 1

2/21/2025 08:13:46 a.m.



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PROJECT INFORMATION  
**COMMERCIAL  
REMODEL**

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Lawrenceville, GA 30046

PROJ. NO.  
25006

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: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** SUP2026-0001; Gerald and Fred Enterprises, LLC; 350 West Pike Street

**Department:** Planning and Development

**Date of Meeting:** Wednesday, March 4, 2026

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

**Applicants Request:** Special Use Permit Application to Allow an Automobile Repair and Maintenance Facility in a BG (General Business) Zoning District

**Planning & Development Recommendation:** Denial

**Planning Commission Recommendation:**

**Summary:** The applicant requests a Special Use Permit to allow an Automobile Repair and Maintenance facility at the subject property. The subject property is an approximately 0.37-acre parcel zoned BG (General Business District) located at the southeastern right-of-way of West Pike Street at its intersection with Langley Drive.

**Attachments/Exhibits:**

- SUP2026-0001\_ATTCH\_02162026.pdf



# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2026-00001

**APPLICANT(S):** GERALD AND FRED ENTERPRISES, LLC.

**PROPERTY OWNER(S):** GERALD AND FRED ENTERPRISES, LLC.

**LOCATION(S):** 350 W PIKE STREET

**PARCEL IDENTIFICATION NUMBER(S):** R5143 262

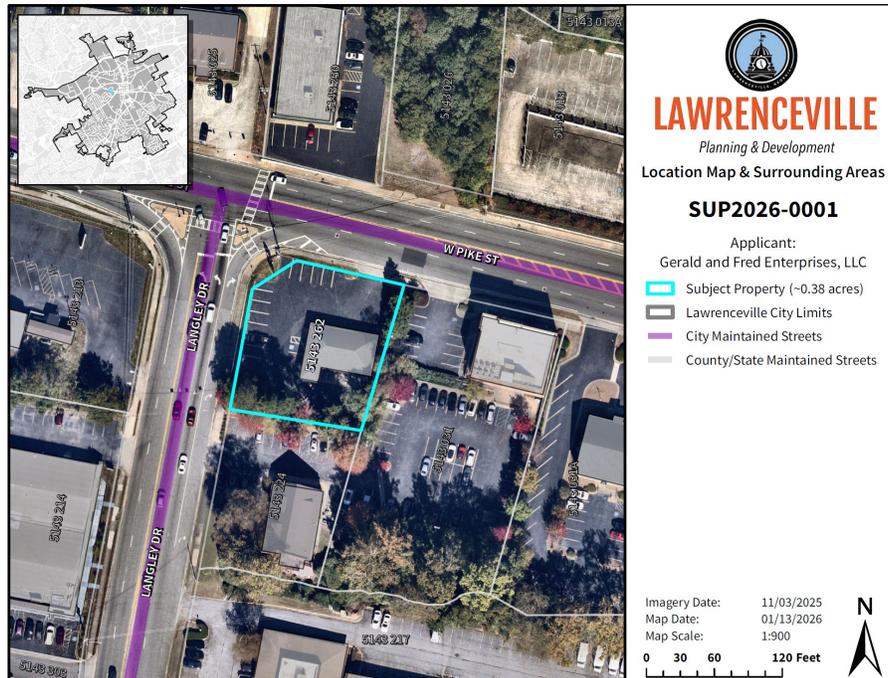
**APPROXIMATE ACREAGE:** 0.37 ACRES

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

**PROPOSED DEVELOPMENT:** AUTOMOBILE REPAIR AND MAINTENANCE

**DEPARTMENT RECOMMENDATION:** DENIAL

#### VICINITY MAP



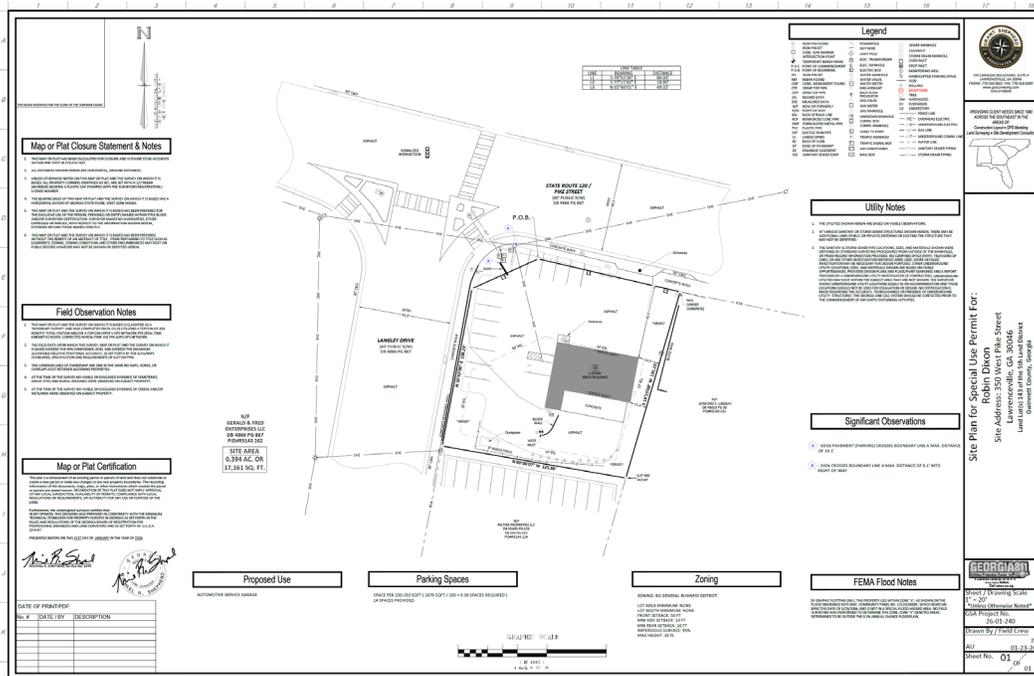
### ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as BG (General Business District). There are no Variances, Appeals, Special Use Permits, or Zoning Conditions on record for the subject property.

### PROJECT SUMMARY

The applicant requests a Special Use Permit to allow an Automobile Repair and Maintenance facility at the subject property. The subject property is an approximately 0.37-acre parcel zoned BG (General Business District) located at the southeastern right-of-way of West Pike Street at its intersection with Langley Drive.

### SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

The subject property consists of an 1,876 square-foot auto service garage constructed in the year 1982 with an accessory parking lot. The property is accessed via a single curb cut on West Pike Street.

Following the adoption of the 2005 Lawrenceville Zoning Ordinance, Automobile Repair and Maintenance facilities are only permitted with a Special Use Permit (SUP) in BG zoning districts. Since the facility was used for this purpose prior to the adoption of the ordinance, it was allowed to remain as such as an existing nonconforming use.

The last recorded tenant of the property, Lawrence Tune Inc. d/b/a Precision Tune Auto Care, operated at this location from approximately 4/21/1998 until 1/4/2023, after which date there was no active business license at the subject property.

**Article 3, Section 302 Continuance of Nonconforming Uses** reads as follows:

*The lawful use of any building or structure or land existing at the time of the enactment or amendment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, except that the nonconforming use shall not be:*

- A. Extended to occupy a greater area of land either by expansion to a new lot or by the expansion of the use to a greater area of the existing lot.*
- B. Extended to occupy a greater area of a building or structure, unless such additional area of the building or structure existed at the time of the enactment or amendment of this Ordinance and was clearly designed to house the same use as the nonconforming use occupying the other portion of the building or structure.*
- C. Extended to an addition to an existing building or structure or a new building or structure.*
- D. Reestablished after discontinuance for six months.*
- E. Changed to another nonconforming use.*

When a Tenant Name Change application was received for a new Automobile Repair and Maintenance facility at the subject property on 12/30/2025, zoning review determined that the existing nonconforming use had been discontinued for nearly three years, well over the six-month period permitted per Article 3. As such, it was determined that a Special Use Permit for an Automobile Repair and Maintenance Facility was required.

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

Standard	Requirement	Proposal	Recommendation
Automobile Repair and Maintenance	Special Use Permit	Special Use Permit	<i>Denial</i>

**Article 2, Section 200.3., Subsection 200.3.7. – Automobile Body, Repair, Painting, Rebuilding, or Repair and Maintenance Facilities** reads as follows:

*Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:*

**A. Permitted Use**

*Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.*

**B. Special Use Permit**

*Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.*

**C. Outdoor Storage**

*Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.*

- D. Automobile service bays shall not be adjacent to or visible from a public right-of-way.*
- E. A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*
- F. Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*
- G. No work shall be conducted on the outside grounds of the establishment; and*
- H. No metal building facades.*

The proposal does not meet current Supplementary Regulations for Automobile Repair and Maintenance facilities. Its service bays directly face the public right-of-way along West Pike Street, there is only a minimal landscape buffer, and there is no screened overnight parking area. Approval of the proposed Special Use Permit must be contingent on either the reconfiguration of the site plan to meet current standards or approval of the following variances:

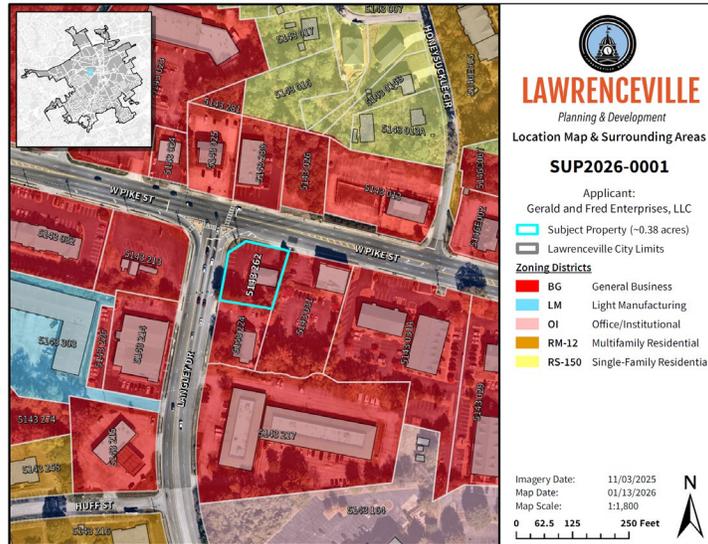
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3)

automobile service bays to be visible from the public right-of-way (West Pike Street).

- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allows for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Further, zoning conditions may prohibit overnight parking at the facility entirely; outdoor storage is prohibited within the bounds of the Lawrenceville Downtown Development Authority (DDA), which includes the subject property. Approval of the proposal must also condition the removal of the existing nonconforming pole sign, which is located partially in the right-of-way.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

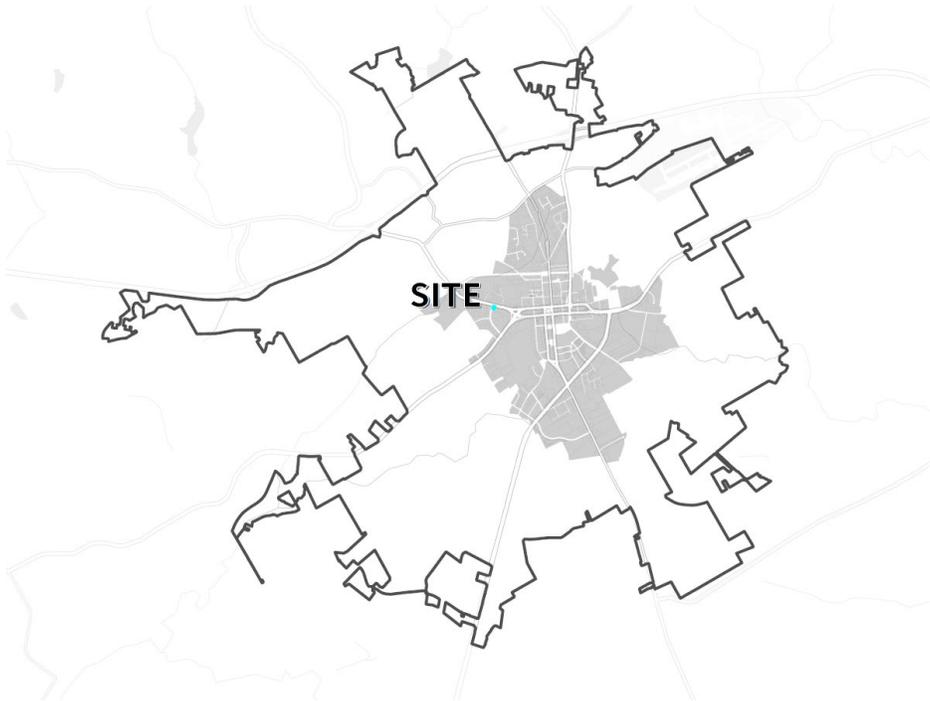


#### SURROUNDING ZONING AND USE

The immediate surrounding area is primarily composed of commercial and retail properties within commercial and industrial zoning districts along the West Pike Street corridor. To the north, across West Pike Street right-of-way, are properties zoned BG (General Business District) that host various commercial businesses, including hair salons, a bakery, and a driving school. A legacy tire shop with installation is also located across West Pike Street. To the west, across Langley Drive, there is a former used auto lot, also zoned BG (refer to SUP2025-00101). The properties directly to the east and south of the subject property are zoned BG and used for architectural and engineering services offices. Further afield along Honeysuckle Circle, there are single-family dwellings zoned RS-150 (Single-Family Residential District). Otherwise, the general vicinity also includes an industrial plaza on a property zoned LM (Light Manufacturing District), the Square at Lawrenceville residential apartments on a property zoned RM-12 (Multifamily Residential District), and a place of worship (First United Methodist Church of Lawrenceville) on a property zoned OI (Office-Institutional District).

When considering the wide variety of uses and zoning districts in the general vicinity, the proposed Special Use Permit may be appropriate.

**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.*

The proposed request for an Automobile Repair and Maintenance facility may not be compatible with the intent of the 2045 Comprehensive Plan for the Downtown character area.

**STAFF RECOMMENDATION**

Although the subject property was historically developed and operated as an automobile repair facility, the nonconforming use rights associated with that operation have lapsed due to discontinuance well in excess of the six (6) month threshold established in Article 3 of the Zoning Ordinance. As a result, the proposed Automobile Repair and Maintenance use must be evaluated as a new Special Use Permit request under current zoning standards. Staff find that the existing site configuration does not comply with the City’s Supplementary Regulations for such facilities, including requirements related to service bay orientation, landscaped buffering along public rights-of-way, and screening of overnight parking. Approval of the request would therefore require multiple variances and significant departures from adopted development standards, further weakening the case for approval.

More broadly, Staff find that the proposal is inconsistent with the long-term vision for the Downtown character area as articulated in the 2045 Comprehensive Plan. While the surrounding area includes a mix of commercial and institutional uses, City policy has increasingly emphasized reducing auto-centric land uses within and adjacent to Downtown in favor of development that supports walkability, pedestrian-oriented design, and mixed-use vitality. This policy direction has been reinforced by recent City Council actions, including the denial of SUP2025-00101 (used car dealership at 366 West Pike Street) and SUP2025-00108 (oil change facility at 650 Gwinnett Drive), both of which involved automobile-oriented uses in the greater Downtown area. In light of the discontinued nonconforming status, the proposal’s noncompliance with current standards, and its inconsistency with adopted planning policy and recent legislative precedent, Staff recommends **DENIAL** of the requested Special Use Permit.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Lawrenceville Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

While the area contains a mix of commercial and institutional uses, an automobile repair and maintenance facility is not well suited to the evolving Downtown context, which is transitioning away from auto-oriented uses toward more pedestrian-friendly development.

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

The proposed use could adversely affect nearby properties through increased noise, visual impacts from service bays and vehicle storage, and conflicts with adjacent office and pedestrian-oriented uses along West Pike Street.

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

The property retains reasonable economic use under the BG zoning district through a wide range of permitted commercial and office uses that are more consistent with current zoning standards and Downtown planning objectives.

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

The proposal may increase vehicular trips, turning movements, and curb-cut activity along West Pike Street, contributing to traffic and circulation impacts that are inconsistent with the City’s goals for Downtown mobility and streetscape design.

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

The request is not consistent with the 2045 Comprehensive Plan’s Downtown character area, which emphasizes walkability, mixed-use development, and a reduced presence of automobile-focused land 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;**

The nonconforming automobile repair use was discontinued for more than six months and cannot be reestablished without approval of a Special Use Permit; additionally, recent City Council actions denying similar auto-oriented uses in the Downtown area support disapproval of the request.

**RTDA ENTERPRISES, LLC**  
1308 Amherst Ct., Marietta, GA 30068  
404-626-5175 rtdaenterprisesllc@gmail.com



January 2, 2026

To: City of Lawrenceville – Planning and Development

The property at 350 West Pike Street has always been an automotive service garage since it was built in the mid 1980s. The building on the property is a 3 bay automotive shop with an office/waiting area, 2 restrooms and a parts room/mechanical room for a combined total of 1876 square feet.

This property is owned by Gerald and Fred Enterprises, LLC who originally built the building and opened the original automotive service garage in this location. When one of the owners decided to retire, the property owners, Gerald (Jerry) F. Dixon and Fred & Anne Cummings decided to retain ownership and lease the building to tenants who would continue to operate an automotive service garage in the location starting in 1998. First tenant was Precision Tune Auto Care, owner/operator William Pittman, who operated his Precision Tune franchise from 1998-December 2022. Then second tenant, 10711 Tune Inc, main contact Randy Saucier, assumed the remaining 5 months on Pittman's lease that expired on April 30, 2023 and signed a 5 year lease to run concurrent from May 1, 2023 through April 30, 2028. The lease specifically indicated for the tenant must obtain all pertinent licenses to operate a business in the location. 10711 Tune Inc violated their lease agreement by partially moving out without notice to property owners on or about July 26, 2025. However, they continued to pay rent through October 2025. When they failed to meet the terms of their lease agreement, Gerald and Fred Enterprises, LLC issued a termination letter to 10711 Tune Inc in November 2025 requiring they move out all items left inside the building by November 21, 2025. Gerald and Fred Enterprises, LLC found a new tenant, Daniel Aguilar Vaca, Auto Check and More LLC who signed a 37 month lease effective December 1, 2025.

While the building was vacant from approximately July 27, 2025, tenant 2, 10711 Tune Inc did not fully move out their possessions from the property until November. In addition, the owners quickly found a new tenant and performed property clean up and building maintenance that the prior tenant failed in his responsibility. Because this property has always been zoned as an automotive service garage, and the building is designed as an automotive shop since it's inception, so that Daniel Vaca can be a successful and productive business owner for the City of Lawrenceville, a special use permit is needed.

Gerald and Fred Enterprises, LLC respectfully request the issuance of a special use permit for automotive service repair for our property 350 West Pike St., Lawrenceville, GA 30046. Parcel Id R5143 262, so that our new tenant, Mr. Vaca with Auto Check and More can begin operations.

Regards,

Robin L Dixon, Partner,  
RTDA Enterprises, LLC, manager for  
Gerald and Fred Enterprises, LLC

**SUP2026-0001**  
**RECEIVED JANUARY 2, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 143 of the 5<sup>th</sup> District of Gwinnett County, Georgia, being within the City Limits of Lawrenceville, and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the southeasterly right-of-way line of Langley Drive (being a 60 foot right-of-way) with the existing southwesterly right-of-way line of State Route 120 (a/k/a Pike Street) (currently being an 80 foot right-of-way); thence running south 76 degrees 35 minutes 00 seconds east along said southwesterly right-of-way line of State Route 120, a distance of 139.80 feet to an iron pin; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 10.35 feet to an iron pin on the new southwesterly right-of-way line of State Route 120, being the TRUE POINT OF BEGINNING; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 131.15 feet to an iron pin found; thence running north 80 degrees 57 minutes 15 seconds west, a distance of 125.86 feet to an iron pin found on the southeasterly right-of-way line of Langley Drive; thence running north 09 degrees 51 minutes 00 seconds east along said southeasterly right-of-way line, a distance of 108.29 feet to an iron pin at the intersection of said right-of-way line with the new southwesterly right-of-way line of State Route 120; thence running north 64 degrees 54 minutes 53 seconds east along said new southwesterly right-of-way line, a distance of 49.02 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 77 degrees 43 minutes 34 seconds east, a distance of 80.03 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 78 degrees 02 minutes 47 seconds east, a distance of 18.40 feet to an iron pin, being the TRUE POINT OF BEGINNING; said tract containing 0.394 acres as delineated on that certain As-Built Survey dated June 16, 1986, last revised February 23, 1987, prepared for Cummings and Dixon by Robert E. Horlbeck, Georgia Registered Lend Surveyor No. 1942, of Horlbeck & Associates, Inc.



LINE	BEARING	DISTANCE
L1	S 79°59'25" E	30.00'
L2	S 77°11'43" E	18.40'
L3	N 65°46'01" E	49.02'

**Map or Plat Closure Statement & Notes**

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 579,676 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET ARE SET WITH A 1/2" REBAR (MARE BAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASE OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DETECTED HEREIN.

**Field Observation Notes**

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "ROBUST SURVEY" AND WAS COMPLETED USING ONE OF THE FOLLOWING: A TORCON L1-SDS ROBOTIC TOTAL STATION AND/OR A TORCON HIPER V GPS NETWORK OR REAL TIME KINEMATIC (RTK) MODE, CONNECTED IN REAL TIME VIA THE HDOP GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 99% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ACTING STANDARDS, SPECIFICATION AND REQUIREMENTS OF 6201-50 PP&A.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GOFS, OR OVERLAPS EXIST BETWEEN ADJACENT PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

**Map or Plat Certification**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels of land and property boundaries. The recorded information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:  
 IN MY OPINION, THIS DRAWING WAS PREPARED IN CONJUNCTION 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. 15-4-57.

PRESENTED BEFORE ME THIS 21ST DAY OF JANUARY IN THE YEAR OF 2025.

*Michael R. Shephard*  
 MICHAEL R. SHEPHARD, S.L.S. NO. 3348

DATE OF PRINT/PDF:

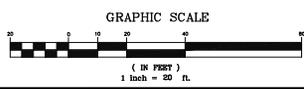
No. #	DATE / BY	DESCRIPTION

**Proposed Use**  
 AUTOMOTIVE SERVICE GARAGE

**Parking Spaces**  
 SPACES PER 200-250 SQFT ( 1876 SQFT / 200 = 9.38 SPACES REQUIRED )  
 14 SPACES PROVIDED

**Zoning**  
 ZONING: BG GENERAL BUSINESS DISTRICT.  
 LOT AREA MINIMUM: NONE  
 LOT WIDTH MINIMUM: NONE  
 FRONT SETBACK: 50 FT  
 MIN SIDE SETBACK: 10 FT  
 MIN REAR SETBACK: 10 FT  
 IMPERVIOUS SURFACE: 95%  
 MAX HEIGHT: 35 FT

**FEMA Flood Notes**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131352008H, WHICH BEARS AN EFFECTIVE DATE OF 05/20/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.



**Legend**

○	IRON PIN FOUND	⊗	POWERPOLE	⊗	SEWER MANHOLE
○	IRON PIN SET	⊗	GUY WIRE	⊗	CLEANOUT
○	CONC. BVM MARKER	⊗	LIGHT POLE	⊗	STORM DRAIN MANHOLE
⊗	INTERSECTION POINT	⊗	ELECTRIC BOX	⊗	CURB INLET
⊗	TEMPORARY BENCH MARK	⊗	ELEC. TRANSFORMER	⊗	DROP INLET
P.O.C.	POINT OF COMMENCEMENT	⊗	ELEC. MANHOLE	⊗	MONITORING WELL
P.O.B.	POINT OF BEGINNING	⊗	WATER MANHOLE	⊗	HANDICAPPED PARKING SPACE
IP	IRON PIN SET	⊗	WATER VALVE	⊗	SIGN
RF	REBAR FOUND	⊗	WATER METER	⊗	BOLDS
CMF	CONC. MONUMENT FOUND	⊗	FIRE HYDRANT	⊗	EXCERPTIONS
CTP	CRIMP TOP PIPE	⊗	BACKFLOW PREVENTOR	⊗	TREE
OTF	OPEN TOP PIPE	⊗	GAS METER	⊗	HARDWOOD
IR	RECORD DATA	⊗	GAS MANHOLE	⊗	EVERGREEN
IRV	MEASURED DATA	⊗	UNKNOWN MANHOLE	⊗	UNDERSTORY
N/T	NOTED OR FORMERLY	⊗	COMM. BOX	⊗	FENCE LINE
R/W	RIGHT-OF-WAY	⊗	CONCR. MANHOLE	⊗	OVERHEAD ELECTRIC
BL	BLDG SETBACK LINE	⊗	CABLE TV RISER	⊗	UNDERGROUND ELECTRIC
RF	REINFORCED CONCR. PIPE	⊗	TRAFFIC SIGNAL BOX	⊗	UNDERGROUND COMM. LINE
CMF	CORRUGATED METAL PIPE	⊗	AIR CONDITIONER	⊗	WATER LINE
PVC	PLASTIC PIPE	⊗	MAIL BOX	⊗	GAS LINE
DIP	DUCTILE IRON PIPE	⊗		⊗	UNDERGROUND COMM. LINE
LS	LANDSCAPING	⊗		⊗	SEWER SEWER PIPING
BC	BACK OF CURB	⊗		⊗	STORM DRAIN PIPING
EP	EDGE OF PAVEMENT	⊗		⊗	
DE	DRAINAGE EASEMENT	⊗		⊗	
SSE	SANITARY SEWER ESMT	⊗		⊗	

**Utility Notes**

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISUAL OBSERVATIONS.
2. AT UNBUILT SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR OTHER PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPEARANCES, PROVIDED DESIGN PLANS AND PHASE PLANT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR IF CONTRACTED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

**Significant Observations**

- ④ - EDGE PAVEMENT (PARKING) CROSSES BOUNDARY LINE A MAX. DISTANCE OF 14.1'.
- ④ - SIGN CROSSES BOUNDARY LINE A MAX. DISTANCE OF 8.1' INTO RIGHT-OF-WAY.



715 LONGLEAF BOULEVARD, SUITE A  
 LAWRENCEVILLE, GA 30046  
 PHONE: 770.818.8822 FAX: 770.818.8209  
 www.gasurveyors.com  
 cshc@gsa.net



PROVIDING CLIENT NEEDS SINCE 1950  
 ACROSS THE SOUTHEAST IN THE  
 AREAS OF:  
 Construction Layout • GPS Mapping  
 Land Surveying • Site Development Consulting

**Site Plan for Special Use Permit For:**  
 Robin Dixon  
 Site Address: 350 West Pike Street  
 Lawrenceville, GA 30046  
 Land Lot(s) 143 of the 5th Land District  
 Gwinnett County, Georgia



Sheet / Drawing Scale  
 1" = 20'  
 \*Unless Otherwise Noted\*  
 GSA Project No.  
 26-01-240  
 Drawn By / Field Crew  
 AU 01-23-26  
 Sheet No. 01 OF 01



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS\_03022026

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

### SUP2026-00001

Approval of the Special Use Permit to allow an Automobile Repair and Maintenance facility in a BG (General Business) zoning district, subject to the following enumerated conditions:

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

- A. The Special Use Permit shall be limited to an Automobile Repair and Maintenance facility conducted entirely within the existing approximately 1,876 square-foot building, with no expansion of the building footprint or service bay area.
- B. All automobile repair and maintenance activities shall occur wholly indoors; no servicing, dismantling, painting, washing, or repair work shall be conducted outside of the enclosed building.
- C. Outdoor storage, including but not limited to vehicles, parts, tires, fluids, equipment, or inoperable automobiles, shall be prohibited.
- D. Overnight parking of vehicles associated with the business shall be prohibited on the subject property.
- E. Hours of operation for the automobile repair and maintenance facility shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- F. 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.
- G. Peddlers and/or any parking lot sales shall be prohibited.
- H. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- I. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.
- J. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

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

- A. The existing nonconforming pole sign located partially within the public right-of-way shall be removed prior to issuance of a Certificate of Occupancy, and all signage shall comply with current sign regulations.
- B. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

**3. The following variances are approved:**

- A. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3) automobile service bays to be visible from the public right-of-way (West Pike Street).
- B. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allow for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Please let me know about a fee

RECEIVED JANUARY 9, 2026  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

GEORGIA

Gerald and Fred Enterprises, LLC

Gerald and Fred Enterprises LLC

## SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fred Cummings</u>	NAME: <u>Fred Cummings</u>
ADDRESS: <u>308 Amberst Ct, Mar 30068</u> <u>119 Spring Beauty Dr</u>	ADDRESS: <u>1308 Amberst St, Mar 30068</u> <u>119 Spring Beauty Dr</u>
CITY: <u>Bluffton</u>	CITY: <u>Bluffton</u>
STATE: <u>SC</u> ZIP: <u>29909</u>	STATE: <u>SC</u> ZIP: <u>29909</u>
PHONE: <u>404-626-5175</u> <u>404-583-2031</u>	PHONE: <u>404-583-2031</u>
CONTACT PERSON: <u>Fred Cummings</u> PHONE: <u>404-583-2031</u>	
CONTACT'S E-MAIL: <u>carcare442@atd.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>9500</u> ACREAGE: <u>.37</u>	
PARCEL NUMBER(S): <u>5143-262</u>	
ADDRESS OF PROPERTY: <u>350 W Pike St, Lawrenceville</u>	
PROPOSED SPECIAL USE: <u>automotive repair</u>	

[Signature] 1/9/26  
SIGNATURE OF APPLICANT DATE

[Signature] 1/9/26  
SIGNATURE OF OWNER DATE

Fred Cummings  
TYPED OR PRINTED NAME

Fred Cummings  
TYPED OR PRINTED NAME



[Signature]  
NOTARY PUBLIC DATE  
1-9-2026

[Signature]  
NOTARY PUBLIC DATE  
1-9-26



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

Comm exp. 9-24-28

Comm exp. 9-24-28

SUP2026-0001  
RECEIVED JANUARY 13, 2026  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

*Gerald and Fred Enterprises, LLC*

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Daniel Aguilar Vaca, Auto Check and More</u>	NAME: <u>Gerald and Fred Enterprises, LLC</u>
ADDRESS: <u>350 West Pike St</u>	ADDRESS: <u>1308 Amherst Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: _____	PHONE: <u>404-626-5175</u>
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>0.37</u>	
PARCEL NUMBER(S): <u>5143 262</u>	
ADDRESS OF PROPERTY: <u>350 West Pike St., Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Service Garage</u>	

\_\_\_\_\_  
SIGNATURE OF APPLICANT      DATE

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

\_\_\_\_\_  
NOTARY PUBLIC      DATE

*Robin L Dixon*      1/2/2026  
SIGNATURE OF OWNER      DATE

Robin L Dixon, Partner-RTDA Enterprises, LLC on behalf of Gerald and Fred Enterprises, LLC

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

*Kristen Walden*      \_\_\_\_\_  
NOTARY PUBLIC      DATE



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SUP2026-0001  
RECEIVED JANUARY 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.



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

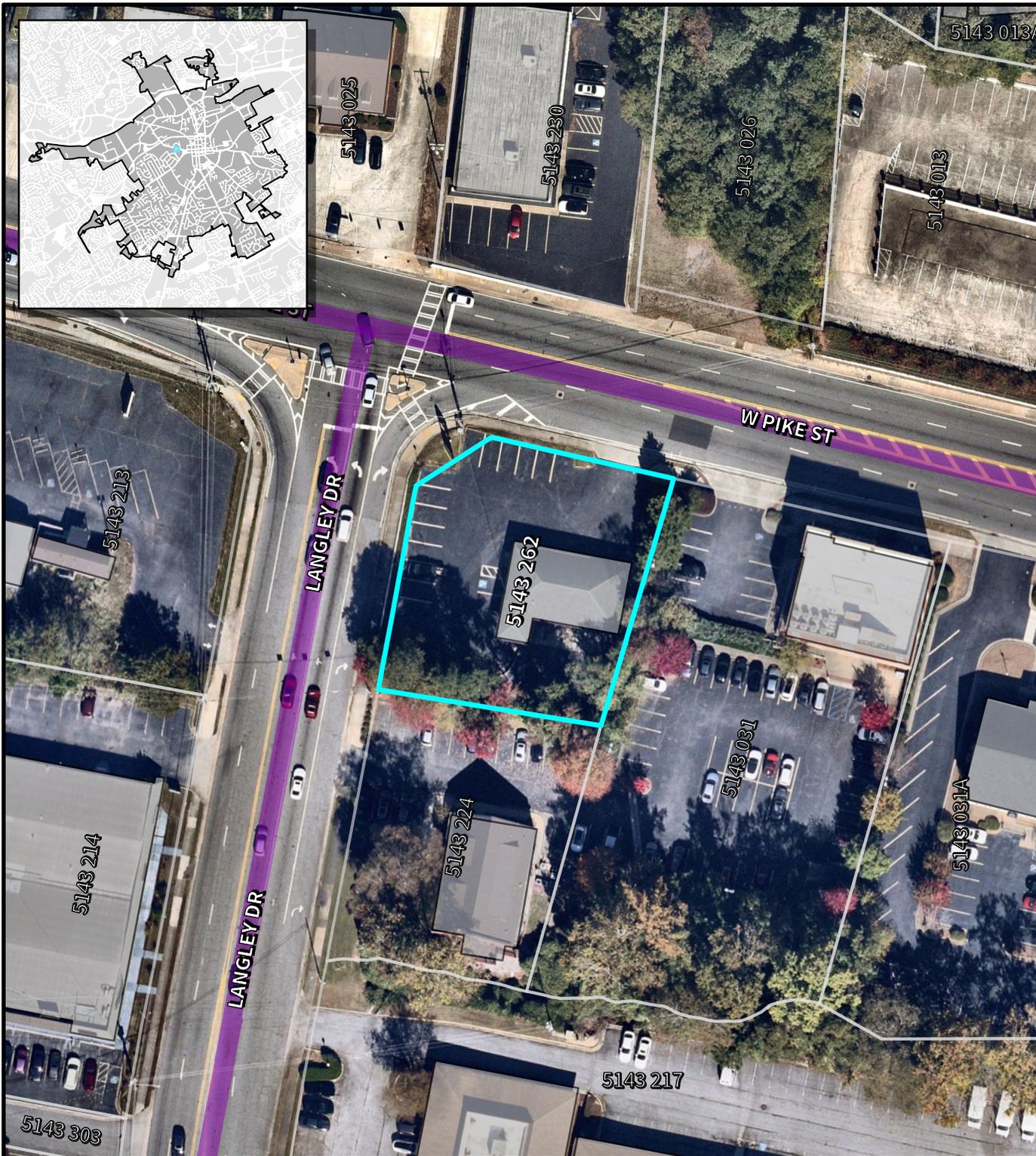
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

#### Zoning Districts

 BG General Business

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

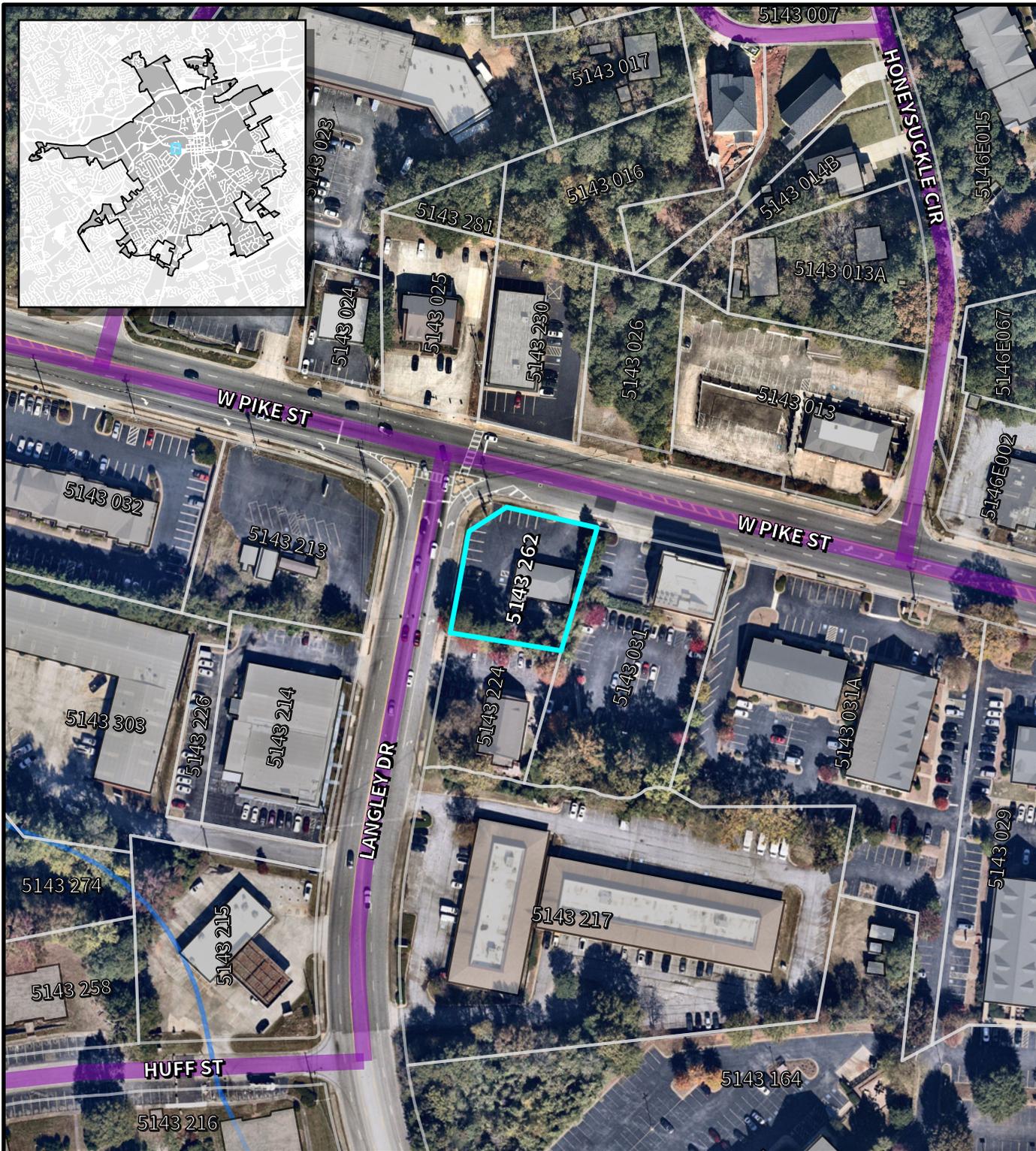
 Subject Property (~0.38 acres)

 Lawrenceville City Limits

 City Maintained Streets

 County/State Maintained Streets

 Streams



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

### Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential

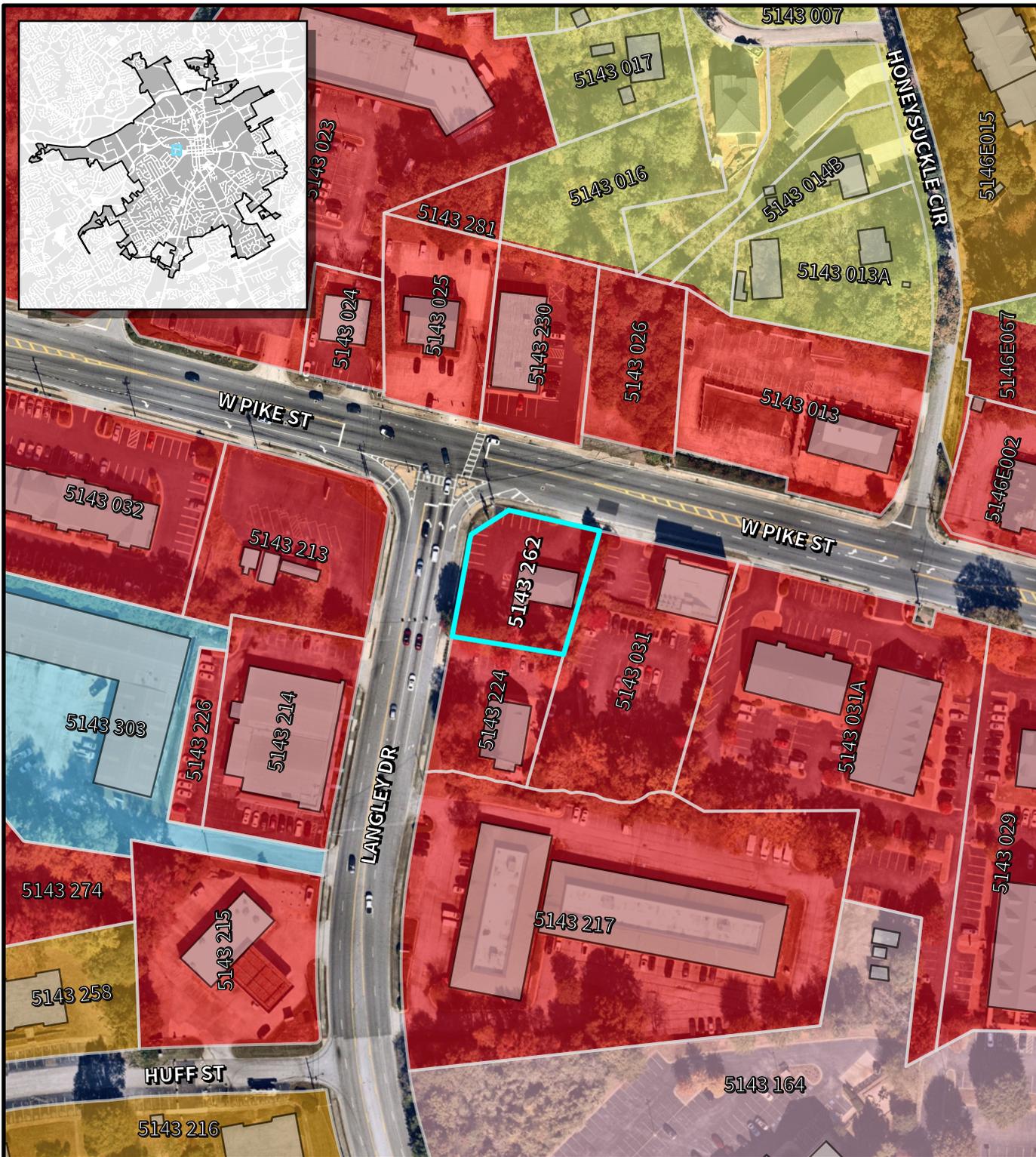
Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** BFR2025-00005; Macario Bustos; 335 West Pike Street

**Department:** Planning and Development

**Date of Meeting:** Wednesday, March 4, 2026

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

**Applicants Request:** A Buffer Reduction Between the Subject Property Zoned BG (General Business District) and a Neighboring Property Zoned RM-12 (Multifamily Residential District) From 50 Feet to 0 Feet to Accommodate the Existing Parking Lot

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

**Planning Commission Recommendation:**

**Summary:** The applicant requests a Buffer Reduction to accommodate planned renovations to the parking lot at the subject property. The subject property is an approximately 1.46-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Circle.

**Attachments/Exhibits:**

- BFR2025-00005\_ATTCH\_02162026.pdf



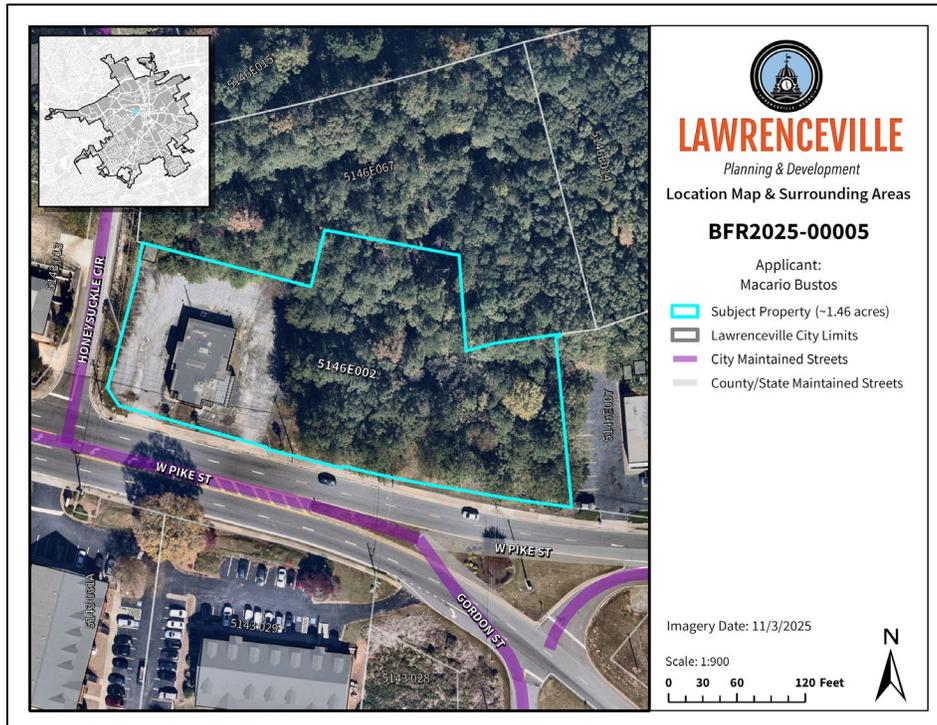
# LAWRENCEVILLE

## Planning & Development

### BUFFER REDUCTION

<b>CASE NUMBER(S):</b>	<b>BFR2025-00005</b>
<b>APPLICANT(S):</b>	MACARIO BUSTOS
<b>PROPERTY OWNER(S):</b>	DANHC PROPERTIES LLC
<b>LOCATION(S):</b>	335 WEST PIKE STREET
<b>PARCEL IDENTIFICATION NUMBER(S):</b>	5146E002
<b>APPROXIMATE ACREAGE:</b>	1.46 ACRES
<b>CURRENT ZONING:</b>	BG (GENERAL BUSINESS DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	REDUCTION OF 50' UNDISTURBED BUFFER
<b>DEPARTMENT RECOMMENDATION:</b>	APPROVAL WITH CONDITIONS

### VICINITY MAP



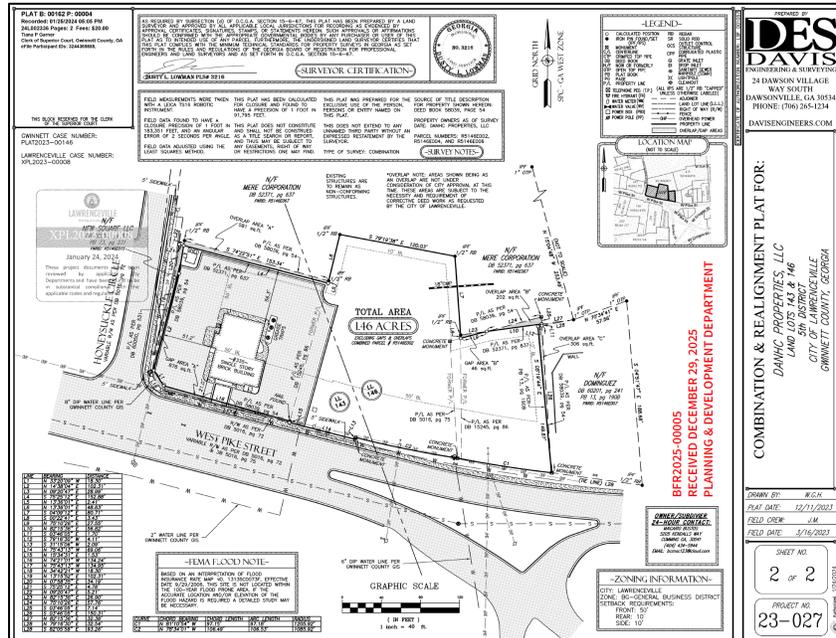
### ZONING HISTORY

The earliest zoning record on file for the subject property indicates the property zoned as its current zoning district, BG (General Business District) in 1960. There are no zoning cases, Special Use Permits, or variances on record for the subject property.

### PROJECT SUMMARY

The applicant requests a Buffer Reduction to accommodate planned renovations to the parking lot at the subject property. The subject property is an approximately 1.46-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Circle.

### SURVEY



**ZONING AND DEVELOPMENT STANDARDS**

The subject property consists of a 2,856 square-foot fast food restaurant constructed in the year 1982. The property also contains accessory driveways and parking. The applicant intends to redevelop the property into a proposed 6,000 square feet restaurant with a resurfaced and expanded parking lot, a redesigned vehicular circulation plan and curb cuts, and a landscape strip that meets current development regulations.

To accommodate this redevelopment plan, the applicant proposes to eliminate the fifty (50) foot undisturbed buffer required between BG (General Business District) and RM-12 (Multifamily Residential District) zoning districts as of the 2020 Lawrenceville Zoning Ordinance. In addition, they are requesting a variance to reduce the required front yard setback from fifty (50) feet to twelve (12) feet.

Approval of these requests requires the following deviations from the minimum standards of the BG (General Business) district, as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>None</i>	<i>63,598 sq. ft</i>	<i>N/A</i>
Lot Width	<i>None</i>	<i>409 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>12 ft</i>	<b>Variance</b>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

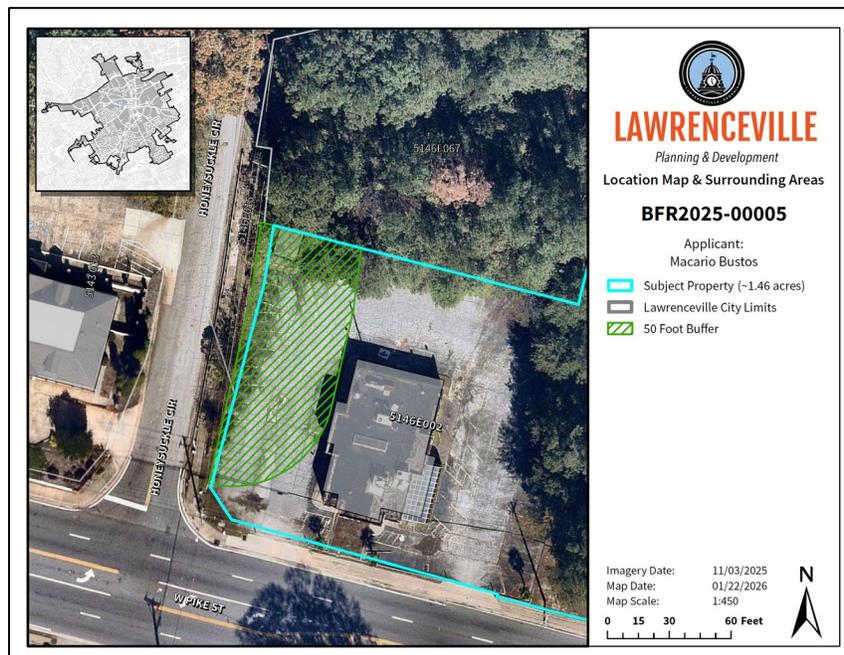
**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

Standard	Requirement	Proposal	Recommendation
Restaurant	<i>1 per 2.5 seats 189 seats 76 spaces</i>	<i>80 spaces</i>	<i>N/A</i>

**Article 4 Buffers, Section 403 Buffers Table**

Standard	Requirement	Proposal	Recommendation
BG/RM-12	50	0	Approval w/ Conditions

**BUFFER**

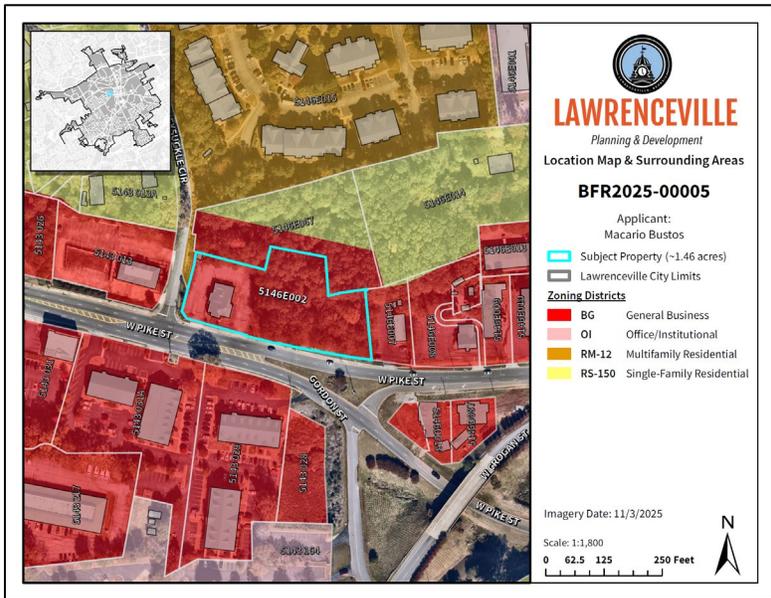


The subject property was originally developed prior to the adoption of current buffer requirements; as such, a large portion of the paved area along the western property line falls into a fifty (50) foot undisturbed buffer where the subject property borders a RM-12 property. However, the subject property does not directly border any residential uses; the required buffer is instead a result of the peculiar shape of an adjacent parcel zoned RM-12. The neighboring property – which hosts The Square at Lawrenceville Apartments – has a narrow panhandle that travels south along the eastern right-of-way of Honeysuckle Circle, where it abuts the subject property on its western property line. The residential component of The Square at Lawrenceville Apartments is in fact located over 200 feet from the subject property, with another (undeveloped) property serving as a de facto buffer between the two uses. Considering these unique circumstances, the request to eliminate the required buffer on the western property line may be appropriate.

Regarding the requested variance – a significant (76%) reduction of the required front yard setback – the applicant provides an aesthetic justification; a closer proximity of the restaurant to the street may yield a better match to the character of nearby Downtown businesses. Current setback requirements may also present a topographical hardship, as

the lot is only approximately 150 feet wide at the intersection. Finally, the existing structure at the subject property was developed in a manner similar to the proposal; that is, it is located only 21 feet from the property line. While the subject property could be rezoned to the BGC (Central General Business) district to eliminate the front yard setback requirement and bring it in line with the zoning of the nearby Downtown properties cited by the applicant, the requested variance may be sufficient on its own.

**OFFICIAL ZONING MAP**



**SURROUNDING ZONING AND USE**

The area around the subject property is characterized by a mixture of retail and office uses along West Pike Street, single-family residential along Honeysuckle Circle and Honeysuckle Avenue, and the previously cited multifamily residential at the Square at Lawrenceville apartments to the north. Nearby commercial uses include an auto service garage, medical offices, and general offices zoned BG (General Business District) and OI (Office Institutional District). The properties to north of the subject property are zoned RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District), used for both single-family and multifamily residences. Given the reasoning provided in the prior section, the requested buffer reduction may be appropriate, if properly conditioned.

**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.*

If the proposed restaurant adheres to site planning standards for access, interconnectivity, landscaping, and signage, it may align with the intended development pattern as described in the 2045 Comprehensive Plan.

**STAFF RECOMMENDATION**

The applicant requests a Buffer Reduction to eliminate the required 50-foot undisturbed buffer between BG (General Business) and RM-12 (Multifamily Residential) zoning districts to facilitate redevelopment of an existing fast-food restaurant into a larger restaurant with reconfigured parking, access, and landscaping. While the buffer requirement is triggered by a narrow panhandle of an adjacent RM-12–zoned property, the nearest residential uses are located more than 200 feet away, with intervening undeveloped land effectively functioning as a buffer; therefore, the requested reduction may be appropriate if properly conditioned to mitigate potential impacts.

Staff recommends **APPROVAL WITH CONDITIONS** of the requested Buffer Reduction, as the proposal supports reinvestment in an existing commercial site within the Downtown character area, addresses unique site constraints, and is not anticipated to adversely impact nearby residential uses. Approval should be conditioned to ensure adequate separation, landscaping, and compliance with applicable development, buffering, and permitting requirements.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Lawrenceville Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

*The proposed buffer reduction supports continued commercial redevelopment in an area characterized by existing retail and office uses and is suitable given the absence of directly adjacent residential development.*

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

*With appropriate conditions for setbacks, construction standards, and landscape replacement, the buffer reduction is not expected to adversely affect the existing use or usability of adjacent residential properties.*

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

*The property has a reasonable economic use as currently zoned; however, the requested buffer reduction facilitates reinvestment and modernization of the site, improving its long-term viability.*

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

*The proposal will not create an excessive or burdensome demand on streets, utilities, or public services, as it represents redevelopment of an existing commercial site with adequate infrastructure.*

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

*The request is consistent with the 2045 Comprehensive Plan’s Downtown character area, which encourages reinvestment and adaptive redevelopment of existing commercial properties.*

- 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;**

*Unique site conditions, including the preexisting development pattern and the atypical configuration of the adjacent RM-12 parcel, support approval of the buffer reduction when accompanied by appropriate conditions to mitigate potential impacts.*



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS\_03022026

### BFR2025-00005

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

**1. To restrict the Buffer Reduction as follows:**

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RM-12), from fifty (50) feet to zero (0) feet along the subject property's western property line.
- B. The buffer reduction shall apply only to the parking lot redevelopment, associated with vehicular circulation improvements, landscaping, and related site work shown on the submitted site plan, received by the Planning and Development Department on December 29, 2025.
- C. The buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted site plan.
- D. All land disturbance within the reduced buffer area shall be limited to the minimum necessary to complete the approved parking lot improvements, grading, utilities, and landscaping.
- E. Approval of this Buffer Reduction shall not be construed as a waiver of buffer requirements for any future development or redevelopment beyond the scope of this application.

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

- A. All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- B. Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
- C. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

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

**3. The following variances are approved:**

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 – BG General Business District, Subsection B. Lot Development Standards. Allows for a reduction in the required front yard setback from fifty (50) feet to twelve (12) feet.

BFR2025-00005  
RECEIVED DECEMBER 29 2025  
PLANNING & DEVELOPMENT DEPARTMENT



DAVIS ENGINEERING & SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

December 22, 2025

City of Lawrenceville  
Board of Appeals  
79 S Clayton Street, Suite M76A  
Lawrenceville, GA 3046

Letter of Intent – Variance Request for Front Setback to 11.5’ & Undisturbed Buffer to 0’  
335 West Pike Street (DES Project #: 25-274)

To Whom it May Concern:

On behalf of our client, Davis Engineering and Surveying, LLC respectfully submits this Letter of Intent in support of a variance request for the property located at 335 W Pike Street, within the City of Lawrenceville.

We are requesting the following variance:

1. **Front Setback Reduction:** A variance to request shall be to allow an encroachment of 38’ into the required 50’ front building setback, to accommodate planned renovations to the existing building. The only additional encroachment into the reduced setback area from the existing building, will be for an architectural overhang, which is integral to the building’s updated design and functionality.
2. **Undisturbed Buffer Reduction:** A variance to request shall be to allow an encroachment of 50’ into the required 50’ undisturbed buffer, to accommodate planned renovations to the existing parking lot.

The hardship necessitating these variances stems from the **existing building’s current encroachment into the required front setback and the existing parking lot’s encroachment into the required undisturbed buffer**. Currently, the existing building has been sitting in disrepair for several years. Our client purchased the property with the intent to relocate the current Hacienda restaurant a few hundred feet away, to this new location, looking to upgrade the current building while also providing much needed additional parking. Apart from the architectural overhang, the footprint of the renovation and addition to the existing building will not encroach any further than current conditions. This proximity to the street appeals to the desired aesthetic of the City of Lawrenceville. To comply with the current zoning requirements without a variance, the building would need to be **completely relocated**, which is not feasible due to structural, topographical, and stormwater and financial constraints and takes away from the appearance the City is ultimately looking for. The proposed renovations are intended to improve the building’s usability and appearance while maintaining its current footprint as much as possible.

The requested variances are minimal and will not negatively impact adjacent properties or the public interest. Rather, they will allow for the continued use and enhancement of an existing structure in a manner consistent with the character and development goals of the City of Lawrenceville.

We appreciate your consideration of this request and look forward to working with the City to bring this project to fruition. Please do not hesitate to contact us should you need any additional information or documentation.

Please feel free to contact me if you have any questions or comments.

Sincerely,  
Jason K. Davis, PE.

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534  
Ph: 706.265.1234 | Web: www.DavisEngineers.com

BFR2025-00005  
RECEIVED DECEMBER 29, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

**Exhibit "A"**

**DESCRIPTION OF PROPERTY - TRACT I - .507 ACRES - J35 WEST PIKE STREET**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET AT THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 31 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 18.30 FEET ALONG THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE TO A POINT,

THENCE NORTH 16 DEGREES 14 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 102.31 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 10 DEGREES 57 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 34.20 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 72 DEGREES 46 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 153.34 FEET TO A POINT, THENCE SOUTH 17 DEGREES 06 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 148.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY WEST PIKE STREET; THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 134.34 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.507 ACRES MORE OR LESS

**DESCRIPTION OF PROPERTY - TRACT II - .702 ACRES - J25 WEST PIKE STREET**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 AND 146 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET 134.34' EASTERLY OF THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 17 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 148.38 FEET TO A POINT, THENCE NORTH 16 DEGREES 46 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 51.23 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 119.95 FEET TO A POINT; THENCE SOUTH 01 DEGREES 38 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 80.65 FEET TO A POINT; THENCE SOUTH 01 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 125.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WEST PIKE STREET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1089.92 FEET AND AN ARC LENGTH OF 110.49 FEET, BEING SUBTENDED BY A CHORD OF NORTH 76 DEGREES 58 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 110.45 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 17 DEGREES 13 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 2.00 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 69.67 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.702 ACRES MORE OR LESS.

**DESCRIPTION OF PROPERTY - TRACT III - .31 ACRES - J25 WEST PIKE STREET**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 5TH DISTRICT IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE PROPERTY LINE BETWEEN THE LANDS OF THE GRANTOR AND THE LANDS NOW OR FORMERLY OWNED BY H.O. HAMBY, ET AL. WITH THE NORTHERN EXISTING RIGHT OF WAY OF LINE OF STATE ROUTE 120, SAID POINT BEING 60 FEET LEFT OF AND OPPOSITE STATION 87+84.82 ON THE CONSTRUCTION CENTER LINE OF GEORGIA HIGHWAY PROJECT TSAP-8 (113); RUNNING THENCE N03+29'56"W A DISTANCE OF 129.46 FEET TO A POINT 176.73 FEET LEFT OF AND OPPOSITE STATION 87+54.67 ON SAID CENTER LINE, THENCE N75+43'53"E A DISTANCE OF 95.90 FEET TO A POINT 212.52 FEET LEFT OF AND OPPOSITE STATION 88+61.89 ON SAID CENTER LINE, THENCE S03+29'36"E A DISTANCE OF 157.53 FEET TO A POINT 56.45 FEET LEFT OF AND OPPOSITE STATION 88+86.68; THENCE NORTHWESTERLY ALONG A LINE CURVED TO THE RIGHT WITH A RADIUS OF 1205.92 FEET FOR AN ARC DISTANCE OF 97.10 FEET BACK TO THE POINT OF BEGINNING.

PLAT B: 00162 P: 00003  
 Recorded: 01/25/2024 05:05 PM  
 24L002336 Pages: 2 Fees: \$20.00  
 Tiana P Garner  
 Clerk of Superior Court, Gwinnett County, GA  
 eFile Participant IDs: 3244369885,

**BFR2025-00005**  
**RECEIVED DECEMBER 29, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

# COMBINATION SURVEY FOR: DANHC PROPERTIES, LLC.

PARCELS R5146E002, R5146E004, & R5146E006  
 GWINNETT CASE NUMBER: PLAT2023-00146  
 LAWRENCEVILLE CASE NUMBER: XPL2023-00008  
 COMBINED PARCEL # R5146E002

PREPARED BY  
**DAVIS**  
**DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

THIS BLOCK RESERVED FOR THE CLERK  
 OF THE SUPERIOR COURT

GWINNETT CASE NUMBER:  
 PLAT2023-00146

LAWRENCEVILLE CASE NUMBER:  
 XPL2023-00008

**LAWRENCEVILLE**  
 Planning & Development  
**XPL2023-00008**  
 January 24, 2024  
 These project documents have been reviewed by applicable City Departments and have been found to be in substantial compliance with the applicable codes and regulations.

**OWNER/SUBDIVIER**  
**24-HOUR CONTACT:**  
 DANHC PROPERTIES, LLC  
 CELERINO GARCIA  
 5205 KENDALLS WAY  
 CUMMING GA, 30041  
 (404) 434-5944  
 EMAIL: bcmoc123@cloud.com

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

**~SURVEYOR CERTIFICATION~**  
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.

**DUSTY L. LOWMAN PLS# 3216**

**Final Plat Approval**  
 The Director of the Department of Planning and Development certifies that this plat complies with the City of Lawrenceville Development Regulations and that it has been approved by all other operational City departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and City of Lawrenceville. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the City until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the Development Regulations.

DATED THIS 24 DAY OF JAN., 2024.

*Maria Serban* (Designee)  
 DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

**Owners Acknowledgment and Declaration**  
 STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and opportunities thereon shown.

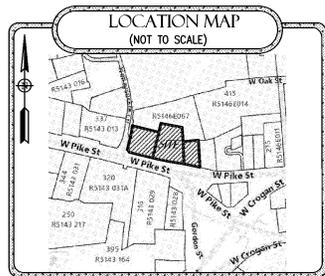
*[Signature]* 12/11/2023  
 SIGNATURE OF DEVELOPER/SUBDIVIDER DATE SIGNED

*Celerino Garcia Garcia* 12/11/2023  
 SIGNATURE OF OWNER DATE SIGNED

**FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE**  
 It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 183,351 feet and an angular error of 2 seconds per angle point, and was adjusted using the LEAST SQUARES METHOD. This plat has been calculated for closure and is found to be accurate within 1 foot in 91,795 feet, and contains a total of 1.46 acres. The equipment used to obtain the linear and angular measurements herein was a LEICA TS16 ROBOTIC INSTRUMENT.

By: *Dusty Lowman*  
 REGISTERED GEORGIA LAND SURVEYOR  
 REG NO. 3216 DATE OF EXPIRATION 12/31/24

**NOTES**  
 Stream Buffer Easements are to remain in a natural and undisturbed condition.  
 Structures are not allowed in drainage easements.  
 Water service provided by Gwinnett County.  
 Lot serviced by existing sewer.  
 Existing structures are to remain as non-conforming structures.



**~ZONING INFORMATION~**  
 CITY: LAWRENCEVILLE  
 ZONE: BG-GENERAL BUSINESS DISTRICT  
 SETBACK REQUIREMENTS:  
 FRONT: 50'  
 REAR: 10'  
 SIDE: 10'

**~FEMA FLOOD NOTE~**  
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13135C0073F, EFFECTIVE DATE 9/29/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

**~SURVEY NOTES~**  
 FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.  
 FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 183,351 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE.  
 FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET.  
 THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.  
 THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITH-OUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.  
 TYPE OF SURVEY: COMBINATION  
 SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
 DEED BOOK 58039, PAGE 54  
 PROPERTY OWNERS AS OF SURVEY DATE:  
 DANHC PROPERTIES, LLC  
 PARCEL NUMBER: R5146E002, R5146E004 AND R5146E006

**COMBINATION & REALIGNMENT PLAT FOR:**  
 DANHC PROPERTIES, LLC  
 LAND LOTS 143 & 146  
 5th DISTRICT  
 CITY OF LAWRENCEVILLE  
 GWINNETT COUNTY, GEORGIA

**DRAWN BY:** W.G.H.  
**PLAT DATE:** 12/11/2023  
**FIELD CREW:** J.M.  
**FIELD DATE:** 3/16/2023

**SHEET NO.**  
 1 OF 2  
 Page 156

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010324

PLAT B: 00162 P: 00004  
 Recorded: 01/25/2024 05:05 PM  
 24L002336 Pages: 2 Fees: \$20.00  
 Tiana P Garner  
 Clerk of Superior Court, Gwinnett County, GA  
 eFile Participant IDs: 3244369885,

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



DUSTY L. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET.

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

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DEED BOOK 58039, PAGE 54

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 183,351 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE. FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

PROPERTY OWNERS AS OF SURVEY DATE: DANHC PROPERTIES, LLC

PARCEL NUMBERS: R5146E002, R5146E004, AND R5146E006

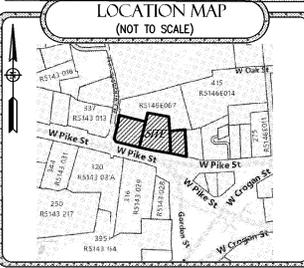
TYPE OF SURVEY: COMBINATION

-SURVEY NOTES-

GRID NORTH  
 SPC - GA WEST ZONE

-LEGEND-

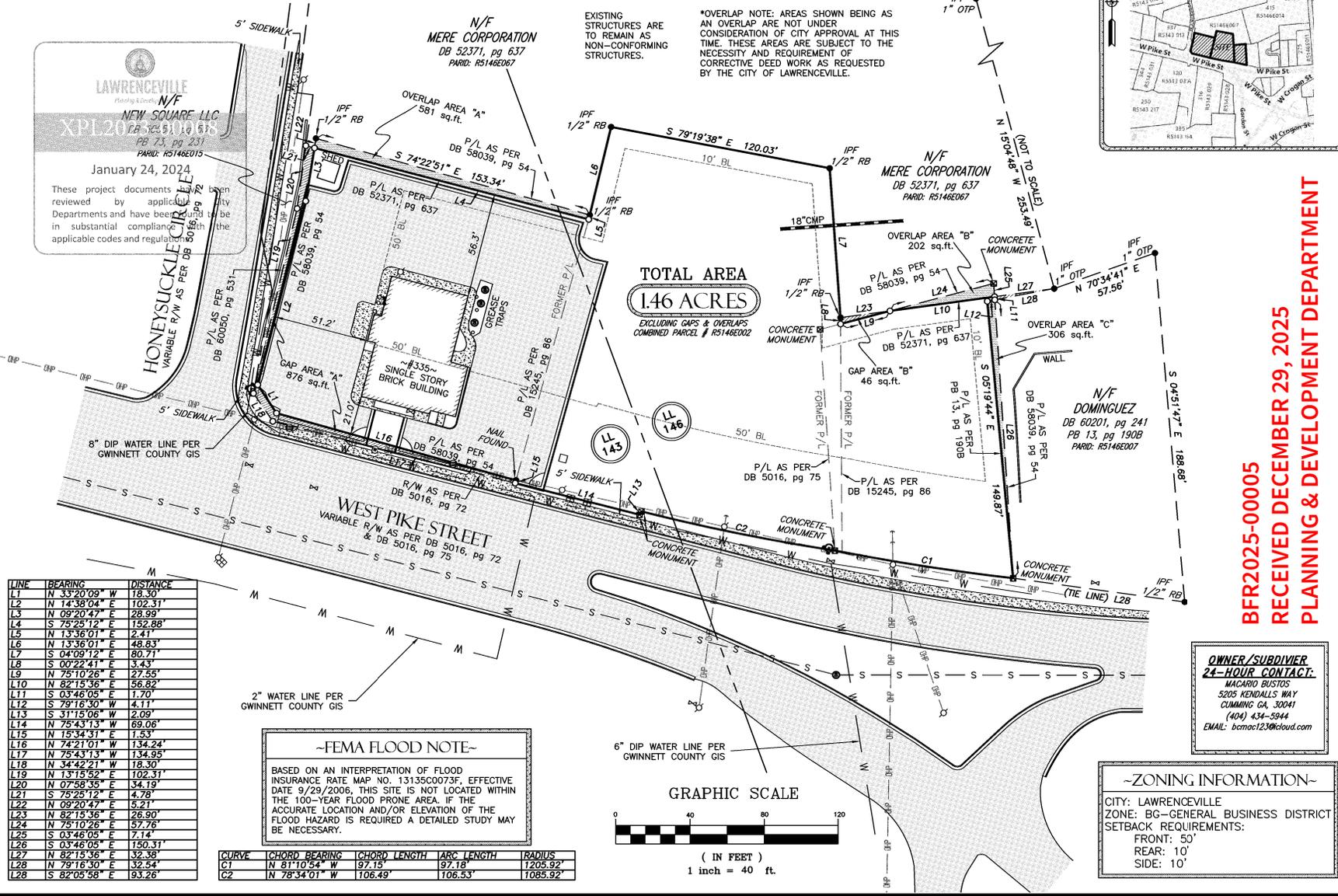
○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/PS)	SR SOLID ROD
⊠ MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CP CORRUGATED PLASTIC PIPE
DB DEED BOOK	GI GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OTF OPEN TOP PIPE	SS SANITARY SEWER MANHOLE (SSM)
PB PLAT BOOK	⊙ LIGHTPOLE
PG PAGE	⊙ CLEANOUT
P/L PROPERTY LINE	— TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
⊠ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	— ADJOINER
⊠ FIRE HYDRANT (FH)	— LAND LOT LINE (L.L.L.)
⊠ WATER METER (WM)	— RIGHT OF WAY (R/W)
⊠ WATER VALVE (WV)	— FENCE
⊠ POWER BOX (PB)	— OVERLAP GAP
⊠ POWER POLE (PP)	— OVERLAP/GAP AREAS



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GWINNETT CASE NUMBER: PLAT2023-00146

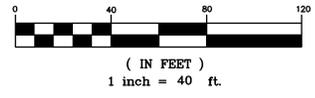
LAWRENCEVILLE CASE NUMBER: XPL2023-00008



LINE	BEARING	DISTANCE
L1	N 33°20'09" W	119.30'
L2	N 14°38'04" E	102.31'
L3	N 09°20'47" E	28.99'
L4	S 75°25'12" E	152.88'
L5	N 13°36'07" E	2.41'
L6	N 13°36'07" E	46.83'
L7	S 04°09'12" E	80.71'
L8	S 00°22'41" E	3.43'
L9	N 75°10'26" E	27.55'
L10	N 82°15'36" E	56.82'
L11	S 03°46'05" E	1.70'
L12	S 79°16'30" W	4.11'
L13	S 31°15'06" W	2.09'
L14	N 75°43'13" W	69.06'
L15	N 15°34'31" E	1.53'
L16	N 74°21'07" W	134.24'
L17	N 75°43'11" W	134.95'
L18	N 34°42'21" W	18.30'
L19	N 13°15'52" E	102.31'
L20	N 07°58'35" E	34.19'
L21	S 75°25'12" E	4.78'
L22	N 09°20'47" E	32.71'
L23	N 82°15'36" E	26.90'
L24	N 75°10'26" E	57.76'
L25	S 03°46'05" E	7.14'
L26	S 03°46'05" E	150.31'
L27	N 82°15'36" E	32.36'
L28	N 79°16'30" W	32.54'
L28	S 82°05'58" E	93.26'

-FEMA FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE FILE NO. 131350073F, EFFECTIVE DATE 9/25/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 81°10'54" W	97.18'	97.18'	1205.92'
C2	N 78°34'01" W	106.49'	106.53'	1085.52'

OWNER/SUBDIVIDER  
**24-HOUR CONTACT:**  
 MACARIO BUSTOS  
 5205 KENDALLS WAY  
 CUMMING GA 30041  
 (404) 434-5944  
 EMAIL: bcmaci23@icloud.com

-ZONING INFORMATION-

CITY: LAWRENCEVILLE  
 ZONE: BG-GENERAL BUSINESS DISTRICT  
 SETBACK REQUIREMENTS:  
 FRONT: 5'  
 REAR: 10'  
 SIDE: 10'

**BFR2025-00005**  
**RECEIVED DECEMBER 29, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

COMBINATION & REALIGNMENT PLAT FOR:  
 DANHC PROPERTIES, LLC  
 LAND LOTS 143 & 146  
 5th DISTRICT  
 CITY OF LAWRENCEVILLE  
 GWINNETT COUNTY, GEORGIA

DRAWN BY: W.G.H.  
 PLAT DATE: 12/11/2023  
 FIELD CREW: J.M.  
 FIELD DATE: 3/16/2023

SHEET NO.  
 2 OF 2  
 Page 157

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010034

PREPARED BY  
**DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

Authorized 1/24/2024

**PROJECT INFORMATION:**  
 CURRENTLY, THIS 1.46 ACRE PROPERTY CONTAINS AN EXISTING BUILDING AND PARKING TOWARD THE WEST AND IS MAINLY WOODED COVERAGE ON THE EAST.

THE PROPOSED DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A NEW RESTAURANT WITH PARKING, LANDSCAPING, UTILITY CONNECTIONS, AND ANY OTHER NECESSARY IMPROVEMENTS.

**PROPERTY/PARCEL INFORMATION:**  
 ADDRESS: 143 WEST PIKE STREET, LAWRENCEVILLE, GA 30046  
 PARCEL NUMBER: R5146002  
 JURISDICTION: CITY OF LAWRENCEVILLE

TOTAL AREA: 1.46 ACRES  
 DISTURBED AREA: 1.316 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR DANHC PROPERTIES, LLC COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC DATED 10/21/2023

CONTOUR DATA FROM FIELD RUN TOPO COMPLETED BY DAVIS ENGINEERING AND SURVEYING, LLC

CONTOUR INTERVAL: 2'

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

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13085C0089F DATED 8/29/2006.

**ZONING INFORMATION:**  
 CITY OF LAWRENCEVILLE  
 ZONING: GENERAL BUSINESS (BG)  
 FRONT: 50'  
 SIDE: 10'  
 REAR: 10'

- GENERAL NOTES:**
- ALL CONSTRUCTION WORK, MATERIALS AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE GEORGIA REQUIREMENTS.
  - ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
  - CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
  - CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
  - MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
  - THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
  - IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
  - DETECT FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
  - NO MATERIAL CAN BE BURIED ON SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCESSIBLE TO THE OWNER.
  - CONTRACTOR IS TO REMOVE ALL ROOK, TOPSOIL, AND UNSUITABLE MATERIALS.
  - MAXIMUM CUTS OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
  - THIS SITE DOES NOT CONTAIN METALNDS.
  - THIS SITE DOES NOT HAVE STALE WATERS REQUIRING UNDISTURBED BUFFERS.
  - EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
  - CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
  - ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
  - CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
  - ALL SIGNAGE AND STIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
  - PROOF TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
  - ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
  - ALL TEMPORARY STRIPING AND SIGNS NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
  - MUTCD SIGNAGE AND STRIPING FLAGGING SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

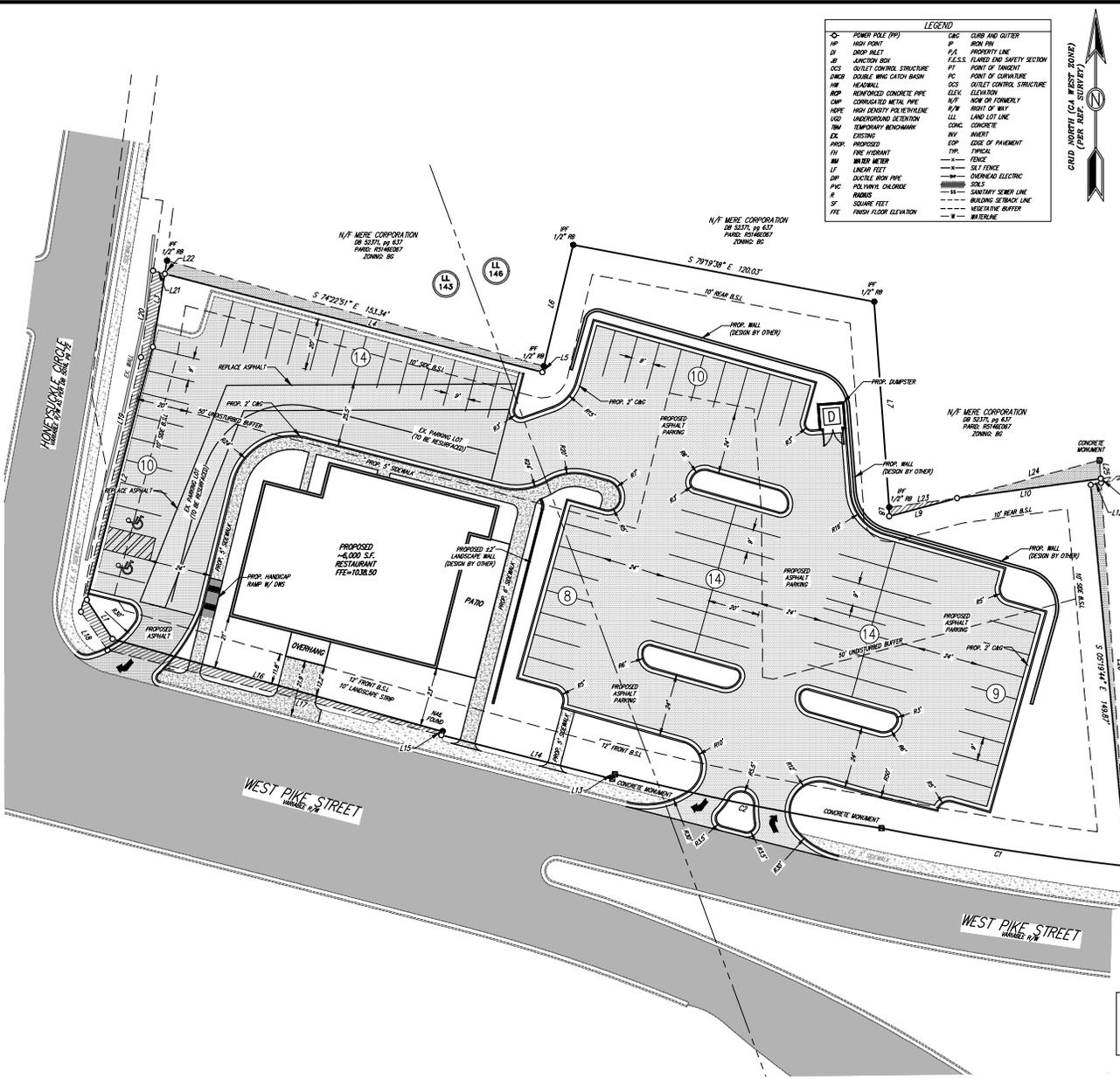
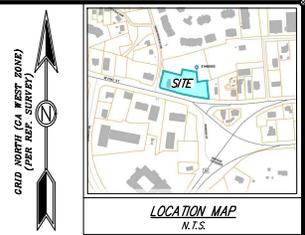
**PARKING CALCULATIONS:**  
 PROPOSED USE: RESTAURANT  
 PARKING REQUIRED: 1 SPACE PER 2.5 SEATS  
 189 SEATS / 2.5 = 76 SPACES REQUIRED

PROVIDED STANDARD SPACES: 77  
 PROVIDED HC SPACES: 2

TOTAL SPACES PROVIDED: 79 SPACES

**LEGEND**

CP	POWER POLE (PP)	CG	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
LI	LINEAR INTERSECTION	PL	PROPERTY LINE
JB	JUNCTION BOX	E.S.S.	FLARED END SAFETY SECTION
CS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DRB	DOORSTOP RING CATCH BASIN	PC	POINT OF CURVATURE
HR	HEADWALL	OS	OUTLET CONTROL STRUCTURE
BCP	REINFORCED CONCRETE PIPE	E.C.S.	ELECTRICAL
CMP	CONCRETE METAL PIPE	N/P	NOT FOUND
MP	METAL PIPE	N/P	NOT FOUND
LL	LAND LOT LINE	LL	LAND LOT LINE
TM	TEMPORARY MARKER	CGC	CONCRETE
EE	EXISTING	RY	REINFORCY
PROP	PROPOSED	ESP	EDGE OF PAVEMENT
FW	FIRE WDRYANT	TP	TYP
IM	INTERSECT	FENCE	FENCE
LF	LINEAR FEET	SFT FENCE	SFT FENCE
USP	UTILITY SHOWN	CELESTIAL ELECTRIC	CELESTIAL ELECTRIC
PVC	POLYVINYL CHLORIDE	SOILS	SOILS
R	RADIUS	SANITARY SEWER LINE	SANITARY SEWER LINE
ST	SQUARE FEET	BUILDING STRUCK LINE	BUILDING STRUCK LINE
FFE	FINISH FLOOR ELEVATION	VEGETATIVE BUFFER	VEGETATIVE BUFFER
		INTERSECT	INTERSECT



**OWNER:**  
 DANHC PROPERTIES LLC  
 5205 KENDALLS WAY  
 CUMMING, GA 30041

**DEVELOPER:**  
 DANHC PROPERTIES LLC  
 5205 KENDALLS WAY  
 CUMMING, GA 30041  
 ATTN: MACARIO BUSTOS  
 (404) 434-5944

**24-HOUR CONTACT:**  
 MACARIO BUSTOS  
 (404) 434-5944  
 bmae123@icloud.com

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 W. SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1214  
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER  
 GEORGIA  
 No. 2434  
 JACOB K. DAVIS  
 01/15/2026

DATE	DESCRIPTION
10/27/2023	INITIAL SUBMITTAL
12/22/2023	VARIANCE SUBMITTAL
01/17/2024	VARIANCE SUBMITTAL

**VARIANCE EXHIBIT**  
**HACIENDA BAR & GRILL**  
 LAND LOT 143 & 146  
 5th DISTRICT  
 CITY OF LAWRENCEVILLE  
 GWINNETT COUNTY, GEORGIA

DRAWN BY: MAP  
 CHECKED BY: JMD  
 LAND LOT: 143 & 146  
 DISTRICT: 5th  
 SECTION: -  
 CITY: LAWRENCEVILLE  
 COUNTY: GWINNETT  
 DATE: 10/21/2023

SHEET NO.  
 2 OF 2  
 PROJECT NO.  
 25-274

**GEORGIA811**  
 www.Georgia811.com

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

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 80 ft.

**BFR2025-00005**  
**RECEIVED JANUARY 28, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

BFR2025-00005  
RECEIVED DECEMBER 29, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Macario Bustos</u>	NAME: <u>DANHC PROPERTIES LLC - Chris Garcia</u>
ADDRESS: <u>5205 Kendalls Way</u>	ADDRESS: <u>325 West Pike Street</u>
CITY: <u>Cumming</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30041</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-434-5944</u>	PHONE: <u>770-480-8714</u>

CONTACT PERSON: Macario Bustos PHONE: 404-434-5944

CONTACT'S E-MAIL: bcmac123@icloud.com

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

ZONING DISTRICT(S): BG ACREAGE: 1.46

PARCEL NUMBER(S): 5146E002

ADDRESS OF PROPERTY: 325 West Pike Street, Lawrenceville, GA 30046

PROPOSED BUFFER: Reduce 50' undisturbed buffer to 0' to accommodate existing parking lot.

SIGNATURE OF APPLICANT

12-29-2025  
DATE

SIGNATURE OF OWNER

12 29 2025  
DATE

Macario Bustos  
PRINTED NAME

Hacienda Mexican Restaurant - Chris Garcia  
TYPED OR PRINTED NAME



Rachel G. Burton  
NOTARY PUBLIC

12/29/25  
DATE

Rachel G. Burton  
NOTARY PUBLIC

12/29/2025  
DATE

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

BFR2025-00005  
RECEIVED DECEMBER 29, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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



# LAWRENCEVILLE

Planning & Development

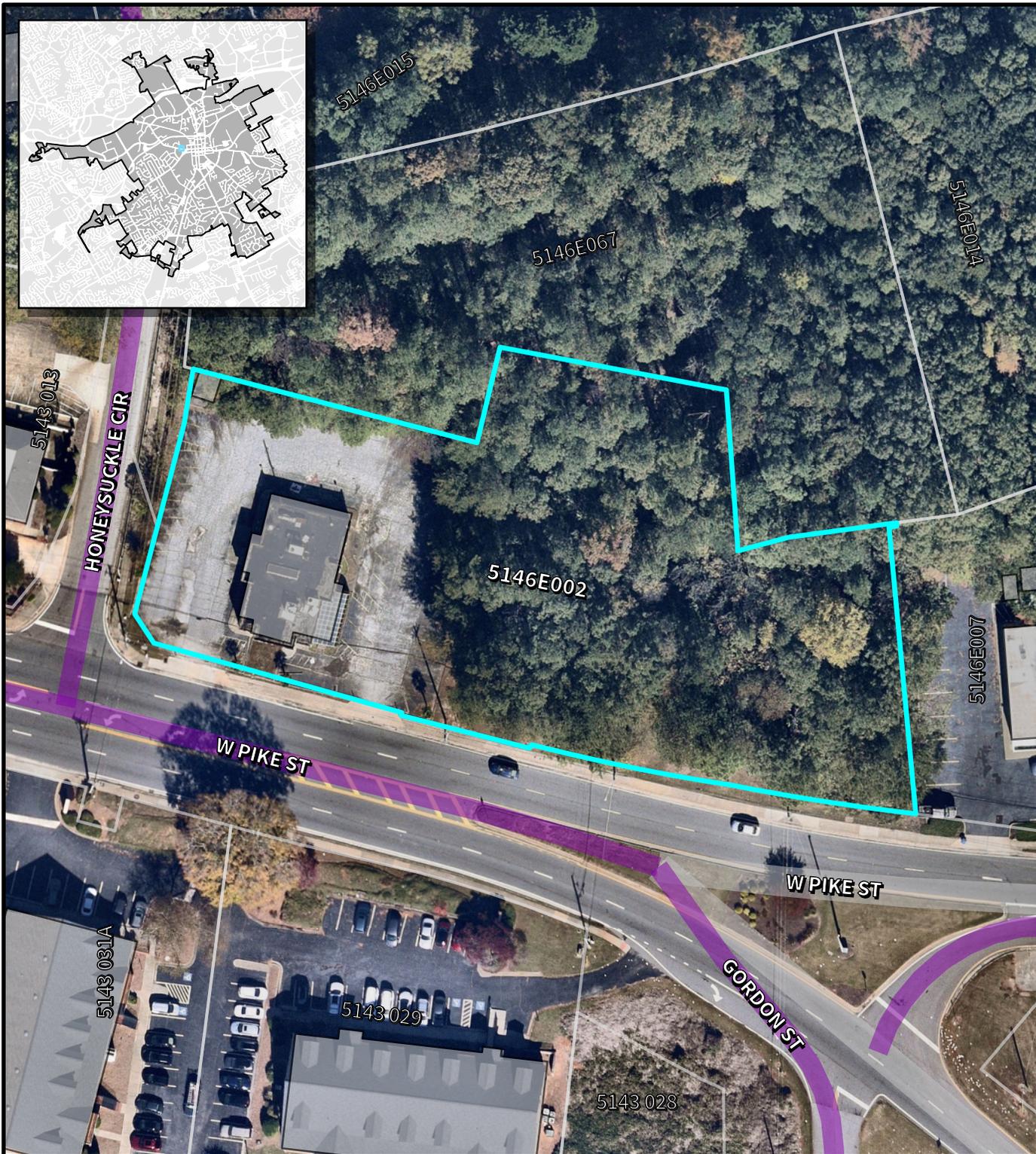
Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

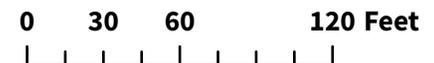
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:900



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

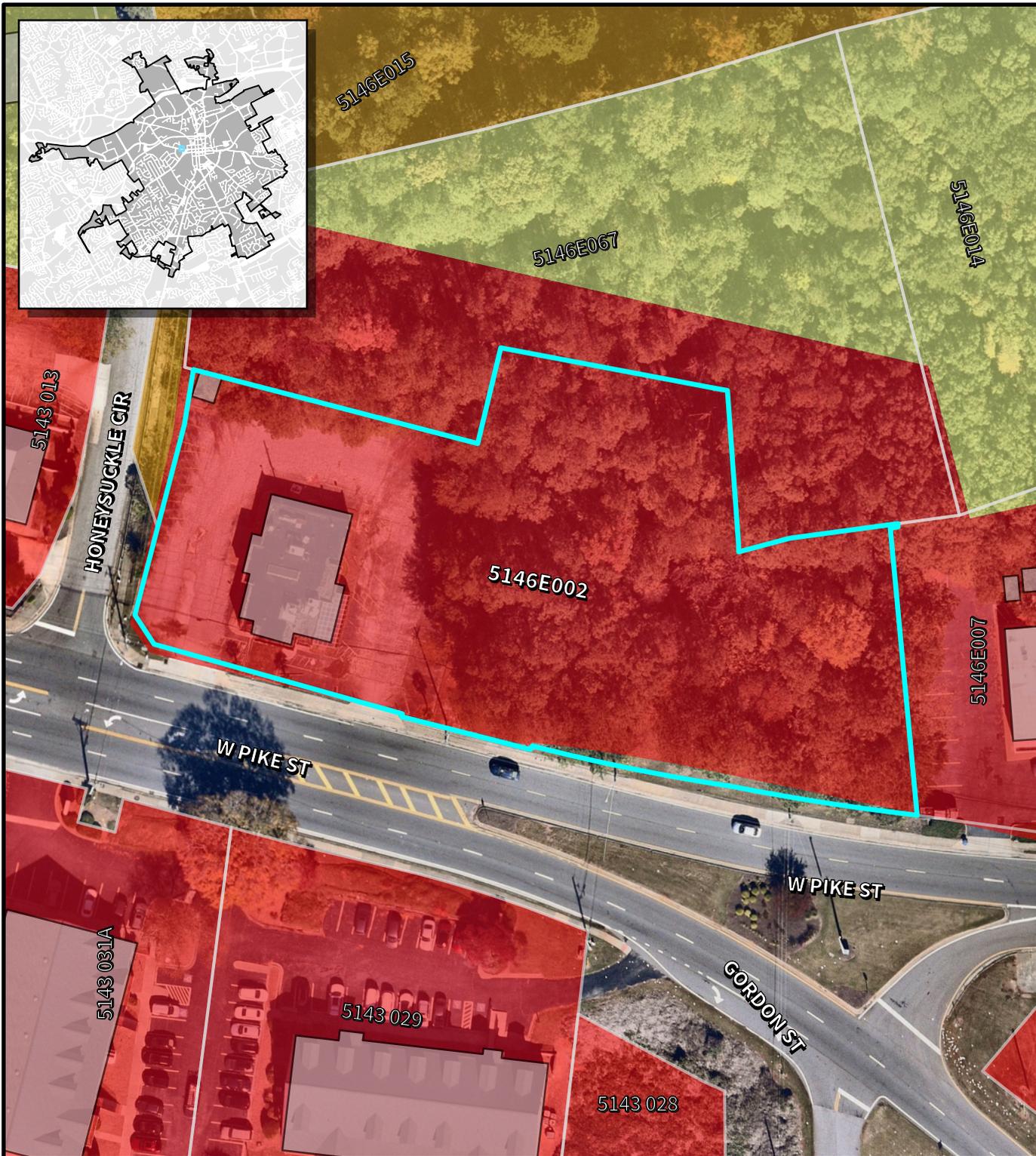
 Lawrenceville City Limits

### Zoning Districts

 **BG** General Business

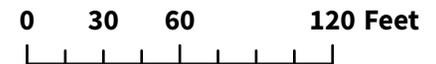
 **RM-12** Multifamily Residential

 **RS-150** Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:900



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

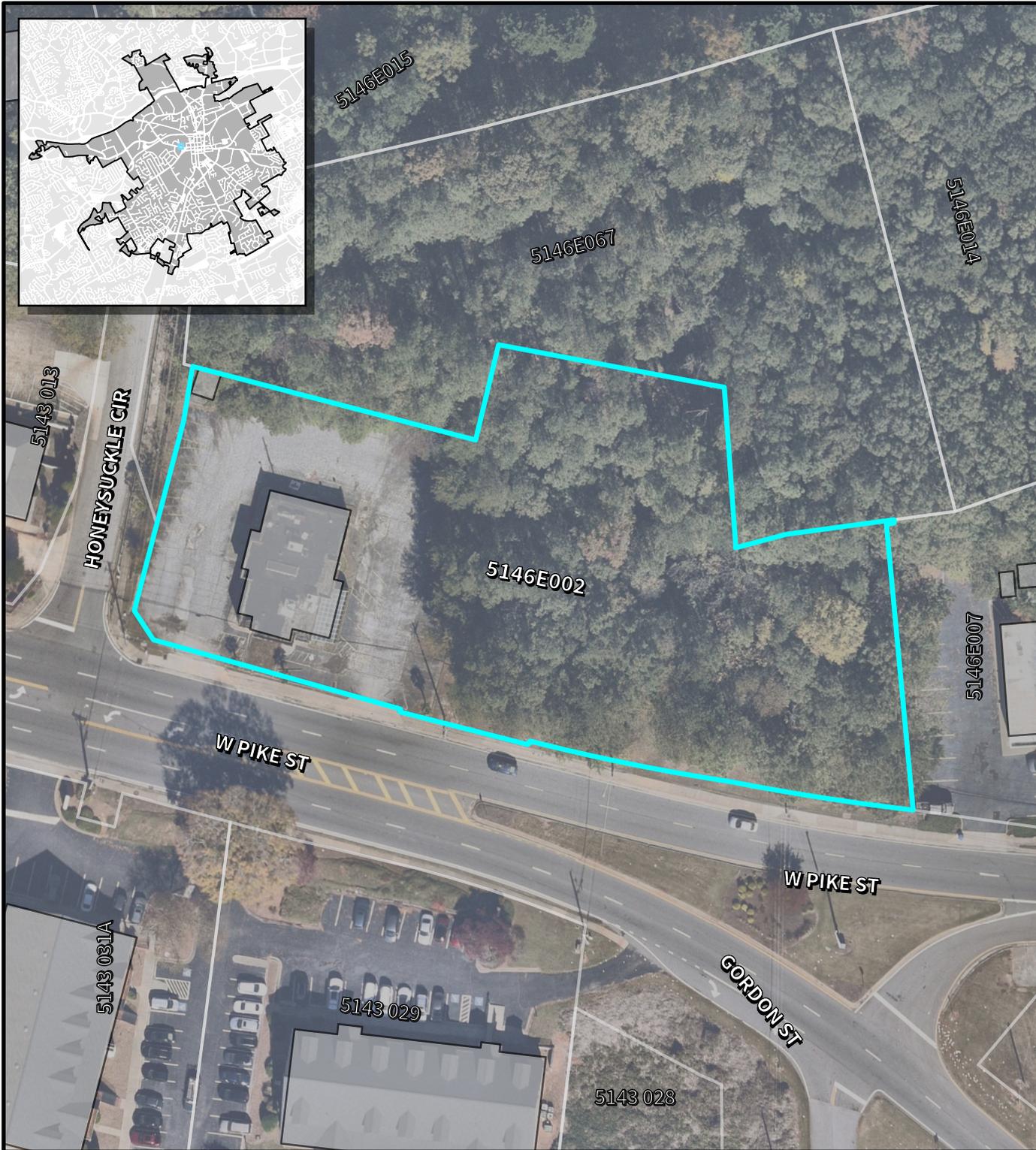
Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:900



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

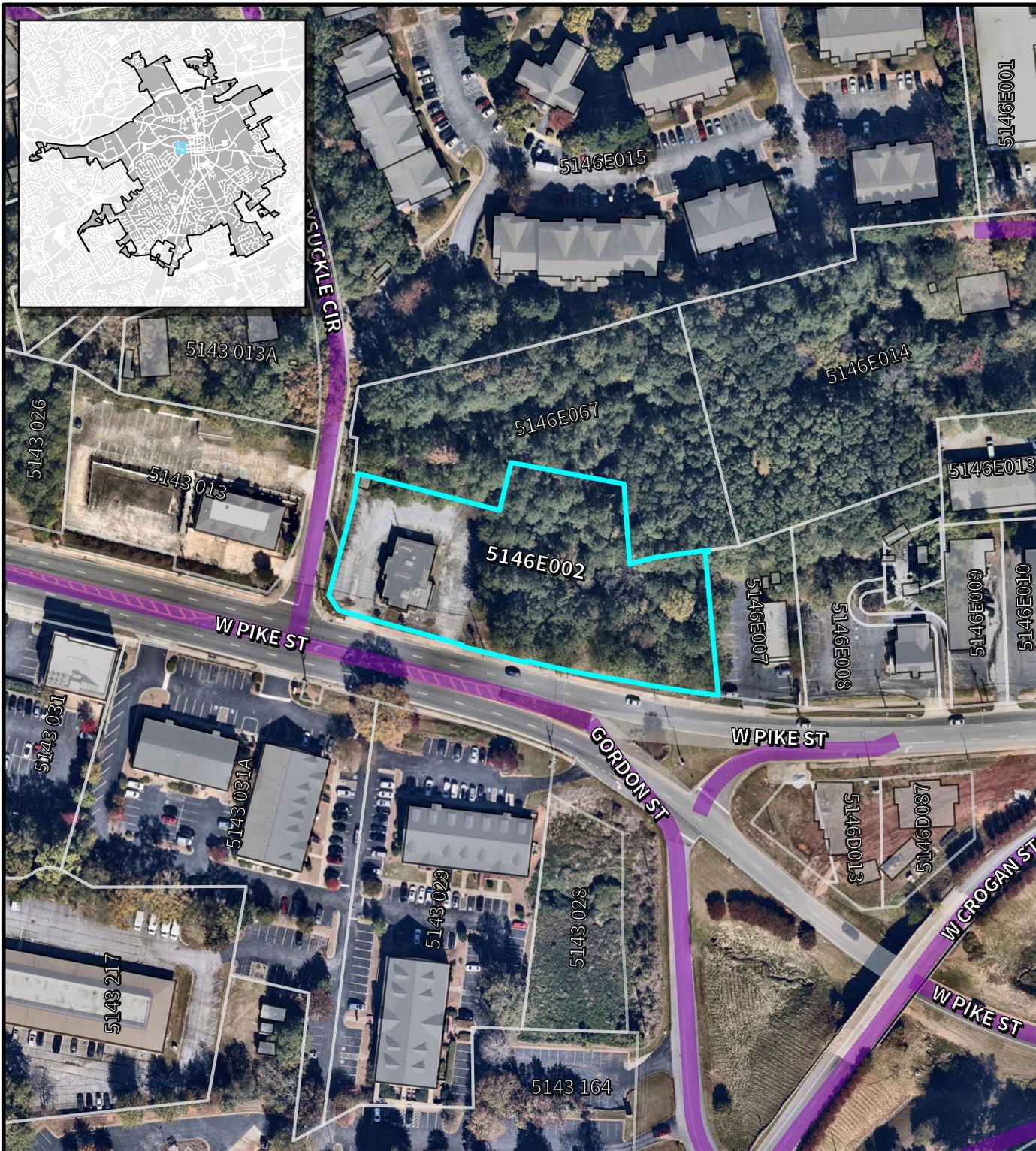
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

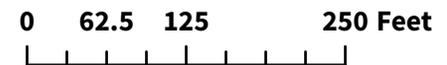
 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### BFR2025-00005

Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

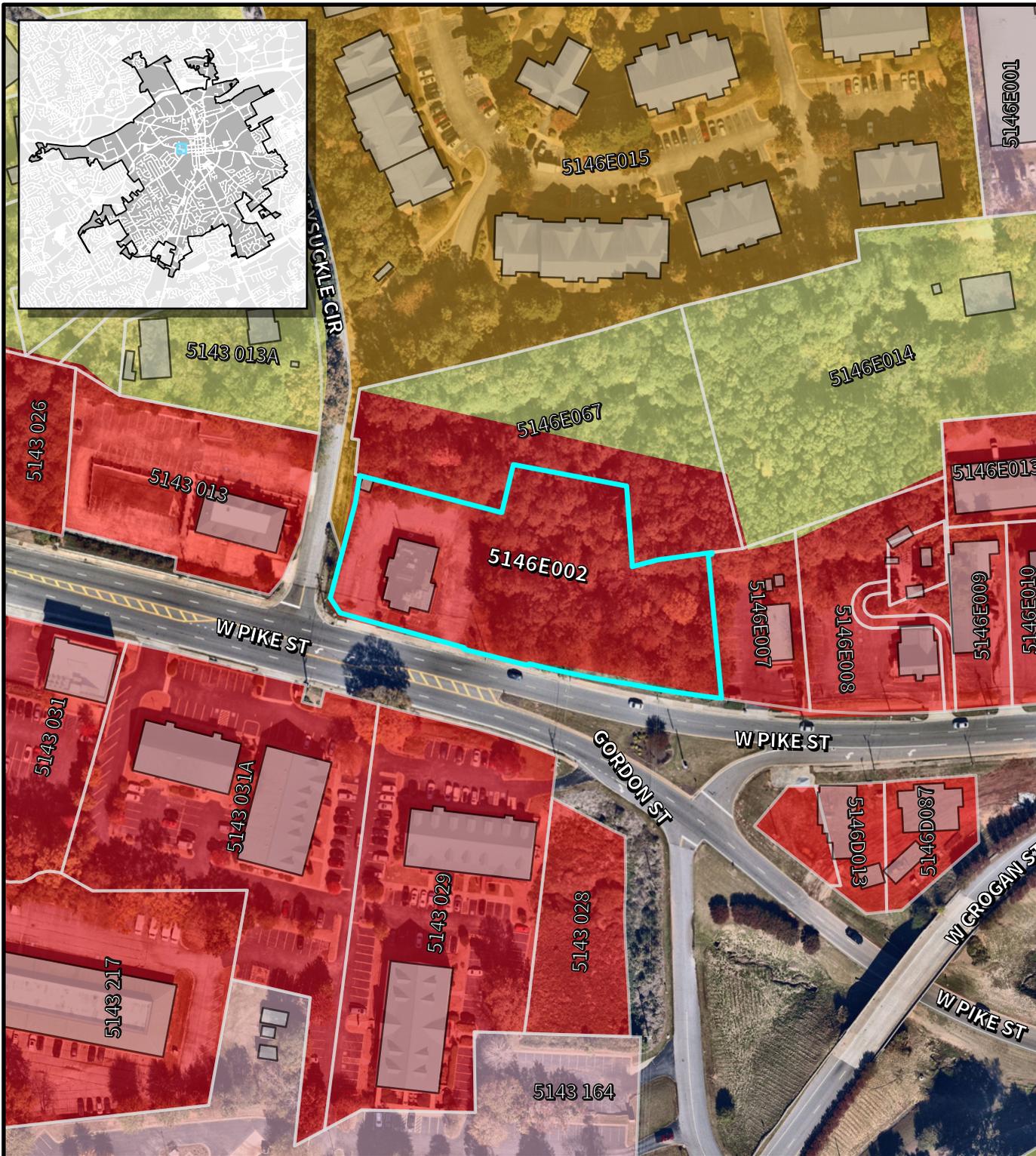
### Zoning Districts

 **BG** General Business

 **OI** Office/Institutional

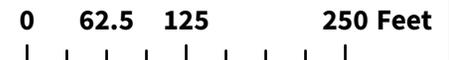
 **RM-12** Multifamily Residential

 **RS-150** Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:1,800



N



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

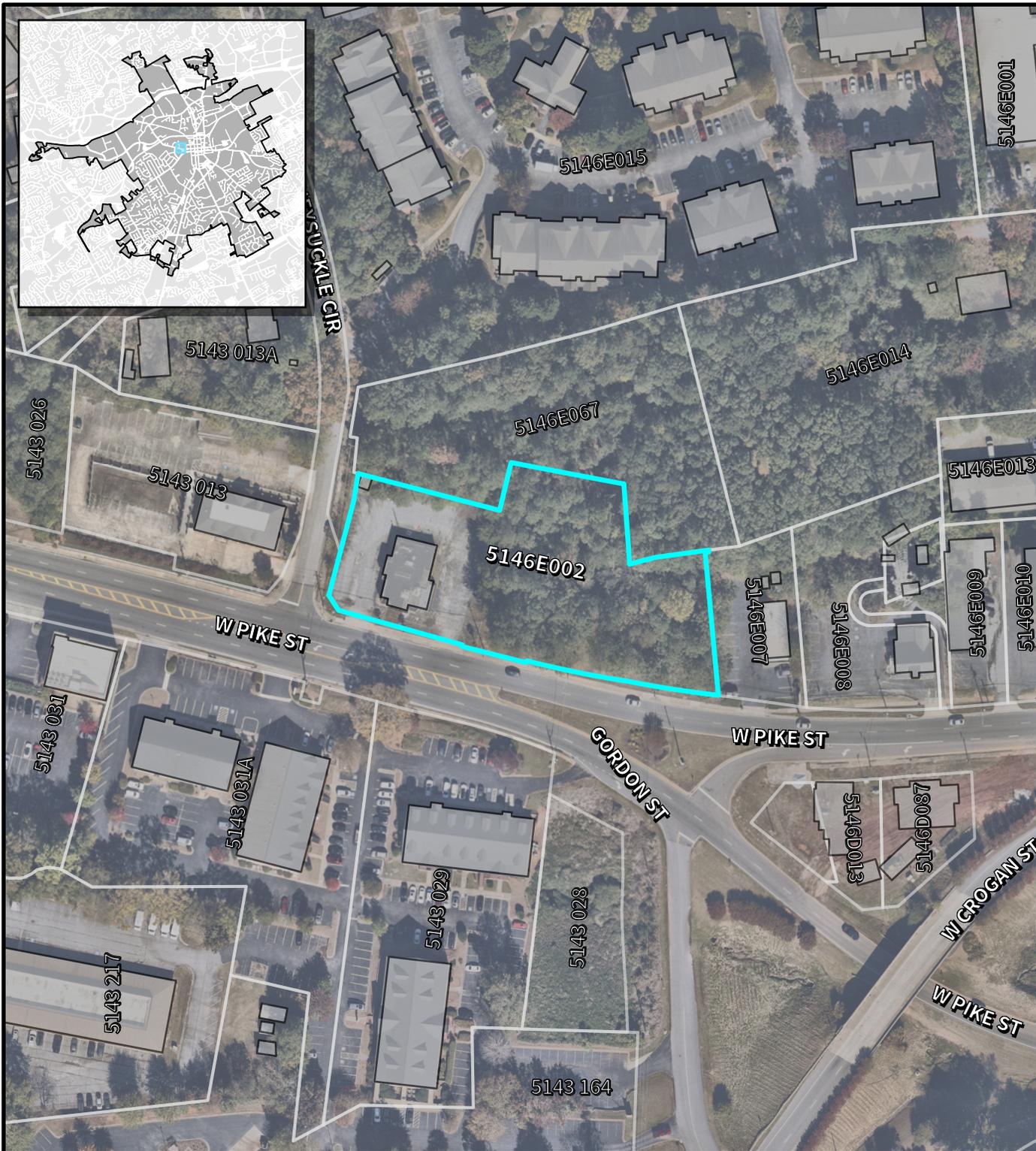
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

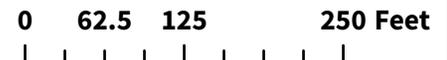
### 2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

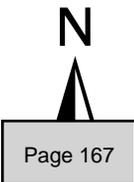
## BFR2025-00005

Applicant:  
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  50Foot Buffer



Imagery Date: 11/03/2025  
 Map Date: 01/22/2026  
 Map Scale: 1:450





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

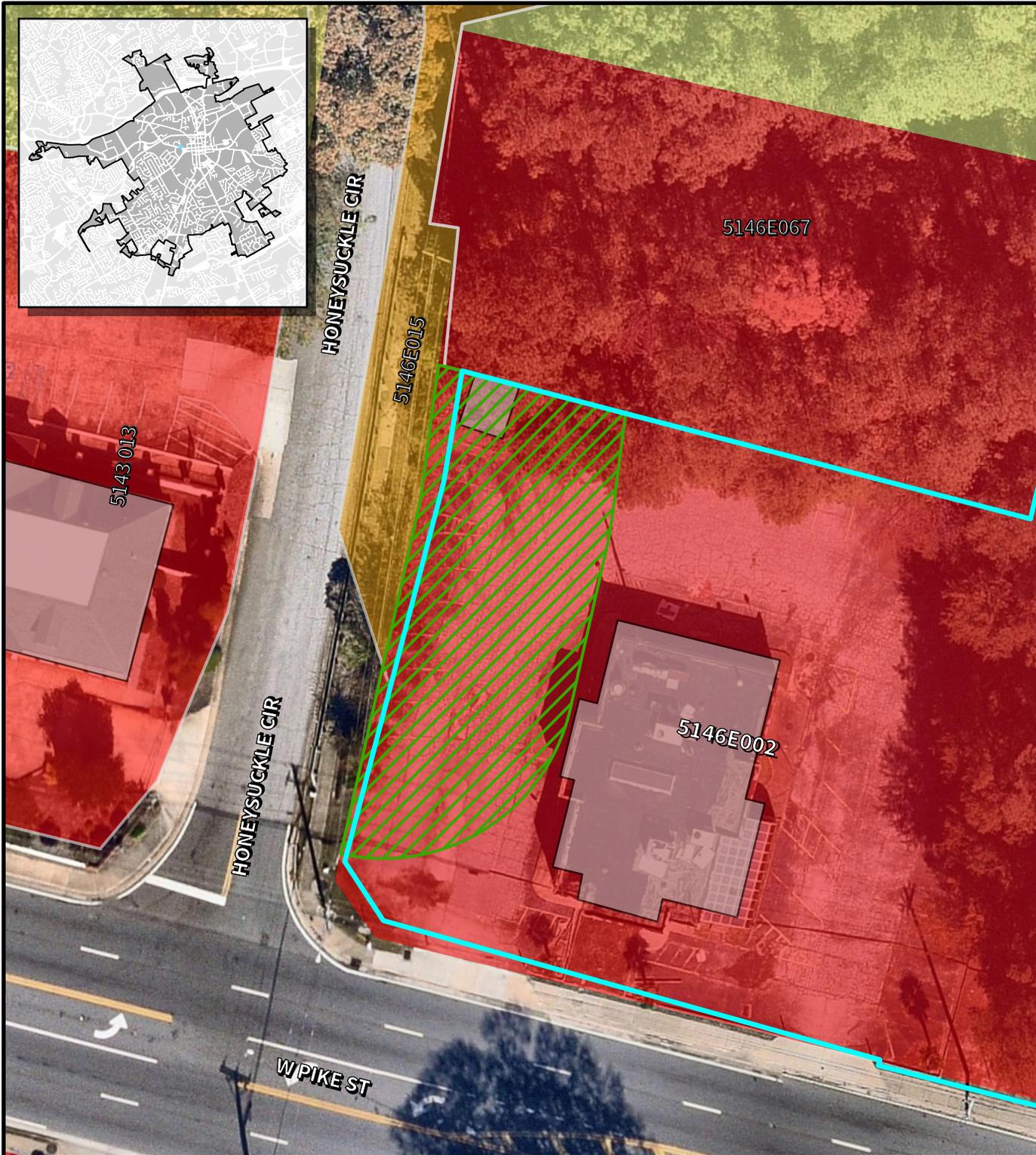
 50Foot Buffer

### Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

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# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** A discussion 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:** Wednesday, March 4, 2026

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

**Applicants Request:** A discussion 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:** A discussion to amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

**Summary:** A discussion 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).

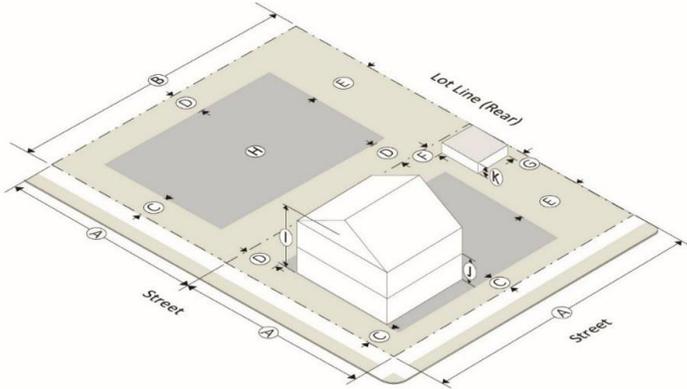
**Attachments/Exhibits:**

- ARTICLE 1 DISTRICTS\_RDLNS\_02272026
- ARTICLE 2 SUPP ACC REGS\_RDLNS\_02272026

# Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in Article 10, Definitions, and should be used for any legal determinations.

Lot Area Dimensions		
Ⓐ Lot Width	Ⓑ Lot Depth	
Principal Structure Building Setbacks		
Ⓒ Front Yard Area	Ⓓ Side Yard Area	Ⓔ Rear Yard Area
Accessory Structure Building Setbacks		
Ⓕ Side Yard Area		Ⓖ Rear Yard Area
Lot Coverage		
Ⓗ Buildable Area		
Maximum Building Height		
Ⓘ Principal Building	Ⓚ Story	Ⓛ Accessory Building



## Districts

For uses allowed in each district, please see Section 103.2 Use Table

### 102.1 AR Agricultural Residential District

#### A. Purpose

The Agricultural Residential district provides an environment where limited agricultural endeavors can operate compatibly with a greater density of population than is normally found in farming areas.

#### B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	1 Acre min.	300 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	60%	35 ft.
*Accessory	-	-	-	15 ft.	15 ft.	-	-	35 ft.

Barns and other agricultural structures are permitted at any size for active agriculture activity.

\* Accessory structures are prohibited in the front yards.

#### C. Protective Covenant

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. 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 single-family

units (with an additional 5% hardship) may be leased to third parties by individual owners.

**102.2 RS-180 Single-Family Residential District**

**A. Purpose**

The RS-180 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

**B. Lot Development Standards**

Use	Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	18,000 sq. ft.	100 ft.	50 ft.	10 ft. each yard	40 ft.	Single story-2,000 sq. ft. Two story-2,400 sq. ft.	25%	35 ft.
*Accessory One/lot max.	-	-	-	5 ft.	5 ft.	*	-	18 ft.

\* Maximum of 400 square feet. Accessory structures are prohibited in front yards. Utilities shall be underground.

**C. Mandatory Homeowners Association.**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

**D. Protective Covenant**

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. 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-



DISTRICT  
ARTICLE 1

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 single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

**102.3 RS-150 Single-Family Residential District**

**A. Purpose**

The RS-150 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

**B. Lot Development Standards**

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

\*400 square feet maximum. Accessory structures are prohibited in front yards. Utilities shall be underground.

**C. Mandatory Homeowners Association.**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

**D. Protective Covenant**

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. 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 single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

**102.4 RS-60 Single-Family Residential District**

**A. Purpose**

This zoning district is intended to allow the construction of Single-Family developments on very small lots.

**B. Lot Development Standards**

Development size requirement: 10 acres minimum.

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	7,500 sq. ft.	60 ft.	35 ft.	5 ft. each yard	20 ft.	1,800 sq. ft ( 1 story) 2,000 sq. ft. (2 story)	75%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

\* Maximum 400 square feet. Accessory structures are prohibited in the front yard.

**C. Miscellaneous Provisions**

This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner’s association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.



**D. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

**E. Protective Covenant**

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. 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 single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

**F. Green Space**

Every RS-60 single-family residential development shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. . The green space shall be designed and constructed pursuant to the following regulations:

- 1. Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.
- 2. All green space must have at least thirty (30) feet of width to be considered in the calculations.

- 3. The green space must be commonly owned by all of the residents of the subdivision. The developer shall establish a homeowner’s association for purposes of transferring title to the green space at the time development begins on the subdivision.
- 4. The green space shall be constructed as part of the first phase of development.
- 5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- 6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

G. Utility Restrictions

All utilities shall be located underground.

**102.5 RS – 50 INF – One-Family Infill Residential District**

**A. Purpose.**

This RS-50 INF zoning district is intended for the infill development of high-density detached one-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map <sup>1</sup>.

- 1. The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

**B. One-Family Dwelling and Dwelling Unit Standards.**

A one-family dwelling constructed of one detached dwelling unit, and only one detached dwelling unit, in which a detached dwelling unit extends from foundation to roof and with a yard of public way on not less than four sides. A one-family dwelling shall have at least one (1) story above the centerline grade of an adjacent public right-of-way, or private street easement.

**C. Site Development Standards.**

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

**1. Density.**

Gross density in an RS-50 INF zoning classification shall not exceed 12 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

**2. Off-Street Parking.**

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

- a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

**Option 1. Off-Street Attached or Detached Garage.**

Off-Street garages shall be constructed with a two-car garage.

Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

D. Lot Dimensional Standards.

Table 102.5 C.1 – Principal Structure		
Minimum Lot Area (sq. ft.)	Minimum Lot Width (ea.)	Maximum Building Height
3,500 sq. ft.	50 feet	35 feet

Table 102.5 C.2 – Principal Structure <sup>2, 3, 4, &amp; 5.</sup>				
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Heated Floor Area	Minimum Heated Floor Area
10 feet	10 feet	5 feet	1,600 sq. ft. (1 story)	1,800 sq. ft. (2 story)

- <sup>2.</sup> Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.5.C.2.
- <sup>3.</sup> Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.
- <sup>4.</sup> Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).
- <sup>5.</sup> Minimum Dwelling Separation – Multiple detached one-family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.5 C.3 – Accessory Structure				
Maximum Square Footage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height
500 sq. ft.	Prohibited	5 feet	10 feet	18 feet

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner’s association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

G. Protective Covenant.

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. 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 one-family

units (with an additional 5% hardship) may be leased to third parties by individual owners.

H. Minimum Common Area Standards

1. All one-family developments, including mixed-use proposals with a one-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities

All existing and proposed utilities located along streets in the RS-50 INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

**102.6 RS-TH INF – Townhouse-Family Infill Residential District**

**A. Purpose.**

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map <sup>6</sup>.

<sup>6</sup> The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

**B. Townhouse-Family Dwelling Unit Standards.**

**1. Townhouse-Family Dwelling and Dwelling Units.**

A townhouse-family dwelling shall be constructed in a minimum of three (3) attached dwelling units, but not more than a maximum of eight (8) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

**C. Site Development Standards.**

**1. Density.**

Gross density in an RS-TH INF zoning classification shall not exceed 16 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density – Gross, and Density – Net.

**2. Off-Street Parking.**

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

**a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:**

**Option 1. Off-Street Attached or Detached Garage.**

Off-Street garages shall be constructed with a rear-entry two-car garage.

Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units



D. Lot Dimensional Standards.

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

Table 102.6 C.1 – Principal Structure <sup>6., 7., 8. &amp; 9.</sup>					
Minimum Lot Area	Maximum Building Height	Maximum Number of Stories	Minimum Lot/Unit Width	Maximum Units Per Row (UPR)	Minimum Units Per Row (UPR)
1,600 sq. ft.	35 feet	3 Stories	20 feet	8	3

Table 102.6 C.2 – Principal Structure			
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum <sup>9</sup> Dwelling Separation
10 feet	10 feet	0 feet	Per IRC Section R302

- 6. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.6.C.2.
- 7. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.
- 8. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).
- 9. Minimum Dwelling Separation – Multiple townhouse- family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.6 C.3. - Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

- 1. RS-TH Townhouse Units – General.
  - a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).
  - b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.
  - c. Rear elevations of each townhouse dwelling unit shall consist of porch measuring 18 feet in width and 10 feet in depth.

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

G. Protective Covenant.

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. 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 single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

H. Minimum Common Area Standards.

1. All townhouse-family developments, including mixed-use proposals with a townhouse-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities.

All existing and proposed utilities located along streets in the RS-TH INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

**102.7 RM-8 Townhouse Residential District**

**A. Purpose**

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Lot Development Standards**

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acres	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	15%

- 40 feet if located on Major Arterial
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM- 12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020- 9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

Minimum Dwelling Unit width	
Double-car garage	20 ft.

- \* Three-bedroom units shall be limited to 40% of the entire townhouse development.
- \* Four-bedroom units shall be limited to 10% of the entire townhouse development.

**C. Mandatory Homeowners Association**

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners 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. The, and 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 single-family 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 a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common

area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance with door surround.
5. Incorporate changes in building material texture, and color.
6. Provide elements such as shutters and roof eave brackets.
7. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry



Front Entry



**E. Development Standards:**

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
4. Private Drive shall be installed with the following dimensions:
  - a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
  - b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
5. All utilities shall be underground and shall be located within the required right-of-way.
6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

7. Rear entry units shall abide by the following rules and regulations:
  - a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
  - b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
  - c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
8. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
  - a. Front entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
  - b. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.
  - c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).
9. Each townhome residence shall have a two-car garage as a minimum requirement.
10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
11. Building fronts shall be staggered to provide architectural relief.
12. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.
13. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.
14. No driveway shall have access to exterior streets.
15. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
16. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - a. The minimum size for a public green, park or square 3,000 square feet
  - b. Provide a mix of undisturbed natural plantings and/or formal plantings
  - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - d. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

- 2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- 3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- 4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- 5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- 6. Conceptual Signage Plan.

**102.8 RM-12 Multifamily Residential District**

**A. Purpose**

The RM-12 Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to Georgia Gwinnett College campus.

Property in the RM-12 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Development Standards**

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020- 9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

**C. Mandatory Professional Property Management.**

The development shall have a Property Management and 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.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

- 1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
- 2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
- 3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
- 4. Provide unique architectural entrance surrounding single entryway.
- 5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
- 6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:





Source: Humphreys & Partners Architects

#### E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than three stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units.
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.
6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.

10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-foot on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. The development shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.
19. Property shall have one owner. Subdividing portions of the property is prohibited.

E. Utility Restrictions

- 1. All utilities shall be located underground.
- 2. All utilities meters shall be located along a side or rear elevation.

F. Green/Common Space:

- 1. Every development shall be required to construct an area of public green space within the confines of the development.
- 2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
- 3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- 4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - a. The minimum size for a public green, park or square 3,000 square feet
  - b. Provide a mix of undisturbed natural plantings and/or formal plantings
  - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - d. Install outdoor lighting.

G. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.
6. Conceptual Signage Plan.

**102.9 RM-24 Multifamily Residential District**

**A. Purpose**

The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district.

Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Development Standards**

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
10 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	70 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM- 12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

C. Mandatory Professional Property Management.

The development shall have a property management and 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.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures below for examples:



Source: Humphreys & Partners Architects

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than five stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.

6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.
10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.

19. Property shall have one owner. Subdividing portions of the property is prohibited

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - a. The minimum size for a public green, park or square 3,000 square feet.
  - b. Provide a mix of undisturbed natural plantings and/or formal plantings.
  - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - d. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

**102.10 MH Manufactured Home Residential District**

**A. Purpose**

The MH Manufactured Home Residential District is designed to provide for the inclusion of manufactured and mobile home parks and subdivisions as additional uses in residential districts at locations which are suitable for manufactured home dwellings.

**B. Lot Development Standards**

The development shall not exceed eight units per acre.

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Development	10 acres min.	200 sq. ft.	50 ft.	10 ft.	40 ft.	60%	18 ft.

Accessory structures shall be prohibited.

**C. Mandatory Professional Property Management.**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Professional Property Management to be attached to the development of the property. The Homeowners 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.

**D. Protective Covenants**

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through 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. Said 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 single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

E. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - a. The minimum size for a public green, park or square 3,000 square feet
  - b. Provide a mix of undisturbed natural plantings and/or formal plantings
  - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - d. Install outdoor lighting.

**102.11 CMU Community Mixed-Use District**

**A. Purpose**

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Land Use Mix**

Each CMU development shall include a mix of land uses, as indicated in the table below.

1. 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.

Exception: The minimum percentage of gross land area for civic/institutional, commercial/retail, industrial or office land uses may be reduced administratively for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses. Exceptions to the rule shall be subject to the review and approval of the Director of the Planning and Development Department.

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

2. 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 (See AR, RS-180 and RS-150, standards)    |
| b. Single-family detached dwellings on mid-size lots (See RS-60 standards)                  |
| c. Single-family detached dwellings on small lots (See RS-50 INF <sup>10</sup> . standards) |
| d. Townhouses (see RS-TH INF <sup>10</sup> . and RM-8 standards above)                      |
| e. Multifamily (see RM-12 and RM-24 standards above)  |

<sup>10</sup>. The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

C. Lot Development Standards

Project Area Standard <sup>11.</sup>			Off Internal Streets or Private Driveways		
Minimum	Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

- Exception: The minimum site area for CMU developments within the Infill District, which consist solely of RS- 50 INF & RS- TH INF residential zoning and land uses may be reduced to two acres (2 ac.) administratively. Subject to the review and approval of the Director of the Planning and Development Department.
- <sup>11.</sup> Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM- 12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020- 9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

D. Mandatory Homeowners Association

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners 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.

E. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through 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. Said 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 single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

**F. Green/Common Space:**

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - a. The minimum size for a public green, park or square 3,000 square feet
  - b. Provide a mix of undisturbed natural plantings and/or formal plantings
  - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - d. Install outdoor lighting.

**G. Connectivity**

**1. Interconnected network**

It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicle and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.

**2. Vehicular connectivity**

- a. No streets may be longer than 400 feet without an intersection with another street or alley.
- b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
- c. New streets shall contribute to an interconnected network and meet all of the following standards:
  - i. The location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on the finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicle and pedestrian circulation and access to major thoroughfares.
  - ii. Right-of-way and the design of the new street shall meet applicable requirements of the appropriate City department.

3. Pedestrian Connectivity

- a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
- b. Safe, convenient, and continuous pedestrian walkways shall be provided:
  - i. Between building entrances for all buildings in the same block.
  - ii. Along both sides of the street frontage of all streets.
  - iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

**H. Public Improvements**

- 1. Sidewalks shall meet the Engineering Department Requirements.
- 2. Crosswalks and pedestrian crossing signage shall be provided consistently with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.
- 3. Greenway Access
  - a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.
  - b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

**I. Access Easements and Inter-parcel Access**

- 1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:
  - a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be

required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.

- b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.
- c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.
- d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

**J. Parking**

**1. Vehicle Parking**

- a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
  - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
  - ii. 1.5 parking spaces required for each residential dwelling unit.
  - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.
- b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.

**2. Bicycle Racks**

- a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:

- i.** Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
- ii.** No single building shall be required to provide more than 20 bicycle rack spaces.
- iii.** Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use, area, or building.

**3. Transit-Oriented Development Parking**

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

**K. Landscape, Buffers, and Tree Protection**

- 1.** The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
- 2.** Buffers and tree protection shall be in conformity with Article 4, Buffers.
- 3.** Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.
  - a. Street Trees**
    - i.** Trees on major entry drives throughout the development shall be canopy trees.
    - ii.** Trees on local streets throughout the development may be canopy or small trees.
    - iii.** If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.

b. Parking Lot Trees

- i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
- ii. Recommendations for parking lot planting area designs:
  - 1. The use of elongated planting strips that is perpendicular to the parking stalls;
  - 2. Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
  - 3. The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.

4. Screening off-street parking lots

- a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:
  - i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.
  - ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
- 5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.
- 6. Individual lot trees are not required on detached residential lots.

L. Streetscape Design

- 1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:
  - a. Lighting

- i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

b. Pedestrian Amenities

- i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
- ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

- c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

M. Utilities

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

N. Signs

Signs for buildings with individual use or tenant shall be permitted in accordance with Article 7, Signs.

O. Architectural Standards

- 1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
- 2. Odor Scrubbing
  - a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
- 3. Doors and Entrances
  - a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
  - b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

P. Outdoor Operations

- 1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
  - a. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.52 Outdoor Sales or Display and be located outside of the street right-of-way.
  - b. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.53, Outdoor Seating and be located outside of the street right-of-way.

Q. Property Owners Association

- 1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the

common area prior to, or concurrent with, the recording of the first final subdivision plat.

- 2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
- 3. At a minimum, the property owners association’s bylaws or covenants shall contain the following provisions:
  - a. Governance of the association by the Georgia Property’s Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
  - b. Responsibility for maintenance of the open space or common area.
  - c. Responsibility for insurance and taxes.
  - d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
  - e. Conditions and timing of transferring control of the association from the developer to the lot owners.
  - f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

R. Application Process

- 1. The Community Mixed-Use rezoning process shall include the following modifications:
  - a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria Subsection S. Zoning Exhibit 1. a. through f. (see below) as applicable.
  - b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant’s substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.

- c. Zoning Exhibit approval shall not constitute entitlement to permits.
- d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

**S. Zoning Exhibit**

- 1. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:
  - a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
  - b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
  - c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
  - d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
  - e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.
  - f. Conceptual Signage Plan.

T. Phasing Plan

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

U. Concept Plan

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

V. Building Plans

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards .

W. Other Requirements

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflict with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

**102.12 OI Office Institutional District**

**A. Purpose**

The purpose of the Office Institutional District is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise.

**B. Lot Development Standards**

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft. min.	100 ft.	50 ft.	10 ft.	15 ft. 40ft.	70 %	35 ft.

**C. Miscellaneous Provisions**

The OI District shall be located only on major arterial streets, state highways, or on access roads paralleling expressways.

**102.13 BG General Business District**

**A. Purpose**

This district is intended to provide for a wide range of retail and service establishments.

**B. Lot Development Standards**

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

**102.14 BGC Central General Business District**

**A. Purpose**

The BGC Central General Business District is intended to preserve the integrity of the historic characteristics of the Downtown area.

**B. Lot Development Standards**

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	No min.	No min.	No min.	No min.	No min.	100%	40 ft.

**C. Miscellaneous Provisions as they apply to New Development**

- 1. Off-street loading shall be provided for all new buildings.

If off-street parking is provided on-site, then it should be located to the rear or side of the structure and minimize curb cuts along primary streets.

**102.15 HSB Highway Service Business District**

**A. Purpose**

This district is intended to provide for the effective use of land near major highways and highway interchanges.

**B. Lot Development Standards**

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	10,000 sq. ft.	70 ft.	50 ft.	10 ft.	10 ft.	75%	45 ft.

Subject to review by the Director of Planning and Development.

**102.16 LM Light Manufacturing District**

**A. Purpose**

This district is intended to provide for a wide range of light industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance.

**B. Lot Development Standards**

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	25,000 sq. ft.	50 ft.	50 ft.	0 ft.	0 ft.	85%	50 ft.

**C. Miscellaneous Provisions**

Standards in Article 6 Architectural and Design Standards for light manufacturing shall apply.

**102.17 HM Heavy Manufacturing District**

**A. Purpose**

The HM Heavy Manufacturing District is intended to provide for the widest range of industrial operations permitted in the City.

**B. Lot Development Standards**

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft.	100 ft.	50 ft.	10 ft.	40 ft.	85%	70 ft.

**C. Miscellaneous Provisions**

Standards in Article 6 Architectural and Design Standards for heavy manufacturing shall apply.

# Uses

## 103.1 Classification of Allowed Uses

A. Allowed uses in each zoning district are identified in Section 103.2, Use Table. The table identifies each use as described below:

1. Permitted Use (P)

Identifies that a use is permitted as of right in the specified district but may be subject to certain requirements of the Zoning Code.

2. Special Use (S)

Indicates that a use is not allowed in a district as a matter of right, but is permitted upon findings of the City Council, after a recommendation of the Planning Commission, that under particular circumstances present such use is in harmony with the principal permitted uses of the district. Allowable conditions are specifically listed under the district regulations. Procedure for a special use permit shall follow that which is required for a rezoning, including the fees.

3. Supplemental or Accessory Regulations (√)

See Article 2, Supplementary Regulations.

Any use not identified as permitted, special, or accessory and not determined to be part of a similar use determination by the Director of Planning and Development is prohibited from the applicable zoning district.

**103.2 Use Table**

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

**P** - Permitted

**S** - Special Use Permit required

**Blank** - Prohibited

**SAR** ✓ - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	✓	P	P	P	P													
Acupuncture, Holistic Medicine												S	P	P		P		
Adult Entertainment	✓																	P
Agriculture (crop or animal production)	✓	P																
Aircraft Factory																		P
Aircraft Hangar and Maintenance																	P	P
Aircraft Landing Field, Heliport, Helipad														S		S	S	P
Ambulance or Medical Transport Company														S		S	P	P
Animal Hospital or Veterinary Clinic	✓	S										S	S	P		P	P	P
Antique Shop												P		P	P	P	S	

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Art and School Supply Store												P		P	P	P	S	
Art Gallery												P		P	P	P		
Asphalt Plant																		S
Auction House												S		S	S	P	P	P
Automatic Teller Machine, Attached												P	P	P	P	P	P	P
Automatic Teller Machine-Freestanding	√											P		P	P	P		
Automobile Accessories Sales and Installation														S		S	P	P
Automobile Body Repair, Painting or Rebuilding	√													S		S	P	P
Automobile Manufacturing Plant																		P
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√													S		S	S	P
Automobile Parts Store (with installation)														S		S	P	P
Automobile Parts Store (without installation)														P		P	P	P
Automobile Repair and Maintenance	√													S		S	P	P
Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	√													S		S	S	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																P	P
Automobile Wash (Carwash)	√													S		S	P	P
Bail Bonding	√													S		S		
Bakery (Industrial)	√																P	P
Bakery (Retail)												P		P	P	P		
Bank or Financial Services Institution												P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	P	P
Bicycle Shop												P		P	P	P	P	P
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															P		
Book, Music and Media Store												P		P	P	P	S	
Bowling Alley (accessory use)												P		P	P	P	S	
Bowling Alley (principle use)												S		P	S	P	S	
Brewery, Craft												S		S	S	P	P	P
Brewery, Distillery or Winery																	S	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Building Materials Sales (indoors)														P		P	P	P
Building Materials Sales (outdoors)														S		S	P	P
Bulk Storage Tank																	P	P
Cabinet Shop														S			P	P
Call Center													S	P		P	P	P
Carpet and Upholstery Cleaning Service														P		P	P	P
Catering Service														P	P	P	P	P
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	√	P	P	P														
Check Cashing, Payday Loan and Wire Transfer Facilities	√													S		S		
Chemical Plant (non-pharmaceutical)																	S	S
Child Caring Institutions (CCI)	√	S	S	S														
Clothing, Apparel and Shoe Stores												P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing																	P	P
Club, Lodge or Fraternal Organization												S	S	P	P	P	S	

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Cold Storage Plant																	P	P
Community Center or Cultural Facility	√	P	P	P								P	P	P	P	P	S	S
Community Garden	√	P	P	P	P			P	P	P	P	P					P	P
Community Living Arrangement - Commercial (CLA)													P	P		P		
Community Living Arrangement - Family (CLAF)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	√																S	P
Consignment Shop, Clothing												P		P	P	P	S	
Consignment Shop, General												P		P		P	S	
Contractors Office, Building Construction	√													P		P	P	P
Contractors Office, Heavy/Civil	√																S	P
Contractors Office, Landscape	√													S		S	P	P
Convenience Store (with fuel pumps)	√													PS		P		
Convenience Store (without fuel pumps)														P	S	P		
Convention Facility														P			P	P
Copy Shop and Parcel Shipping Store												P		P	P	P	P	

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DISTRICT ARTICLE 1

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Corporate Training and Education Centers												P	S	P	P	P	P	P
Crematory (principal use)																	S	P
Customary Home Occupation	√	P	P	P	P			P	P	P	P							
Data Center													P	P		P	P	P
Day Care Facility												S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		P		
Depot / Passenger Terminal (bus or rail)														S		S	P	P
Die Casting																	P	P
Distribution Facility																	P	P
Dollar or Variety Store														S		S		
Driving Instruction/DUI School														P		P		
Drug Abuse Treatment Facility	√													S		S		
Dry Cleaning												P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√																S	S
Dwelling - Mobile or Manufactured Home		S									P							

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Dwelling - Multifamily									P	P		P						
Dwelling - Single-Family Detached		P	P	P	P	P						P						
Dwelling - Townhouse							P	P				P						
Electronics, Cell Phone and Computer (Retail)												P		P	P	P	P	
Emissions Inspection Station	√													P		P	P	P
Equestrian Facility, Riding Stables or Academy	√	P																
Estates Sales	√	P	P	P	P													
Explosives Plant/Storage																	S	S
Farmer's Market (including off-site products)		S												S	S			
Farmer's Market (on-site products only)		P												S	S			
Fat and Bone Rendering Plant																		S
Feed Processing Facility																	S	P
Fertilizer Plant																		S
Fireworks Sales (accessory use)	√													P		P		
Fireworks Sales (principal use)	√													S		S		
Florist or Flower Shop												P	S	P	P	P	P	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Food Processing/Packaging /Canning Plant																	S	P
Food Store, Specialty (butcher, greengrocer, bakery)												P		P	P	P	P	
Funeral Home (including accessory crematory)														S		P	P	P
Furniture or Home Furnishings Store												P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P													
Garden Supply Center														S		P	P	P
Gift Shop or Greeting Card Shop												P		P	P	P		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P															P	P
Grocery Store												P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√											P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√															P		
Hardware Store												P		P	P	P	S	
Health Club, Spa, or Fitness Center												P		P	P	P	S	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Heavy or Farm Equipment Sales and Service																	S	P
Home Improvement Center														S		P	S	
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		P		
Hospital														P		P	P	P
Hotel or Motel	√													S	S	P		
Human Services Ministry														P		P	P	P
Interior Decorating Shop												P		P	P	P	P	P
Janitorial and Maid Services														P		P	P	P
Jewelry Store												P		P	P	P		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	P												P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			P	P
Landfill	√	S																S
Laundry / Dry Cleaning Plant																	P	P
Lawn Treatment Service																P	P	P

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Liquid Waste Treatment/Recycling																	S	S
Livestock Sales Pavilion or Auction Facility	√	S																
Livestock, keeping of (for personal utility)	√	P	S	S														
Live/Work	√											P			P			
Locksmith														P		P	P	P
Machine Shop														S			P	P
Maintenance Shop (fleet vehicles)																	P	P
Manufactured Building or Mobile Home Sales	√															S	S	P
Manufacturing, General														S	S	S	P	P
Massage Therapy Businesses	√												P	P	P	P		
Medical Office or Clinic													P	P	P	P	P	P
Metal Smelting / Forging Works																		P
Motorcycle and Personal Watercraft Sales and Related Service														S		S	P	P
Motorcycle and Personal Watercraft Service and Repair														S		S	P	P
Motorcycle Parts, Accessories and Apparel Store														P		P	P	P

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Movie Studio																	P	P
Movie Theater, Cineplex, or Multiplex												P		P	S	P		
Moving Company														S		P	P	P
Museum or Library												P		P	P	P	P	P
Musical Instrument Store												P		P	P	P	P	P
Nightclub, Dance Club, or Lounge												S		S	S	P		
Nursing Home													S	P		P	S	S
Showroom Facility (accessory)														P		P	P	P
Outdoor Sales, or Display (retail)	√													S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√																P	P
Paper / Pulp Mill																		S
Parking Garage or Lot (principal use)												S		P	P	P	P	P
Pawnbrokers and Secondhand Dealers	√													S		S		
Personal Care Home - <u>Commercial</u> (PCH)													P	P		P		
Personal Care Home - Family (PCHF)	√	S	S	S														
Pest Control / Extermination Business														P		P	P	P

DISTRICT ARTICLE 1

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Pet Grooming												P		P	P	P	S	
Pet Shop or Pet Supply Store												P		P	P	P		
Petroleum Refinery / Processing Plant	√																	S
Pharmaceutical Manufacturing																	P	P
Pharmacy or Drug Store												P		P	P	P		
Photo Processing Plant																	P	P
Place of Worship	√	S	S	S								S	P	P	P	P	S	S
Plastics Extrusion																	P	P
Plumbing Equipment Dealer	√													S		S	P	P
Pool or Billiards Halls												S		S		S		
Poultry / Meat Processing Plant																		S
Precious Metal Dealers	√											P		P	P	P		
Printing, Bookbinding or Publishing Plant														S			P	P
Quarry, Mining, Borrow Pit	√																S	S
Radio and Television Station or Studio														P		P	P	P
Railroad Repair or Storage Yard																	S	P
Recording / Rehearsal Studio														P	S	P	P	P

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Recovered Materials Processing Facility	√																S	P
Recreation and Entertainment Facility (indoor)														P	P	P	P	S
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	P
Rental, Automobile														P		P	P	P
Rental, Consumer and Commercial														S		S	P	P
Rental, Industrial																	S	P
Repair Shop, Electronics and Small Appliance														P		P	P	P
Repair Shop, Major Appliance														S		P	P	P
Repair Shop, Shoe and Leather														P	P	P	P	P
Research or Testing Facility (indoor)														S			P	P
Research or Testing Facility (outdoor)																	S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												P		P	P	P	S	
Restaurant (drive-in or drive-thru fast food)														P		P		

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Restaurant (full service)												P		P	P	P	S	S
Retirement Community - Continuing Care	√								P			P	S					
Retirement Community - Independent Living	√							P	P			P	S					
Sawmills and Logging		S															S	P
School or College, Business													S	P		P	P	P
School, Montessori													P	P	P	P	P	S
School, Private (College or University)		S											P	P	P	P	P	P
School, Private (Primary and Secondary)	√	S											P	P	P	P	P	P
School, Trade or Vocational														S		P	P	P
Scrap Tire Processing, Grinding or Retreading																	S	S
Self-Storage or Mini-Warehouse Facility	√													S		P	P	P
Septic Tank Pumping Company																	S	P
Shelter, Homeless														S		S	S	S
Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	S
Shooting Ranges, Indoor														S	S	S	P	

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Sign Shop (General Fabrication)														S			P	P
Sign Shop (Graphic Printing, Screen Printing)														P	P		P	P
Smoke or Novelty Shop														S		S		
Soft Drink Bottling / Distribution Plant																	P	P
Solid Waste Transfer Station																		S
Special Events Facility	√													S	S	S		
Sporting Goods Store												P		P	P	P		
Sports Training Facility (indoor)														P		P	P	P
Sports Training Facility (outdoor)														S		S	P	P
Stadium, Concert Hall or Amphitheater												S		P	S	S	S	S
Stone Yard or Stone Cutting																	P	P
Studio, Art												P	P	P	P	P	P	P
Studio, Dance or Martial Arts												P	S	P	P	P	P	P
Studio, Photography												P	S	P	P	P	P	P
Swimming Pool Sales Facility														P		P	P	P
Swimming Pool Supply Store														P		P	P	P
Tailor, Dressmaker, Sewing Shop												P		P	P	P	P	P

**DISTRICT  
ARTICLE 1**

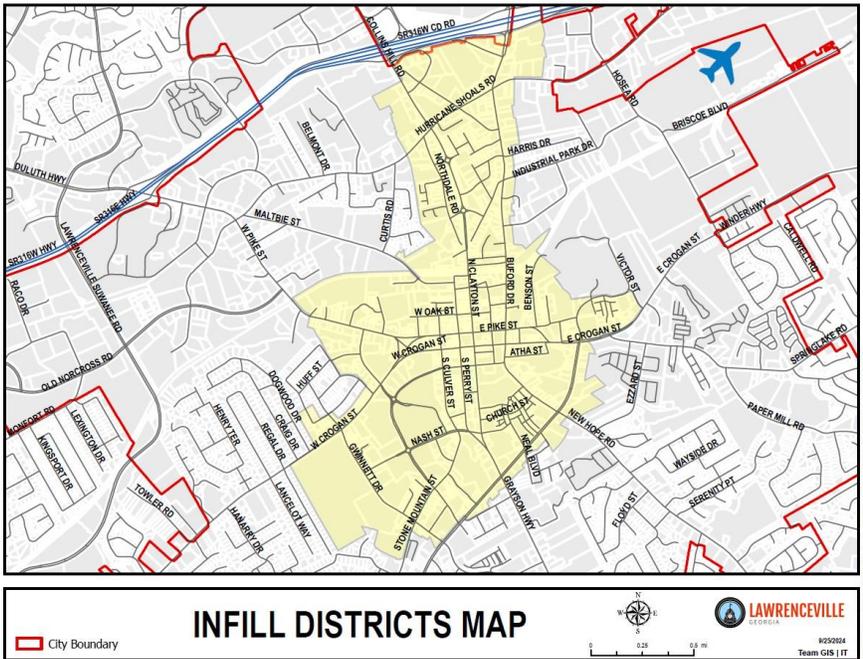
Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Tall Structures	√												S	S	S	S	S	S
Tanning Salon												P		P	P	P		
Taxi or Limousine Service	√													S		S	P	P
Taxidermist														P		S	P	P
Temporary Outdoor Activity	√													P	P	P		
Textile or Carpeting Factory																	P	P
Thrift Store or Used Merchandise Sales														P		P	P	P
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												P		P	P	P		
Travel Agency												P	P	P	P	P		
Tree Service																	P	P
Truck Sales, Leasing and/or Service, Heavy	√															S	P	P
Truck Terminal or Intermodal Terminal																	S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																	S	P
Tutoring and Learning Centers												P	S	P	P	P		
Upholstery Shop														P		S	P	P

**DISTRICT  
ARTICLE 1**

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Urgent Care Facility														P		P		
Waste Incineration Facility																		S
Welding Shop														S			P	P
Wholesale Membership Club														P		P	S	S
Wholesaling and Warehousing (retail accessory only)																	P	P
Wood Chipping and Shredding	√																S	P

### 103.3 Lawrenceville Infill Districts Map

The Lawrenceville Infill Districts Map, dated September 25, 2024, is hereby adopted. This map delineates the boundaries for the RS-50 INF - One-Family Infill Residential District and the RS-TH INF - Townhouse-Family Infill Residential District development activities within the corporate limits of the City of Lawrenceville.



A copy of the Lawrenceville Infill Districts Map is incorporated herein and designated as Attachment "1."

DISTRICT  
ARTICLE 1

## Supplemental and Accessory Use Standards

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### 200.1. Purpose and Intent.

- A. The purpose of these standards is to supplement the Use Table by providing more specific standards for certain uses to ensure that they will be compatible with surrounding uses; have minimal impact on the environment; promote the health, safety, and welfare of the community; and meet the intent of the Comprehensive Plan.
- B. These standards apply to specific uses in all zoning districts unless otherwise noted.
- C. Any use that is regulated by this Article and is authorized in a zoning district shall be developed in compliance with the applicable Supplemental Use or Accessory Use Standards for that use. In addition to the Supplemental and Accessory Use Standards, any proposed use shall be developed in compliance with the rules and regulations of the Building and Building Regulations, Development Regulations, Subdivision Regulations, and Zoning Ordinance of the City of Lawrenceville
- D. No permit shall be issued for a use, building, or structure that does not conform to applicable provisions of this Article; except that, where any requirement of the Supplemental Use or Accessory Use Standards conflicts with a condition of rezoning, special use permit, or other action of the City Council, the conditions per the approval shall prevail.

### 200.2. Applicability.

The Supplemental Use Standards and Accessory Use Standards listed in Section are applicable as indicated by a check mark (v) in Article 1, Section 103.2, Use Table, as requiring Supplemental or Accessory Use Standards.

Upon passage of this Resolution, any existing regulated use is deemed a nonconforming use. Such nonconforming regulated uses shall be subject to the requirements of Article 3, Nonconformities, of this Ordinance.

**200.3. Supplemental Use Standards (As Per Section 103.2, Use Table)**

**200.3.1. Accessory Buildings and Structures.**

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

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

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**200.3.2. Adult Entertainment.**

Adult Entertainment shall comply with the following:

- A. Permitted Use. Adult Entertainment may be permitted in the HM zoning classification.
- B. Area. Lot Area shall be a minimum of three (3) acres or 130,680 square feet.
- C. Location. Adult Entertainment business or use restricted under this Sub Section shall not be located:
  1. Within one thousand (1,000) feet of any parcel of land which is either named or used for residential uses or purposes.
  2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, school (private or public).
  3. Within one thousand (1,000) feet of any parcel of land upon which another Adult Entertainment business or use regulated or defined under this Sub Section.
  4. Within one thousand (1,000) feet of any parcel of land upon which any establishment selling alcoholic beverages is located.

For the purposes of this Sub Section, distance shall be by straight line measurement from

the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

- D. Interior Lighting.** The interior lighting in the premises will provide adequate visibility for patrons and public safety personnel with a minimum of 10 candles at all times, as measured from the floor.
- E. Road Classification.** Adult Entertainment shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- F. Road Frontage.** Adult Entertainment shall be located on a legal lot-of-record consisting of a minimum of one hundred fifty (150 ft.) feet immediately adjacent to an Arterial or Collector Street, or a State Highway.
- G. Businesses and Business Regulations.** Adult Entertainment shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 13. – Adult Entertainment.

**200.3.3. Agricultural Uses (Livestock).** In agricultural zoning districts, the following shall be located no closer than 100 feet to any property line: corrals, stables, barns, pens, coops, chicken houses, and other similar livestock quarters.

**200.3.4. Animal Hospital Or Veterinary Clinic.** A Special Use Permit shall be required if any outdoor run or pen is used to house or exercise animals.

**200.3.5. Automatic Teller Machine – Freestanding.**

- A.** Only one free-standing ATM may be installed per parcel.
- B.** The structure built to house the ATM shall be architecturally compatible with the primary structure and incorporate similar construction materials.
- C.** The structure shall not exceed a height of 12 feet.
- D.** The structure shall be setback from any right-of-way at least as required by the applicable zoning district.
- E.** The structure may not be installed in any required parking spaces.
- F.** A permanently installed trash receptacle shall be located within five feet of the structure which shall be maintained by the property owner on a regular scheduled basis.
- G.** Installation shall not reduce any required or existing landscaping.
- H.** All requirements of O.C.G.A. § 7-8-1 et seq. shall be met.
- I.** A marked and designated travel lane shall be provided with a landscape island buffer.

**200.3.6. Automobile, Truck, Or Vehicle Storage Lot (Other Than Impound Lot).** See

section 200.3.5~~75~~ Outdoor Storage ~~-(Industrial)-~~.

**200.3.7. Automobile Body, Repair, Painting, Rebuilding, Or Repair And Maintenance Facilities.** Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

- A. **Permitted Use.** Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.
- B. **Special Use Permit.** Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing
- C. **Outdoor Storage.** Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.5~~63~~ Outdoor Storage – Retail, and 200.3.5~~75~~ Outdoor Storage – Industrial, as applicable.
- D. Automobile service bays shall not be adjacent to or visible from a public right-of-way.
- E. A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.
- F. Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.
- G. No work shall be conducted on the outside grounds of the establishment; and
- H. No metal building facades.

**200.3.8. Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).**

- A. No used car lots are permitted within 100 feet of any residential property.
- B. No lots smaller than 25,000 square feet.
- C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.
- D. The building must be at least 1000 square feet.
- E. No metal building facades; and
- F. A 15-foot landscape buffer shall be provided fronting the street.

**200.3.9. Automobile Sales (Indoor) or Auction and Related Service.**

- A. No used car lots are permitted within 100 feet of any residential property.
- B. No lots smaller than 25,000 square feet.

- C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick or stone.
- D. The building must be at least 1000 square feet.
- E. No metal building facades; and
- F. A 15-foot landscape buffer shall be provided fronting the street.
- G. Auto repair shall be prohibited.
- H. Display and outdoor storage shall be prohibited.

**200.3.10. Automobile Wash – Automatic And Self Service.**

- A. Metal building facades are prohibited; and
- B. Prefabricated awning type structures are only permitted at automatic facilities.

**200.3.11. Bail Bonding.**

- A. The use is only allowed with a Special Use permit on properties which front Buford Drive from SR 316, north of the city limits.
- B. The color of the building and signage must be approved through the Special Use Permit process.
- C. Parking of commercial vehicles is prohibited.
- D. Vehicle signage is prohibited.

**200.3.12. Bakery (Industrial; Retail Bakery As An Accessory Use).**

- A. Accessory retail sales of baked goods produced on-site shall be limited to 15-percent of the gross floor area.
- B. All activities associated with accessory retail sales of baked goods produced on-site shall be conducted indoors.
- C. Accessory retail sales of baked goods produced on site shall be limited to Monday through Friday from 8 AM to 5 PM, and Saturday from 8AM until 1 PM.
- D. Accessory retail sales of baked goods produced off-site shall be prohibited.

**200.3.13. Bed and Breakfast Inn.**

- A. Bed and Breakfast Inns shall be subject to the following requirements:
  - 1. The operator of the establishment shall reside in the dwelling.
  - 2. The use shall have a lot area of not less than 20,000 sq. ft. and a floor area of the dwelling unit of no less than 2,500 sq. ft.
  - 3. No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 days.

- 4. If located in a residential zoning district, the structure shall be compatible with the character of the neighborhood in terms of height, setbacks, and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
- 5. Guestrooms may not be equipped with cooking facilities.
- 6. In residential zoning districts, food may be served on the premises only for overnight guests and employees of the Bed and Breakfast Inn. However, a restaurant serving up to 50 additional guests may be permitted subject to approval of a Special Use Permit (Article 9, Administration and Enforcement).

**200.3.14. Body Art Studios.**

Body Art Studios shall comply with the following:

- A. Permitted Use. Body Art Studios may be permitted in the HSB zoning classification.
- B. Road Classification. Body Art Studios shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- C. Businesses and Business Regulations. Body Art Studios shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 15. – Body Art.

**200.3.15. Business and Commercial Vehicles in Residential Districts.**

- A. A maximum of two Business Vehicles (as defined in Article 10, Definitions) shall be allowed per residence with the exception that any ladders must be removed from the Business Vehicles while parked at the residence.
- B. Commercial Vehicles (as defined in Article 10, Definitions) are prohibited in all residential zoning districts.

**200.3.16. Cemetery, Family Cemetery, or Mausoleum.**

- A. Except when used as an accessory to a place of worship, cemeteries, family cemeteries, and mausoleums shall conform to the following requirements:
  - 1. The cemetery may front only on a street classified as a Collector or Arterial roadway in the Comprehensive Plan or along a State Highway, and the entrance and exits to the cemetery shall only be from the classified street on which it fronts.
  - 2. The cemetery shall be bordered by a 15-foot-wide buffer and a minimum six-foot-high decorative fence or wall along all of its exterior property lines and frontage streets and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen.
  - 3. Prior to the approval of a request to use property as a cemetery, a site plan and a

covenant for perpetual care shall be submitted to the Planning and Development Department. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance, including fencing, landscaping, and gravesites.

- 4. The covenant for perpetual care and a plat of survey delineating the limits of the cemetery shall be recorded by the Gwinnett County Clerk of Superior Court (Deeds and Records).

**200.3.17. Check Cashing, Payday Loan, and Wire Transfer Facilities**

- A. Permitted Use.** Check Cashing, Payday Loan and Wire Transfer Facilities may be permitted as Accessory Use to a Principal Use (e.g., Convenience Store, Department Store, Discount Store, Grocery Store, Supercenter) in the BG and HSB zoning classifications.
- B. Special Use Permit.** Check Cashing, Payday Loan, and Wire Transfer Facilities as Principal Use may be permitted in the BG and HSB zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.
- C. Location.** Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses restricted under this Sub Section shall not be located:
  - 1. Within one thousand five hundred (1,500) feet of a Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses.
  - 2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).
  - 3. Within five hundred (500) feet of an RS-180, RS-150, RS-60, RS-50, RS-TH, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

- D. Road Classification.** Check Cashing, Payday Loan, and Wire Transfer Facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- E. Exemptions.** Grocery Stores that do not charge a fee to cash a check as cashing customer's checks as a convenience is incidental to their main business of selling food and household items. This Sub Section shall also exempt tax preparation services such as H&R Block.

**200.3.18. Child Caring Institutions (CCI).**

- A. Child Caring Institutions (CCI) facilities shall be located on a lot of at least 1 acre in size.
- B. Shall be limited to no more than eight residents.
- C. A Special Use permit is required.

**200.3.19. Community Center or Cultural Facility.**

- A. In residential zoning districts, community centers or cultural facilities shall conform to the following requirements and restrictions. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.
- B. Community Center or Cultural Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- C. Community Center and Cultural Facilities shall have a minimum acreage of five acres.
- D. Community Center and Cultural Facilities shall have a minimum of two hundred fifty (250) feet of road frontage.
- E. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
- F. Parking shall not be provided in the front yard setback area.
- G. A minimum 50-foot-wide buffer shall be provided adjacent to residentially zoned properties.
- H. Accessory Uses Requiring Special Use Permit. In residential zoning, the following additional uses may be permitted as accessory to a community center or cultural facility only upon approval of a Special Use Permit:
  - 1. Lighted outdoor ball fields, pools, or similar recreation facilities.
  - 2. Cemeteries or mausoleums.
  - 3. Day Care Centers.
  - 4. Kindergartens.
  - 5. Private schools (K-12).
  - 6. Health and social services include out- patient clinics, transitional housing, shelters, and other similar facilities.

**200.3.20. Community Garden.**

- A. Community gardens shall be subject to the following requirements:
  - 1. The garden shall not be located within any required buffer.
  - 2. Outdoor lighting shall be prohibited.

- 3. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
- 4. Gardening equipment and machinery must be stored in an enclosed, secure building or shed. Retail sales shall be prohibited.
- 5. Composting is permitted on the premises if stored in a manner that controls odor, prevents insect or rodent infestation, and minimizes runoff into waterways and onto adjacent properties.
- 6. The garden must maintain an orderly appearance and may not be neglected or allowed to become overgrown or eroded.
- 7. If a community garden ceases operation, and is no longer desired by the owners, it shall be stabilized with grass, trees, and/or shrubbery in accordance with a plan submitted for approval by the Director.

**200.3.21. Community Living Arrangement – Family.**

- A. **Special Use Permit.** A Community Living Arrangement - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville, Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.
- B. **Lot Size and Resident Capacity.** A Community Living Arrangement - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.
- C. **Architectural Consistency.** The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.
- D. **On-Site Staffing.** A qualified employee must always be present on the premises during operation.
- E. **Roadway Access.** A Community Living Arrangement - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Community Living Arrangement – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions. Proximity Limitations  
  
A Community Living Arrangement - Family shall not be located within 1,000 feet of another Community Living Arrangement - Family or a Personal Care Home - Family.
- F. **Licensing and Compliance.** The Community Living Arrangement - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules and regulations of the Georgia Department of Community Health.
- G. **Building Code and Zoning Compliance.** The Community Living Arrangement - Family shall comply with the International Building Code, as well as applicable City codes,

ordinances and regulations.

**200.3.22. Community Living Arrangement (CLA) – Commercial.** Community Living Arrangement commercial facilities are permitted in the OI (Office Institutional District), BG (General Business District), and HSB (Highway Service Business District).

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**200.3.23. Composting Facility, Yard Trimmings.** Yard Trimmings Composting Facilities shall meet the following design standards:

- A. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials. Composting materials shall not include animal products or inorganic materials such as bottles, cans, plastics, metals, or similar materials.
- B. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a wall shall face the exterior property lines.

**200.3.24. Construction Trailer/Temporary Building.** A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period.

**200.3.25. Contractor’s Office.** See Section 200.3.5~~6~~<sup>4</sup> Outdoor Storage - Retail and 200.3.5~~7~~<sup>5</sup> Outdoor Storage - Industrial.

**200.3.26. 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, 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.
- 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.

**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.

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**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.

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**200.3.276. Customary Home Occupation.**

- A.** Any use, such as a home-based business, customarily conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.
- B.** No person other than members of the family residing on the premises shall be engaged in such home occupation.
- C.** The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. No home occupation shall be conducted in any accessory building.
- D.** There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.
- E.** There shall be no receipt or delivery of goods sold in connection with such home

occupation nor shall any inventory of goods for sale be stored or maintained in or about the premises.

- F. No traffic shall be generated by such home occupation than would normally be expected in a residential neighborhood. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of home occupation.
- G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses at the lot line of the operation conducted in a single-family residence, or outside the dwelling unit if conducted somewhere other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in electrical line voltage off the premises.
- H. A Special Use Permit shall be required if the above minimum restrictions are not met.

**200.3.287. Day Care Facility (Family).** Day Care Facility (family) must meet the following criteria:

- A. The day care facility (family) must be properly licensed through the Department of Early Care and Learning.
- B. Proof of owner consent to operate a family day care home must be provided to the Department of Planning and Development if the property is leased.
- C. A drop-off and pick-up plan must be provided to the Department of Planning and Development which illustrates that the operation will not have adverse effects on the flow of traffic; and
- D. No more than five children under 18 years of age, including children residing in the home, may be cared for at one time.

**200.3.298. Department Store Or Supercenter.** Such stores may offer automobile maintenance and tire service as a by-right accessory use, provided that junked or wrecked vehicles shall not be allowed on-site, and vehicles undergoing routine service are not kept on the property for more than 48 hours. Maintenance bay doors shall not face a public right-of-way.

**200.3.3029. Drive-Through Service Windows.**

- A. Drive-through service windows shall provide adequate queue space for a minimum of three cars per lane.
- B. Stacking lanes shall be delineated from traffic aisles, other stacking lanes, and parking areas with striping, curbing, landscaping, and the use of alternative paving materials or raised medians.
- C. Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent public streets. The circulation shall:
  - 1. Separate drive-through traffic from site circulation.
  - 2. Not impede or impair access into or out of parking spaces.
  - 3. Not impede or impair vehicle or pedestrian traffic movement; and
  - 4. Minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two.
- D. Stacking lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall not impede or impair vehicle movement. If said separate stacking lane is curbed, an emergency bypass or exit shall be provided.
- E. No outdoor speakers shall be employed within 200 feet of any single- family residential use.

**200.3.310. Drug Abuse Treatment Facility.**

- A. The Drug Abuse Treatment Facility must, at all times, be approved and properly licensed through the Georgia Department of Community Health.
- B. No Drug Abuse Treatment Facility may be located within 1,000 feet of any residential property, measured from property line to property line.
- C. No Drug Abuse Treatment Facility may be located within 1,000 feet of any other Drug Abuse Treatment Facility, measured from property line to property line.
- D. No Drug Abuse Treatment Facility may be located within 1,000 feet of any school or university; and
- E. The Drug Abuse Treatment Facility must be located on a major thoroughfare.

**200.3.321. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard.** Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall comply with the following:

- A. Special Use Permit.** Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities may be permitted in the LM and HM zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.
- B. Location.** Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities restricted under this Sub Section shall not be located:
  - 1. Within three hundred (300) feet of any parcel of land which consists of a commercial, mixed-use, multifamily, office institutional or single-family zoning classification.
  - 2. Within one thousand (1,000) feet of a public right-of-way having a right-of-way of 100 feet or greater.
  - 3. For the purposes of this Sub Section, distance shall be by straight line measurement from the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.
- C. Screening.** Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be completely enclosed with a solid (opaque) fencing, no less than eight feet high, and in no case less than such height as will effectively screen all storage and other operations from view.
- D. Road Classification.** Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be accessed from a roadway classified as an Arterial or Collector Street, or a State Highway.

**200.3.332. Electronic Message Center (EMC).** Electronic Message Centers (EMC) require a Special Use Permit unless it meets all the standards in Article 7, Signs, as it relates to EMCs.

**200.3.343. Emissions Inspection Stations.** Emissions inspection stations shall meet the following design standards:

- A. The facility shall be in a permanent non-combustible structure.
- B. The structure shall include a designated indoor public waiting area (minimum three fixed seats) with restrooms; or as an alternative, shall provide the required designated indoor waiting area and restrooms upon the same lot, within 500 feet of the testing facility.
- C. The facility shall provide a minimum of four paved parking spaces. Drive-through facilities shall also provide a paved stacking lane for a minimum of four vehicles. Parking spaces and stacking lane shall be striped.
- D. If constructed in an existing parking lot, the facility and stacking lane(s) shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

**200.3.354. Equestrian Facilities, Riding Stables, or Academies.** Stables, corrals, riding rings, and other similar facilities shall not be located closer than 100 feet to any property line.

**200.3.365. Estate Sales.** Estate Sales shall comply with the following:

- A. Permitted Use: Estate Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.
- B. Businesses and Business Regulations: Estate Sales shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 22. – Estate Sales.

**200.3.376. Fences and Walls.**

**A. Height Of Fencing Or Walls.**

No wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 6 feet in height in the balance of the yard.

**Exceptions.**

- 1. A fence or wall that encloses an approved stormwater management facility may be a maximum of 6 feet in height.
- 2. A fence or wall enclosing a tennis court may be a maximum of 12 feet in height.
- 3. The City Council may condition the approval of a Rezoning or Special Use Permit to require that walls or fences of a height in excess of these regulations may be placed in any yard where such walls or fence is necessary to provide screening.

4. Lots of double frontage may have a fence up to 6 feet in height in the no access easement.

**B. Subdivision Entrance Features.**

Walls or fences incorporated into a subdivision entrance feature shall not exceed ten feet in height and shall be subject to review and approval by the Director after the submission of a landscape plan, site plan and architectural elevations to the Department.

**C. Fence Materials.**

- 1. Any wall or fence which extends into the required front yard on property less than 3 acres in area shall be ornamental or decorative and constructed of brick, stone, wood, wrought iron, or split rail.
- 2. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard, except fences enclosing stormwater facilities shall consist of vinyl coated chain link fencing material. Woven wire or metal fabric fences may extend into a front yard when property contains a minimum of 3 acres.
- 3. Electric and barb wire fences shall be prohibited in residential districts except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres).
- 4. Exposed concrete blocks, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material in residential and non-residential districts.

**200.3.387. Fireworks Sales.** Retail sales of fireworks shall be subject to the following restrictions:

- A. Sales and storage of fireworks shall comply with all applicable federal, state, and local regulations.
- B. The sale of consumer fireworks as a principal use shall require approval of a Special Use Permit.
- C. Accessory sale of consumer fireworks shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.
- D. Outdoor sales shall be in accordance with section 200.3.49.

**200.3.398. Food Trucks.** Food Trucks may only be located on a lot with a principally permitted use on the same zoning lot, and there shall be a special use permitted in an OI Office/Institutional, any B Business District, or M Manufacturing District provided the following conditions can be met:

- A. A food truck operator shall have written permission from the property owner to conduct

business. Such permission shall identify the dates and times of operation.

- B. Unless otherwise specified or permitted by the City, food truck hours shall only be between the hours of 10:00 am and close of business of the primary use of the lot on which the food truck is operating.
- C. The food truck must be licensed by the Gwinnett County Health Department and have a valid business license for food truck operations.
- D. A maximum of 2 food trucks on lots of one-half acre to one acre in size.
- E. A maximum of 3 food trucks on lots greater than one acre.
- F. Temporary outdoor seating is only permitted upon review and approval of the Planning and Development Department.
- G. Food trucks shall not block any ingress/egress or vehicular circulation in a parking lot, loading/unloading area, or building entrance.
- H. Food trucks shall not block any fire hydrant or fire lane.
- I. Food truck operations shall be located a minimum of 100 feet from a residential dwelling.
- J. No audio speakers or on-site/off-site signage shall be permitted other than what is displayed on the food truck.
- K. Grease, liquid waste, and garbage shall not be disposed of on-site.
- L. Food trucks shall be subject to all other applicable City and County Ordinances related to food operations.
- M. Food trucks may not conduct sales when parked on a public street unless approved by the Planning Director and City Engineer.
- N. Food trucks shall not locate on a vacant lot or on a lot where the principal building is vacant or unoccupied.

**200.3.4039. Garage, Rummage, Yard, and Similar Sales.**

- A. Permitted Use. Garage, Rummage, Yard, and Similar Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.

Garage, yard, rummage, and similar sales may be permitted from an occupied residence, or group of residences in the case of a neighborhood event, subject to the following requirements and limitations:

- B. **Authorization.** It shall be unlawful for any person or entity to conduct a yard sale from property zoned or used for residential purposes unless the person or entity conducting the yard sale shall have received a Garage, Rummage, Yard, and Similar Sales Permit from the city authorizing sale. Failure to obtain a permit could result in additional fees, fines, and court costs.

**C. General Requirements.**

- 1. Yard Sales Permit shall not be permitted on any premises more than two times in a calendar year.
- 2. A second Yard Sales Permit on the premises shall not be issued until thirty (30) days after the last day of the previously issued permit.
- 3. Yard Sales Permits shall be limited to four consecutive days and shall be allowed only between the hours of 8:00 a.m. and 6:00 p.m.

**D. Display Area.**

- 1. All personal property offered for sale shall be displayed within the residence, garage, carport, or rear yard area.
- 2. Items sold must be used goods from the participating household(s), and not goods purchased for resale. Items for sale may not be displayed on the public sidewalk, street, or right-of-way.

**E. On-Street Parking and Sidewalks.**

- 1. Parking motor vehicles is restricted to one side of the street, and where practical, shall be restricted to the same side of the street which the sale will be conducted.
- 2. No permit holder shall allow vehicles to impede the passage of traffic on any public right-of-way in the vicinity of the sale.
- 3. Permit holders shall keep the public right-of-way and general vicinity of the sale free from trash and litter.
- 4. No permit holder shall permit persons to line up or congregate, either on foot or in automobiles, prior to the start of the event.
- 5. Permit holders shall report to the Police Department any vehicles which are parked in violation of this Subsection.

**F. Noise Control.** Noise Control shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 20, Environment, Article III. Noise Control.

**G. Signs.**

- 1. Any signs for the sale shall be removed immediately upon closing of the sale. Signs may not be posted on telephone poles, streetlights, traffic signs, or any other structure in the public right-of-way.
- 2. All signs placed off-site shall have the permission of the owner of the property on which the sign is to be placed. Signs may be posted the morning of the sale and must be taken down daily.
- 3. No sign may be larger than four (4) square feet.

**200.3.410. Hair Salon, Beauty Parlor, or Barber Shop.** All hair salons, beauty parlors, and/or barber shops must have a posted up- to-date certification from the Georgia State Board of Cosmetology and Barbers.

**200.3.421. Handwriting Analysts and Fortune Tellers.** Handwriting Analysts and Fortune Tellers shall comply with the following:

- A. Permitted Use.** Handwriting Analysts and Fortune Tellers may be permitted in the HSB zoning classification.
- B. Road Classification.** Handwriting Analysts and Fortune Tellers shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- C. Businesses and Business Regulations.** Handwriting Analysts and Fortune Tellers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 10. – Handwriting Analysts and Fortune Tellers.

**200.3.432. Helicopter Landing Pad.**

- A.** Air services are not permitted to be the primary business or use of property.
- B.** No commercial air services are permitted (i.e.: air taxi, sightseeing, crop dusting, aircraft sales, etc.).
- C.** The owner must hold a valid permit from the Federal Aviation Administration.

**200.3.443. Hookah/Vapor Bar or Lounge.**

- A.** Smoking of Hookah in any establishment that serves alcohol shall be prohibited.
- B.** Hours of operation shall not exceed 11:00pm.
- C.** Hookah bars and lounges shall not serve patrons under the age of 18.
- D.** Accessory sale of consumer hookah/vapes shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.
- E.** Sales and storage of hookah/ vapes shall comply with all applicable federal, state, and local regulations.

**200.3.454. Hotel Or Motel.** Hotels and motels shall meet the following design standards:

- A.** All guestrooms which have facilities for both storage and preparation of food shall have a minimum of 250 square feet of floor area.
- B.** No hotel or motel under this section may be converted to or used as an apartment or condominium.
- C.** Each guestroom must be protected with a sprinkler system and hard-wired smoke detector.
- D.** No facility may contain more than fifty (50) guest rooms per gross acre of development.

- E. No outside storage or permanent parking of equipment or vehicles shall be permitted.
- F. No permanent business license shall be issued for the conduct of any business from any guest room of the facility.
- G. An active recreation area shall be provided which meets the following criteria:
  - H. The size of each recreation area shall be calculated at a ratio of five square feet per room with a minimum area of 750 square feet.
  - I. All recreation areas must be approved by staff prior to development.
  - J. The recreation area may be indoors or outdoors.
- K. All hotels and motels shall provide a one-hundred-foot buffer from any property zoned for residential purposes.
- L. There shall be no access to any guestrooms from the exterior of the building.
- M. No individual guest shall register, reside in, or occupy a room or rooms within the same facility for more than forty-five days in any ninety-day period, nor shall any guests move from one room to another without a three-day vacancy in between.

**200.3.465. Joint Living Residence.** The following shall be considered for the application for a Joint Living Residence:

- A. Whether there are extraordinary or exceptional conditions pertaining to the application.
- B. Whether, if granted, a joint living residence would cause a substantial detriment to the public good.
- C. The number of persons applying to live together in the joint living residence.
- D. The square footage of bedroom space per occupant in the proposed joint living residence, not including kitchens, dining rooms, living rooms, garages, hallways, bathrooms, or non-heated spaces.
- E. The number of bathrooms in the proposed joint living residence.
- F. Whether the proposed joint living residence is served by public water and sewer service.
- G. The lot size upon which the proposed joint living residence is located; and
- H. The area of the paved parking area serving the proposed joint living residence and the number of cars to be parked in such area.

**200.3.476. Kennels and Pet Boarding.** In agricultural zoning, dog runs, pens, and other similar facilities shall be located no closer than 100 feet to any property line. Any property where there are 4 or more dogs over the age of 3-months kept, maintained, or housed shall be deemed to constitute a kennel, regardless of whether such dogs are kept for business or profit purposes.

**200.3.487. Landfills.**

- A. A landfill may be permitted in certain zoning districts provided the following conditions are met:
  - 1. A minimum twenty-foot natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
  - 2. A minimum seventy-five-foot natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
  - 3. The limits of an existing one-hundred-year floodplain or a stream buffer of two hundred feet, whichever is greater, shall be preserved as a natural, undisturbed area except for approved perpendicular access and utility crossings.
  - 4. The entire site shall be fenced with a minimum six-foot-high chain-link security fence.
  - 5. The landfill shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
  - 6. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.
- B. The following waste disposal activities, recycling facilities, and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the City Council:
  - 1. Composting, Municipal Solid Waste.
  - 2. Composting, Yard Trimmings.
  - 3. Consumer Recycling Centers.
  - 4. Gas Recovery/Gas Co-Generation Plant.
  - 5. Recovered Materials Processing Facility.
  - 6. Solid Waste Transfer Stations.

**200.3.498. Livestock - Keeping of for Personal Utility.**

- A. In the agricultural zoning district: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.
- B. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for the raising and keeping of livestock for personal pleasure or utility on a parcel which contains the dwelling of the owner, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet to any property line.
- C. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for

the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner, subject to the following requirements:

1. The minimum lot size for the keeping of chickens shall be ten thousand five hundred (10,500) square feet.
2. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
3. Minimum pen area for chickens shall be 10 square feet per chicken.
4. Chickens must be housed at least 20 feet from any property line, and 50 feet from any residence other than the owners.
5. Any structure housing chickens must be located in the rear yard.
6. The keeping of roosters is not allowed.
7. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of three chickens; lots 12,500 square feet to 24,999 square feet: maximum of five chickens; lots 25,000 square feet to 39,999 square feet: maximum of eight chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.
8. Each coop shall have at least 4 square feet of floor space per chicken over 4 months old.
9. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
10. Chickens shall be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

**200.3.5049. Livestock - Sales Pavilions or Auction Facilities.**

- A. Livestock sales pavilions, auction facilities, show rings or other arenas for the display, exhibition training, or sale of livestock, and animal quarters, shall be located no closer than 100 feet to any property line.
- B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the use.
- C. A Special Use Permit is required if any of the following apply:
  1. The event is held more than three days per month.
  2. Hours of operation extend beyond 6:00 p.m.
  3. A public address system is utilized.
  4. Permanent concession facilities are provided.
  5. Portable restroom facilities are provided.
  6. Seating facilities for more than 100 people are provided.

- 7. Parking facilities for more than 50 vehicles are provided.
- 8. An admission fee is charged.

**200.3.510. Live/Work.** Live/Work shall comply with the following:

**A. Permitted Use.** Live/Work may be permitted in the BGC and CMU zoning classification.

**200.3.521. Manufactured House/Mobile Home Sales Lot.**

- A. No mobile home sales lots are permitted within 100 feet of any residential property.
- B. Sales shall not be conducted on lots smaller than 25,000 square feet.
- C. All lots must have a permanent building made of brick, stone, or wood frame of no less than 1000 square feet.
- D. Sales units shall not have metal building facades; and
- E. A 15-foot landscape buffer shall be provided fronting the street.

**200.3.532. Massage Therapy Businesses.** Massage Therapy Businesses shall comply with the following:

- A. Permitted Use.** Massage Therapy Businesses may be permitted in the OI, BG, BGC, and HSB zoning classifications.
- B. Location.** Massage Therapy Businesses or use restricted under this Section shall not be located:

Within one hundred fifty (150) feet of an RS-180, RS-150, RS-60, RM-12, RM-24, and CMU zoning classification.

Upon application for a massage therapy practice business license, the applicant will provide to the City a survey showing the distances to each residentially zoned property within one hundred fifty (150) feet of the front door of the massage therapy practice.

For the purpose of this Section, distance shall be by straight line measurement from the front door of the structure where massage therapy practice occurs to the nearest parcel boundary line of any residentially zoned property as measured by a straight line on the ground.

- C. Road Classification.** Massage Therapy Businesses shall be located on a roadway classified as an Arterial or Collector Street, or a State Highway.
- D. Businesses and Business Regulations.** Massage Therapy Businesses shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 11. – Massage Therapy Businesses.

**200.3.543. Outdoor Sales or Display.** Outdoor display or sales of merchandise shall be

subject to approval of a Special Use Permit, with the following exceptions:

- A. Merchandise may be displayed on the front sidewalk immediately adjacent to a retail building or immediately beneath an actively operating fuel island canopy, subject to the following restrictions and requirements:
- B. Merchandise shall be permitted only along the business' tenant bay or storefront façade.
- C. Merchandise shall not block an entrance or exit to or from the building.
- D. Merchandise displayed for sale shall be that normally found within the on-premises business.
- E. Merchandise shall not be located on sidewalks that are less than six feet in depth and may not extend beyond the limits of the sidewalk.
- F. All such display or sales shall meet applicable building, fire and safety codes.
- G. Merchandise displayed or sales shall not be allowed within a required building setback, buffer, driveway, easement, landscape strip, parking space or right-of-way.
- H. The Outdoor Display or Sales of Merchandise shall be kept neat and orderly.

**200.3.554. Outdoor Seating.** Outdoor seating for restaurant service is permitted subject to the following requirements and restrictions:

- A. The perimeter of the outdoor seating area is outside of any public right-of-way, and shall be delineated using fixtures such as walls, railings, planters, or other similar decorative fixtures, and that do not present a safety hazard.
- B. Tables, chairs, umbrellas, canopies, awnings, and other similar fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment.
- C. Design, materials, and colors shall be compatible with the abutting building for all locations, and any applicable design guidelines.

**200.3.565. Outdoor Storage – Retail.** In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.

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

- A. Such property is not directly adjacent to a residential property.
- B. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.

- C. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
- D. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.
- E. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

**200.3.587. Outdoor Storage – Residential.** Outdoor Storage in residential zoning districts shall be part of and strictly used for the residential purpose of the owner or occupant of the residential zoned property. Outdoor Storage in residential zoning districts shall be governed by the following restrictions and requirements:

- A. Outdoor storage of appliances, building materials, construction equipment, debris, garbage, glass, materials, merchandise, rubbish, trash, or other similar materials shall not be allowed on any residential zoned property.
- B. Outdoor Storage shall be stored in an approved accessory structure (see Accessory Structure), an enclosed garage connected to the principal structure, or in the rear or side yard areas.
- C. Outdoor Storage stored in the rear or side yard area shall be screened with either landscaping or fencing that provides an effective year-round visual screen from neighboring properties and/or public right-of-way; Garbage, rubbish, trash, or other similar items placed outside for collection by an authorized waste hauler not more than 24 hours prior to the designated collection date for a residential zoned property.

**200.3.598. Pawnbrokers and Secondhand Dealers.** Pawnbrokers and Secondhand Dealers shall comply with the following:

- A. **Permitted Use.** Pawnbrokers and Secondhand Dealers may be permitted in the HSB zoning classification.
- B. **Special Use Permit.** Pawnbrokers and Secondhand Dealers may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.
- C. **Location.** Pawnbrokers and Secondhand Dealers businesses or uses restricted under this

Sub Section shall not be located:

- 1. Within one thousand (1,000) feet of a regulated Pawnbrokers and Secondhand Dealers businesses or uses.
- 2. Within five hundred (500) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).
- 3. Within one hundred (100) feet of an RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

- D. **Road Classification.** Pawnbrokers and Secondhand Dealers facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- E. **Businesses and Business Regulations.** Pawnbrokers and Secondhand Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 7. – Pawnbrokers and Secondhand Dealers.

**200.3.6059. Personal Care Home – Family.**

- A. **Special Use Permit.** A Personal Care Home - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.
- B. **Lot Size and Resident Capacity.** A Personal Care Home - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.
- C. **Architectural Consistency.** The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.
- D. **On-Site Staffing.** A qualified employee must always be present on the premises during operation.
- E. **Roadway Access.** A Personal Care Home - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Street - Collector (Major, Minor). A Personal Care Home – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions.
- F. **Proximity Limitations.** A Personal Care Home - Family shall not be located within 1,000

feet of another Community Living Arrangement – Family or a Personal Care Home – Family.

**G. Licensing and Compliance.** The Personal Care Home - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules and regulations of the Georgia Department of Community Health.

**H. Building Code and Zoning Compliance.** The Personal Care Home - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

**200.3.610. Personal Care Home (PCH) - Commercial. Personal Care Home (PCH) commercial facilities are permitted in the OI (Office Institutional District), BG (General Business District), and HSB (Highway Service Business District).**

**200.3.62. Petroleum Or Chemical Storage – Above Ground.** This use shall be considered a special use when more than 150,000 gallons are stored on one lot of less than one acre in size or when more than 25,000 gallons are stored in any one tank.

**200.3.631. Places Of Religious Worship.**

**A.** In all residential zoning districts, places of worship shall conform to the following requirements. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

1. Places of Religious Worship shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
2. Places of Religious Worship shall be located on a parcel of land with two hundred fifty (250) feet of road frontage.
3. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
4. Parking shall not be provided in the front yard setback area.
5. A minimum 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in width adjoining any outdoor church recreation facilities.
6. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.
7. Proposed buildings are setback not less than 50 feet from any street and not less than 30 feet from any side or rear property line. If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

8. The tract shall be one contiguous zoning classification.

**B. Accessory Uses Requiring Special Use Permit:**

- 1. In residential zoning, the following additional uses may be permitted as accessory to a place of worship only upon approval of a Special Use Permit.
- 2. Lighted outdoor ball fields, pools, or similar recreation facilities.
- 3. Day Care Centers.
- 4. Kindergartens.
- 5. Private schools (K-12).

**200.3.642. Plumbing Equipment Dealer.** Plumbing Equipment Dealer shall comply with the following:

- A. Permitted Use.** Plumbing Equipment Dealer may be permitted in the LM and HM zoning classifications.
- B. Special Use Permit.** Plumbing Equipment Dealer may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing
- C. Outdoor Storage.** Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.563 Outdoor Storage – Retail, and 200.3.575 Outdoor Storage – Industrial, as applicable.

**200.3.653. Precious Metals Dealers.** Precious Metals Dealers shall comply with the following:

- A. Permitted Use.** Precious Metals Dealers may be permitted in the CMU, BG, BGC, and HSB zoning classification.
- B. Road Classification.** Precious Metals Dealers shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- C. Businesses and Business Regulations.** Precious Metals Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 21. – Precious Metals Dealers.

**200.3.664. Quarry, Mining, Borrow Pit.**

- A.** Quarry, Mining, Borrow Pit areas being evacuated shall be entirely enclosed within a fence located at least 10 feet back from the edge of any excavation and of such constructions and height as to be demonstrably able to exclude children and animals from the quarry area.

- B. The operators and owners of the quarry present to the Mayor and Council an acceptable comprehensive plan for the reuse of the property at the cessation of the quarry operations.
- C. In the case of an existing quarry, an extension of the quarry operations beyond the areas being quarried or approved for quarrying at the effective date of this Ordinance shall be permitted and shall not be considered a new operation (provided that said extension does not extend to within 1,000 feet of a residential or commercial zoning district boundary line).

**200.3.675. Recovered Materials Processing Facility.** Recovered Materials Processing Facilities shall meet the following design standards:

- A. Activities shall be limited to collection, sorting, compaction, and shipping.
- B. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.
- C. Any outside storage areas shall be screened by a minimum eight-foot- high solid wood fence; masonry wall; or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.

**200.3.686. Recreational Vehicles and Vessels.** Vehicle, Fully Autonomous Vehicle; Vehicle, Golf Car/Cart; Vehicle, Recreational; Vehicle Recreational Off-Highway Vehicle; Vessel, Homemade; Vessel, Mechanically Propelled; Vessel, Non-motorized; Vessel, Power Boat

- A. A maximum of one Recreational Vehicle or Vessel, provided that:
  - B. Has a maximum length of 45 feet;
  - C. Is stored or parked in a side or rear yard on a hard surface as wide and long as the vehicle.
  - D. The Recreational Vehicle may be connected to an outlet but may not be occupied.
  - E. The setback for a Recreational Vehicle shall be five feet on the side yard, and 10 feet in the rear yard.
  - F. A Recreational Vehicle may not be parked or stored where it would constitute a clear and demonstrable vehicular traffic hazard or be a threat to public health or safety.

**200.3.697. Recycling and Donation Containers.** Recycling and donation containers shall be prohibited in the City.

**200.3.7068. Retirement Community - Continuing Care.** Retirement Community – Continuing Care facilities shall comply with the following:

- A. **Permitted Use.** Retirement Community – Continuing Care may be permitted in the RM-24 and CMU zoning classification.

**B. Special Use Permit.** Retirement Community – Continuing Care may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

**C. Area.** Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

**D. Road Classification.** Retirement Community – Continuing Care facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

**E. Prohibition.** Duplexes shall be prohibited.

**200.3.7169. Retirement Community – Independent Living.** Retirement Community – Independent Living facilities shall comply with the following:

**A. Permitted Use.** Retirement Community – Independent Living facilities may be permitted in the RM-12, RM-24, and CMU zoning classification.

**B. Special Use Permit.** Retirement Community – Independent Living facilities may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

**C. Area.** Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

**D. Road Classification.** Retirement Community – Independent Living facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

**E. Prohibition.** Duplexes shall be prohibited.

**200.3.720. Schools And Colleges (Private).**

**A.** The proposed facility shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

**B.** The proposed facility shall be located on a parcel of land with a minimum of two hundred (200) feet of road frontage.

**C.** The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.

**D.** Proposed buildings are setback not less than 50 feet from any street and not less than 20 feet from any side or rear property line. Note: If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

- E. Parking is not to be located within the 50-foot front yard setback.
- F. When adjacent to a property zoned for a single-family detached residential use, a buffer of at least 40 feet shall be provided along the common property line(s).
- G. The tract shall be one contiguous zoning classification.
- H. A Special Use Permit is required in AR zoning districts.

**200.3.731. Self-Storage And Mini-Warehouse Facilities.** Self-Storage and Mini- Warehouse Facilities shall meet the following restrictions and design standards:

- A. Storage units shall not be used for manufacturing, retail, or wholesale selling, office, other business or service use, or human habitation.
- B. Site access shall not be onto roadways classified as local residential streets.
- C. Outdoor speakers or sound amplification systems shall be prohibited.
- D. Such a facility may include one accessory manager’s office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.
- E. Provide adequate loading and unloading areas outside of fire lanes, required parking lanes, and travel lanes.
- F. Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.
- G. No outdoor storage of any type shall be allowed at the facility.

**200.3.742. Solar Panels.** Solar panels are permitted as an accessory use in all districts to promote clean, sustainable, and renewable energy resources. The intent of these regulations is to establish general guidelines to prevent off-site nuisances including unreasonable visual interference, light glare, and heat that the incorrect placement of solar panels may create. Furthermore, no solar panel system shall be constructed, erected, installed, or located before proper approval has been obtained pursuant to this Section.

- A. Requirements and Regulations. Solar panel systems shall conform to or be evaluated for compliance with the following standards:
  1. The proposed system is no larger than necessary to provide 120 percent of the electrical energy requirements of the primary structure to which it is accessory to as determined by a contractor licensed to install solar and photovoltaic energy systems.
  2. If roof mounted, the solar panel system shall:
    - a. Be flush mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain sufficient sun exposure.
    - b. Be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed; and

c. Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.

3. If freestanding, the solar panel system shall:

a. Not extend more than 10 feet above the existing grade in residential districts. In all other districts, the maximum height of a solar panel system will be determined on a case-by-case basis upon plan review.

b. Not be located in a front yard.

c. Not be located in any required side or rear yard setback areas for accessory uses.

d. Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.

e. Be landscaped at the base and the back of the panel structure if the structure is visible from neighboring property.

4. All signs, both temporary and permanent, are prohibited on solar panel or solar collection systems, except as follows:

a. Manufacturer or installer’s identification information on the system.

b. Appropriate warning signs and placards.

5. Solar panel systems shall comply with all applicable sections of the City of Lawrenceville Building Code, International Building Code (IBC), and applicable industry standards such as the American National Standards Institute (ANSI), Underwriters Laboratories (UL), or an equivalent third party.

6. All electrical transmission wires and connections on freestanding solar panel system shall be located underground.

**B. Utility Connection.** Solar panel systems proposed to be connected to the local utility power grid shall adhere to corresponding statutory provisions of the Georgia Statutes. Maintenance. All solar panel systems shall be maintained in good working order.

**200.3.753. Special Event Facility.**

**A.** Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.

**B.** During inclement weather, there shall be sufficient space to safely shelter guests.

**C.** Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.

**D.** Adequate off-street parking facilities shall be provided on-site.

**E.** Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.

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

**200.3.764. Swimming Pool, Private.** Private swimming pools exclusively for the use of residents of the premises and their non-paying guests subject to any other regulations and Ordinances of the City of Lawrenceville.

**200.3.775. Tall Structure Permits.**

**A. Required.**

- 1. Approval of a Special Use Permit.
- 2. Any person shall obtain a Tall Structure Permit from the City prior to commencement of the erection within the city limits of Lawrenceville of a chimney, cooling tower, elevator bulkhead, fire tower, gas tank, solarium, steeple, stacks, stage tower or scenery loft, tank, water tower, ornamental tower and spire, wireless communication tower, television tower or radio tower or necessary mechanical appurtenances that would be fifty (50) feet or greater in height from the ground.

**B. Applications; Contents; Fee.** All applications for Tall Structure Permit shall be submitted to the Planning and Development Department. Each application shall contain as a part thereof detailed plans and specifications which show the nature of the Tall Structure Permit, its proposed use, height of the Tall Structure Permit and its proposed location, with all property lines being clearly defined and distances from the proposed Tall Structure Permit to all property lines. An application for a Tall Structure Permit shall not be accepted for processing without the information required in this article. An application fee shall be charged by the department in an amount stated in the schedule of fees and charges.

**C. Review of application by Planning Department.** If, upon receipt of an application for a Tall Structure Permit, the department deems that the proposed Tall Structure Permit may interfere with the use of the airways of the county by the public or interfere with the operation of existing or proposed airport facilities, a copy of the application shall be submitted by the department to the Gwinnett County Airport Division of the County Department of Transportation for review and recommendation.

**D. Public Hearing.** Before taking action upon the proposed Tall Structure Permit, the City Council shall hold a public hearing on the matter. At least fifteen (15) days prior to the date of the public hearing, the City Council shall cause the following notice requirements to be instituted by the Planning and Development Department:

- 1. A sign shall be erected in a conspicuous location, on or adjacent to the property under consideration. The sign shall state the time, place location, and purpose of the public hearing.
- 2. A letter shall be sent by regular mail to all abutting property owners of record, as

indicated by the county tax commissioners' records, giving notice of the public hearing. The letter shall state the same information as required for the sign permit.

- E. Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards.
  
- F. Building Codes and Safety Standards.** To ensure the structural integrity of the towers, the owner of a tower shall maintain the tower in compliance with all City building codes and the applicable standards for towers published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City determines that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with the standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense, in the manner provided in O.C.G.A. Section 41-2-8 through 41-2-17.
  
- G. Criteria for Disapproval.** All applications for a Tall Structure Permit shall be considered by the City and in the exercise of its discretion under the police power vested in the City Council may disapprove any application where the proposed Tall Structure Permit could interfere with or endanger the public using the existing or proposed air facilities located within the county, or where the Tall Structure Permit to be erected could endanger the person or property of citizens of the county, or where the Tall Structure Permit to be erected would not be compatible from an aesthetic viewpoint with existing or proposed development in the area of the proposed facility, or where the Tall Structure Permit to be erected would not be acceptable or after evaluation would be found to be incompatible from an architectural standpoint with existing or proposed Tall Structure Permits in the area.
  
- H. Penalty for Violation of Article.**
  - 1.** Any person who attempts to erect or erects a Tall Structure Permit described in this article without having first obtained a Tall Structure Permit from the City in the manner provided in this article shall be deemed in violation of this article. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this article shall be guilty of violating a duly adopted Ordinance of the county and shall be punished either by a fine not to exceed \$500.00 or by imprisonment not to exceed sixty (60) days, or both. The court shall have the power and authority to place any person guilty of violation of this article on probation and to suspend or modify any fine or sentence. As a condition of the suspension, the court may require payment of restitution or impose other

punishment allowed by law.

2. If any Tall Structure Permit is erected, constructed, reconstructed, altered, repaired, converted or maintained in violation of this article or without obtaining the required permits, or if any building, Tall Structure Permit or land is used in violation of this article, the City Attorney or other appropriate authority of the City, in addition to any other remedies, may institute an injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues may be deemed a separate offense.

- I. **Governmental Exemption.** The provisions of this article shall not apply to City owned facilities and Tall Structure Permits.
- J. **Zoning.** No permit shall be issued for any Tall Structure Permit unless said Tall Structure Permit is to be located on property with a zoning classification of BG, BGC, HM, HSB, LM, or O-I.
- K. **Severability.** If any portion of this regulation is determined to be unconstitutional or otherwise unenforceable, the rest and remainder of this Ordinance shall remain in full force and effect.

**200.3.786. Taxi or Limousine Service.**

- A. All vehicles associated with the business shall be parked in the side or rear of the property, away from all public right-of-way, and not in areas normally utilized by customers.
- B. No more than 10 vehicles associated with the business shall be parked on site.
- C. Outdoor storage of anything other than the vehicles associated with this use shall be prohibited.

**200.3.797. Temporary Outdoor Activity.** Temporary Outdoor Activity shall comply with the following:

- A. **Permitted Use.** Temporary Outdoor Activities may be permitted in the BG, BGC, and HSB zoning classification.
- B. **Businesses and Business Regulations.** Temporary Outdoor Activity shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 8. – Temporary Outdoor Activity.

**200.3.8078. Title Loan Facilities.** Title Loan Facilities shall comply with the following:

- A. **Permitted Use.** Title Loan Facilities may be permitted in the HSB zoning classification.

**B. Special Use Permit.** Title Loan Facilities may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

**C. Location.** Title Loan Facilities businesses or uses restricted under this Sub Section shall not be located:

- 1. Within one thousand (1,000) feet of a regulated Title Loan Facilities businesses or uses.
- 2. Within five hundred (500) feet of any parcel of land upon which consists of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).
- 3. Within one hundred (100) feet of RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term “parcel of land” means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

**D. Road Classification.** Title Loan Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

**200.3.8179. Truck Sales, Leasing, and/or Service, Heavy.** See Section 200.3.8, Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).

**200.3.820. Vending Machines.** Outdoor storage of vending machines, boxes, or other similar containers used to distribute food or beverages, newspapers, propane tanks, ice, videos, or other similar consumer product, provided that the following requirements are met:

- A. The vending machine is not greater than seven feet in height or more than four feet in width or depth and the number of vending machines, boxes, or other similar containers shall not exceed one machine for each 3,000 square feet of building area and a maximum of three machines, boxes, or other similar containers per lot; and
- B. The machines shall be located against and parallel to the building facade.

**200.3.831. Wood Chipping and Shredding, Log Splitting Facility, and Yard Trimming Composting Facility.**

- A. Wood Chipping and Shredding and Log Splitting Facilities shall meet the following restrictions and design standards:
  - 1. Such facilities shall not be located closer than 1,500 feet from residentially zoned

property.

2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

**B. When yard trimming composting facilities are present:**

1. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 04, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Contract Award – Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26)
- Department:** Natural Gas
- Date of Meeting:** Wednesday, March 4, 2026
- Fiscal Impact:** \$106,126.00
- Presented By:** Todd Hardigree, Natural Gas Director
- Action Requested:** Approval to award a construction contract to W L Griffin Company, LLC for the Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26) in the amount of \$106,126, with the final contract to be prepared by staff, submitted to the City Clerk, and reviewed by the City Attorney prior to execution.

**Summary:** The City issued Invitation to Bid SB012-26 for the Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project, a Natural Gas Department initiative required to support the continued safety, reliability, and operational performance of the City’s natural gas distribution system.

The project includes the installation and relocation of natural gas infrastructure along Sugarloaf Parkway and Old Snellville Highway, including associated materials, labor, equipment, restoration, and mobilization necessary to complete the work in accordance with City standards.

The Invitation to Bid was advertised and conducted in compliance with the City’s Purchasing Ordinance. Bids were publicly opened and evaluated for responsiveness, contractor qualifications, experience, and pricing.

Following review, W L Griffin Company, LLC was determined to be the lowest responsive and responsible bidder, with a total bid of \$106,126. Staff from the Natural Gas Department and the

Purchasing Division have reviewed the bid tabulation, confirmed compliance with all bid requirements, and determined the pricing to be reasonable and competitive for the scope of work.

**Background:** The Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project is part of the City's ongoing investment in critical utility infrastructure. The work will improve system reliability, address operational needs, and support long-term service demands within a high-traffic corridor.

Bids were received and evaluated in accordance with City procurement requirements. Detailed unit pricing and quantities are provided in the attached bid tabulation.

**Fiscal Impact:** The total project cost of \$106,126 will be funded through the Natural Gas Fund. Sufficient funding is available, and approval of this item will not require additional appropriations.

**Attachments/Exhibits:**

- SB012-26 Tab.xlsx
- Purchasing Certification

**SB012-26  
Sugarloaf Parkway and Old Snellville Highway Project  
Gas Department**

				Gunter Construction Company		W.L Griffin Company, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>Base Project</b>							
1	Warranties and Bonds	1	LS	\$1,954.00	\$1,954.00	\$7,000.00	\$7,000.00
2	Remobilization	1	LS	\$2,500.00	\$2,500.00	\$1.00	\$1.00
3	6" Steel Open Trench	300	LF	\$83.25	\$24,975.00	\$80.00	\$24,000.00
4	6" Steel Bore	50	LF	\$145.59	\$7,279.50	\$80.00	\$4,000.00
5	4" Polyethylene Open Trench	300	LF	\$44.97	\$13,491.00	\$15.00	\$4,500.00
6	4" Polyethylene Bore	50	LF	\$106.05	\$5,302.50	\$35.00	\$1,750.00
7	2" Polyethylene Open Trench	550	LF	\$29.26	\$16,093.00	\$14.00	\$7,700.00
8	2" Polyethylene Bore	75	LF	\$52.45	\$3,933.75	\$20.00	\$1,500.00
9	6" Steel Tap and Stop	2	EA	\$9,774.70	\$19,549.40	\$13,000.00	\$26,000.00
10	4" Polyethylene Tie-Over	2	EA	\$5,690.75	\$11,381.50	\$2,000.00	\$4,000.00
11	2" Polyethylene Tie-Over	2	EA	\$2,442.84	\$4,885.68	\$1,200.00	\$2,400.00
12	Service Tie-Over Shortside <1."	1	EA	\$2,791.82	\$2,791.82	\$1,000.00	\$1,000.00
13	Locate Station Installation	4	EA	\$100.00	\$400.00	\$100.00	\$400.00

**BID TABULATION**

14	Add for Rock Bore 6"	50	LF	\$150.00	\$7,500.00	\$80.00	\$4,000.00
15	Add for Rock Bore 4"	75	LF	\$65.00	\$4,875.00	\$65.00	\$4,875.00
16	Add for Blast/Hammer Rock	100	LF	\$88.00	\$8,800.00	\$65.00	\$6,500.00
17	Cost Plus/Crew without Welder	1	Daily Rate	\$3,979.92	\$3,979.92	\$3,000.00	\$3,000.00
18	Cost Plus/Crew with Welder	1	Daily Rate	\$4,974.90	\$4,974.90	\$3,500.00	\$3,500.00
<b>TOTAL</b>				\$144,666.97		\$106,126.00	

**Recommended Vendor:**

W.L. Griffin Company, LLC

134 Hickory Flat Rd.

Gillsville GA 30543

[westly@wgriffincompany.com](mailto:westly@wgriffincompany.com)



# LAWRENCEVILLE

GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB012-26

### Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature Chris Duncan

### Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature *Tom Hulm*



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Purchase of Gas Pipe and Materials-HI Hope at Hwy 316
- Department:** Gas
- Date of Meeting:** Wednesday, March 4, 2026
- Fiscal Impact:** \$160,027.50
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Approval to Award Purchase of Gas Pipe and Materials Contract for Hi Hope at Hwy 316 Contract (SB016-26) to lowest responsible bidder, Consolidated Pipe & Supply, Inc, amount not to exceed \$160,027.50, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

**Summary:** The City issued an Invitation to Bid (SB010-26) for a gas pipe and materials purchase contract specific to SB010-26 - S.R 316 at Hi Hope Road (DOT Project #13893). This contract includes supplier, provision, and delivery of all gas pipe and related materials needed by the Gas Department and Gunter Construction Company, Inc.

The solicitation was publicly posted via the City’s procurement portal in accordance with the Purchasing Ordinance. Three submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, Consolidated Pipe & Supply, Inc. is the lowest responsive and responsible bidder. Their total bid of \$160,027.50 is recommended for award.

**Fiscal Impact:** The total contract amount is within the project budget. Sufficient funding is available in the Gas LBA 2023 Capital Fund (811), and the award will not require additional appropriations.

**Concurrences:** Other departments, agencies, personnel, who agree and have formally supported.

**Attachments/Exhibits:**

- SB016-26Tab.pdf
- SB016-26AwardChecklist.pdf

**SB016-26**  
**Purchase of Gas Pipe and Materials-Hi Hope at Hwy 316**  
**Gas**

				CGS Inc		Consolidated Pipe & Supply, Inc.		Siak Enterprise LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	8" Dual Coat Steel, .219 wall (minimum), X-52 Dual Coat FBE 28 mils (minimum) (Domestic)	4,000	Ft.	NB	NB	\$24.70	\$98,800.00	\$30.40	\$121,600.00
2	6" Control Fitting Mueller H-17256Muller Flanged Line Stopper Fitting Welding Type -720 psig	1	Ea.	NB	NB	\$3,950.00	\$3,950.00	\$4,314.60	\$4,314.60
3	3/4" Dual Coat Steel .113 wall (minimum) X-52 Dual Coat FBE 28 mils (minimum) (Domestic)	80	Ft.	NB	NB	\$7.60	\$608.00	\$6.45	\$516.00
4	8" 90 Degree Elbow STD WPHY-52 (Weldbend or Equivalent) (Domestic)	5	Ea.	NB	NB	\$194.00	\$970.00	\$318.60	\$1,593.00
5	8" 45 Degree Elbow STD WPHY-52 (Weldbend or Equivalent) (Domestic)	10	Ea.	NB	NB	\$163.00	\$1,630.00	\$280.80	\$2,808.00
6	8" Weld Cap STD WPHY-52 (Weldbend or equivalent)(Domestic)	4	Ea.	NB	NB	\$240.00	\$960.00	\$221.40	\$885.60
7	6" Weld Cap STD WPHY-52 (Weldbend or Equivalent) (Domestic)	2	Ea.	NB	NB	\$174.00	\$348.00	\$116.64	\$233.28
8	8" x 8" x 8" Weld Tee STD WPHY-52 (Weldbend or Equivalent) (Domestic)	1	Ea.	NB	NB	\$275.00	\$275.00	\$415.80	\$415.80
9	F1 Epoxy Kits 2# (Powercrete R65-F1 or Equivalent)	50	Ea.	NB	NB	\$31.00	\$1,550.00	\$35.64	\$1,782.00
10	4" H-35 Tapecoat Gray Tape or Equivalent	50	Ea.	NB	NB	\$56.00	\$2,800.00	\$63.72	\$3,186.00
11	4" x 9' Trenton Wax-Tape #1 Wrap or Equivalent	75	Ea.	15.36	\$1,152.00	\$19.50	\$1,462.50	\$21.06	\$1,579.50
12	Trenton Poly-Ply Outerwrap or Equivalent	30	Ea.	20.26	\$607.80	\$42.00	\$1,260.00	\$47.52	\$1,425.60
13	Trenton Wax-Tape Primer Brown or Equivalent	4	Gal	54.38	\$217.52	\$85.00	\$340.00	\$97.20	\$388.80
14	6" PE 6" IPS PE2708 SDR-11- 500' Coils (Performance Pipe or Equivalent)	4,800	Ft.	7.94	\$38,112.00	\$8.10	\$38,880.00	\$10.43	\$50,064.00

**BID TABULATION**

15	6" Electrofuse Coupling PE2406/2708 SDR11 4MM Pins (Ipex, Frialen, or Equivalent)	20	Ea.	101.04	\$2,020.80	\$67.00	\$1,340.00	\$86.40	\$1,728.00
16	6" Buttfuse Tee PE2406/2708 SDR11 (Performance Pipe or Equivalent)	3	Ea.	\$60.80	\$182.40	\$42.00	\$126.00	\$56.16	\$168.48
17	6" Poly Ball Valve Full Port PE2406/2708 SDR11 5.25" Minium Port, Square Head, Position Indication, Over Torque Protection. 6"BWx6"BW (PolyValve Kerotest or Equivalent)	3	Ea.	\$558.00	\$1,674.00	\$530.00	\$1,590.00	\$680.40	\$2,041.20
18	6" x 4" Buttfuse Reducer PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	35.66	\$71.32	\$25.00	\$50.00	\$34.56	\$69.12
19	6" 90 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	45.52	\$91.04	\$33.00	\$66.00	\$48.60	\$97.20
20	6" 45 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	6	Ea.	47.87	\$287.22	\$34.00	\$204.00	\$46.44	\$278.64
21	4" 90 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	20.06	\$40.12	\$16.00	\$32.00	\$19.44	\$38.88
22	6" PE Buttfuse Cap PE2406/2708 SDR11 (Performance Pipe or Equivalent)	3	Ea.	32.67	\$98.01	\$21.00	\$63.00	\$23.76	\$71.28
23	1/2" CTS PE 2708 6500 Gas Tubing .090 wall, 500' Roll (Performance or Equivalent)	500	Ft.	NB	NB	\$0.28	\$140.00	\$0.35	\$175.00
24	#10/#12 Wire Connectors Proline yellow wire connector with sealant or Equivalent	50	Ea.	NB	NB	\$3.50	\$175.00	\$3.40	\$170.00
25	66" RhinoTriView Test Station: Yellow UV Stable with Two Inside Terminals and a Black Cap with Lawrenceville Gas Decal.	15	Ea.	59.9	\$898.50	\$43.00	\$645.00	\$47.52	\$712.80
26	25"- 36" Valve Box, Plastic Valve Box with Cast Iron Collar and Gas Lid	4	Ea.	NB	NB	\$97.00	\$388.00	\$113.40	\$453.60
27	#12 Tracer wire PE 30, Solid Copper (500' roll) Polycoat (Solid)	5500	Ft.	0.31	\$1,705.00	\$0.25	\$1,375.00	\$0.30	\$1,650.00
<b>TOTAL</b>					\$47,157.73		\$160,027.50		\$198,446.38

**Recommended Vendors:**

Consolidated Bid and Supply Co., Inc  
 194 Hurricane Shoals Rd.  
 Lawrenceville, GA 30046

[Paul.roote@cspipe.com](mailto:Paul.roote@cspipe.com)



# LAWRENCEVILLE GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB016-26 Gas Pipe and Materials -Hi Hope at SR316

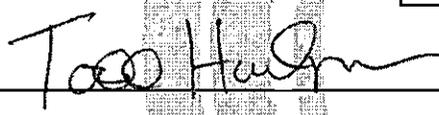
### Purchasing Procedural Requirements

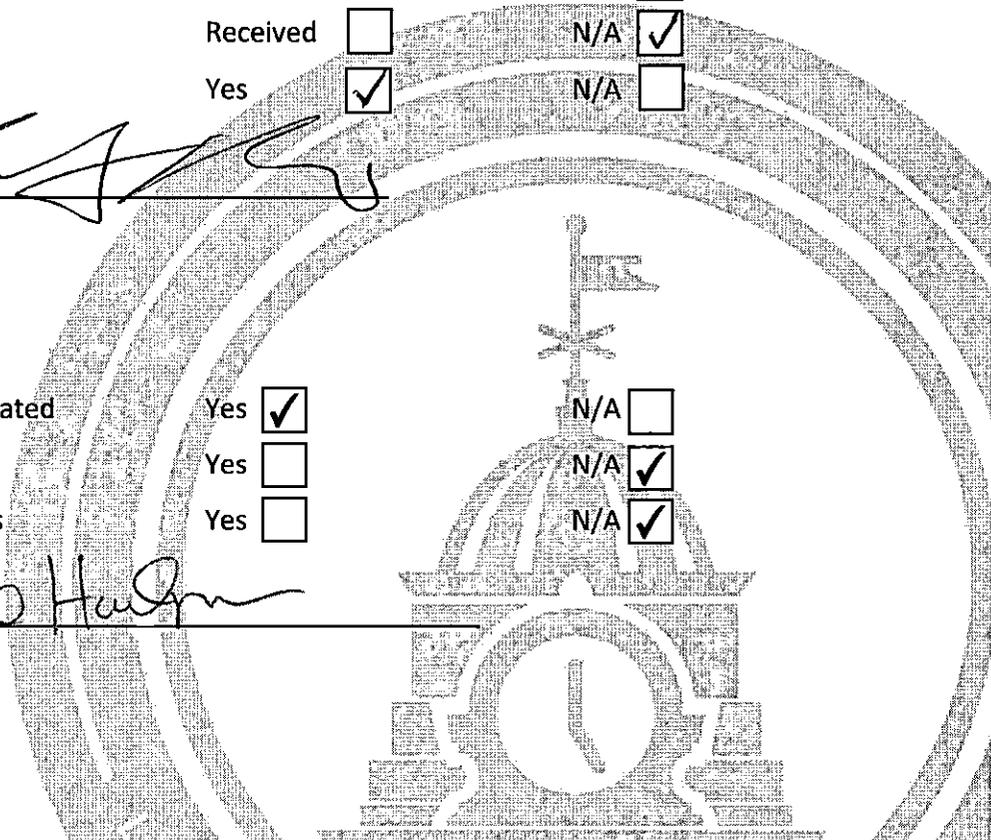
Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Bond	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Schedule	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature 

### Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

Department Signature 





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Contract Renewal - Provision of Landscape and Maintenance Services - Annual (RP003-24)
- Department:** Public Works
- Date of Meeting:** Wednesday, March 4, 2026
- Fiscal Impact:** \$668,000.00
- Presented By:** Reginald Anderson, Public Works Director
- Action Requested:** Approval to Renew Contract for Provision of Landscape and Maintenance Services - Annual (RP003-24) to Mariani Enterprises LLC (d/b/a Ed Castro Landscape), amount not to exceed \$668,000.00, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

**Summary:** Approval to Renew Contract of Provision of Landscape and Maintenance Services - Annual (RP003-24) with Mariani Enterprises LLC (d/b/a Ed Castro Landscape), amount not to exceed \$668,000.00. This contract provides comprehensive landscaping maintenance services on City site locations as specified by scope on an annual basis. This agreement also provides for landscaping enhancements on a time and materials basis, irrigation services, and optional treatment services as requested by the City of Lawrenceville.

This contract is on Year 3 (Second renewal) from its initial award as approved on November 15, 2023 and may be renewed for an additional two years if agreed upon by City and Vendor.

**Fiscal Impact:** This total contract amount was escalated 2% from prior award and will be funded by General Fund – Public Works Operating / Lawn Care Fund (1001565.522140).

**Concurrences:** Other departments, agencies, personnel, who agree and have formally supported.

**Attachments/Exhibits:**

- RP003-24 TabR26.pdf
- RP003-24 R26 Signed.pdf

RP003-24

Provision of Landscape and Maintenance Services on an Annual Contract

Public Works

				Mariani Enterprises, LLC d/b/a Ed Castro Landscape	
ITEM #	DESCRIPTION	APPROX. QTY		MONTHLY PRICE	TOTAL PRICE
<b>LOCATION 1: CITY HALL</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$595.05	\$7,140.58
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$463.75	\$5,565.01
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$146.04	\$1,752.52
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$148.76	\$1,785.11
<b>LOCATION 1: CITY HALL TOTAL</b>				\$1,383.07	\$16,596.89
<b>LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,216.65	\$14,599.81
B.	Fertilization and Weed Control	12	Each	\$103.14	\$1,237.69
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$339.47	\$4,073.60
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$304.16	\$3,649.92
<b>LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY TOTAL</b>				\$1,963.42	\$23,561.02
<b>LOCATION 3: BOULDER CREEK COFFEE, LAC &amp; PARKING DECK</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.79	\$3,705.43
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	NA
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$160.45	\$1,925.41
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$135.63	\$1,627.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.19	\$926.29
<b>LOCATION 3: BOULDER CREEK COFFEE, LAC &amp; PARKING DECK TOTAL</b>				\$711.52	\$8,538.29
<b>LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$349.34	\$4,192.13
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$2,833.79	\$34,005.49
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$37.96	\$455.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$87.33	\$1,048.00
<b>LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE TOTAL</b>				\$3,308.43	\$39,701.13
<b>LOCATION 5: HERITAGE TRAIL</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$501.49	\$6,017.85
B.	Fertilization and Weed Control	12	Each	\$54.22	\$650.67
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$294.78	\$3,537.38

**COST TABULATION**

E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$237.03	\$2,844.32
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$125.37	\$1,504.40
<b>LOCATION 5: HERITAGE TRAIL TOTAL</b>				\$1,212.88	\$14,554.61
<b>LOCATION 6: POLICE DEPARTMENT</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$956.43	\$11,477.20
B.	Fertilization and Weed Control	12	Each	\$97.84	\$1,174.03
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$171.79	\$2,061.50
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$163.26	\$1,959.14
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$239.11	\$2,869.27
<b>LOCATION 6: POLICE DEPARTMENT TOTAL</b>				\$1,628.43	\$19,541.14
<b>LOCATION 7: LAWRENCEVILLE LAWN</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,914.44	\$22,973.24
B.	Fertilization and Weed Control	12	Each	\$313.56	\$3,762.72
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$614.01	\$7,368.08
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$1,185.13	\$14,221.58
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$478.61	\$5,743.37
<b>LOCATION 7: LAWRENCEVILLE LAWN TOTAL</b>				\$4,505.75	\$54,068.98
<b>LOCATION 8: COOPER PARK</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.35	\$3,700.21
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$116.96	\$1,403.57
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.08	\$925.02
<b>LOCATION 8: COOPER PARK TOTAL</b>				\$531.87	\$6,382.46
<b>LOCATION 9: RAILROAD DEPOT</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$609.88	\$7,318.55
B.	Fertilization and Weed Control	12	Each	\$48.92	\$587.02
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$34.42	\$412.99
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$152.47	\$1,829.67
<b>LOCATION 9: RAILROAD DEPOT TOTAL</b>				\$845.69	\$10,148.23
<b>LOCATION 10: JENKINS PARK</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.73	\$3,704.79
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$44.15	\$529.86
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.18	\$926.17
<b>LOCATION 10: JENKINS PARK TOTAL</b>				\$459.54	\$5,514.47

<b>LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE)</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$890.78	\$10,689.42
B.	Fertilization and Weed Control	12	Each	\$177.38	\$2,128.59
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$294.78	\$3,537.38
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$135.25	\$1,623.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$222.69	\$2,672.32
<b>LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE) TOTAL</b>				\$1,720.90	\$20,650.76
<b>LOCATION 12: GATEWAY #1</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$585.04	\$7,020.53
B.	Fertilization and Weed Control	12	Each	\$79.69	\$956.34
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$689.22	\$8,270.69
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$235.48	\$2,825.73
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$146.26	\$1,755.07
<b>LOCATION 12: GATEWAY #1 TOTAL</b>				\$1,735.70	\$20,828.35
<b>LOCATION 13: BURSON POINT</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$331.17	\$3,974.05
B.	Fertilization and Weed Control	12	Each	\$30.85	\$370.21
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$593.79	\$7,125.43
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$56.02	\$672.19
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$82.79	\$993.51
<b>LOCATION 13: BURSON POINT TOTAL</b>				\$1,094.62	\$13,135.38
<b>LOCATION 14: SCENIC HIGHWAY</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,161.43	\$13,937.17
B.	Fertilization and Weed Control	12	Each	\$174.82	\$2,097.78
C.	Over Seeding and Aeration	12	Each	\$133.62	\$1,603.44
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$650.12	\$7,801.43
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$290.36	\$3,484.29
<b>LOCATION 14: SCENIC HIGHWAY TOTAL</b>				\$2,410.34	\$28,924.12
<b>LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$453.60	\$5,443.18
B.	Fertilization and Weed Control	12	Each	\$30.85	\$370.21
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$70.98	\$851.82
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$113.40	\$1,360.80
<b>LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY TOTAL</b>				\$668.83	\$8,026.01
<b>LOCATION 16: CALABOOSE ALLEY</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$339.91	\$4,078.95
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A

E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$10.64	\$127.69
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$84.98	\$1,019.74
<b>LOCATION 16: CALABOOSE ALLEY TOTAL</b>				\$435.53	\$13,252.38
<b>LOCATION 17: 316/120 INTERCHANGE</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$2,365.83	\$28,389.94
B.	Fertilization and Weed Control	12	Each	\$442.17	\$5,306.07
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$1,746.17	\$20,954.01
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$591.46	\$7,097.55
<b>LOCATION 17: 316/120 INTERCHANGE TOTAL</b>				\$5,145.63	\$61,747.56
<b>LOCATION 18: BRISCOE FIELD ENTRANCE</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$338.23	\$4,058.71
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$111.68	\$1,340.17
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$84.55	\$1,014.64
<b>LOCATION 18: BRISCOE FIELD ENTRANCE TOTAL</b>				\$563.93	\$6,767.18
<b>LOCATION 19: PARK BENCH AREAS ON PAPER MILL</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$298.20	\$3,578.37
B.	Fertilization and Weed Control	12	Each	\$0.00	\$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$36.64	\$439.72
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$74.55	\$894.59
<b>LOCATION 19: PARK BENCH AREAS ON PAPER MILL TOTAL</b>				\$409.39	\$11,679.87
<b>LOCATION 20 – PARKING LOT ACROSS FROM CITY HALL</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$298.27	\$3,579.26
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$49.11	\$589.31
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$74.57	\$894.85
<b>LOCATION 20 – PARKING LOT ACROSS FROM CITY HALL TOTAL</b>				\$451.42	\$5,417.08
<b>LOCATION 21: GATEWAY PARK S. PERRY/CLAYTON</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$396.45	\$4,757.37
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$242.83	\$2,913.95
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$570.59	\$6,847.13
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$99.11	\$1,189.31
<b>LOCATION 21: GATEWAY PARK S. PERRY/CLAYTON TOTAL</b>				\$1,338.45	\$16,061.43

LOCATION 22: PLAZA – SE CORNER NASH/CLAYTON					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$324.60	\$3,895.24
B.	Fertilization and Weed Control	12	Each	\$36.00	\$431.96
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$72.65	\$871.81
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$81.15	\$973.78
<b>LOCATION 22: PLAZA – SE CORNER NASH/CLAYTON TOTAL</b>				\$514.40	\$6,172.78
LOCATION 23: AREAS OFF DOWNTOWN SQUARE					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$632.58	\$7,590.99
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$1,229.87	\$14,758.43
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$72.46	\$869.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$158.15	\$1,897.78
<b>LOCATION 23: AREAS OFF DOWNTOWN SQUARE TOTAL</b>				\$2,122.53	\$25,470.38
LOCATION 24: PARK PLACE DR. MEDIANS					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$381.16	\$4,573.92
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$84.41	\$1,012.86
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$95.29	\$1,143.48
<b>LOCATION 24: PARK PLACE DR. MEDIANS TOTAL</b>				\$560.86	\$32,200.65
LOCATION 25: BICENTENNIAL PLAZA					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$456.09	\$5,473.10
B.	Fertilization and Weed Control	12	Each	\$41.13	\$493.57
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$270.38	\$3,244.57
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$397.06	\$4,764.76
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$114.03	\$1,368.31
<b>LOCATION 25: BICENTENNIAL PLAZA TOTAL</b>				\$1,278.69	\$15,344.31
LOCATION 26 – COLLEGE CORRIDOR					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,725.78	\$20,709.32
B.	Fertilization and Weed Control	12	Each	\$195.38	\$2,344.50
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$849.98	\$10,199.79
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$431.45	\$5,177.36
<b>LOCATION 26 – COLLEGE CORRIDOR TOTAL</b>				\$3,202.58	\$38,430.98

<b>LOCATION 27: MEDIAN IN JACKSON ST</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$327.10	\$3,925.16
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$250.17	\$3,002.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$81.77	\$981.29
<b>LOCATION 27: MEDIAN IN JACKSON ST TOTAL</b>				\$659.04	\$46,339.48
<b>LOCATION 28 – CULVER/PIKE PARKING LOT</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$334.09	\$4,009.06
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$32.58	\$390.96
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$83.52	\$1,002.30
<b>LOCATION 28 – CULVER/PIKE PARKING LOT TOTAL</b>				\$479.66	\$5,755.98
<b>LOCATION 29: HOTEL / PARKING DECK</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$260.12	\$3,121.46
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$177.11	\$2,125.28
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$54.25	\$651.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$65.03	\$780.40
<b>LOCATION 29: HOTEL / PARKING DECK TOTAL</b>				\$585.99	\$7,031.86
<b>OPTIONAL SERVICES</b>					
<b>LOCATION 31: CEMETERY ALONG ATHA ST.</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	#VALUE!	N/A
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	#VALUE!	N/A
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	#VALUE!	N/A
<b>LOCATION 31: CEMETERY ALONG ATHA ST. TOTAL</b>				\$5,128.39	\$24,895.10
<b>LOCATION 32: HISTORIC CEMETERY</b>					
A.	Lawn Mowing/Trimming/Edging	12	Each	#VALUE!	N/A
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	#VALUE!	N/A
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	#VALUE!	N/A
<b>LOCATION 32: HISTORIC CEMETERY TOTAL</b>				\$1,748.36	\$8,487.20

IRRIGATION MAINTENANCE				
ITEM #	DESCRIPTION		ACTIVATE	WINTERIZE
1	Historic Courthouse		\$318.27	\$318.27
2	Heritage Trail		\$318.27	\$318.27
3	Police Headquarters		\$318.27	\$318.27
4	The Interchange		\$318.27	\$318.27
5	The Gateway		\$318.27	\$318.27
6	Burson Point		\$318.27	\$318.27
<b>IRRIGATION MAINTENANCE TOTAL</b>			\$5,673.24	
<b>TOTAL</b>			\$587,517.01	
<b>TOTAL WITH OPTIONS</b>			\$620,899.31	
<b>OPTIONAL ITEMS:</b>				
	Aeration	1 Sq Ft	\$0.02	
	Lime Application	1 Sq Ft	\$0.08	
	Pesticide Application	1 Sq Ft	\$0.10	
	Fungicide Application	1 Sq Ft	\$0.04	
	Will vendor hold pricing firm? Renewal Option 3		2% increase	
	Will vendor hold pricing firm? Renewal Option 4		2% increase	



# LAWRENCEVILLE

GEORGIA

February 18, 2026

Mariani Enterprises, LLC d/b/a Ed Castro Landscape  
300 Rockland Rd.  
Lake Bluff, IL 60044  
P: 770-998-8444  
[e.castro@edcastro.com](mailto:e.castro@edcastro.com)

**RE: Renewal of RP003-24; Provision of Landscape and Maintenance Services on an Annual Contract**

As stated in the original bid, the City of Lawrenceville has the option to renew the above-referenced contract, for an additional twelve-month period. Renewal of this contract is based on the following: 1) terms, conditions and pricing remain the same (or as indicated in the original pricing schedule); 2) service is satisfactory; 3) both parties are willing to renew; and 4) Lawrenceville City Council approval if required.

**Renewal Contract Period: January 4, 2026, through January 3, 2027**

Please sign this agreement below, which will serve as your official request to renew this contract for the period specified above. Please e-mail your response to [chris.duncan@lawrencevillega.org](mailto:chris.duncan@lawrencevillega.org) **no later than ASAP.**

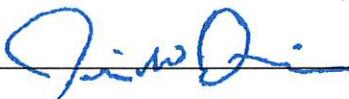
You will receive official notification once your renewal request is accepted and approved. We appreciate your cooperation and service during this period and look forward to working with you again.

Sincerely,

Chris Duncan, CPPB  
Buyer

Please indicate if there will be an  Increase /  Decrease. Please State Percentage 2 %  
(Leave above percentage blank if pricing will remain firm)

Company Name Mariani Enterprises, LLC dba Ed Castro Landscape

Authorized Representative's Signature 

E-mail Address jdavis@edcastro.com



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 04, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Granicus Agenda and Video Management Software
- Department:** City Clerk
- Date of Meeting:** Wednesday, March 4, 2026
- Fiscal Impact:** \$187,848.92
- Presented By:** Karen Pierce, City Clerk and Corey Andrade, Granicus
- Action Requested:** Approve the agreement with Granicus for the Operations Cloud – Governance with Fully Managed Video and Board and Commission Platform in the amount of \$187,848.92 and authorize the Mayor to execute the agreement subject to review and approval by the City Attorney.

**Summary:** We have investigated solutions for board and commission audio/video recording systems that would improve current operations. The City Clerk’s Office and IT Department are requesting approval of a New Contract for the Agenda Management System – Granicus Operations Cloud which is an outcome-focused solution combining integrated technology, data insights, and experience services that drive operational efficiencies. This contract would provide strategic capabilities in ADA compliance with captioning available in English and Spanish, agenda item history, video time stamping, video streaming and video-on-demand, allowing for a more streamlined workflow, and a higher level of community engagement.

The setup of this new software would also allow us to improve our board and commission platform by simplifying and improving the citizen application and appointment process of the clerk's office. It would allow us the capability to run reports and track board members more effectively as well as link to the agenda system which would increase our efficiency by cutting out duplication of processes that we currently have to make.

This change would also allow us to update the older audio/video equipment currently in place video have the City Council meetings video handled directly by the Granicus team allowing the IT

Department to free up much needed manpower thereby providing more support in other areas of the City.

**Fiscal Impact:** The project calls for one time fees of \$94,239.29 for set up and configuration of the system and the necessary cameras and equipment. The first year fees would be \$93,609.63 with an increase during each renewal year. This contract will be included in the FY 27 budget and if funds are not approved will be null and void. If you approve this agreement on March 19<sup>th</sup>, it would allow us to begin working with Granicus to begin set up but would not be fully implemented until after the FY27 budget is approved to make sure we have the funding moving forward.

**Attachments/Exhibits:**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, MARCH 4, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Ordinance Amendment – Removal of Public Hearing Requirement for Natural Gas Margin Rate Adjustments
- Department:** Finance
- Date of Meeting:** Wednesday, March 4, 2026
- Fiscal Impact:** N/A
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approval of an ordinance amendment to Section 38-240 of the Code of Ordinances to remove the requirement for a public hearing prior to adjusting the natural gas margin rate.

**Summary:** Section 38-240 of the City’s Code of Ordinances currently requires a public hearing before the City Council may adjust the natural gas margin rate. The City does not impose a similar public hearing requirement for electric, water, stormwater, or other utility rates and fees.

This amendment would remove the public hearing requirement specific to natural gas margin rate adjustments, thereby aligning the governance framework for natural gas with the City’s other enterprise funds and utility rate-setting practices. Council would retain full authority to approve margin rate adjustments by ordinance, but without a mandatory public hearing requirement unless otherwise required by law or directed by Council.

The proposed change promotes consistency across utilities, improves administrative efficiency, and provides Council flexibility in responding to market conditions, cost fluctuations, and system funding needs in a timely manner.

**Background:** The natural gas margin rate is a component of the City’s natural gas pricing structure that supports system operations, infrastructure investment, and long-term financial stability of the Natural Gas Fund.

While public hearings are appropriate in certain legislative contexts, the City’s other utility rates are adjusted through standard ordinance action without a required public hearing. The current natural gas provision creates an inconsistency in process that is not required by state law and is unique among the City’s utilities.

The proposed ordinance amendment removes only the mandatory public hearing requirement and does not otherwise alter Council’s rate-setting authority or the structure of the margin rate.

**Fiscal Impact:** N/A

**Attachments/Exhibits:**

- Natural Gas Ordinance Change.docx
- Natural Gas Ordinance Redline.docx

Section 38-240(c)(2)

*Surcharge.* In addition to the cost calculated pursuant to subsection (1) above, an additional surcharge shall be charged to each customer for each MCF used. This surcharge is the cost charged by the City for providing the services from the point of delivery of the units to the city on the transportation system to the customers residential or commercial site for utilization. ~~This rate is subject to modification after a public hearing before the City Council, which meeting shall be properly advertised for the purpose of notification of gas customers.~~ The surcharge is effective on July 1 of each year and shall be:

	<b>2025</b>	<b>2026</b>	<b>2027</b>
Residential and commercial	\$4.20	\$4.35	\$4.50
Large volume industrial customers	\$3.33	\$3.33	\$3.33